



adeptus
ENVIRONMENTAL

LAND CONTAMINATION PHASE 1 DESK STUDY

OLIVE MOUNT FARM

**ASTLEY ROAD
IRLAM
MANCHESTER
M44 5LU**

On behalf of:

R. Pike

Report No.: A251110-R01

Date: December 2025

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Confidentiality

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1. INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of R. Pike, in support of a planning application for development at the study site. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

The objectives of the desk study are to:

- Review past land use on and in proximity to the study site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the site geological, environmental and land use setting
- Develop an initial conceptual site model
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Supporting Information

At the time of writing, no third-party reports have been made available to Adeptus.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2. SITE CONTEXT

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Proposals

Table 2-1: Site Particulars

Location	The site is situated west of Astley Rd in a rural location circa 3km west of Irlam.
Area & Coordinates	0.42 ha 369990 396295 (centred on, approx.)
Development Proposals	Demolition of an existing dwelling and two barns, erection of a replacement dwelling and stable building.



Figure 2-1: Site Location

2.2 Site Reconnaissance

A site walkover carried out and the findings are noted in Table 2-2, below.

Table 2-2: Site Walkover Observations

Date: 27/11/2025	Notes
Current/Recent Land Use	On-site: Traditional brick farmhouse, with period timber barn to its west and mid-20 th century portal framed steel "Dutch barn" beyond this. The wider farmland has provided for the keeping of small-scale livestock and equestrian uses for circa 20 years for the client's personal use. There has been no commercial farming or equestrian activity in this period. It is further known that the previous occupier to Ms R. Pike was a retired farmer, who had previously operated one or two pieces of farm machinery until the early 1990s.
	North: Open farmland.
	East: Open farmland.
	South: Open farmland.
	West: Equestrian manège with open farmland beyond.
Retaining Structures	None evident during site walkover.
Topography	The surrounding land is generally flat and level. However, the yard space in between the house and buildings is raised above the surrounding fields, with a noticeable rise to the driveway between the site entrance and the rear of the house.
Ground Cover Proportions On-site	Buildings: 15%
	Hardstanding: 20% - unbound hardstandings
	Soft Landscaping: 65%
Fuel and/or Chemical Storage	There is a circa 2000l modern, bunded fuel tank immediately north of the house. The developer advised this holds diesel used for heating. No evidence of any significant leakage or spills was noted,
Off Site Potential Contaminant Sources	The premises circa 100m north appears to be used as a construction yard or similar. However, given this separation such activities are unlikely to affect the study site in any significant way.
Visual or olfactory evidence of contamination	None evident during site walkover. Machinery present/recently used on site was limited to a small lawn mower stored in the timber barn.
Asbestos Containing Material (ACM)	<p>None evident during site walkover.</p> <p>The traditional timber barn west of the house has a slate roof and likely predates the widespread use of ACMs.</p> <p>The Dutch barn has a profiled steel sheet roof and furthermore it's very rare to see curved fibre cement sheets that would be required to cover this roof. The sides are clad in hit and miss timber boarding.</p>

**Vegetation & Potential
Invasive Flora**

No signs of vegetation stress were noted. No invasive species were evident during the site walkover.

3. PAST LAND USE

3.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential landfills within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table 3-1-1: Historical Development On-site

Source or Feature	First Year	Last Year	Description
Olive Mount Farm	1876	Today	<p>The current farmhouse appears to predate the 1876 OS map, as does the main part of the timber barn or a building that was in its place. However, the 1876 OS map also shows an outrigger extending west from the north of the house, creating an L shape. Further additions appear on the 1928 OS map bringing the house to broadly the layout seen today.</p> <p>The timber barn appears to reach its current length by 1890, with further small additions or lean-tos to its west side by 1928. The full extent of the barn and additions can be clearly seen on the 2003 OS map, at which time the edition slash lean-tos remain west of the timber barn.</p> <p>A further small outbuilding north of the Timber barn</p> <p>The Dutch barn appears to be first shown on the 1962 OS map.</p> <p>A very small outbuilding also pairs between the house and timber barn between 1928 and 1994.</p>

Table 3-1-2: Historical Development Off-site

Source or Feature – Location	First Year	Last Year	Description
Unspecified outbuildings	1962	1994	Two small outbuildings belonging to Olive Mount Farm appear just beyond the application site boundaries to the south and west, but are no longer present under the most recent OS maps.
Red Chalis Farm – 100m N	1962	Today	The farm first appears as a small cottage, with several relatively small outbuildings appearing by the most recent (2003) OS Map.

3.2 Landfill & Waste Sites

Landfills and other potentially significant waste sites identified within 250m of the site are reviewed in table below.

Table 3-2: Data on Landfill & Waste Sites

Records	#	Description
• Active or recent landfill	0	None within the search distance
• Historical landfill (BGS records)	0	None within the search distance
• Historical landfill (LA/mapping records)	0	None within the search distance
• Historical landfill (EA/NRW records)	0	None within the search distance
• Historical waste sites	0	None within the search distance
• Licensed waste sites	0	None within the search distance
• Waste exemptions	0	None within the search distance

3.3 Industrial Features & Records

Industrial features indicating an increased likelihood of the presence of contamination, pollution incidents, and sites determined as contaminated land by a statutory authority, within 100m, are reviewed in table below.

Table 3-3: Industrial Data

Records	#	Description
• Recent industrial land uses	0	None within the search distance
• National Geographic Database (NGD) - Current or recent tanks	0	None within the search distance
• Current or recent petrol stations	0	None within the search distance
• Sites determined as Contaminated Land	0	None within the search distance
• Control of Major Accident Hazards (COMAH)	0	None within the search distance
• Regulated explosive sites	0	None within the search distance
• Hazardous substance storage/usage	0	None within the search distance
• Historical licensed industrial activities (IPC)	0	None within the search distance
• Licensed industrial activities (Part A(1))	0	None within the search distance

• Licensed pollutant release (Part A(2)/B)	0	None within the search distance
• Radioactive Substance Authorisations	0	None within the search distance
• Licensed Discharges to controlled waters	0	None within the search distance
• Pollutant release to surface waters (Red List)	0	None within the search distance
• Pollutant release to public sewer	0	None within the search distance
• List 1 Dangerous Substances	0	None within the search distance
• List 2 Dangerous Substances	0	None within the search distance
• Pollution Incidents (EA/NRW)	0	None within the search distance
• Pollution inventory substances	0	None within the search distance
• Pollution inventory waste transfers	0	None within the search distance
• Pollution inventory radioactive waste	0	None within the search distance

4. ENVIRONMENTAL SETTING

The site's environmental and geological setting are reviewed characterise probable pathways and receptors, as well as identify relevant contaminant sources.

4.1 Geology & Geohazards

Published Geology

Data held by the British Geological Survey (BGS) indicate the site is underlain by the geological sequence summarised in the table below.

Table 4-1: Summary of Published Geology

Geological Unit	Description	Composition	Location
• Superficial/Drift	Peat	Peat	On site
• Bedrock/Solid	Wilmslow Sandstone Formation	Sandstone	On site

Geohazards

Potential health and environmental hazards relating to recorded or unrecorded mine workings, artificial ground and permanent gases are reviewed in the table below.

Table 4-3: Environmental Geohazards

Potential Geohazard	Description
<ul style="list-style-type: none"> Coal Mining Legacy 	The site is located within the Development Low Risk Area, as defined by the Coal Authority. No further investigation of risk from coal mining features is generally required.
<ul style="list-style-type: none"> Infilled or Made Ground 	<p>Land in between and around the buildings is likely to have been raised up using construction and demolition waste, as was/is common practice.</p> <p>Such material is frequently found to be a source of common contaminants such as metals/metalloids, PAHs and asbestos.</p>
<ul style="list-style-type: none"> Ground Gas Potential 	<p>The natural geological strata identified above not considered a significant source of current generation and flux of permanent ground gases such as methane or carbon dioxide.</p> <p>Made Ground placed to create hard standings and raise the yard level is similarly not a potential source of significant ground gas generation and flux. Furthermore, having been in place for many decades the decay of any putrescible material would be largely complete.</p>

4.2 Controlled Waters

4.2.1 Groundwater

Designated groundwater aquifers underlying the site are reviewed in the table below, along with any licenced abstractions and source protection zones.

Table 4-4: Groundwater Receptors

Records		Description
<ul style="list-style-type: none"> Superficial Aquifer: 	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
<ul style="list-style-type: none"> Bedrock Aquifer: 	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
Groundwater Abstractions Licenses: 0		None within the search distance
Potable Water Abstractions Licenses: 0		None within the search distance
Source Protection Zones (SPZ): 1		Zone 3: Total catchment - On site

4.2.2 Surface Waters

Local surface water features and flood risk zones are reviewed in the table below.

Table 4-5: Surface Waters & Flood Risk Zones

Surface Waters	Description
Unnamed watercourse - 10m E	There is a ditch immediately beyond Astley Road.
Surface Water Abstractions Licenses: 0	None within the search distance
The site is in Flood Zone 1	Very low risk of flooding, with an annual probability according to the EA/NRW of less than 0.1%.

4.3 Protected Sites

4.3.1 Designated Environmental & Heritage Sites

Statutory protected environmental and heritage sites within 250m are reviewed in the table below.

Table 4-6: Statutory Protected Sites

Records	#	Description
• Sites of Special Scientific Interest (SSSI)	0	None within the search distance
• Ramsar sites	0	None within the search distance
• Special Areas of Conservation (SAC)	0	None within the search distance
• Special Protection Areas (SPA)	0	None within the search distance
• National Nature Reserves (NNR)	0	None within the search distance
• Possible Special Areas of Conservation (pSAC)	0	None within the search distance
• Potential Special Protection Areas (pSPA)	0	None within the search distance
• Listed Buildings	0	None within the search distance
• Scheduled Ancient Monuments	0	None within the search distance

4.4 Summary Environmental Sensitivity

Table 4-7: Site Sensitivity Assessment

Aspect	Environmental Sensitivity
• Hydrogeology	Moderate: Principal bedrock aquifer with Source Protection Zone 3 on site, but unproductive superficial aquifer and no groundwater abstractions within 250m.

• Hydrology	Moderate to High: Unnamed watercourse to the east.
• Environmental Designations	Low: No environmental designations within 250m.
• Local Land Use	Moderate: Mostly agricultural, with residential at distance.
• Proposed Use	High: Residential
Overall Environmental Sensitivity:	<i>Moderate to High</i>

5 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk of harm to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a source – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a receptor - i.e., something which could be adversely affected by the source; and
- a pathway – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

5.1 Pollutant Linkage Assessment

Based on the information presented in sections 2 and 3, the following potential sources, receptors and relevant pathways for exposure are identified in relation to the development.

5.1.1 On-Site Potential Sources of Contamination

The site has been occupied by the current farmhouse and associated outbuilding since at least 1876. Well farm operations in the late 20th century are known to have involved some machinery, this was relatively limited and considered unlikely to have given rise to a source of gross contamination underlying the site.

However, ancillary activities such as maintenance of the timber barn are likely to have given rise to localised contamination affecting shallow strata, such as machinery maintenance and the use of creosote timber treatment, which is a coal tar distillate containing very high levels of carcinogenic and mutagenic PAHs.

Furthermore, several previous outbuildings appear to have been demolished, and land in between and around the buildings is likely to have been raised up using construction and demolition waste from both on and offsite, as was/is common practice. Such made ground is frequently proven to be a source of common contaminants such as metals/metalloids, PAHs and asbestos.

5.1.2 Off-Site Potential Sources of Contamination

No potentially significant offsite sources have been identified.

2.1.1 Potential Receptors

Potential receptors relevant to the documented history, potential sources, site-setting and proposed use include:

- **Human Health:** residential end users; nearby land users; construction workers
- **Controlled Waters:** watercourse; underlying aquifers
- **Water supply pipes**
- **Property** in the form of buildings and structures
- **Flora** within soft landscaping

2.1.2 Potential Pathways

The primary pathways relevant to the identified potential sources and receptors are:

- **Dermal contact**
- **Ingestion**
- **Inhalation**
- **Consumption of home grown produce**
- **Plant uptake from root zone**
- **Direct contact/ chemical attack**
- **Leaching/migration via unsaturated zone**
- **Leaching/migration via runoff or infrastructure**
- **Vapour migration and accumulation; subsequent inhalation**
- **Permeation of polyethylene water supply pipes**

Next page -

5.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in Section 5.1 is summarised in the table below. Risk classification is a function of the severity of a potential environmental or health effect, and the likelihood or frequency of its occurrence.

Table 5-3. Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Organic and inorganic contaminants potentially present in soils and/or made ground	Dermal contact, ingestion, particulate inhalation	Nearby occupants & site users	Medium	Unlikely	Low Risk	<p>The nature of potential sources identified are unlikely to present an acute hazard to offsite receptors. Furthermore, any offsite receptors are at significant distance and unlikely to be affected.</p> <p>Residential use presents the possibility of sensitive receptors such as young children being exposed to contaminants in near surface soils should they be present.</p> <p>Similarly, the growing of produce in contaminated media is possible and may lead to ingestion.</p> <p>Flora may be affected by contaminants such as phytotoxic metals.</p> <p>The likelihood of a significant release from the diesel heating oil tank having occurred is considered to be low, given the absence of any recorded pollution incidents.</p> <p>It is also likely that any historical near surface sources would have been significantly attenuated by natural processes over time, including volatilisation and microbial degradation.</p> <p>Depending on their proposed routing, water supply pipes could also be affected by any historical release.</p>
		Residential end users	Medium	Likely	Moderate Risk	
	Consumption of home grown produce		Medium	Low Likelihood	Moderate/ Low Risk	
	Uptake from root zone	Flora within soft landscaping	Minor	Low Likelihood	Low Risk	
	Migration of vapours via strata, structures or services; subsequent inhalation	Residential end users	Medium	Unlikely	Low Risk	
	Diffusion through plastic water supply pipes	Water supply pipes	Medium	Low Likelihood	Moderate/ Low Risk	

*in the absence of mitigation or remedial measures

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Cont'd	Leaching and/or migration via unsaturated zone	Groundwater	Medium	Unlikely	Low Risk	Superficial strata underlying the site are designated unproductive, and the site is in an SPZ Zone 3. However, the only potential source of significant mobile or leachable contaminants would be a possible release from the heating oil tank.
	Leaching and/or migration via runoff or drainage network	Surface waters	Medium	Unlikely	Low Risk	
Aggressive ground (e.g. sulphate; pH)	Direct contact/ chemical attack	Buildings/ services	Mild	Low Likelihood	Low Risk	The barn and its foundations significantly predate the suspected Made Ground to their north, so are unlikely to be affected even if sulphates were present.
Potential asbestos containing materials in soils	Release of asbestos fibres; subsequent inhalation	Site occupants & users	Medium	Low Likelihood	Moderate/ Low Risk	If ACMs are present, groundworks are likely to liberate/damage these and increase fibre release. Construction works are subject to separate regulation requiring safe systems of work, with any risk e.g., to site operatives mitigated through the use of PPE.
		Construction workers	Medium	Unlikely	Low Risk	

*in the absence of mitigation or remedial measures

6 CONCLUSIONS

6.1 Risk Assessment Summary

Adeptus was appointed by R. Pike to undertake a Geo-Environmental Phase 1 Desk Study in support of a planning application for development at the site known as Olive Mount Farm.

On the basis of the available information, potentially complete pollutant linkages have been identified. However, it is considered that relatively simple mitigation measures should be feasible based on the outcome of subsequent quantitative assessment.

The site has been occupied by the current farmhouse and associated outbuilding since at least 1876. While Potential impacts on the land are considered unlikely associated with relatively small scale farming during the late 20th century This cannot be ruled out entirely. Made ground underlying the current hard standings across the raised up area in between the existing buildings is also a potential source of common contaminants such as PAHs and asbestos.

These potential sources are considered to present low to moderate conceptual risk to human health and water supply pipes.

An asbestos survey (as defined by the Control of Asbestos Regulations, 2012) is beyond the scope of this report, and any potential asbestos containing materials identified during the walkover have been noted for information only. Contaminated land risk assessment is undertaken on the basis that asbestos present within the fabric of buildings will be managed in accordance with prevailing regulation, and therefore not allowed to contaminate soils.

N.B.: This summary forms part of the overall risk assessment and should be read in conjunction with the main report and supporting information.

6.2 Recommendations

It is recommended that further assessment of the potentially significant contaminant linkages highlighted in Section 5.2 is undertaken in order to further characterise the potential risks identified.

This should be achieved by intrusive investigation to address the potentially significant source areas summarised Section 5.1 and described throughout this report, to enable quantitative screening in respect of the relevant pathways.

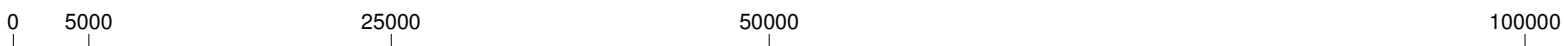
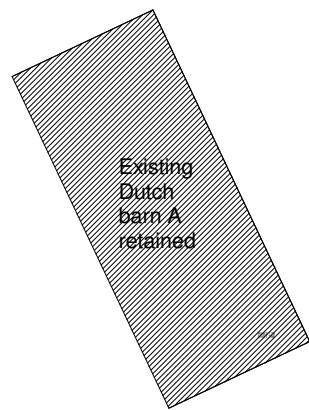
A proportionate Phase 2 intrusive site investigation may be undertaken, with the following objectives:

- Characterise any Made Ground, as well as natural strata underlying the site
- Obtain data on soil chemical composition
- Enable environmental monitoring as required
- Update and refine the initial conceptual site model
- Provide data to enable basic waste characterisation in line with waste duty of care requirements if required at the construction stage.

Findings of the Phase 2 investigation and risk assessment will determine whether remediation or mitigation measures are required, in line with LCRM.

- End of report

APPENDIX A – SITE PLAN



Rev.	Description	Drawn	Check	Issued to	Date Issued
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

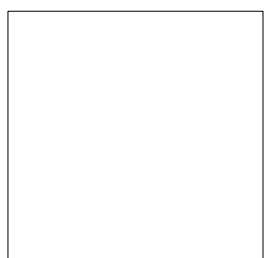
Notes
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 This drawing is to be read in conjunction with all relevant architects' and engineers' specifications.
 All works to comply with the current building codes and laws.
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Project	Olive Mount Farm
	Astley Road Irlam, M44 5LU
Client	Rachel Pike
Date	18.11.2025
Scale/Format	1:500 @ A3
Drawing Name	Existing site plan
Drawing No.	A01.01
Issue	PLANNING

APPENDIX B – SUPPORTING INFORMATION

In compiling this report the following data sources have been consulted.

- Groundsure Enviro Insight Report (Appendix B1)
- Historical Ordnance Survey Maps (Appendix B2)
- Ordnance Survey Trade Directories
- British Geological Survey data, maps and memoirs
- Environment Agency and Local Authority designations, registers and permissions
- Site reconnaissance – walkover

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix C. In general, the listed information sources have been accessed via the Enviro Insight Report.

Appendix B1 – Enviro Insight Report

OLIVE MOUNT FARM, ASTLEY ROAD, IRLAM, SALFORD, M44 5LU

Order Details

Date: 05/12/2025
Your ref: -
Our Ref: GS-SNR-O5F-PST-EHD

Site Details

Location: 369990 396295
Area: 0.42 ha
Authority: [Salford City Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	2	3	-
16 >	1.2 >	Historical tanks >	0	0	0	1	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	2	6	-
19 >	2.2 >	Historical tanks >	0	0	0	1	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24	4.1	Recent industrial land uses	0	0	0	-	-
24	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
25	4.3	Current or recent petrol stations	0	0	0	0	-
25	4.4	Electricity cables	0	0	0	0	-
25	4.5	Gas pipelines	0	0	0	0	-



25	4.6	Sites determined as Contaminated Land	0	0	0	0	-	
25	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-	
26	4.8	Regulated explosive sites	0	0	0	0	-	
26	4.9	Hazardous substance storage/usage	0	0	0	0	-	
26	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-	
26	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-	
26	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-	
27	4.13	Radioactive Substance Authorisations	0	0	0	0	-	
27 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-	
27	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-	
27	4.16	Pollutant release to public sewer	0	0	0	0	-	
28	4.17	List 1 Dangerous Substances	0	0	0	0	-	
28	4.18	List 2 Dangerous Substances	0	0	0	0	-	
28	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-	
28	4.20	Pollution inventory substances	0	0	0	0	-	
28	4.21	Pollution inventory waste transfers	0	0	0	0	-	
29	4.22	Pollution inventory radioactive waste	0	0	0	0	-	
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m	
30 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)					
31 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)					
33 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)					
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)					
34	5.5	Groundwater vulnerability- local information	None (within 0m)					
35 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	16	
40 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3	
41	5.8	Potable abstractions	0	0	0	0	0	
41 >	5.9 >	<u>Source Protection Zones ></u>	1	0	0	0	-	
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-	
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m	



42 >	6.1 >	Water Network (OS MasterMap) >	0	2	11	-	-
44 >	6.2 >	Surface water features >	0	1	8	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
54	10.7	Designated Ancient Woodland	0	0	0	0	0
54	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55 >	10.11 >	Green Belt >	1	0	1	0	0



55	10.12	Proposed Ramsar sites	0	0	0	0	0
56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	1	0
58	10.17	SSSI Impact Risk Zones	0	-	-	-	-
59 >	10.18 >	SSSI Units >	0	0	0	0	5
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61	11.4	Listed Buildings	0	0	0	-	-
62	11.5	Conservation Areas	0	0	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	12.1 >	Agricultural Land Classification >	Grade 1 (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
64	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	13.1 >	Priority Habitat Inventory >	0	0	3	-	-
66 >	13.2 >	Habitat Networks >	1	1	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68 >	14.2 >	Artificial and made ground (10k) >	0	0	2	4	-



70 >	14.3 >	Superficial geology (10k) >	2	0	0	0	-
71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	2	0	0	0	-
73	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
76	15.3	Artificial ground permeability (50k)	0	0	-	-	-
77 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
78 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
78	15.6	Landslip (50k)	0	0	0	0	-
78	15.7	Landslip permeability (50k)	None (within 50m)				
79 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
80 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
80	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
81	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	High (within 50m)				
85 >	17.4 >	Collapsible deposits >	Negligible (within 50m)				
86 >	17.5 >	Landslides >	Very low (within 50m)				
87 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
89	18.1	BritPits	0	0	0	0	-
90	18.2	Surface ground workings	0	0	0	-	-
90	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-



90 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-
91	18.6	Non-coal mining	0	0	0	0	0
91	18.7	JPB mining areas	None (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
92	18.10	Mining record office plans	0	0	0	0	-
92	18.11	BGS mine plans	0	0	0	0	-
92 >	18.12 >	Coal mining >	Identified (within 0m)				
92	18.13	Brine areas	None (within 0m)				
93	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
94	19.2	Mining cavities	0	0	0	0	0
94	19.3	Reported recent incidents	0	0	0	0	-
94	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
96 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
98	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
98	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
99	22.1	Underground railways (London)	0	0	0	-	-
99	22.2	Underground railways (Non-London)	0	0	0	-	-
100	22.3	Railway tunnels	0	0	0	-	-
100 >	22.4 >	Historical railway and tunnel features >	0	0	2	-	-
100	22.5	Royal Mail tunnels	0	0	0	-	-



100	22.6	Historical railways	0	0	0	-	-
101	22.7	Railways	0	0	0	-	-
101	22.8	Crossrail 2	0	0	0	0	-
101	22.9	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 20/05/2023

Site Area: 0.42ha



Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 0.42ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.42ha



Recent site history - 2009 aerial photograph

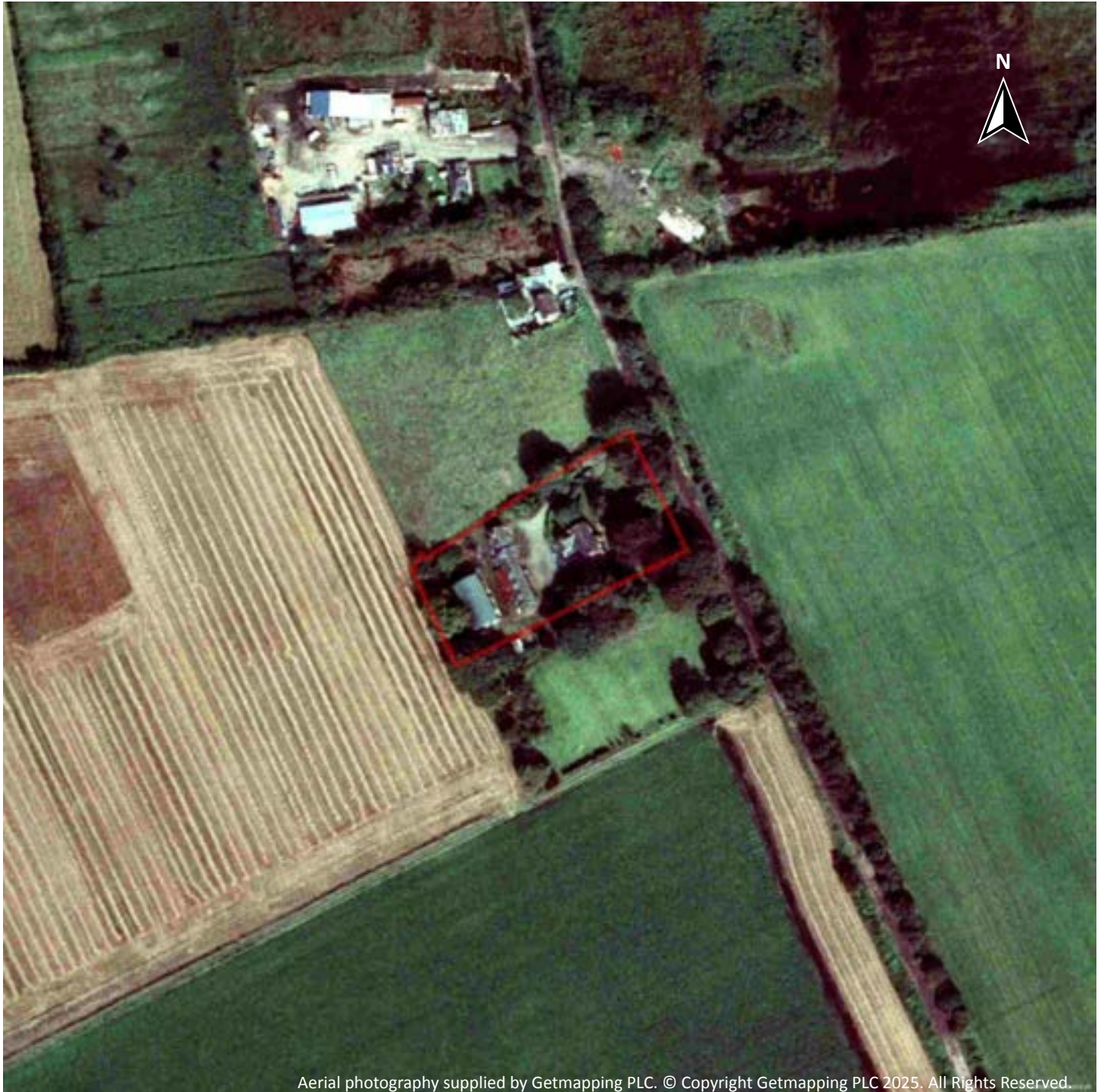


Capture Date: 02/06/2009

Site Area: 0.42ha



Recent site history - 2000 aerial photograph



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Capture Date: 04/09/2000

Site Area: 0.42ha



OS MasterMap site plan



Site Area: 0.42ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m **5**

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

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

ID	Location	Land use	Dates present	Group ID
A	62m NE	Tramway Sidings	1949	966781

ID	Location	Land use	Dates present	Group ID
A	66m N	Tramway Sidings	1955	955395
1	374m SW	Tramway Sidings	1904	867142
B	377m SW	Tramway Sidings	1904	903570
B	383m SW	Tramway Sidings	1905 - 1938	992079

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	1
----------------------------	----------

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
2	491m SE	Unspecified Tank	1908	116037

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

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

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

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


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


2 Past land use - un-grouped



— Site Outline

Search buffers in metres (m)

 Historical industrial land uses

 Historical tanks

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2.1 Historical industrial land uses

Records within 500m

8

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

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	62m NE	Tramway Sidings	1949	966781
A	66m N	Tramway Sidings	1955	955395
1	374m SW	Tramway Sidings	1904	867142

ID	Location	Land Use	Date	Group ID
B	377m SW	Tramway Sidings	1904	903570
B	377m SW	Tramway Sidings	1904	903570
B	383m SW	Tramway Sidings	1938	992079
B	383m SW	Tramway Sidings	1926	992079
B	383m SW	Tramway Sidings	1905	992079

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

1

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
2	491m SE	Unspecified Tank	1908	116037

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



2.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

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3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

5

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

Features are displayed on the Waste and landfill map on [page 21 >](#)



ID	Location	Site	Reference	Category	Sub-Category	Description
1	267m S	-	WEX112658	Storing waste exemption	On a farm	Storage of sludge

ID	Location	Site	Reference	Category	Sub-Category	Description
A	289m E	-	WEX101837	Storing waste exemption	On a farm	Storage of sludge
A	289m E	-	WEX191555	Storing waste exemption	On a farm	Storage of sludge
2	336m SE	Barton Moss Farm, Twelve Yards Road, Eccles, Manchester, M30 7rn	WEX069130	Storing waste exemption	On a farm	Storage of sludge
3	339m NW	Rock Away Farm Astley Moss Manchester Lancashire M29 7ly	EPR/YE5589JX /A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge

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

4 Current industrial land use



-  Site Outline
- Search buffers in metres (m)
-  Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey®.

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

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

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

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.



4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Address	Details	
1	476m N	FOUR WINDS, ASTLEY MOSS, TYLDESLEY, MANCHESTER, M29 7LY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 016990553 Permit Version: 1 Receiving Water: TRIB OF GLAZE	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/11/1984 Effective Date: 30/11/1984 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.17 List 1 Dangerous Substances

Records within 500m

0

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

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

4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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



4.22 Pollution inventory radioactive waste

Records within 500m

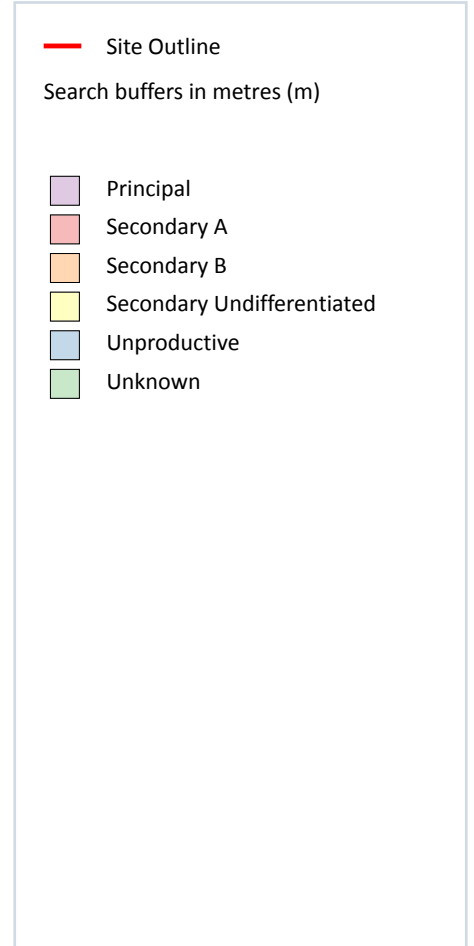
0

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

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



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

2

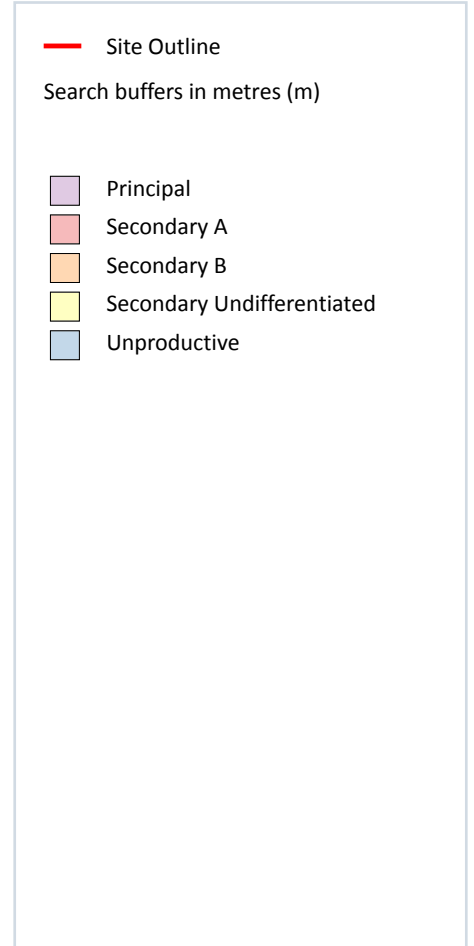
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 30](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Bedrock aquifer



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5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

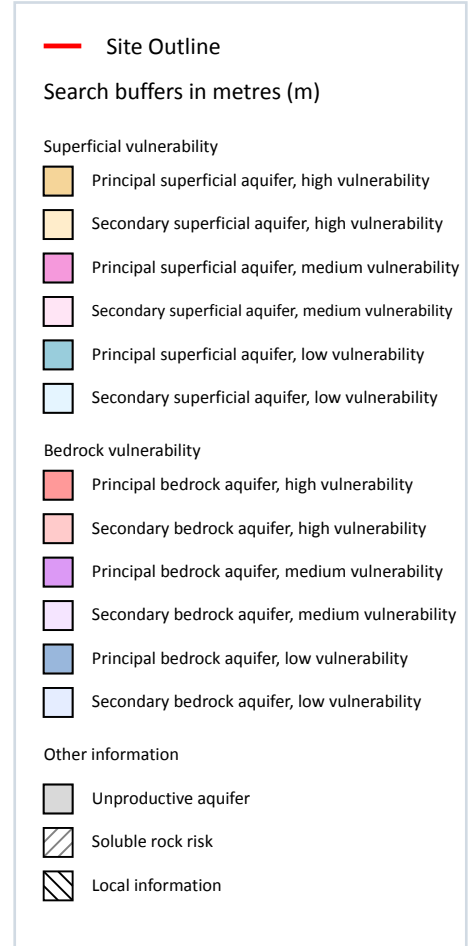
Features are displayed on the Bedrock aquifer map on [page 31](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 33](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
2	On site	Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

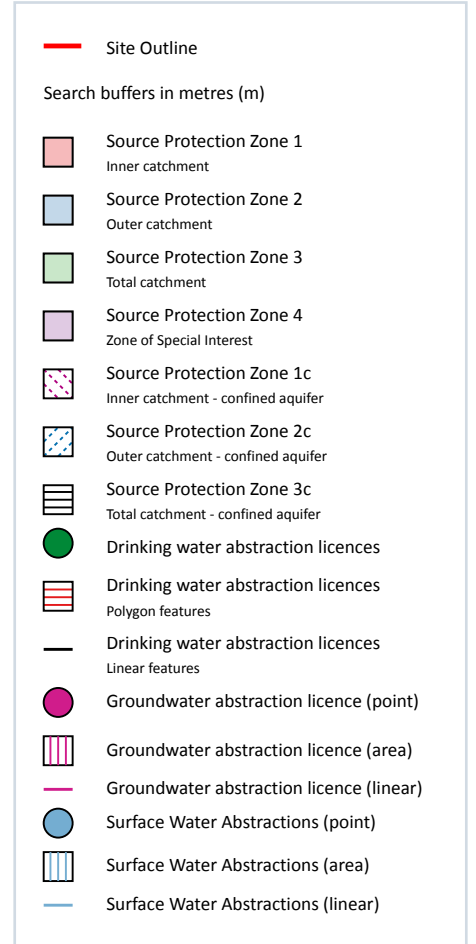
0

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

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



Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

16

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 35](#) >

ID	Location	Details	
-	1180m W	Status: Historical Licence No: 2569016073 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT WHITEGATE FARM, GLAZEBURY, NR. WARRINGTON" Data Type: Point Name: W H MAWDSLEY LTD Easting: 368770 Northing: 396140	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/07/1997 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1997 Version End Date: -
-	1180m W	Status: Historical Licence No: 2569016073 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT WHITEGATE FARM, GLAZEBURY, NR. WARRINGTON Data Type: Point Name: W H MAWDSLEY LTD Easting: 368770 Northing: 396140	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/07/1997 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1997 Version End Date: -
-	1180m W	Status: Historical Licence No: 2569016084 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT WHITEGATE FARM, GLAZEBURY, NR. WARRINGTON Data Type: Point Name: W H MAWDSLEY LTD Easting: 368770 Northing: 396140	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 381.82 Original Application No: - Original Start Date: 11/07/1997 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 14/05/2004 Version End Date: -
-	1458m NE	Status: Active Licence No: 2569016085R01 Details: Mineral Washing Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Trading Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1750000 Max Daily Volume (m ³): 7000 Original Application No: NPS/WR/036821 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 3 Version Start Date: 01/04/2024 Version End Date: -

ID	Location	Details	
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: MARSHALLS MONO LTD Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 08/09/2007 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: MARSHALLS MONO LTD Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 08/09/2007 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Mineral Washing Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: MARSHALLS MONO LTD Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 08/09/2007 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: POINT 2 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: MARSHALLS MONO LTD Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 08/09/2007 Version End Date: -



ID	Location	Details	
-	1458m NE	Status: Historical Licence No: 2569016085 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: POINT 2 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: MARSHALLS MONO LTD Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 08/09/2007 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Mineral Washing Direct Source: Ground Water - North West Region Point: POINT 2 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: MARSHALLS MONO LTD Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 08/09/2007 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Aggregates England Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 08/08/2013 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: POINT 2 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Aggregates England Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 08/08/2013 Version End Date: -

ID	Location	Details	
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Mineral Washing Direct Source: Ground Water - North West Region Point: POINT 2 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Aggregates England Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 08/08/2013 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Aggregates England Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 08/08/2013 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: POINT 2 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Aggregates England Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 08/08/2013 Version End Date: -
-	1458m NE	Status: Historical Licence No: 2569016085 Details: Mineral Washing Direct Source: Ground Water - North West Region Point: POINT 1 ON LAGOON SAND/GRAVEL DEPOSITS ASTLEY WARRINGTON Data Type: Poly4 Name: Breedon Aggregates England Limited Easting: 370990 Northing: 398006	Annual Volume (m ³): 1760225 Max Daily Volume (m ³): 7091 Original Application No: - Original Start Date: 08/09/2007 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 08/08/2013 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

3

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Details	
-	1543m W	Status: Historical Licence No: 2569016046 Details: Spray Irrigation - Direct Direct Source: "Surface, Non-Tidal - North West Region" Point: "UNNAMED TRIB OF GLAZE BROOK AT HOLMLEIGH FARM, GLAZEBURY" Data Type: Point Name: A E MARSHALL & SONS LTD Easting: 368400 Northing: 396200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1970 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2002 Version End Date: -
-	1543m W	Status: Historical Licence No: 2569016046 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNNAMED TRIB OF GLAZE BROOK AT HOLMLEIGH FARM, GLAZEBURY Data Type: Point Name: A E MARSHALL & SONS LTD Easting: 368400 Northing: 396200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/01/1970 Expiry Date: - Issue No: 100 Version Start Date: 12/02/1993 Version End Date: -
-	1543m W	Status: Historical Licence No: 2569016046 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNNAMED TRIBUTARY GLAZE BROOK HOLMLEIGH FARM GLAZEBURY Data Type: Point Name: A E MARSHALL & SONS LTD Easting: 368400 Northing: 396200	Annual Volume (m ³): 13636 Max Daily Volume (m ³): 1900 Original Application No: - Original Start Date: 27/01/1970 Expiry Date: - Issue No: 100 Version Start Date: 12/02/1993 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m

1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Type	Description
1	On site	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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

6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

13

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
A	16m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	46m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	51m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	54m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	54m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	67m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	85m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	99m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	99m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	103m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	142m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	230m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	231m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

9

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

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

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Glaze	GB112069061420	Glaze	Mersey Lower

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

6.4 WFD Surface water bodies

Records identified

1

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2119m SW	River	Glaze	GB112069061420 ↗	Bad	Fail	Bad	2019

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



6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

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

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Lower Mersey Basin and North Merseyside Permo-Triassic Sandstone Aquifers	GB41201G101700 ↗	Poor	Poor	Poor	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

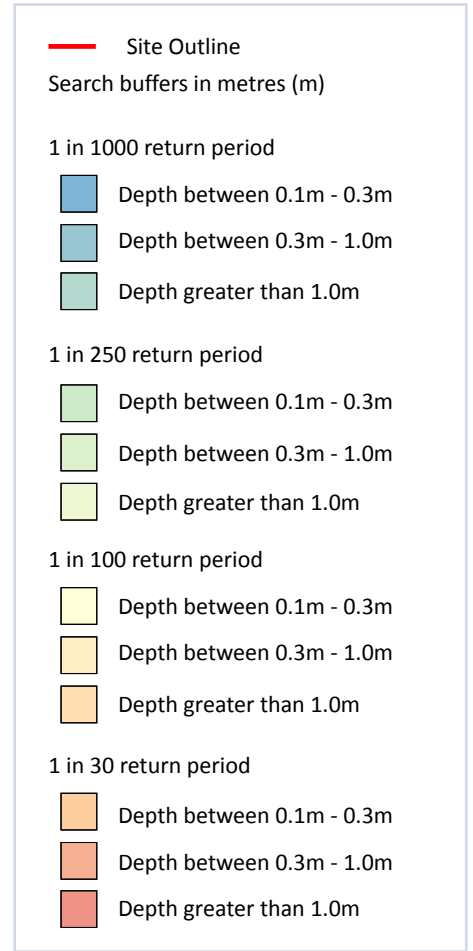
0

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

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



8 Surface water flooding



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8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 49 >](#)

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

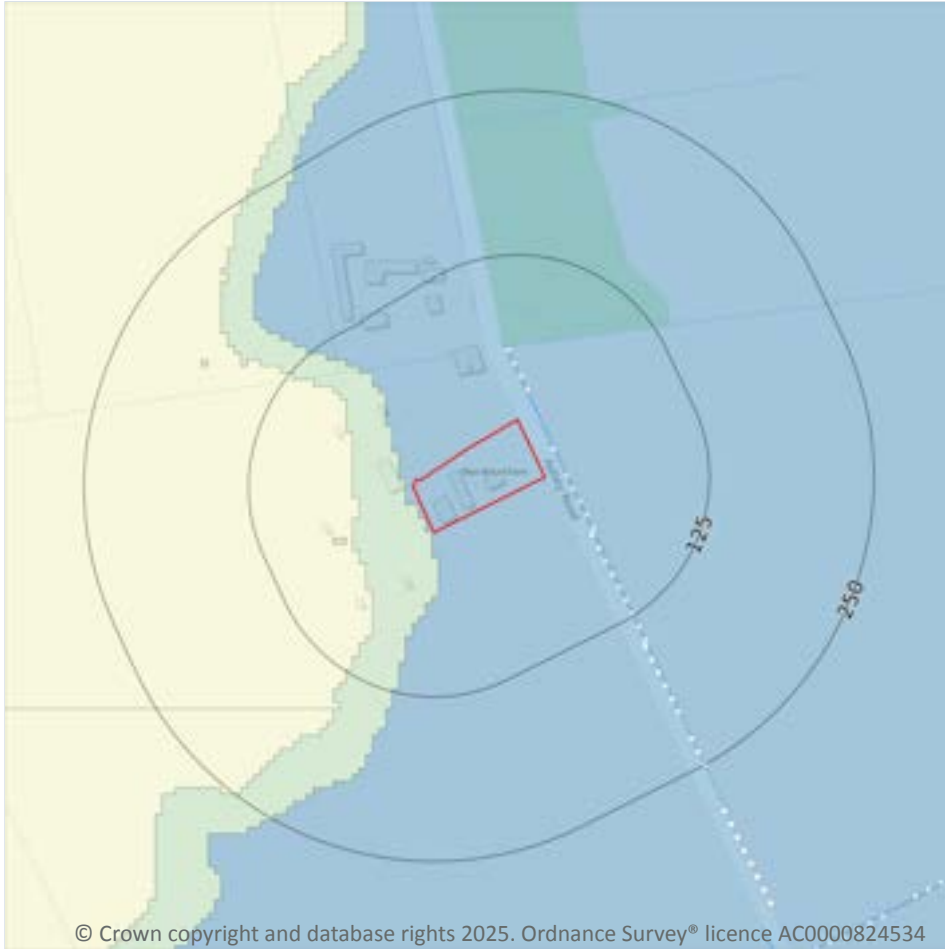
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

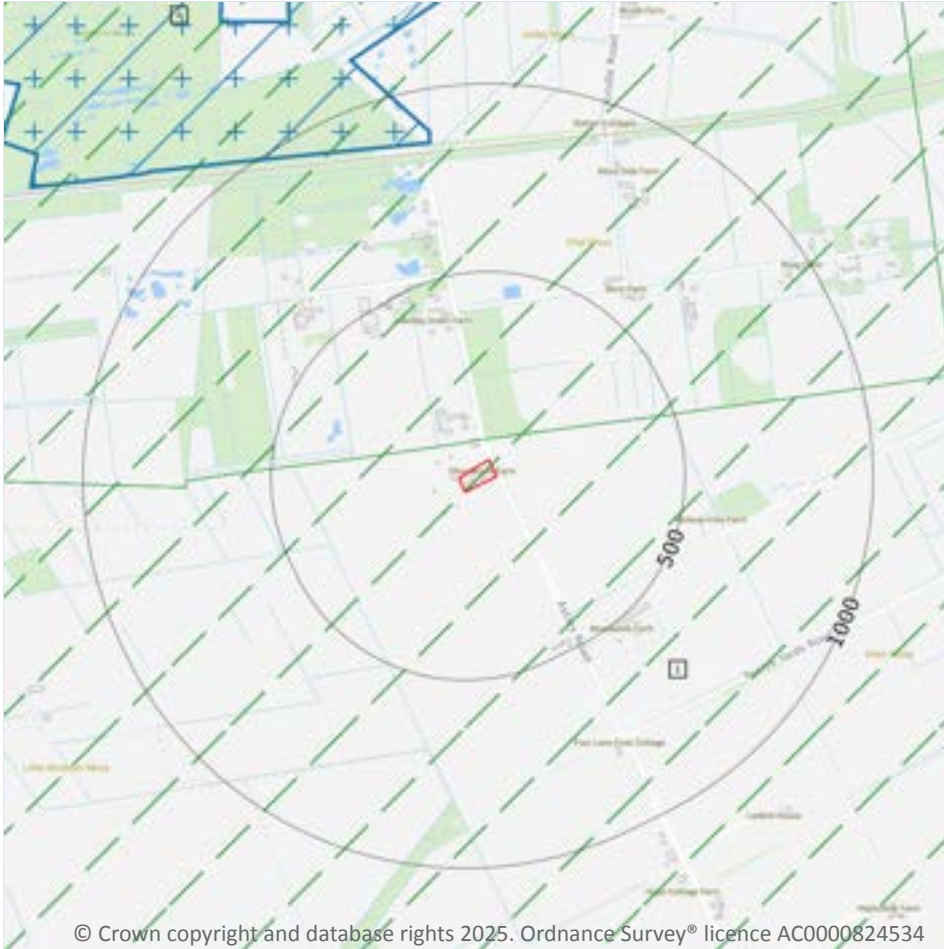
Moderate

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

Features are displayed on the Groundwater flooding map on [page 51](#) >

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Special Areas of Conservation (SAC)
- Green Belt

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10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 52](#) >

ID	Location	Name	Data source
A	857m N	Astley & Bedford Mosses SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 52 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
A	857m N	Manchester Mosses	Degraded raised bog	Bogs, Marshes, Water fringed vegetation, Fens; Broad-leaved deciduous woodland	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 52 >](#)

ID	Location	Name	Local Authority name
1	On site	Merseyside and Greater Manchester Green Belt	Salford
A	56m N	Merseyside and Greater Manchester Green Belt	Wigan

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

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

Location	Name	Type	NVZ ID	Status
On site	River Glaze NVZ	Surface Water	641	Existing

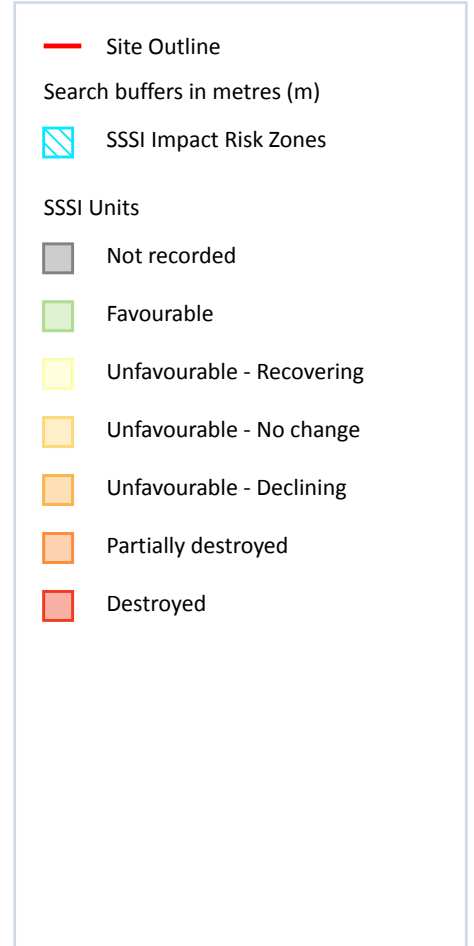
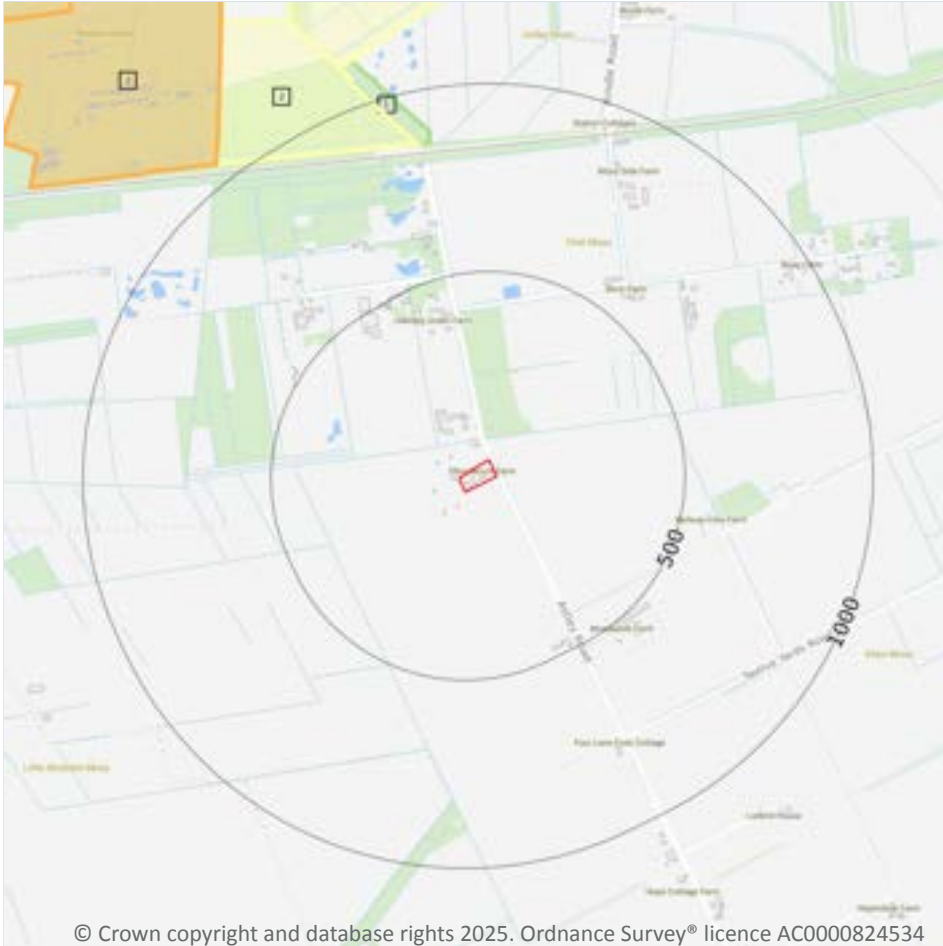


Location	Name	Type	NVZ ID	Status
272m S	River Glaze NVZ	Surface Water	641	Existing

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



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

0

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

5

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

Features are displayed on the SSSI Impact Zones and Units map on [page 58 >](#)

ID: 1
 Location: 857m N
 SSSI name: Astley & Bedford Mosses
 Unit name: The Carrot Field
 Broad habitat: Bogs - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
H7120 Degraded raised bogs (still capable of natural regeneration)	Favourable	15/03/2024
Raised bog (lowland)	Favourable	15/03/2024

ID: 2
 Location: 860m N
 SSSI name: Astley & Bedford Mosses
 Unit name: Astley Moss South
 Broad habitat: Bogs - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
H7120 Degraded raised bogs (still capable of natural regeneration)	Unfavourable - Recovering	15/03/2024
Raised bog (lowland)	Unfavourable - Recovering	15/03/2024

ID: 3
 Location: 1054m NW
 SSSI name: Astley & Bedford Mosses
 Unit name: Bedford Moss
 Broad habitat: Bogs - Lowland
 Condition: Unfavourable - Declining
 Reportable features:



Feature name	Feature condition	Date of assessment
H7120 Degraded raised bogs (still capable of natural regeneration)	Unfavourable - Declining	15/03/2024
Raised bog (lowland)	Unfavourable - Declining	15/03/2024

ID: 4
 Location: 1115m N
 SSSI name: Astley & Bedford Mosses
 Unit name: Astley Moss
 Broad habitat: Bogs - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
H7120 Degraded raised bogs (still capable of natural regeneration)	Unfavourable - Recovering	15/03/2024
Raised bog (lowland)	Unfavourable - Recovering	15/03/2024

ID: 5
 Location: 1615m NW
 SSSI name: Astley & Bedford Mosses
 Unit name: Bedford Moss North-West
 Broad habitat: Bogs - Lowland
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
H7120 Degraded raised bogs (still capable of natural regeneration)	Unfavourable - Declining	15/03/2024
Raised bog (lowland)	Unfavourable - Declining	15/03/2024

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

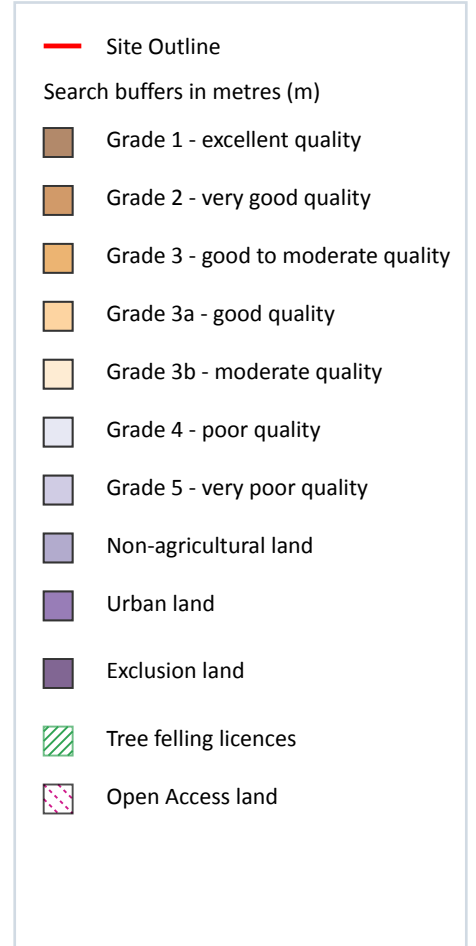
0

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

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



12 Agricultural designations



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12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 63](#) >

ID	Location	Classification	Description
1	On site	Grade 1	Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

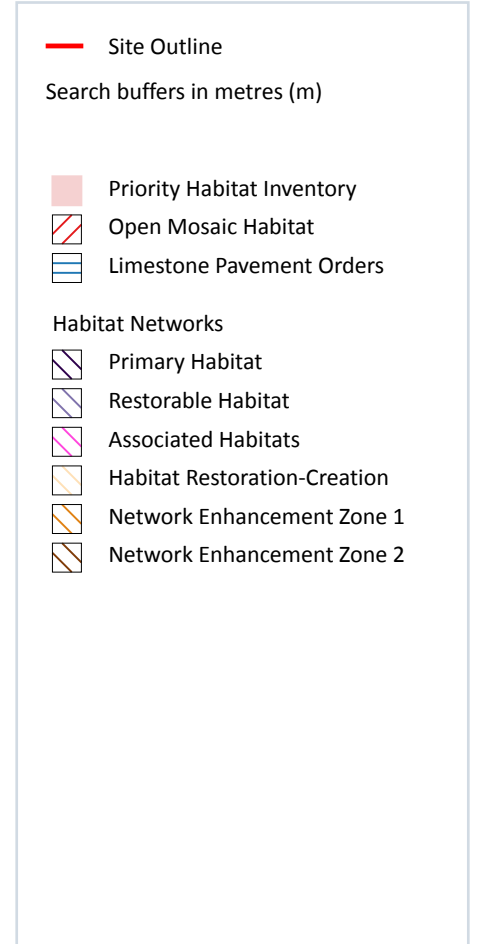
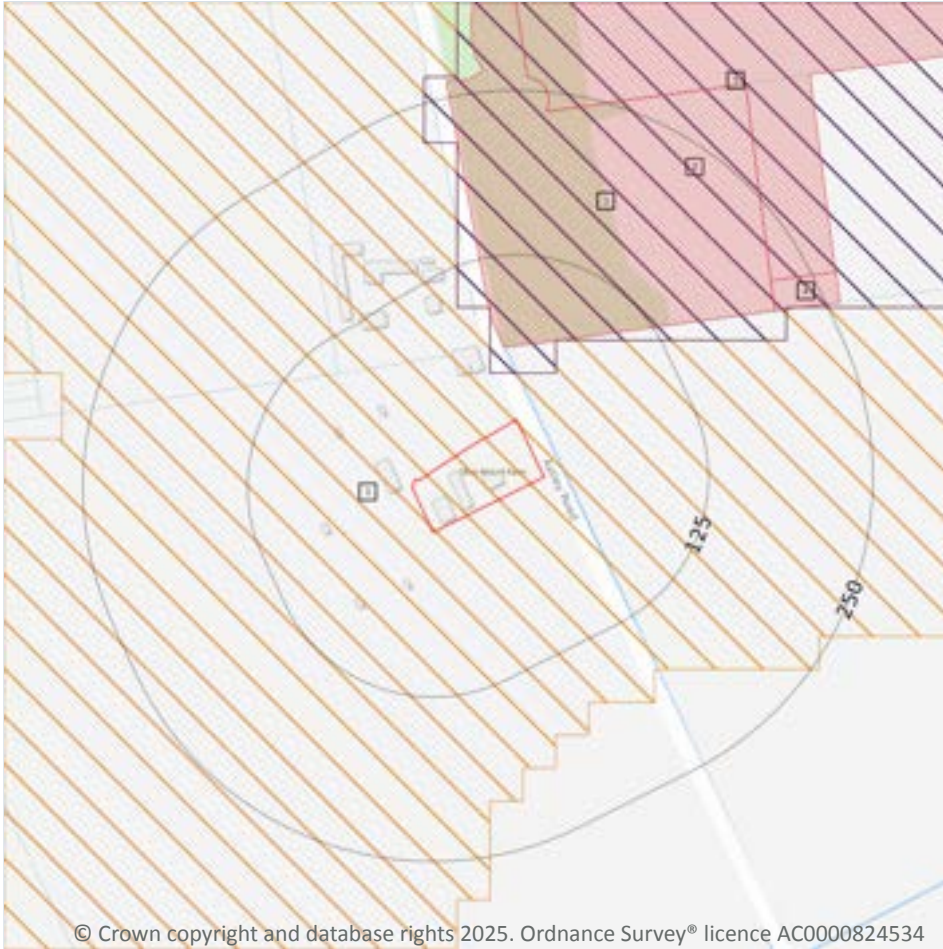
0

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

This data is sourced from Natural England.



13 Habitat designations



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13.1 Priority Habitat Inventory

Records within 250m

3

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

Features are displayed on the Habitat designations map on [page 65](#) >

ID	Location	Main Habitat	Other habitats
3	56m N	Lowland raised bog	Main habitat: LRBOG (INV > 50%)
4	213m NE	Lowland raised bog	Main habitat: LRBOG (INV > 50%)
5	220m NE	Lowland raised bog	Main habitat: LRBOG (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

2

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

Features are displayed on the Habitat designations map on [page 65](#) >

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 1	Not specified
2	35m N	Primary Habitat	Lowland raised bog

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

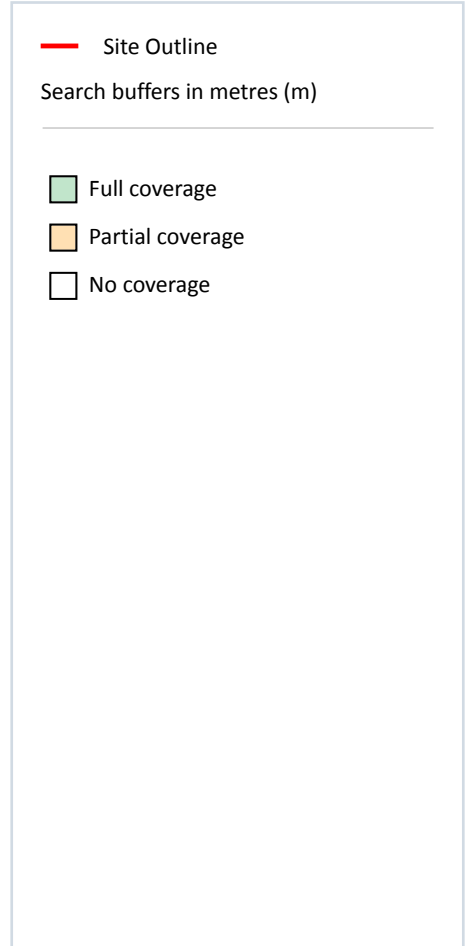
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



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14.1 10k Availability

Records within 500m

2

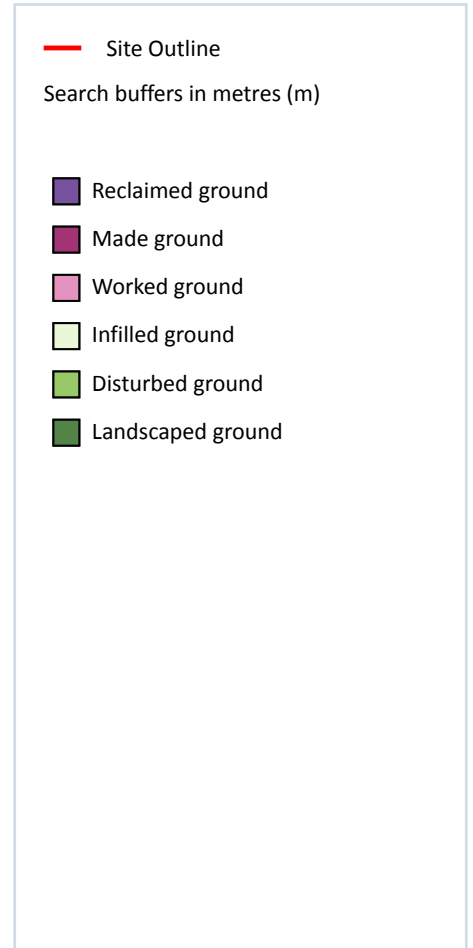
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SJ69NE
2	On site	Full	Full	Full	No coverage	SJ79NW

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m

6

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
A	236m N	WGR-VOID	Worked Ground (Undivided)	Void
A	236m N	WGR-VOID	Worked Ground (Undivided)	Void
1	274m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	368m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

ID	Location	LEX Code	Description	Rock description
3	429m N	WGR-VOID	Worked Ground (Undivided)	Void
4	497m E	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 70](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	PEAT-P	Peat-Peat	Peat
2	On site	PEAT-P	Peat-Peat	Peat

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

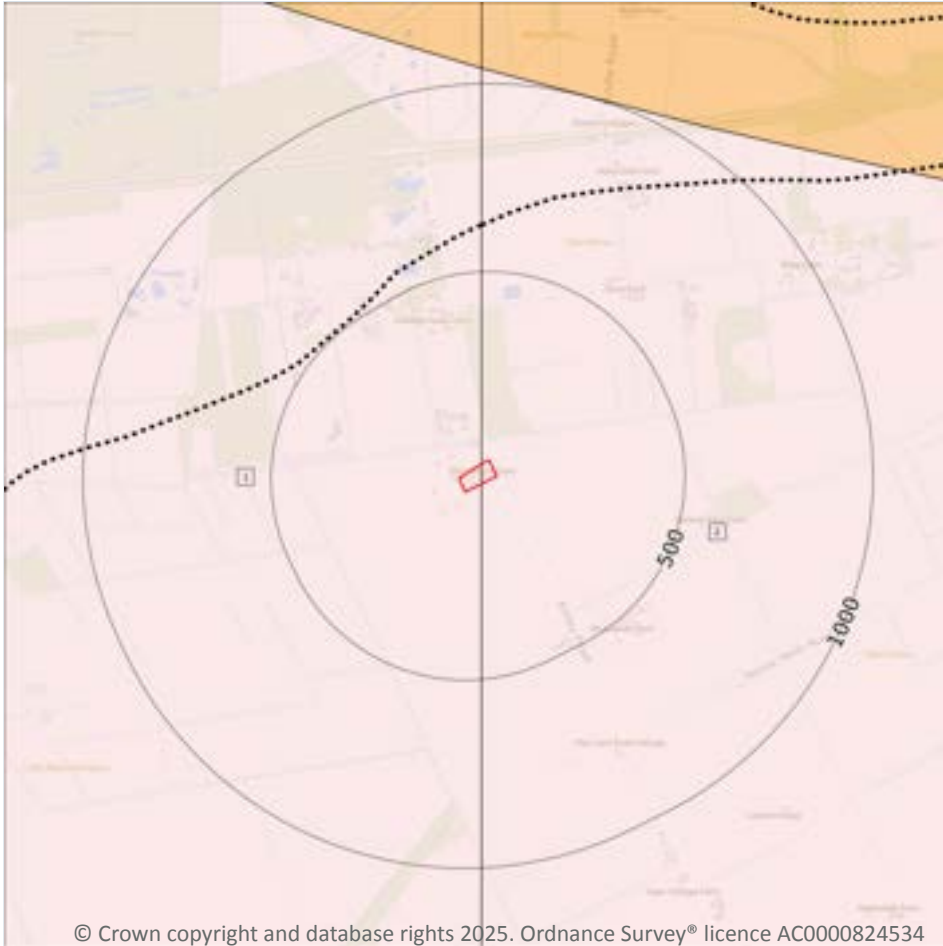
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



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

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14.5 Bedrock geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	Wilmslow Sandstone Formation-Sandstone	Olenekian
2	On site	WLSF-SDST	Wilmslow Sandstone Formation-Sandstone	Olenekian

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



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

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 74 >](#)

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

This data is sourced from the British Geological Survey.



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



— Site Outline

Search buffers in metres (m)

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

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15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	497m E	WGR-VOID	Worked Ground	Void

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

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15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 77 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	PEAT-P	Peat	Peat

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m **1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Low	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m **0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 79](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WLSF-SDST	Wilmslow Sandstone Formation-Sandstone	Olenekian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

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

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

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m

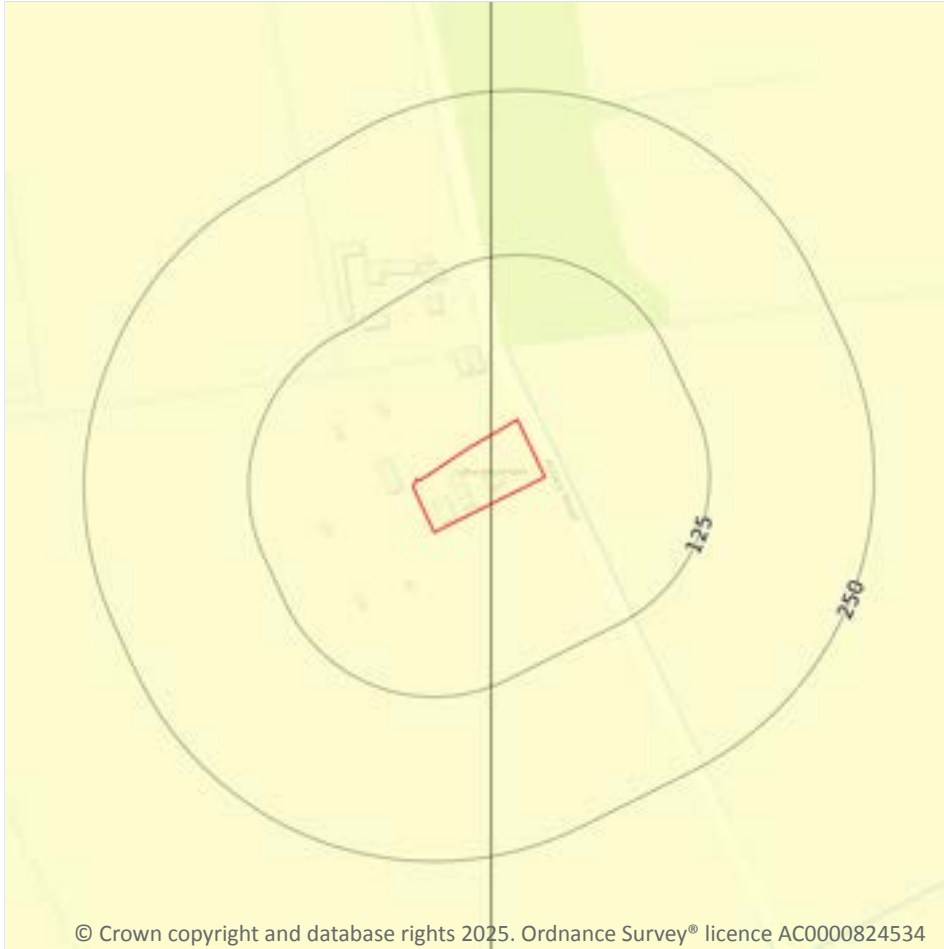
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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17.1 Shrink swell clays

Records within 50m

1

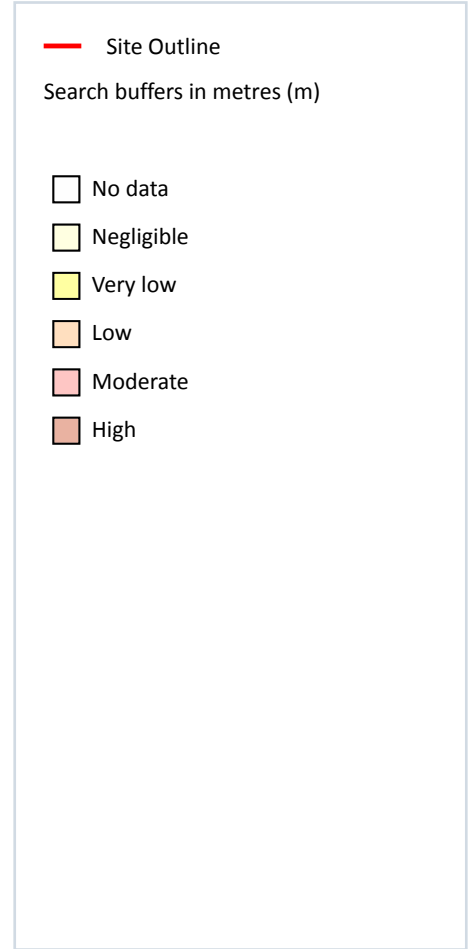
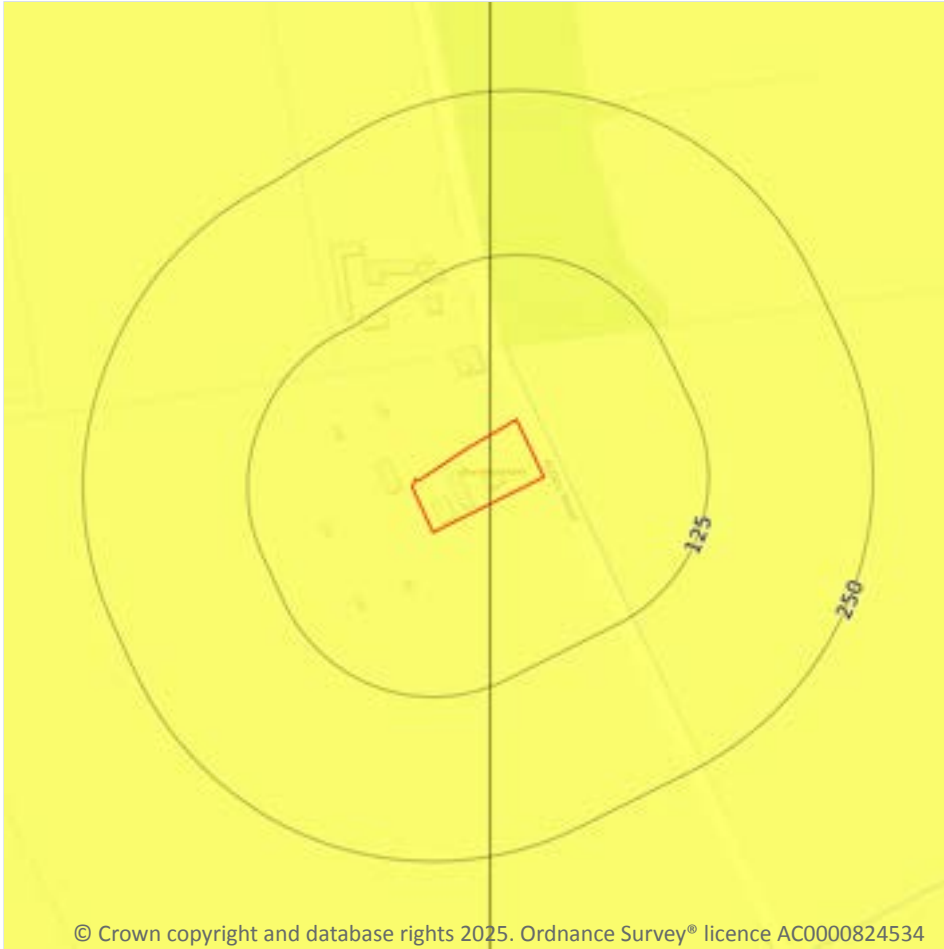
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 82 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

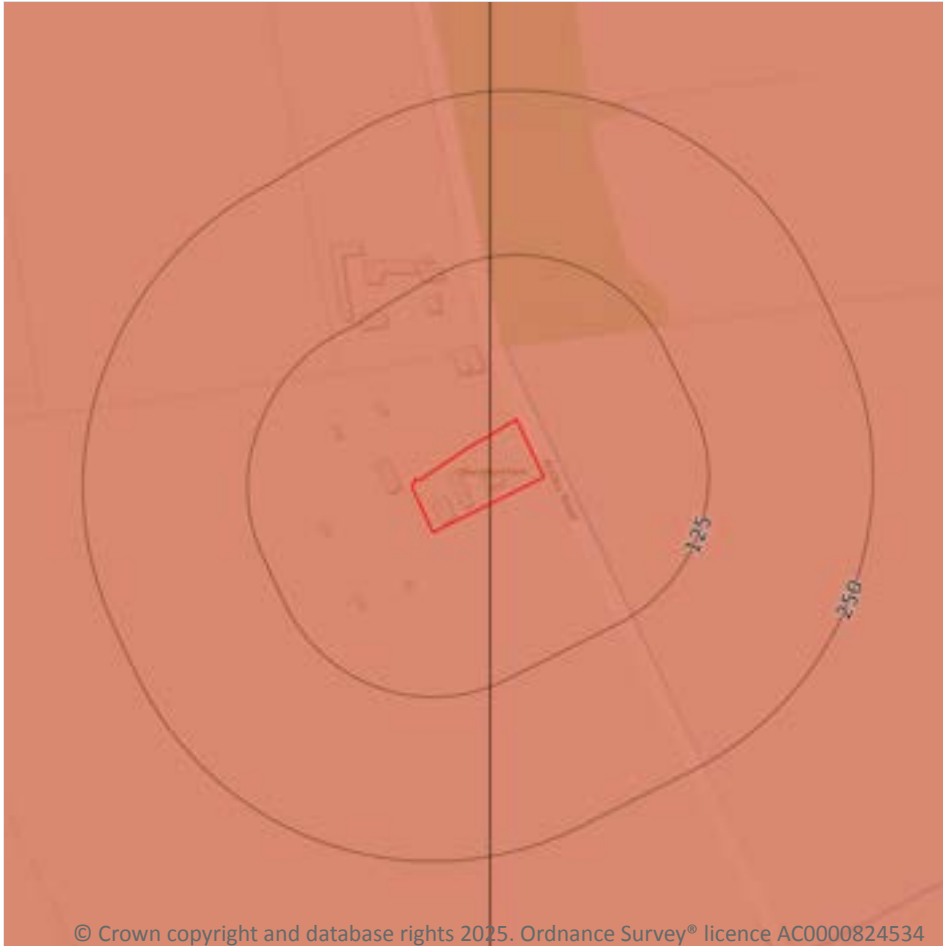
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 83](#) >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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17.3 Compressible deposits

Records within 50m

1

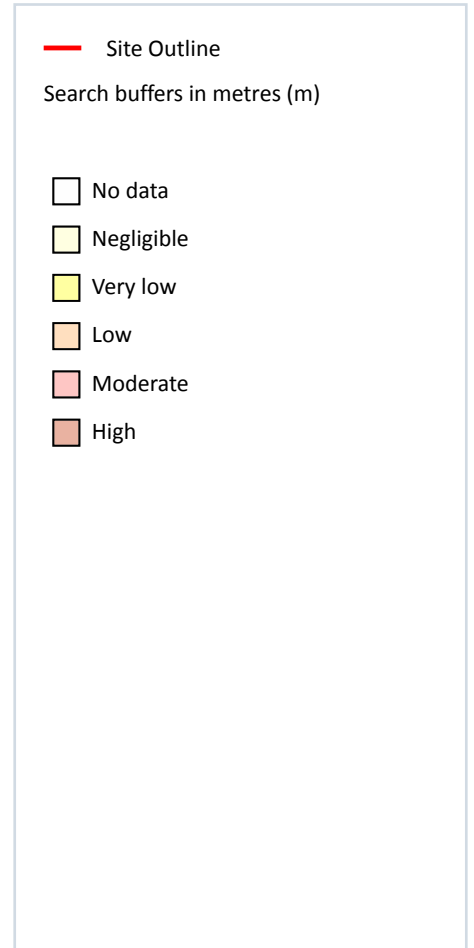
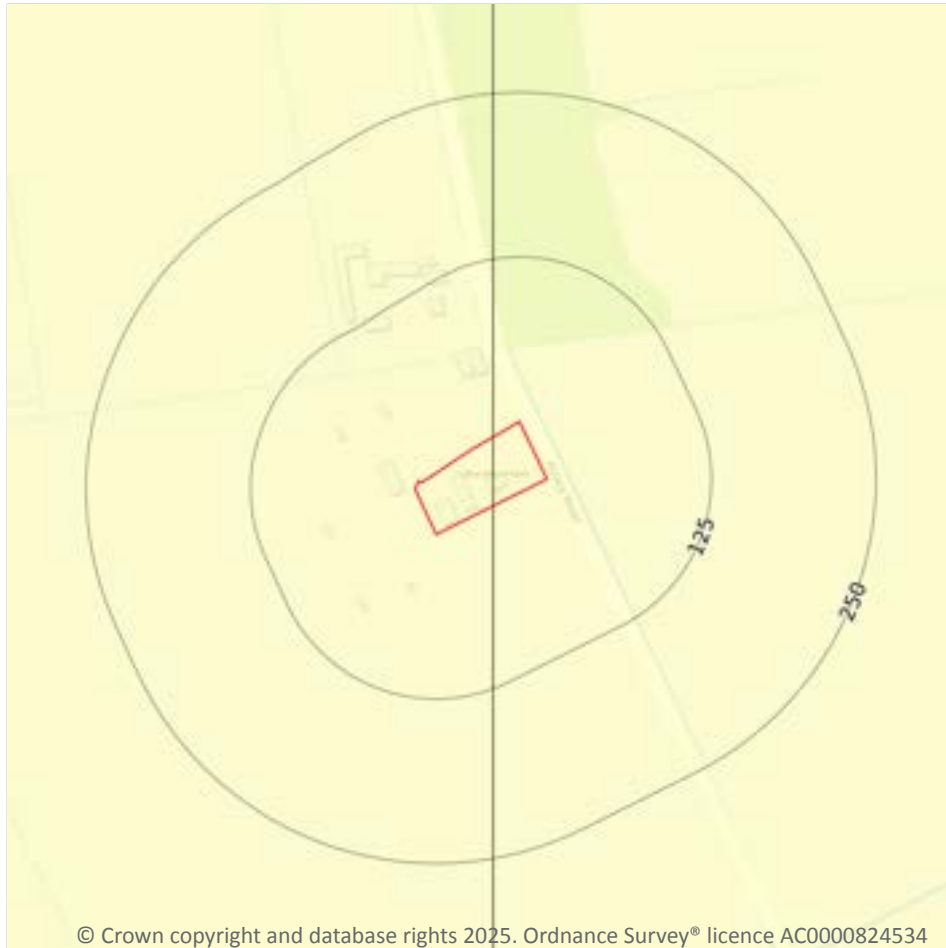
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 84](#) >

Location	Hazard rating	Details
On site	High	Highly compressible strata present. Significant constraint on land use depending on thickness.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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17.4 Collapsible deposits

Records within 50m

1

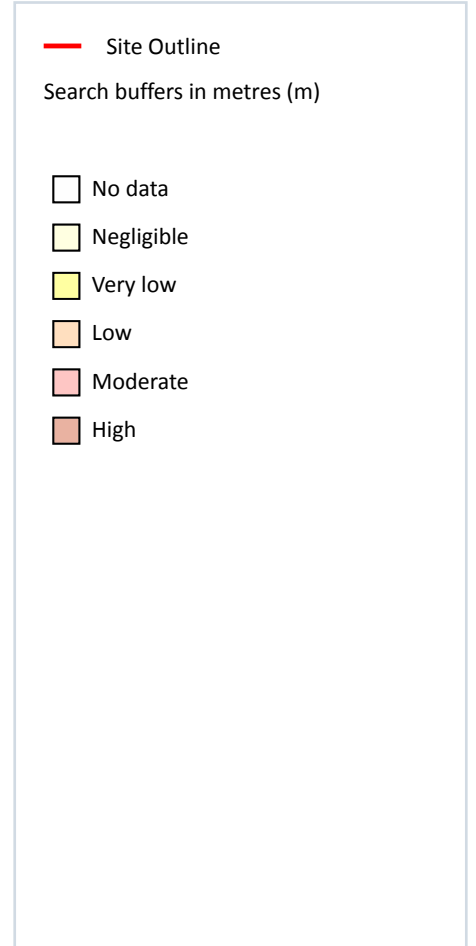
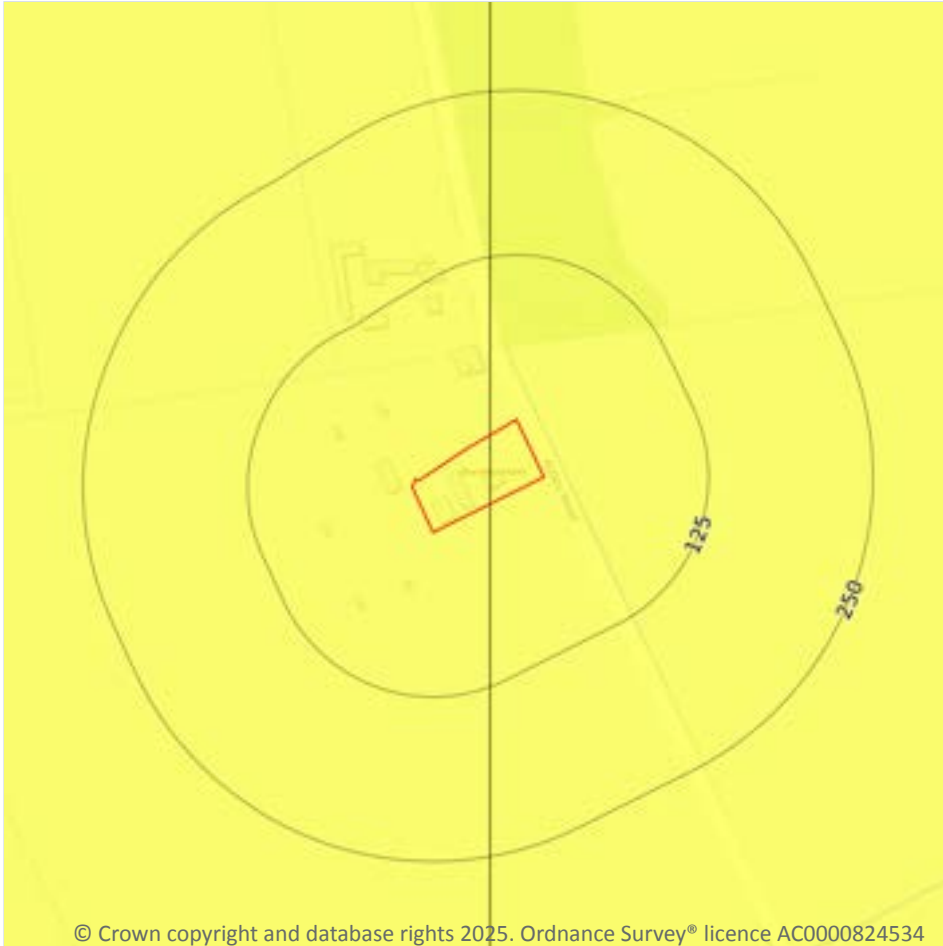
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 85 >](#)

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

1

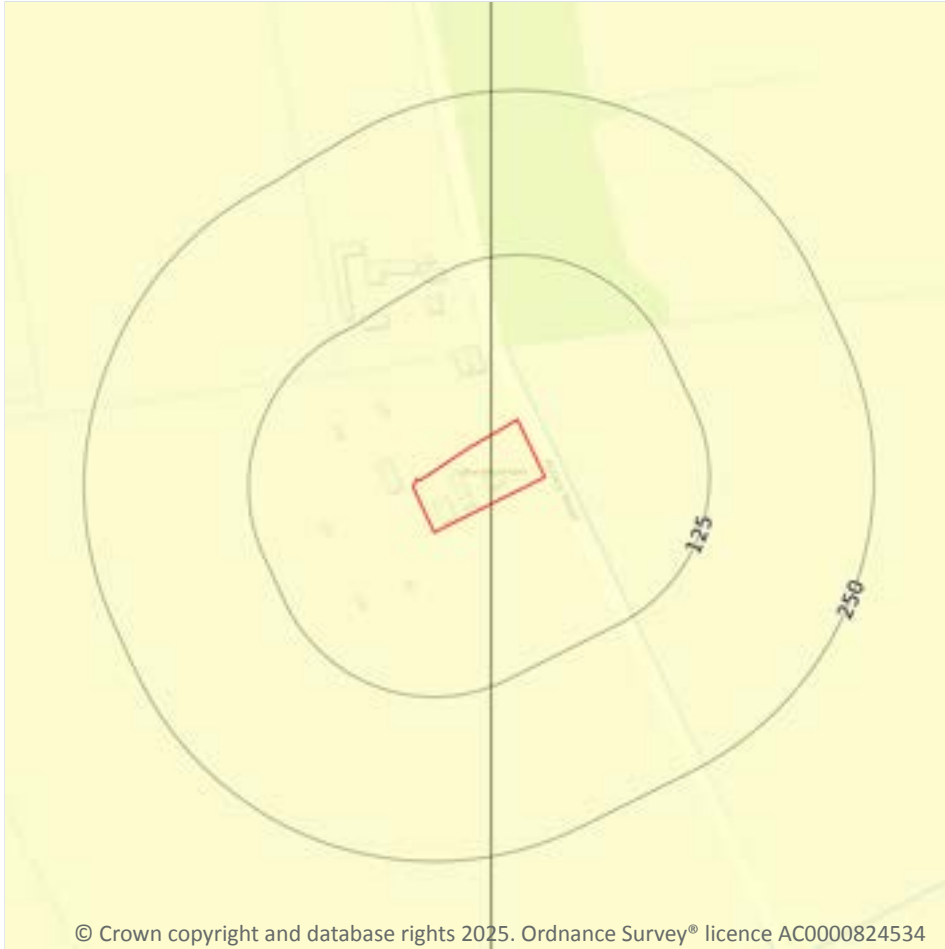
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 86 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 87](#)

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

0

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

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

1

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

Features are displayed on the Mining and ground workings map on [page 89 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
1	411m NE	Chat Moss	Peat	Surface mineral working	Valid	17/1/49

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

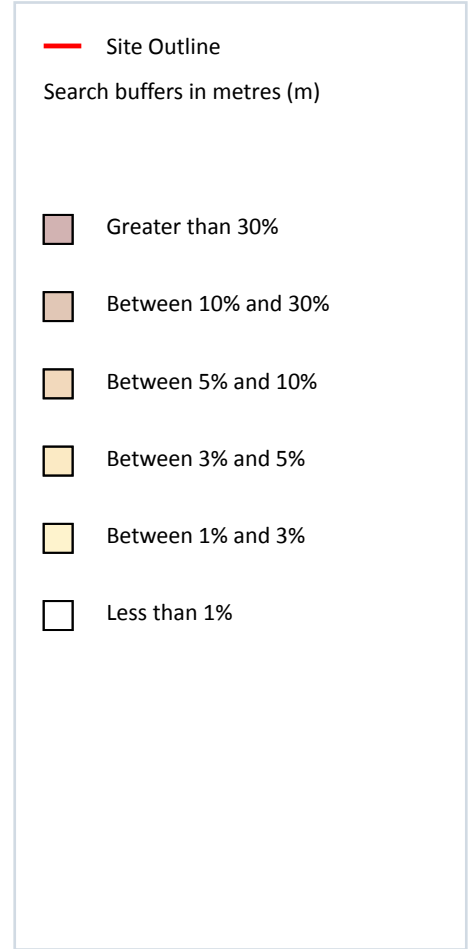
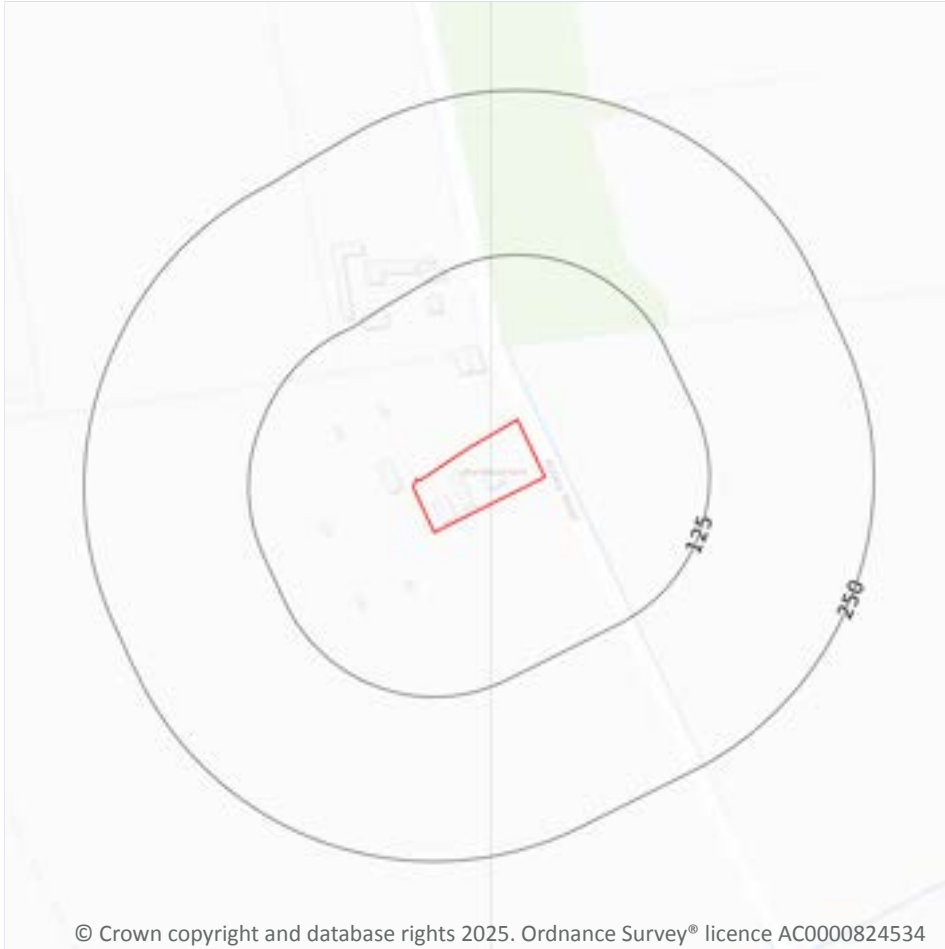
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 96 >](#)

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

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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	>1200 mg/kg	>720 mg/kg	3.0 - 6.0 mg/kg	90 - 120 mg/kg	60 - 80 mg/kg
On site	25 - 35 mg/kg	No data	>1200 mg/kg	>720 mg/kg	3.0 - 6.0 mg/kg	120 - 180 mg/kg	80 - 100 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m

2

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

Features are displayed on the Railway infrastructure and projects map on [page 99 >](#)

Location	Land Use	Year of mapping	Mapping scale
62m NE	Tramway Sidings	1949	10560
66m N	Tramway Sidings	1955	10560

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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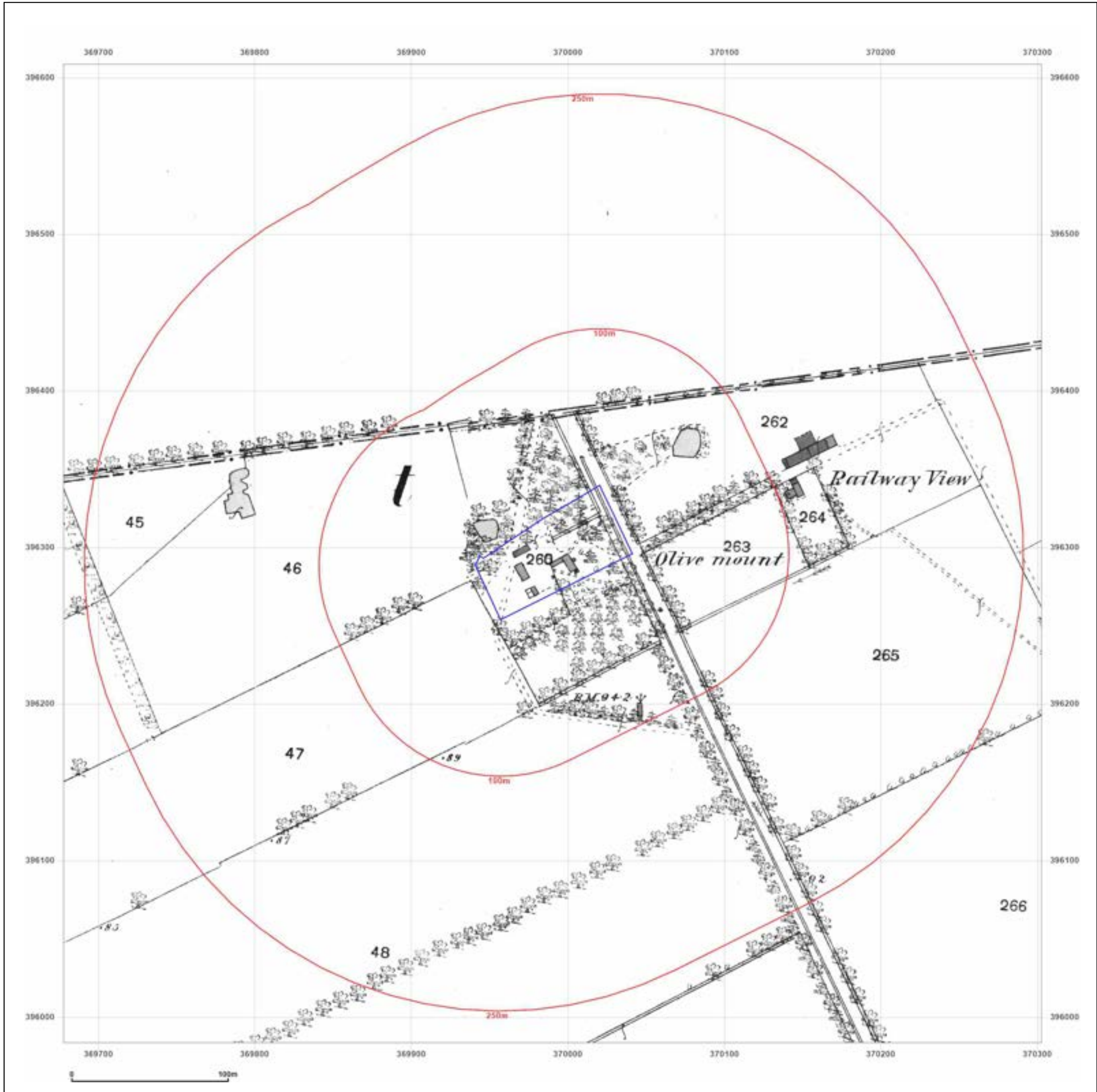
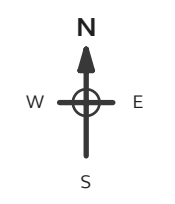
Appendix B2 – Historical Ordnance Survey Maps

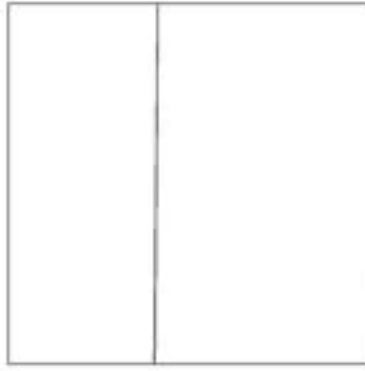
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Map Name: County Series
 Map date: 1876
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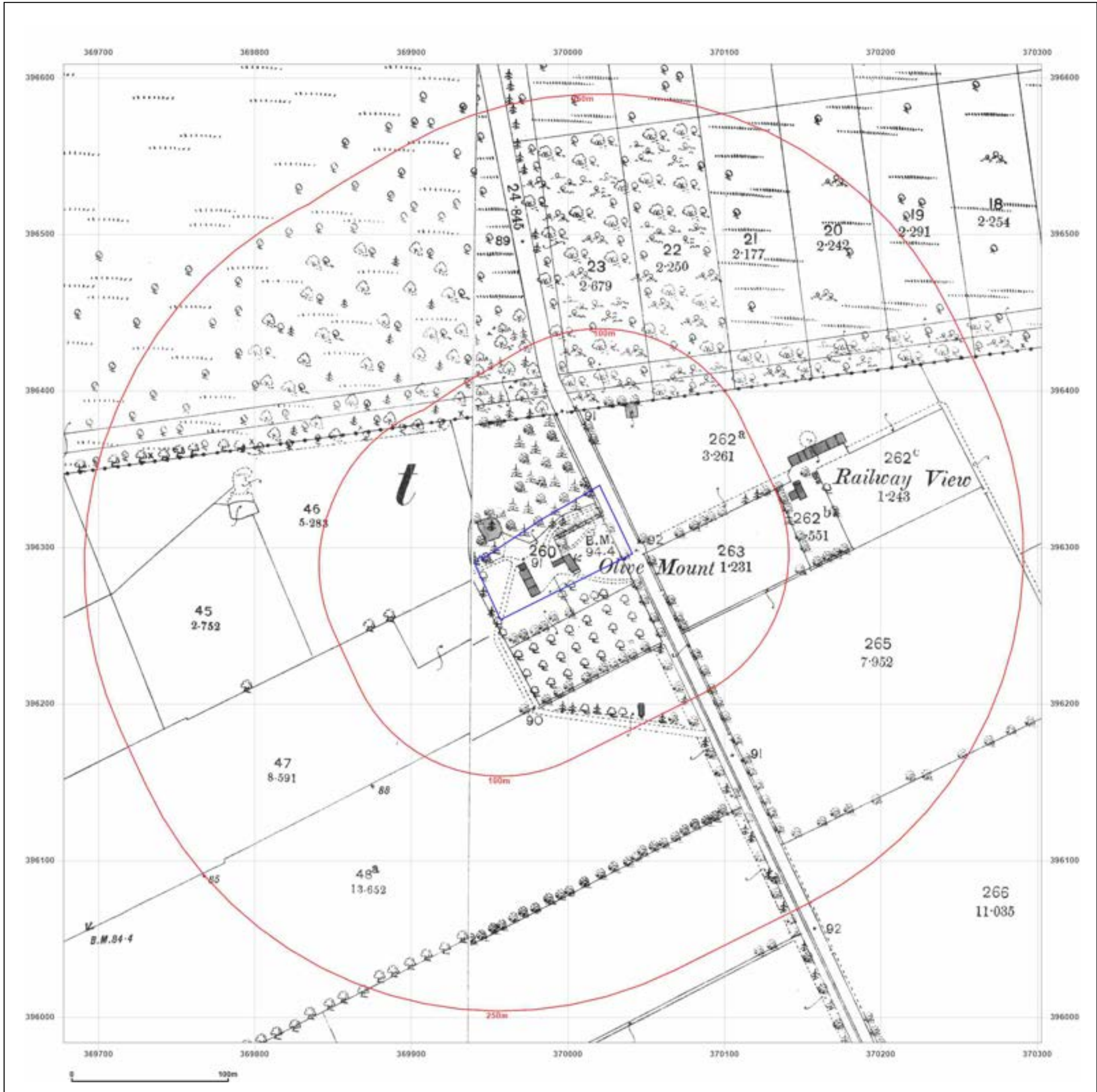
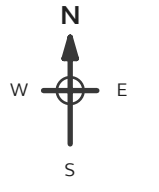
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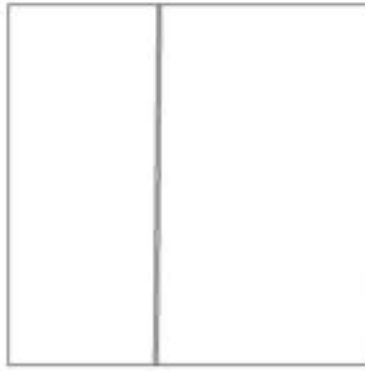
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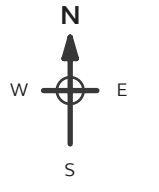
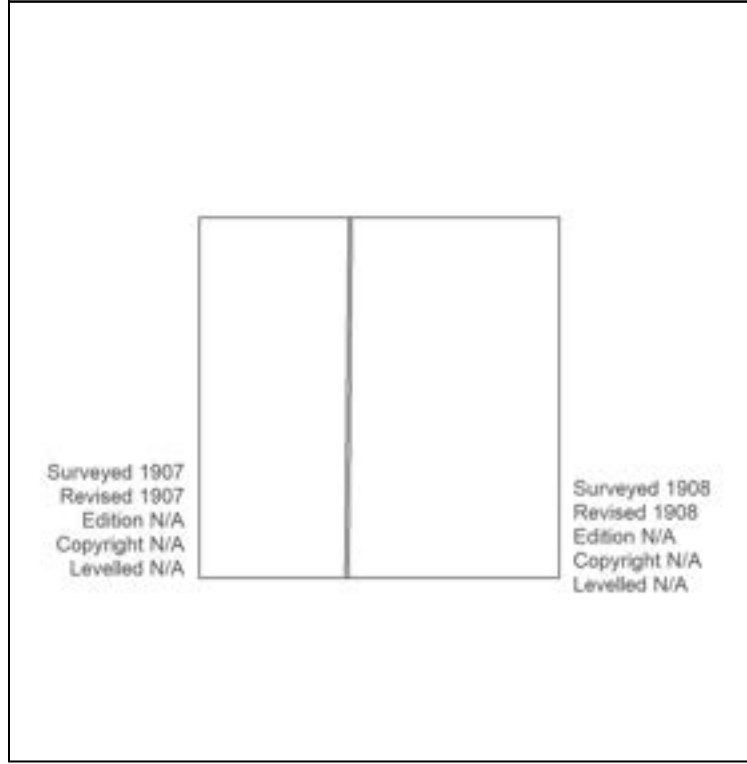
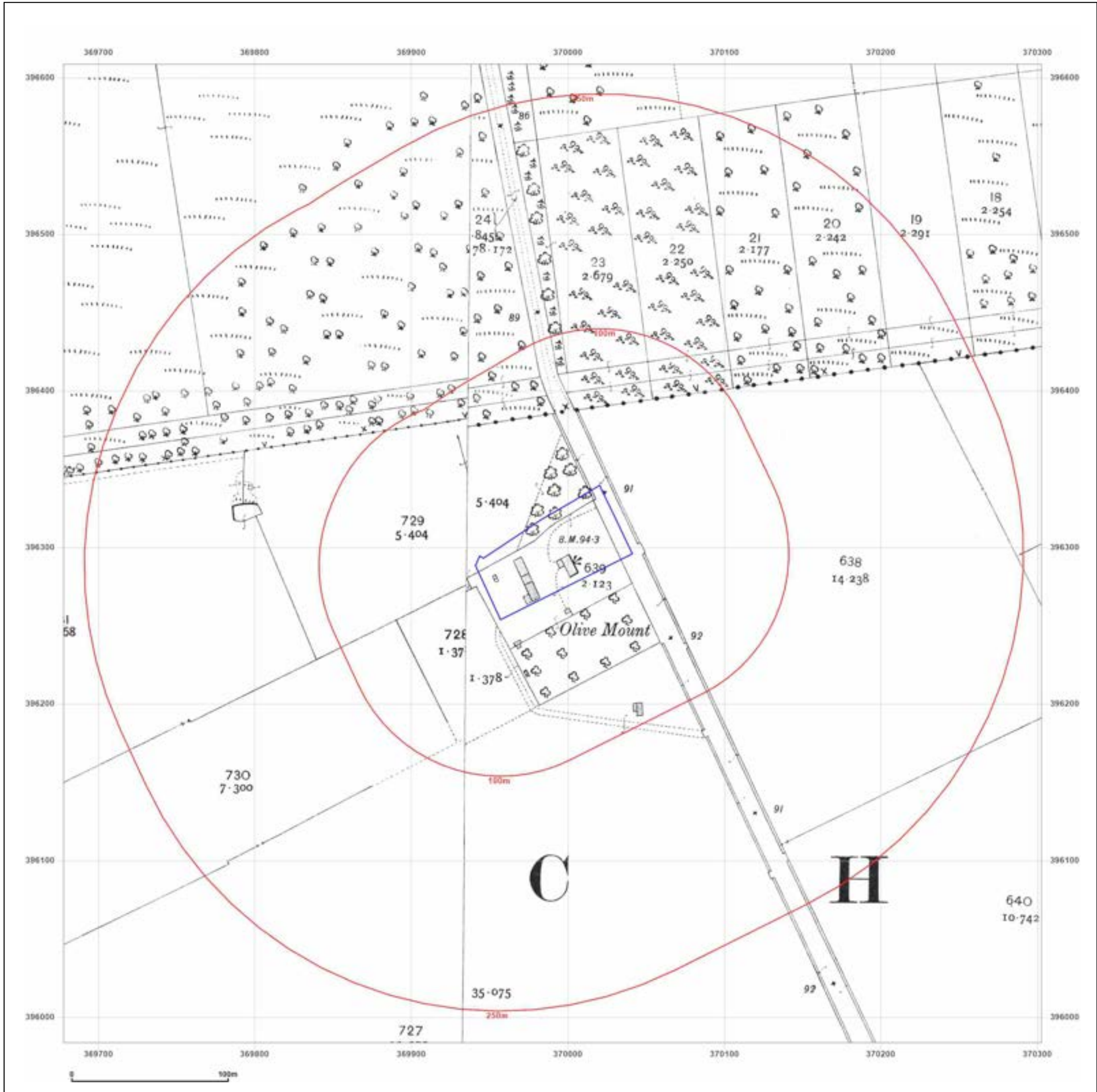
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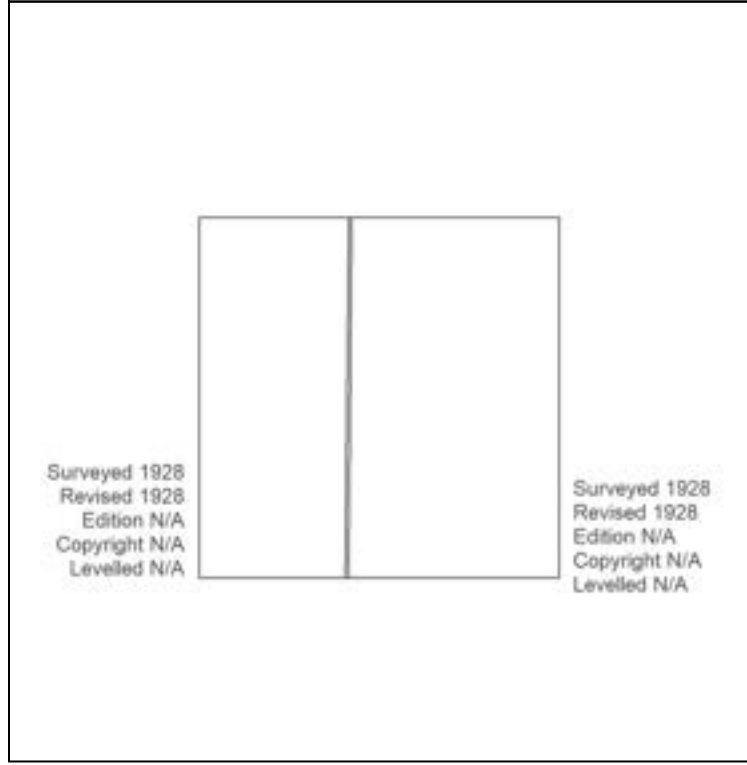
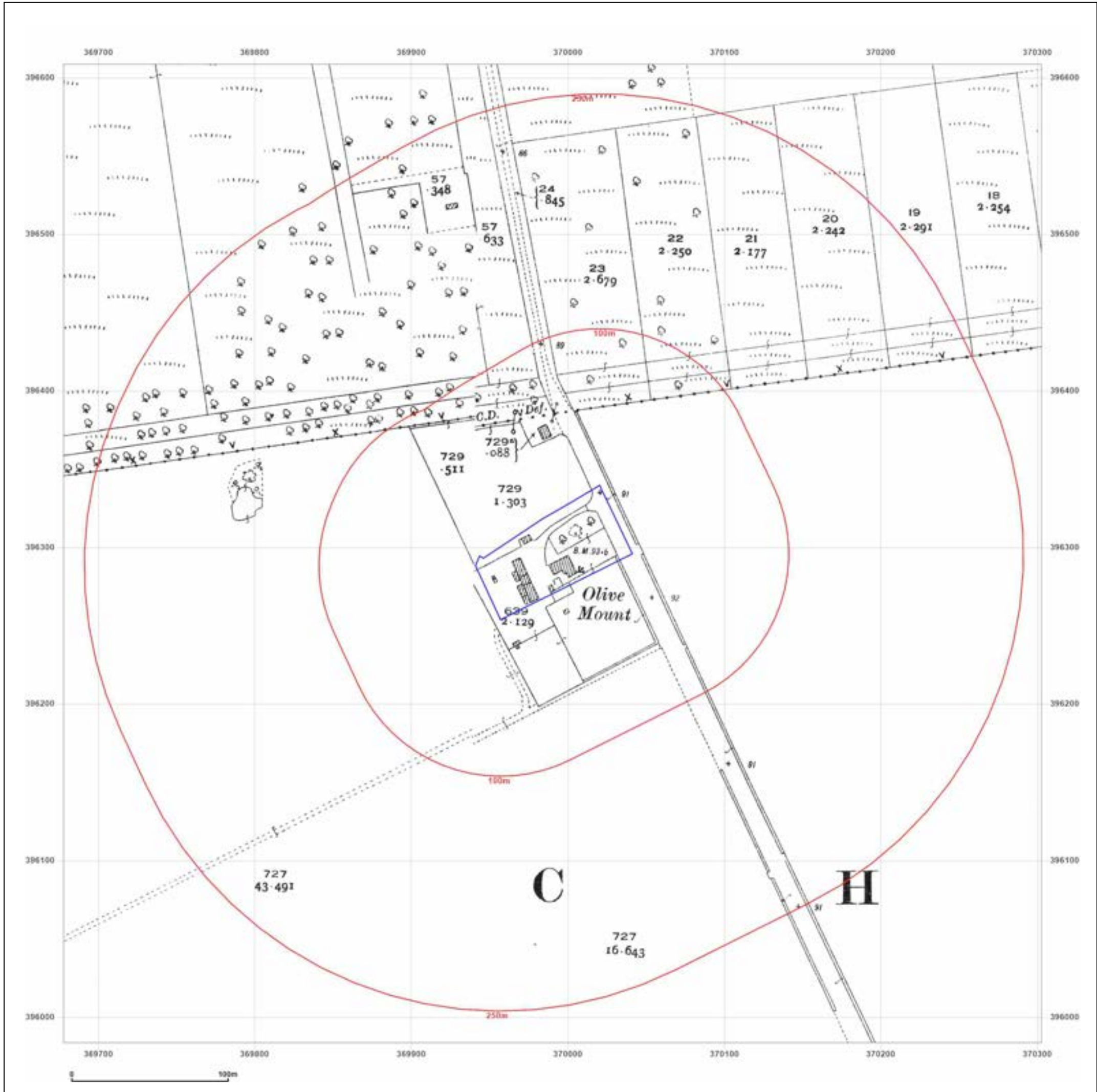
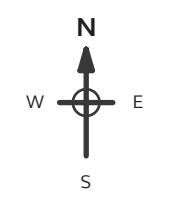
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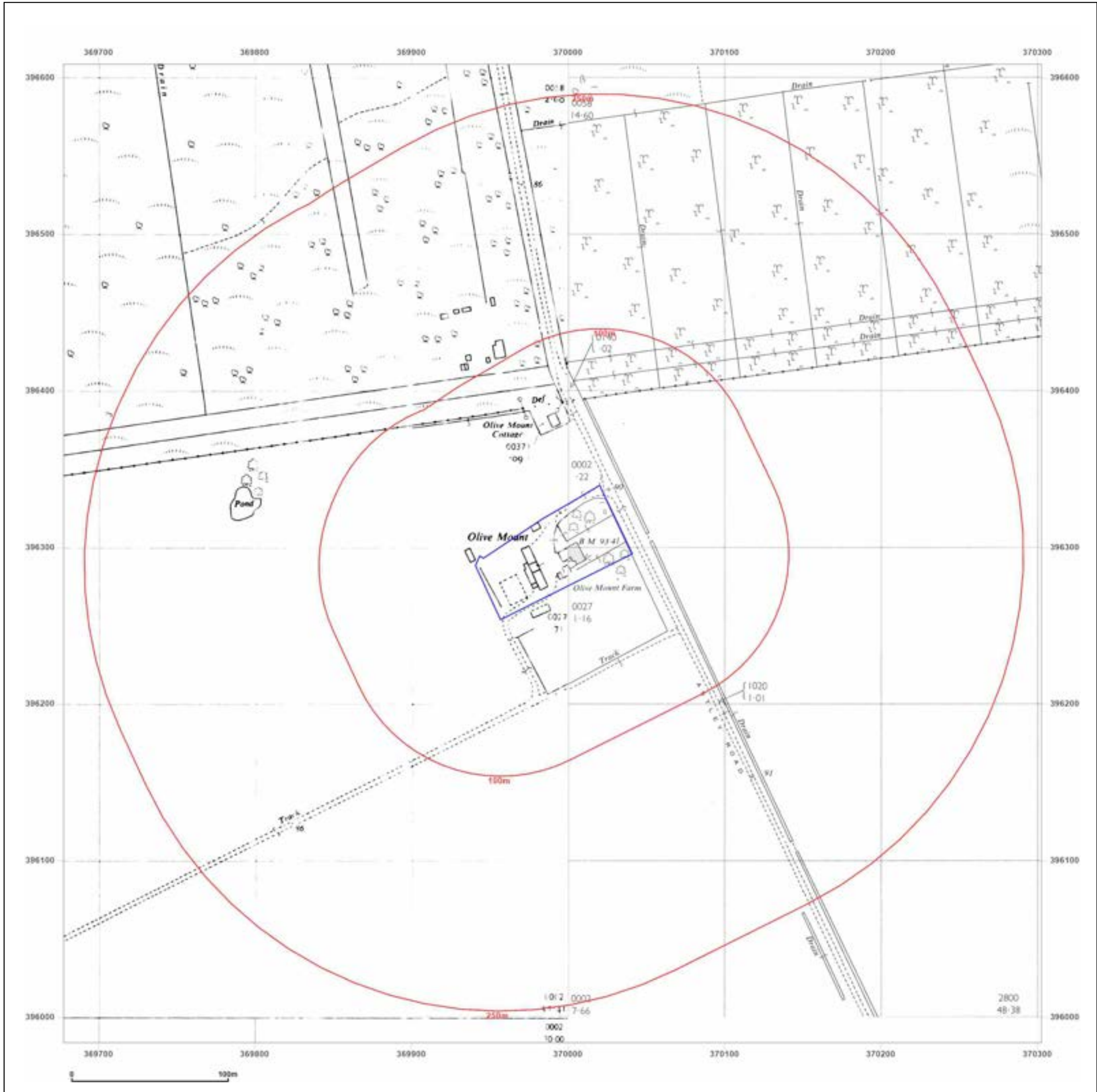
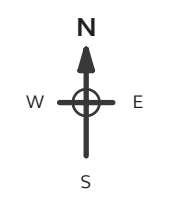
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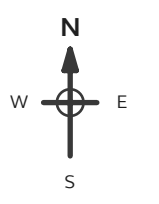
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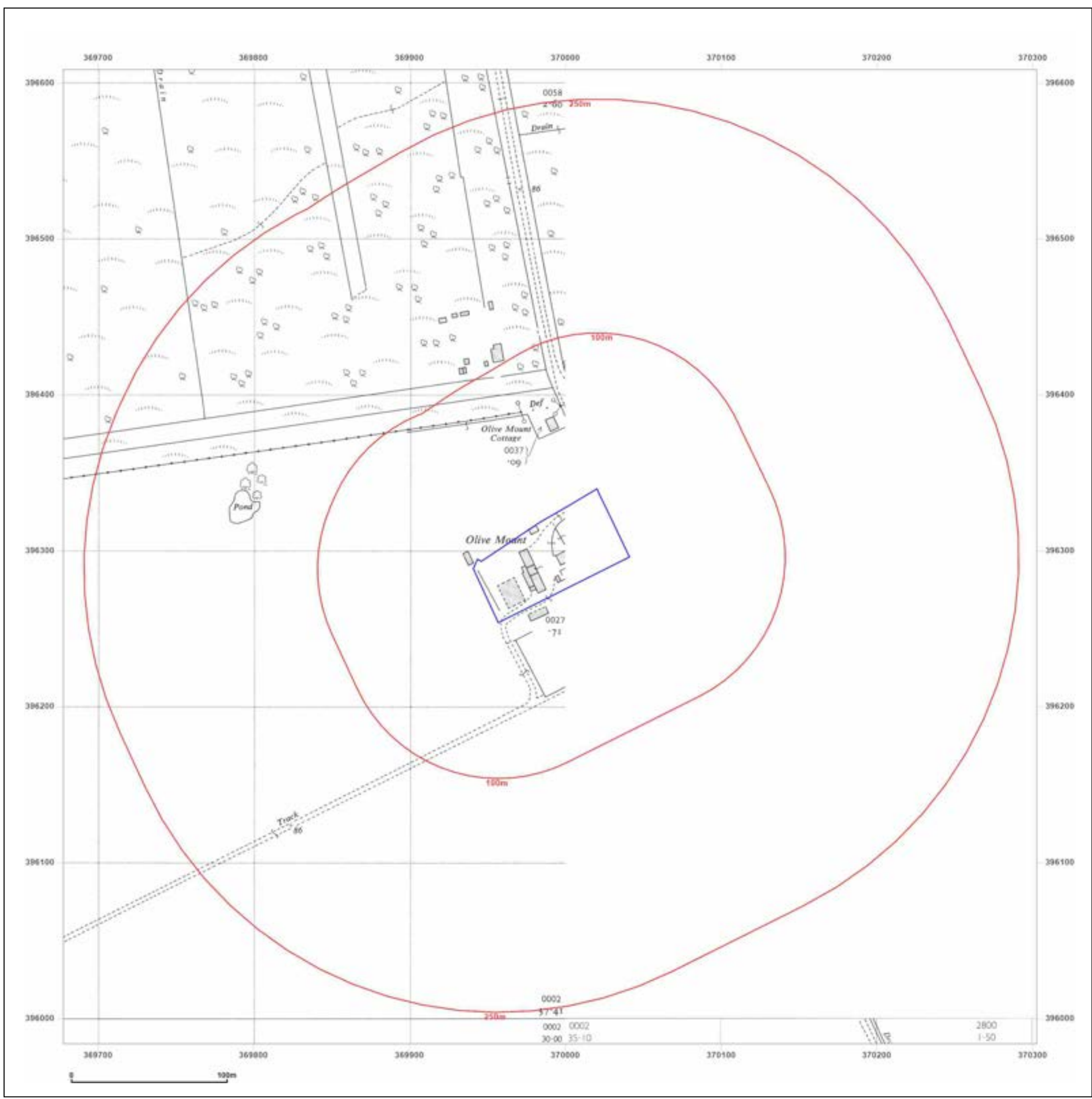
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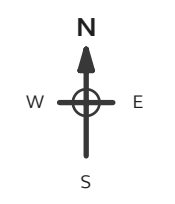
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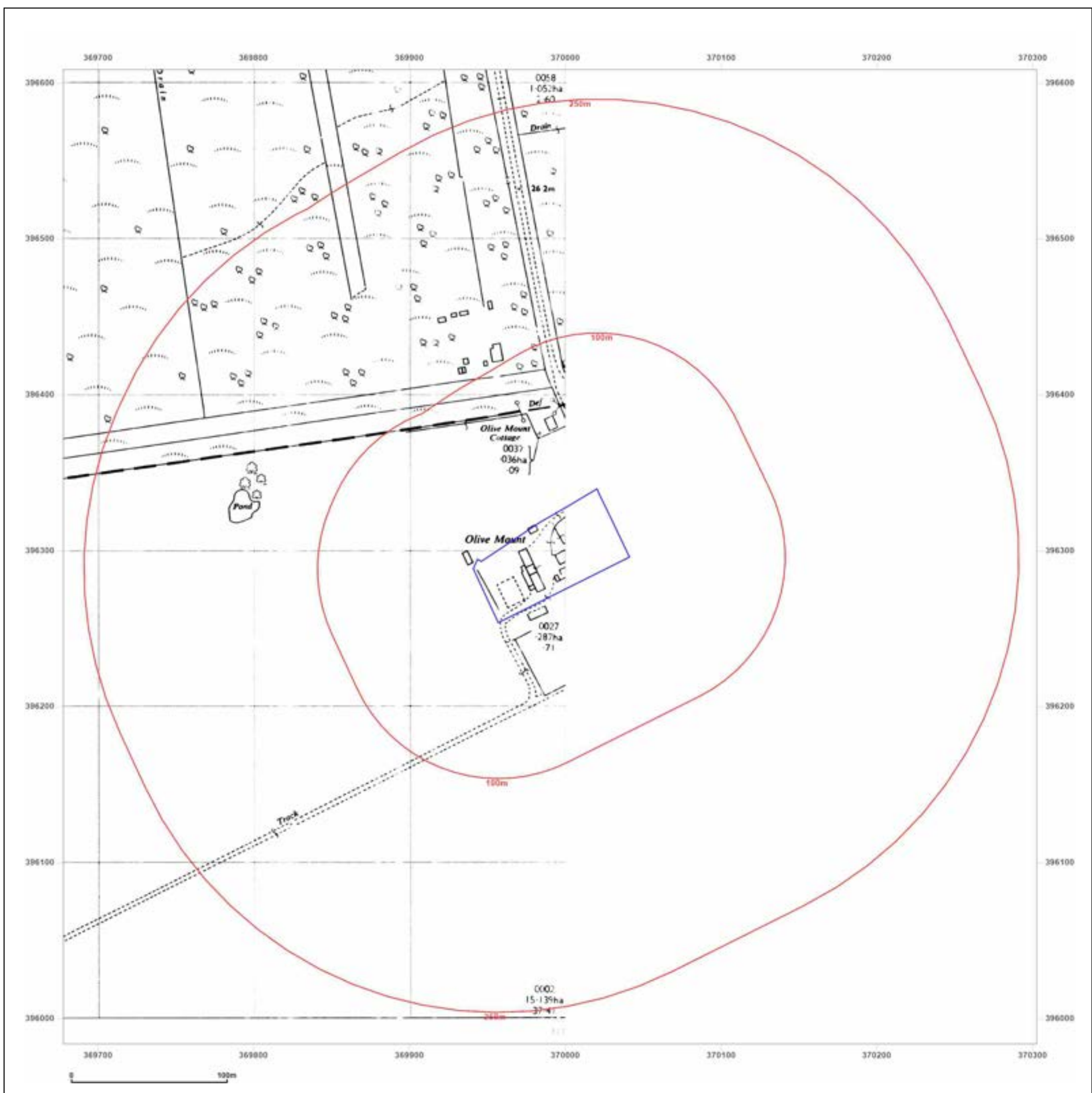


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Site Details:

OLIVE MOUNT FARM, ASTLEY ROAD, IRLAM, SALFORD, M44 5LU

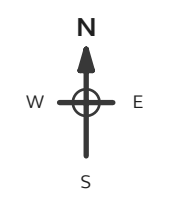
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 Report Ref: GS-6RI-1XN-11Q-NKU
 Grid Ref: 369990, 396296

Map Name: National Grid

Map date: 1992

Scale: 1:2,500

Printed at: 1:2,500



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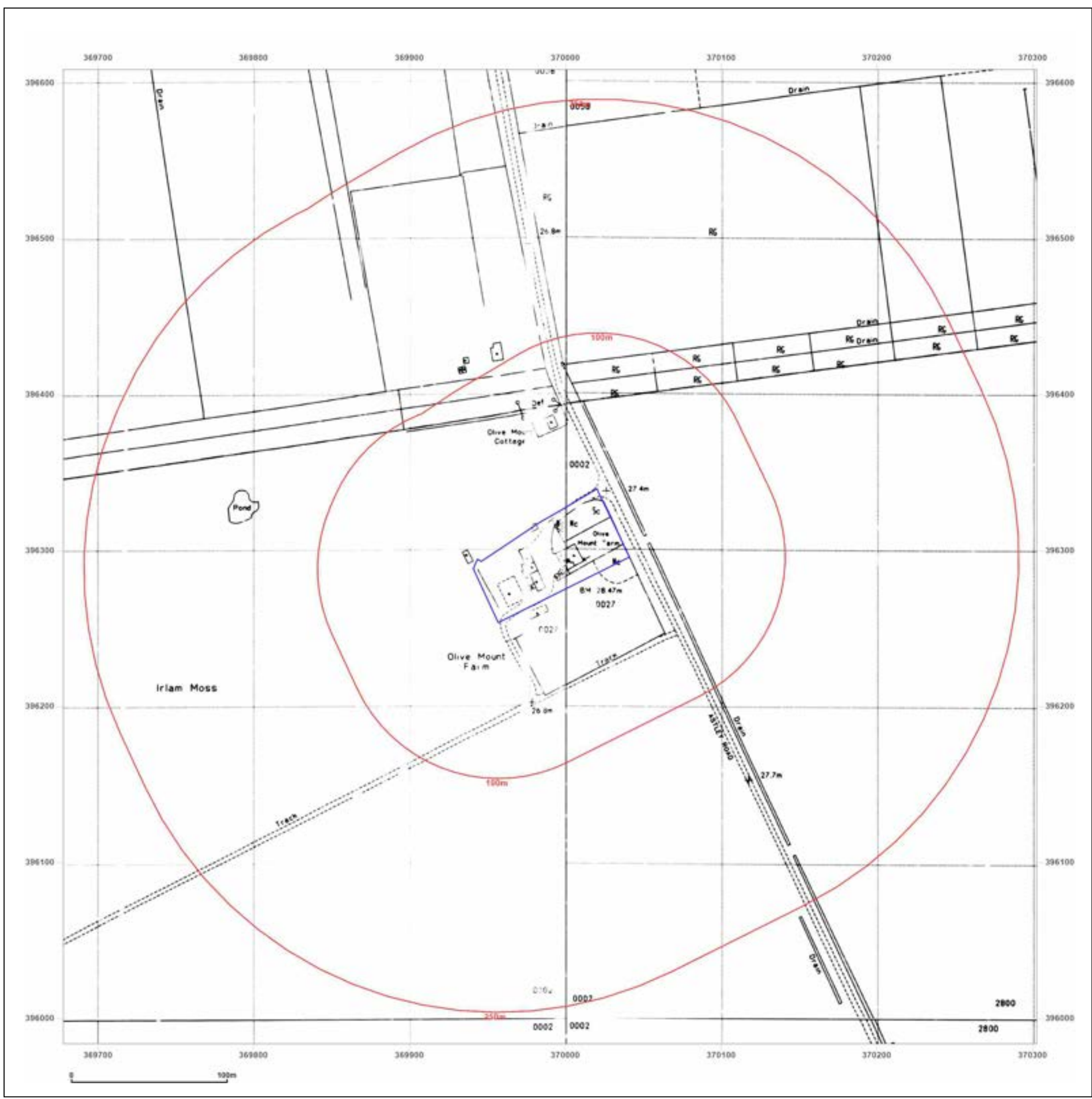


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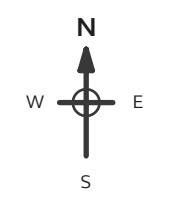


Site Details:

OLIVE MOUNT FARM, ASTLEY ROAD, IRLAM, SALFORD, M44 5LU

Client Ref: -
Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: National Grid
Map date: 1992-1994
Scale: 1:2,500
Printed at: 1:2,500



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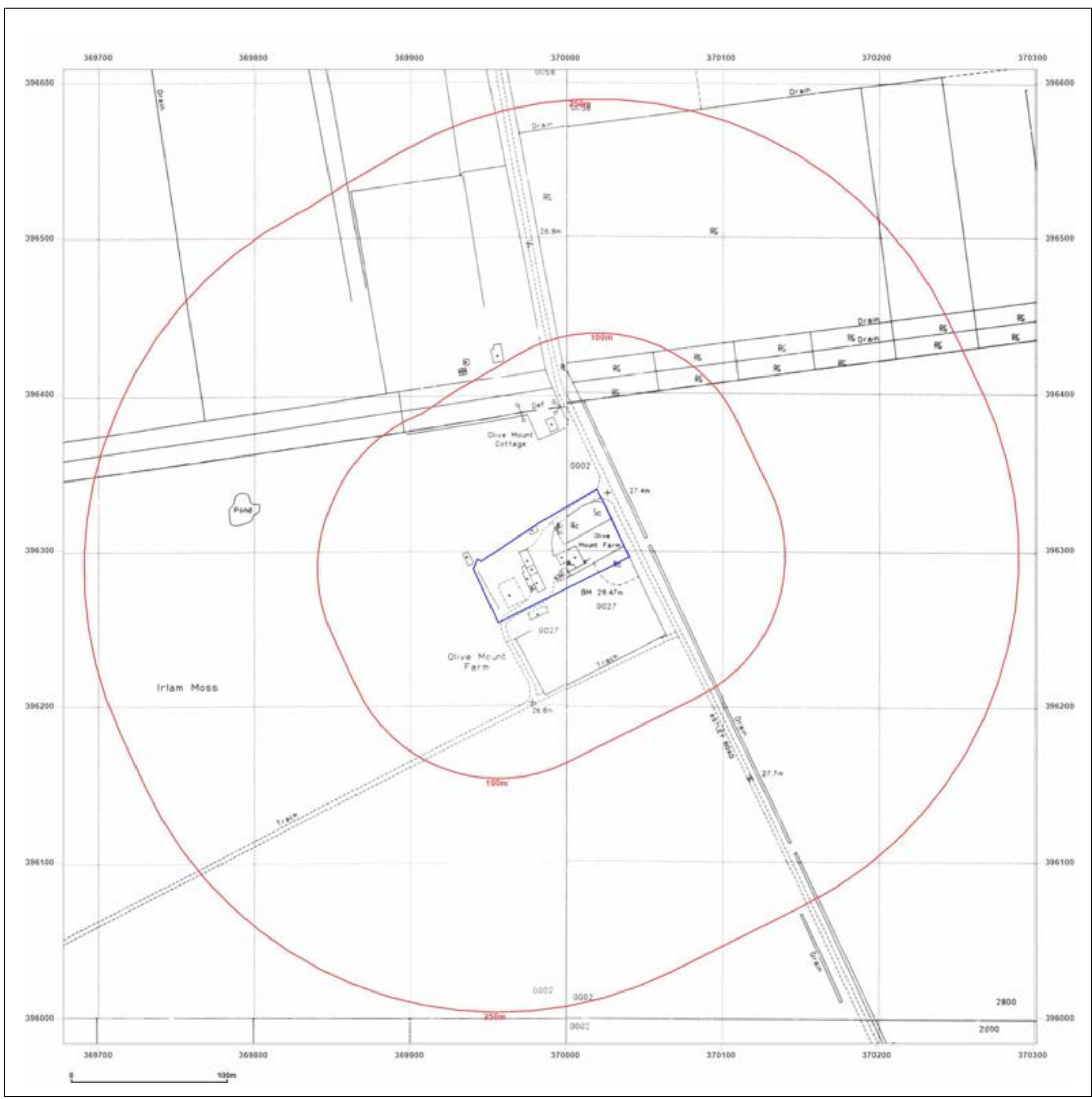


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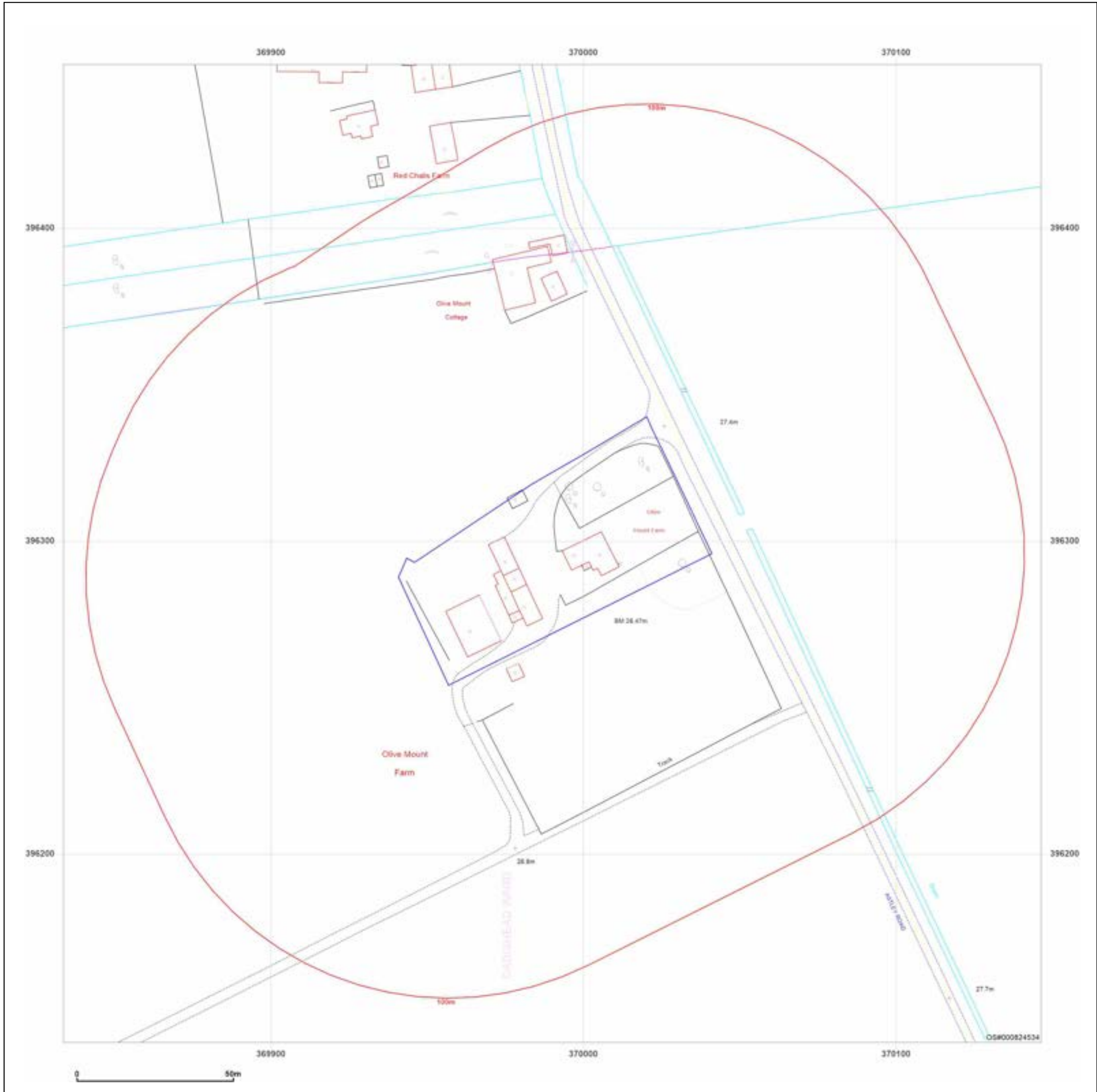
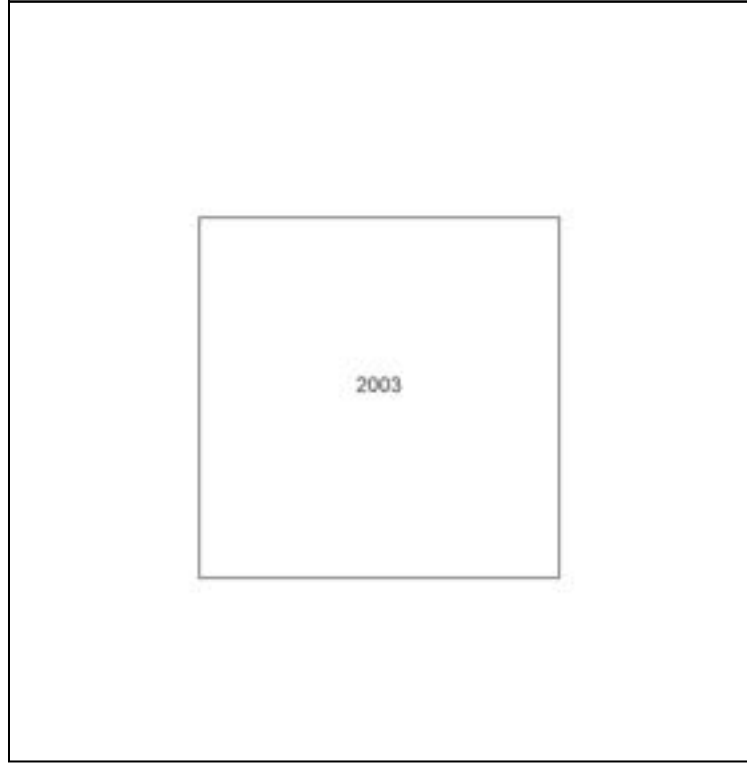
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Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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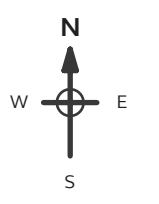
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Site Details:

OLIVE MOUNT FARM, ASTLEY ROAD, IRLAM, SALFORD, M44 5LU

Client Ref: -
 Report Ref: GS-6RI-1XN-11Q-NKU
 Grid Ref: 369990, 396296

Map Name: County Series
 Map date: 1848-1849
 Scale: 1:10,560
 Printed at: 1:10,560



Surveyed 1847 Revised N/A Edition 1849 Copyright N/A Levelled N/A	Surveyed 1845 Revised N/A Edition 1848 Copyright N/A Levelled N/A
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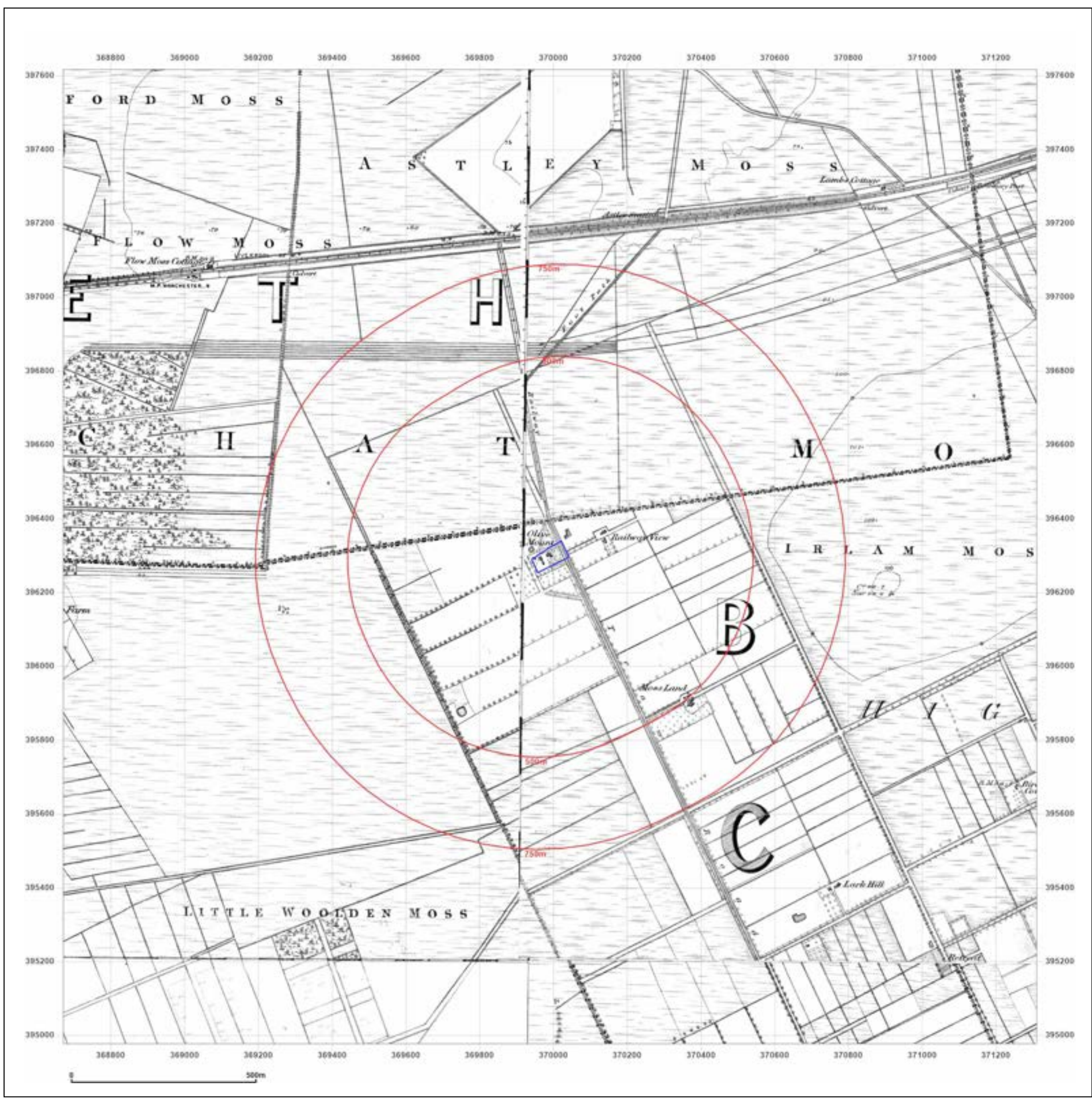


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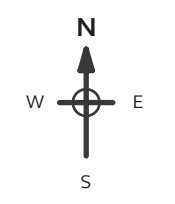
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Grid Ref: 369990, 396296

Map Name: County Series

Map date: 1891-1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1892 Revised 1892 Edition N/A Copyright N/A Levelled N/A	Surveyed 1894 Revised 1894 Edition N/A Copyright N/A Levelled N/A
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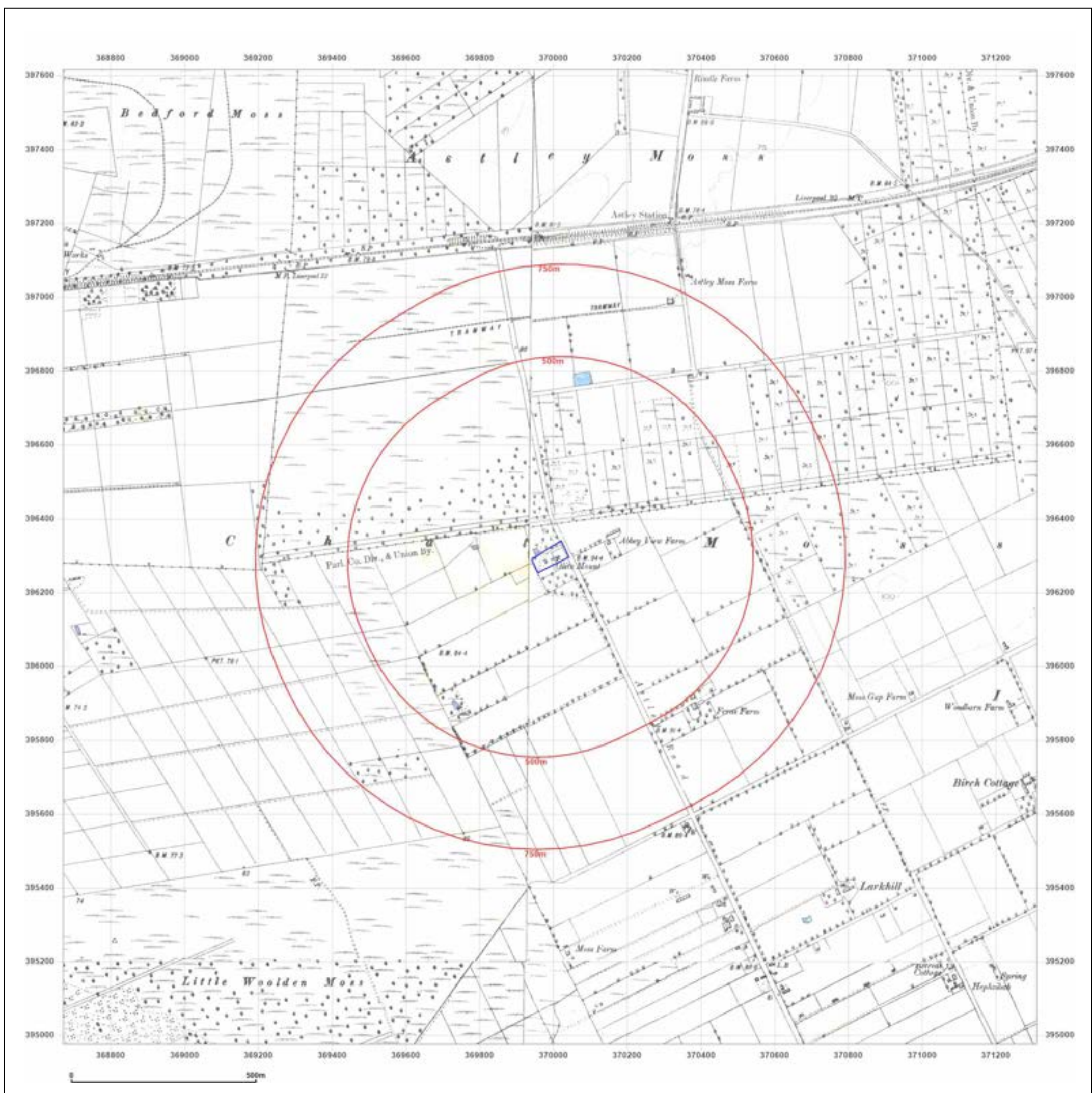


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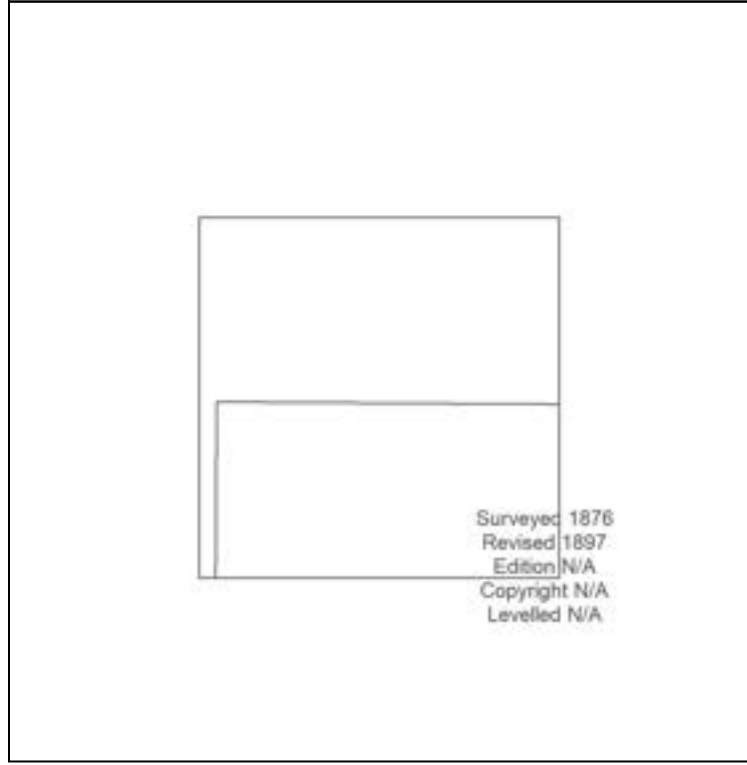
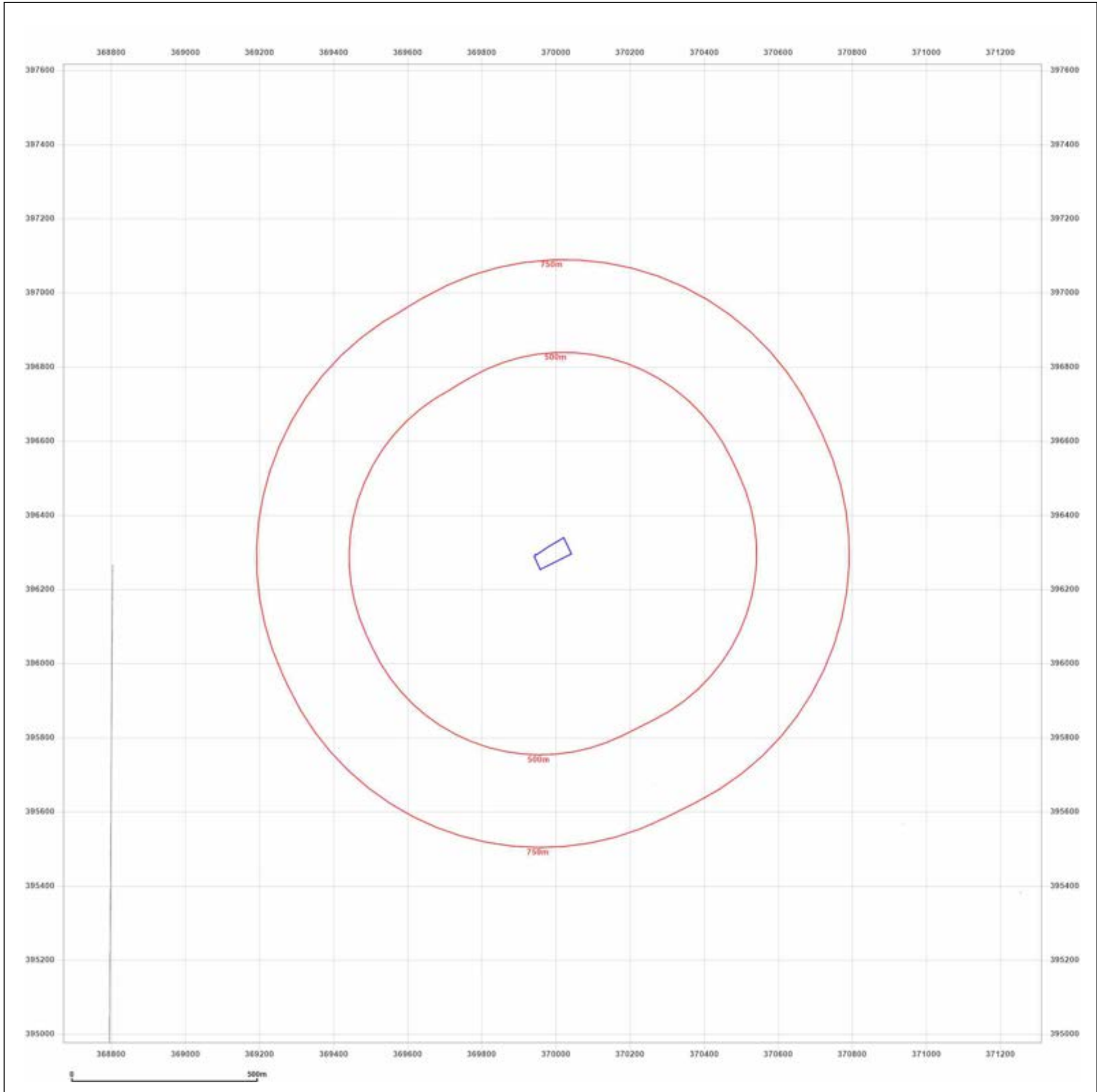
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Site Details:
 OLIVE MOUNT FARM, ASTLEY ROAD, IRLAM, SALFORD, M44 5LU

Client Ref: -
Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: County Series
Map date: 1897
Scale: 1:10,560
Printed at: 1:10,560



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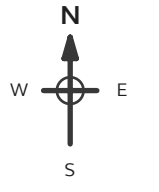
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Client Ref: -
Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: County Series
Map date: 1904
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1874
 Revised 1904
 Edition N/A
 Copyright N/A
 Levelled N/A

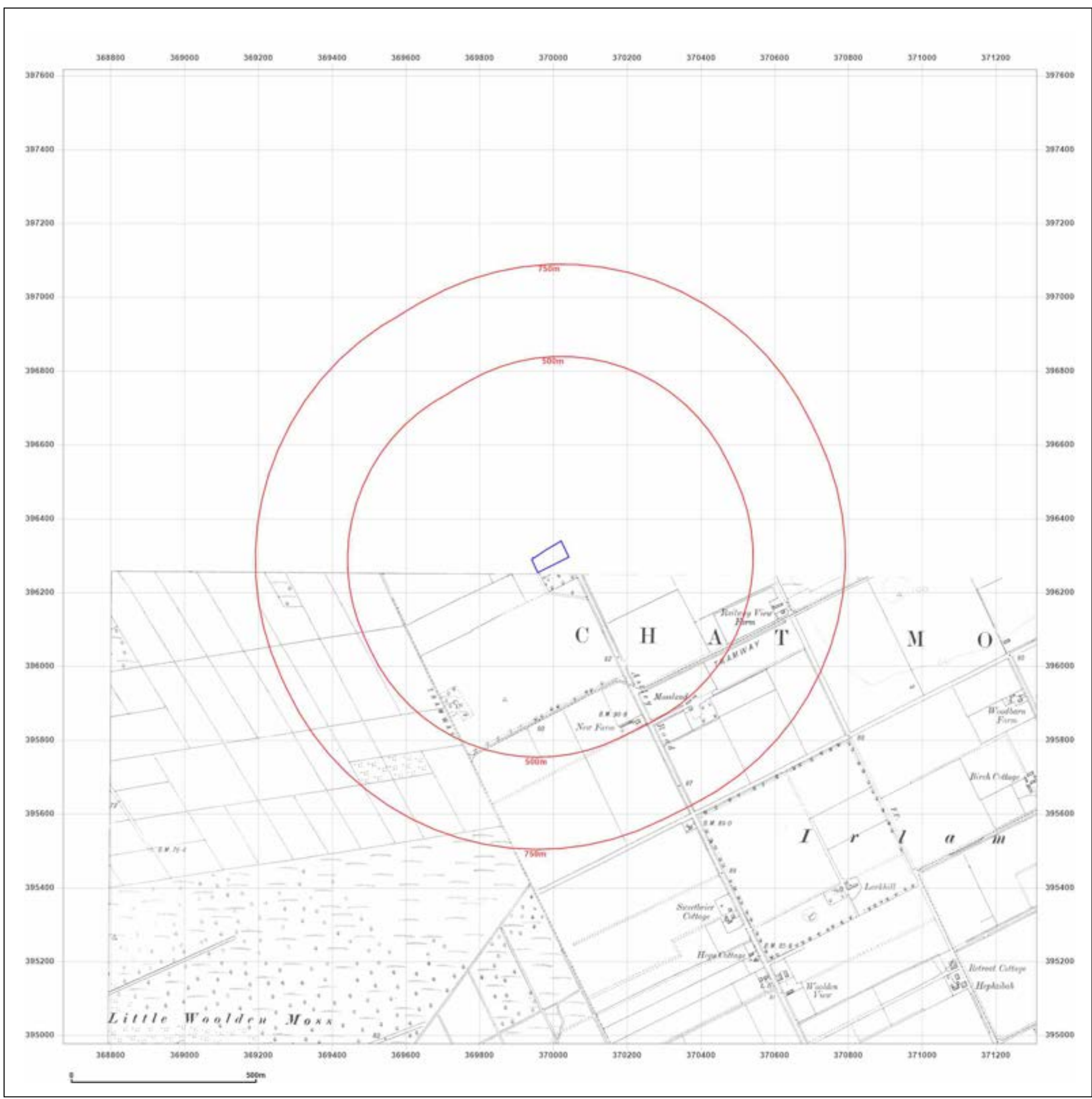


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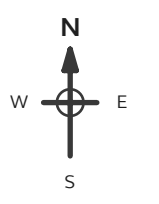
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Site Details:
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Grid Ref: 369990, 396296

Map Name: County Series
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Printed at: 1:10,560



Surveyed 1874
 Revised 1904
 Edition N/A
 Copyright N/A
 Levelled N/A

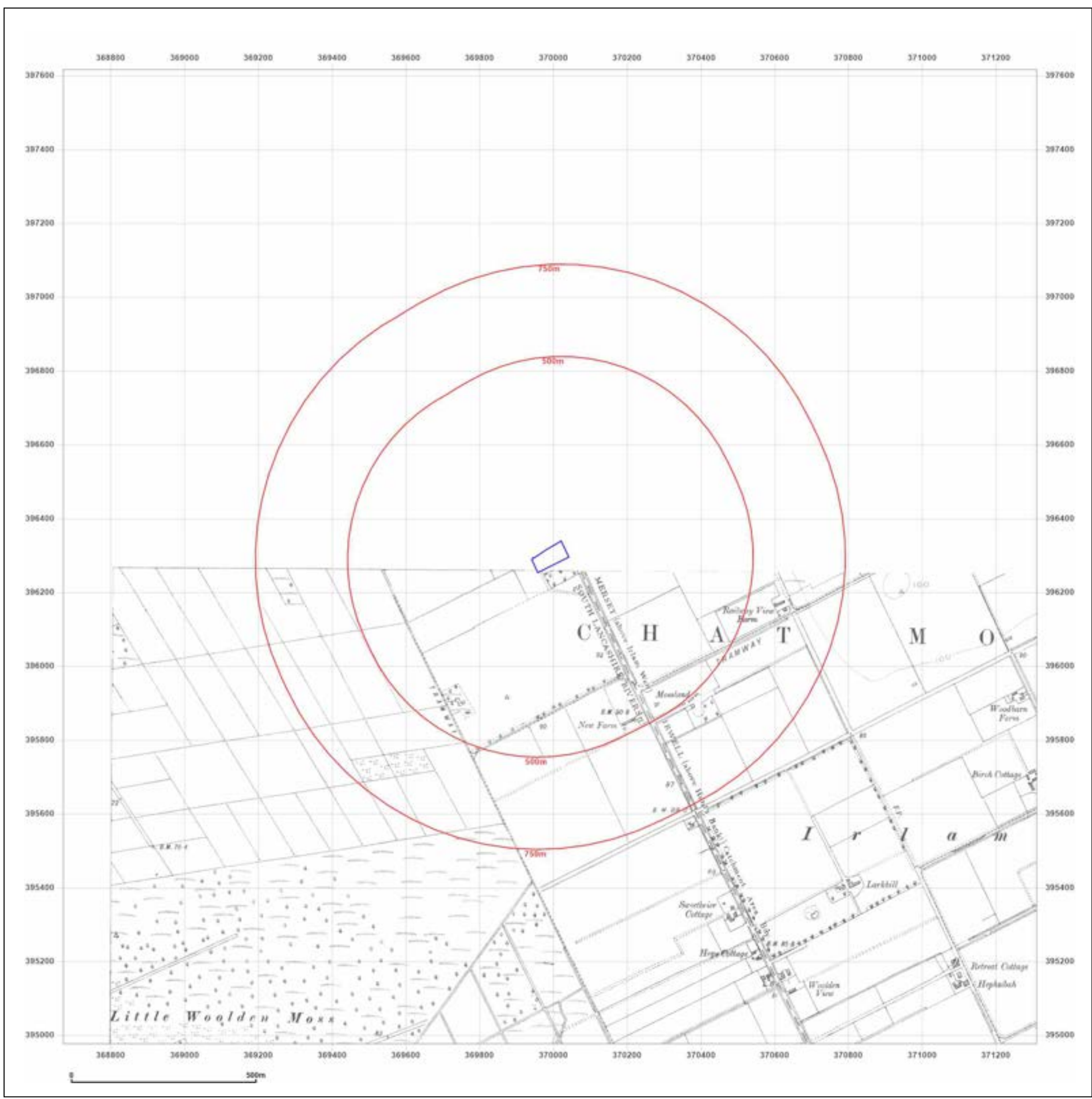


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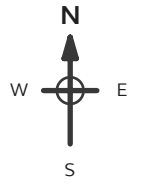
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Report Ref: GS-6RI-1XN-11Q-NKU
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Scale: 1:10,560
Printed at: 1:10,560



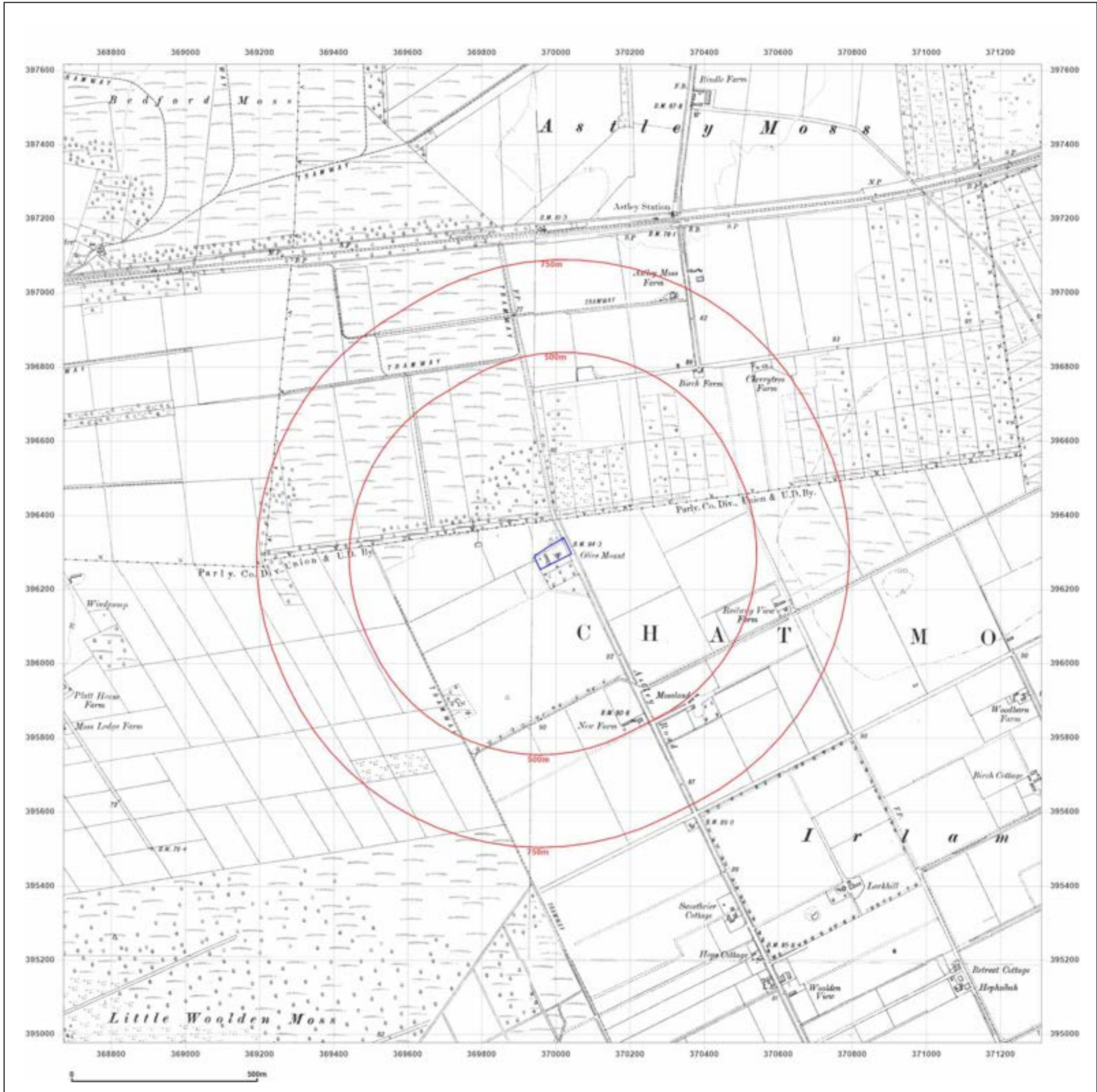
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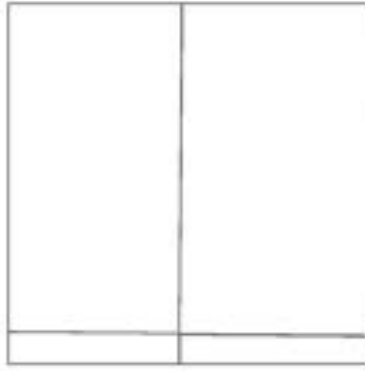


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Grid Ref: 369990, 396296

Map Name: County Series
Map date: 1926
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Printed at: 1:10,560



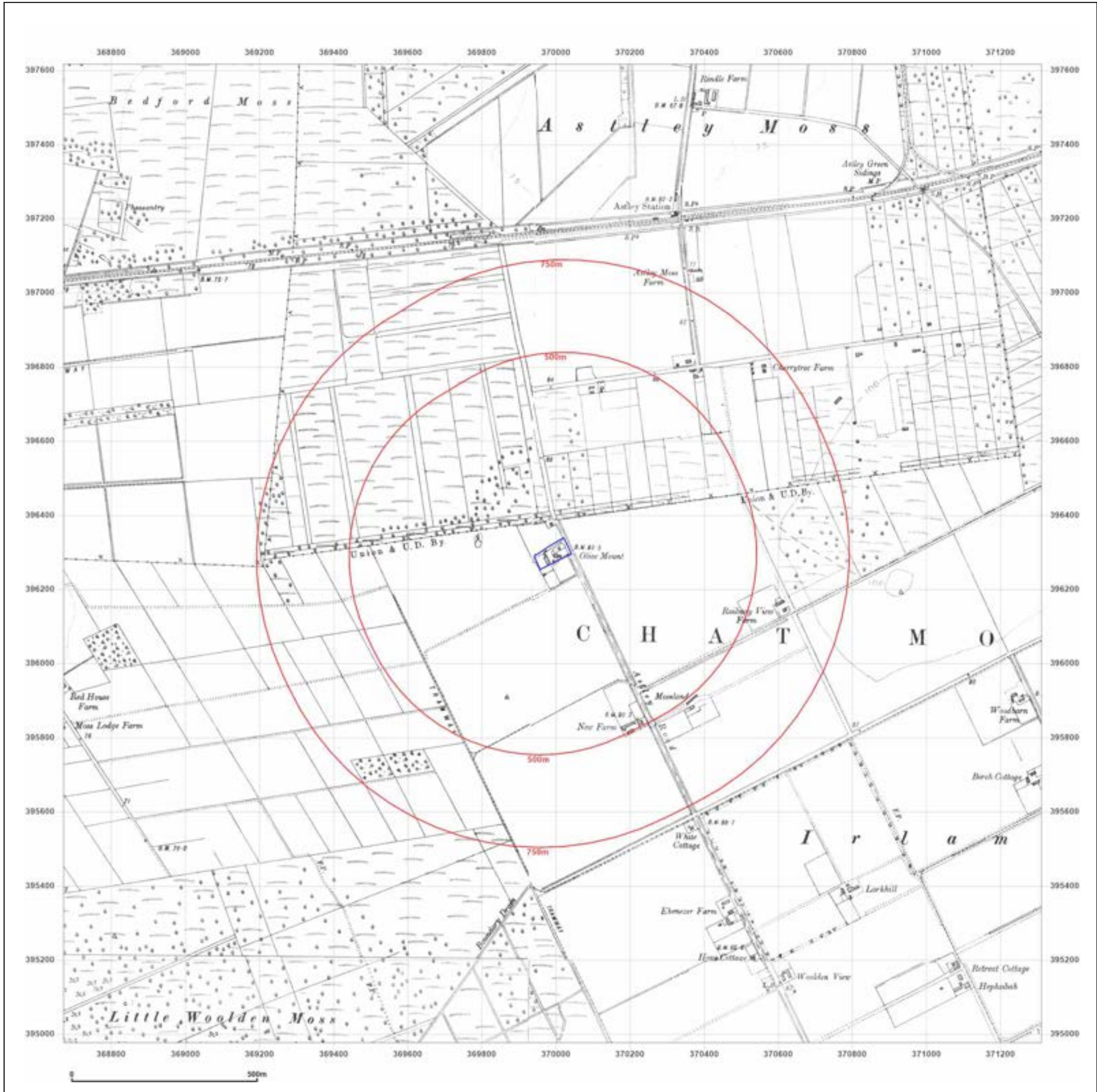
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Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: County Series

Map date: 1926

Scale: 1:10,560

Printed at: 1:10,560



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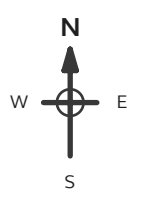
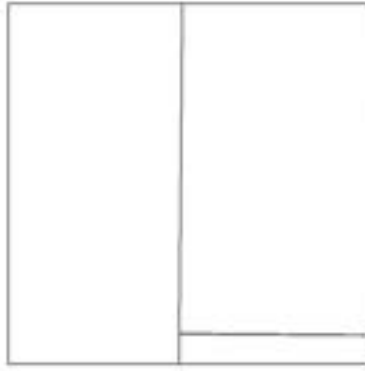
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Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

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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

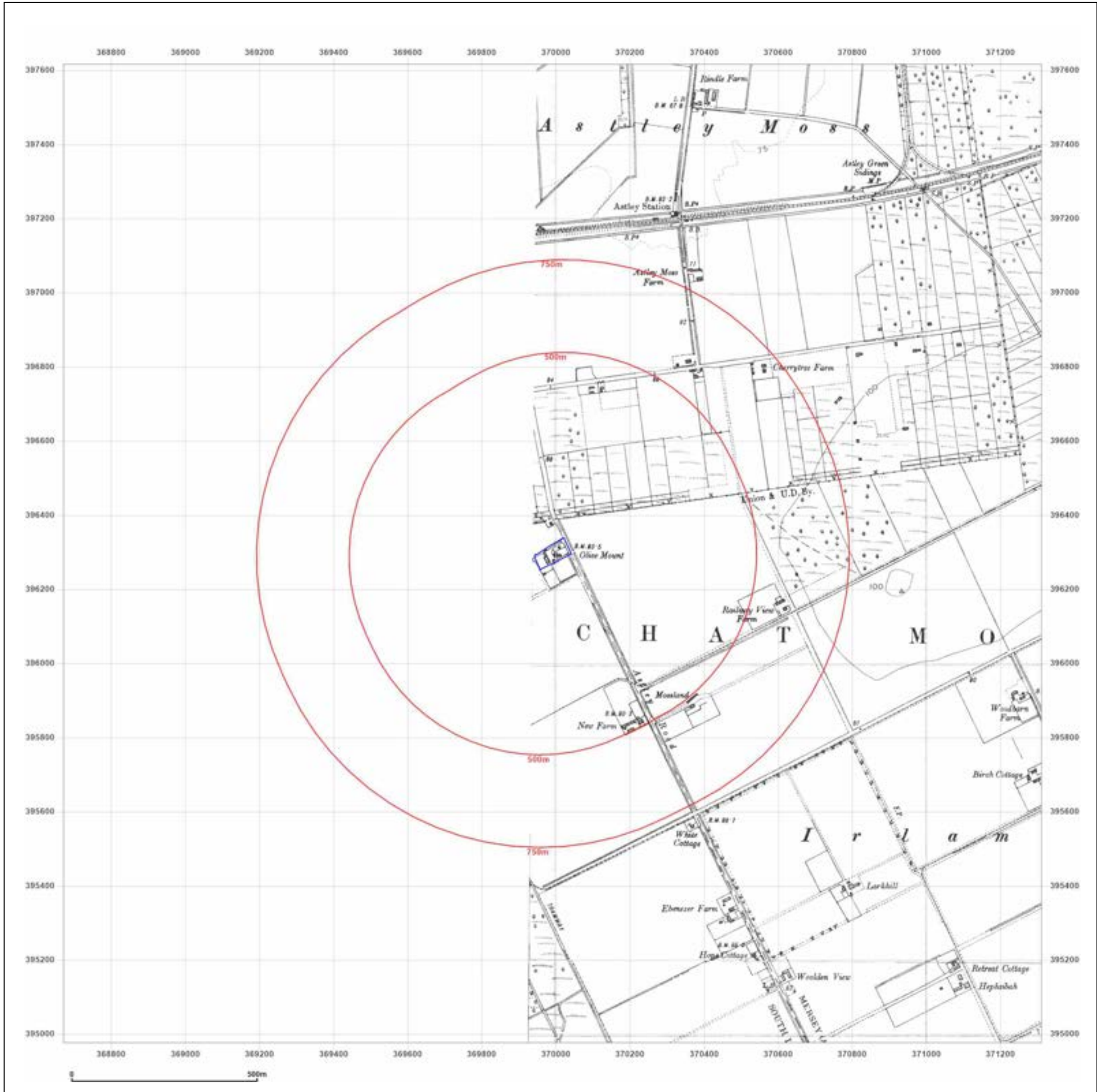
Surveyed 1938
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

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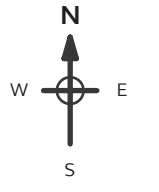
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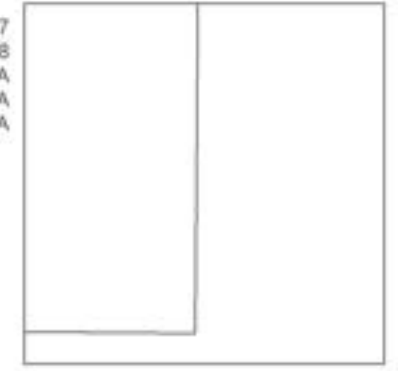
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Client Ref: -
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Grid Ref: 369990, 396296

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Printed at: 1:10,560



Surveyed 1847
 Revised 1938
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 Levelled N/A

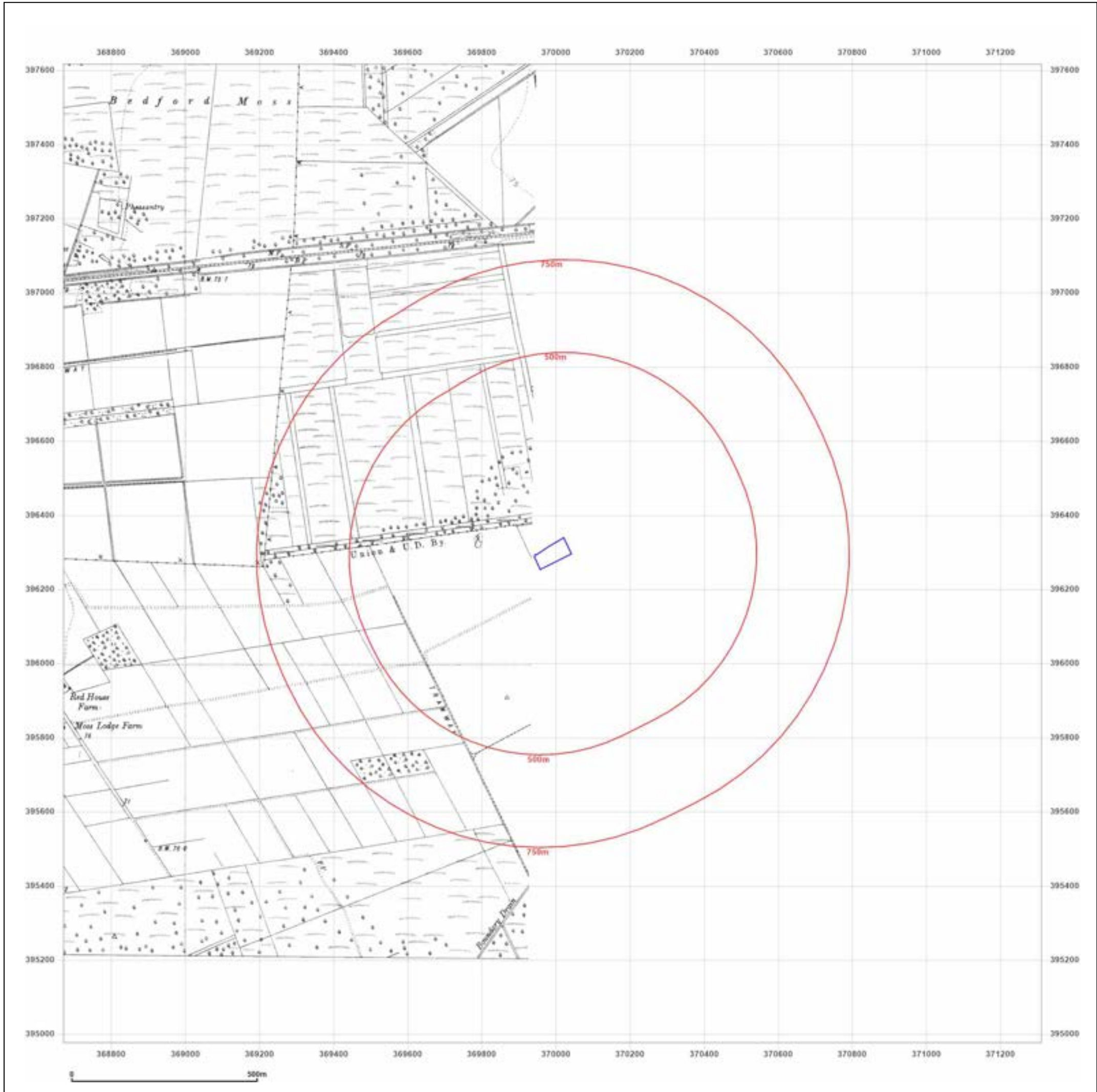


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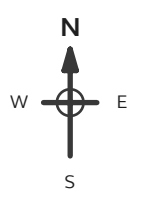
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Site Details:
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Client Ref: -
Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: County Series
Map date: 1949
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1874
 Revised 1949
 Edition N/A
 Copyright N/A
 Levelled N/A

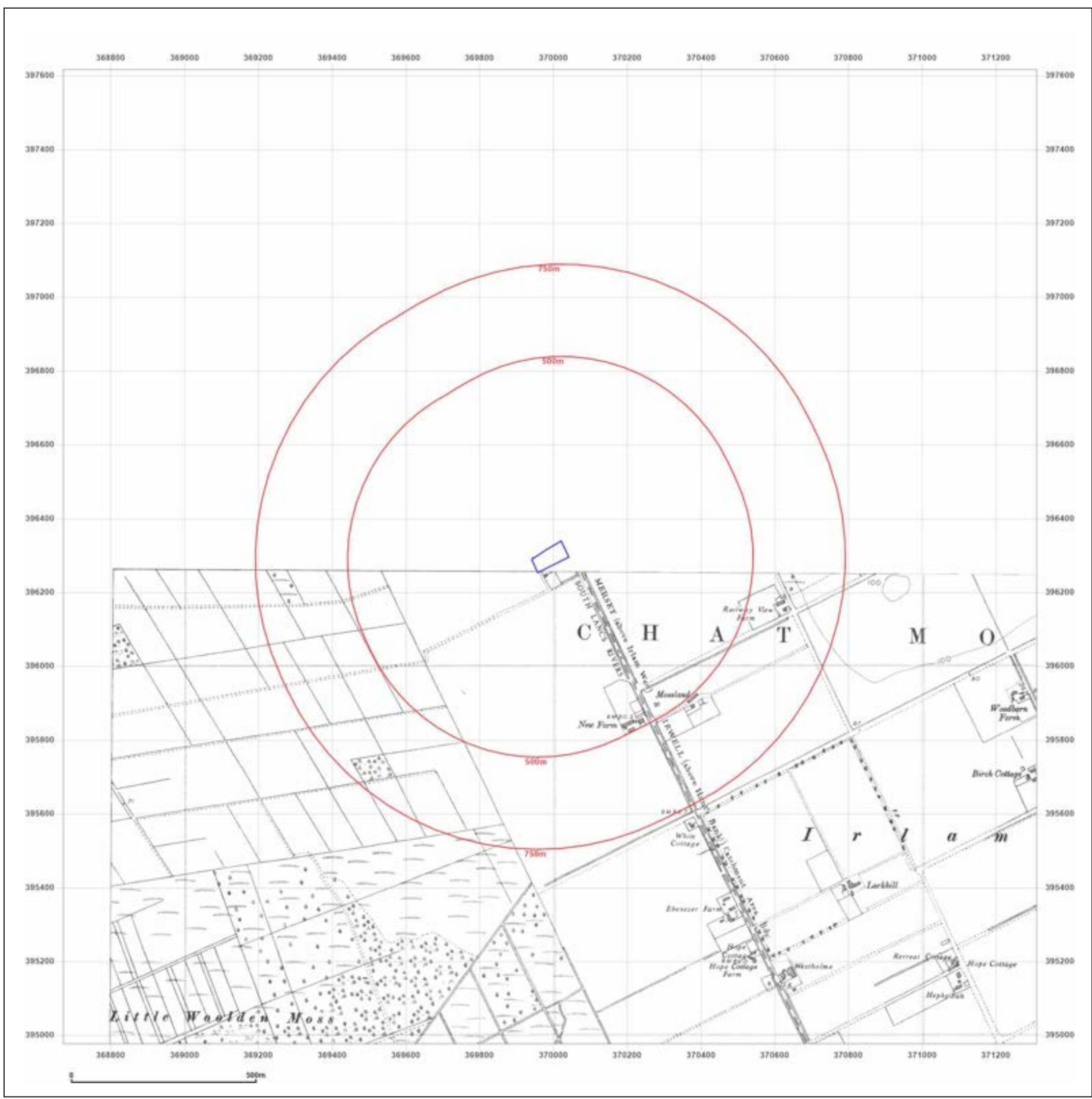


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Client Ref: -
Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: County Series

Map date: 1947-1952

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847 Revised 1947 Edition 1947 Copyright N/A Levelled N/A		Surveyed 1844 Revised 1949 Edition N/A Copyright N/A Levelled N/A
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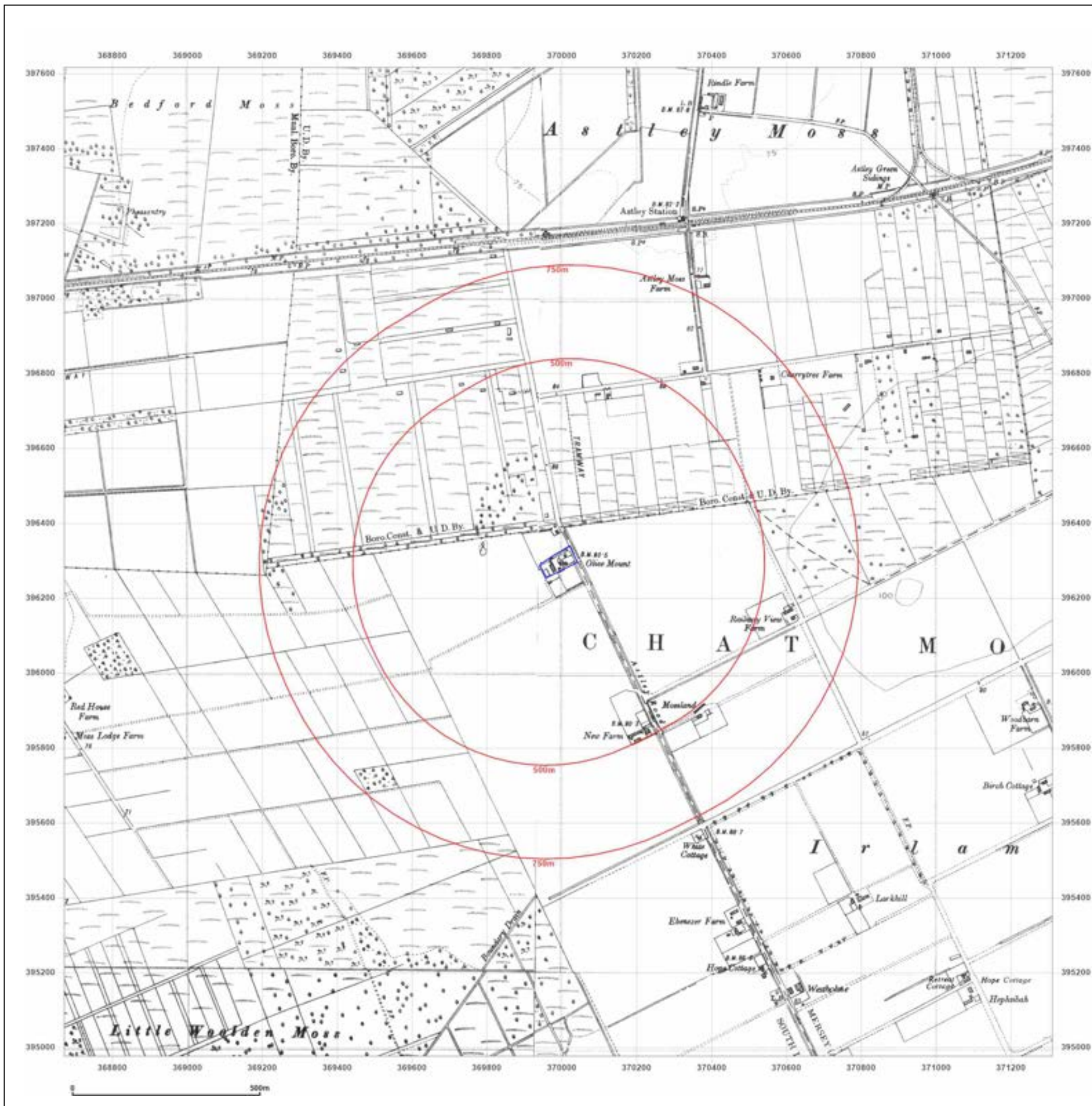


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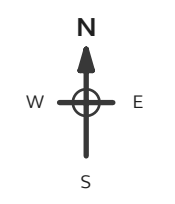
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Map Name: Provisional

Map date: 1954-1955

Scale: 1:10,560

Printed at: 1:10,560



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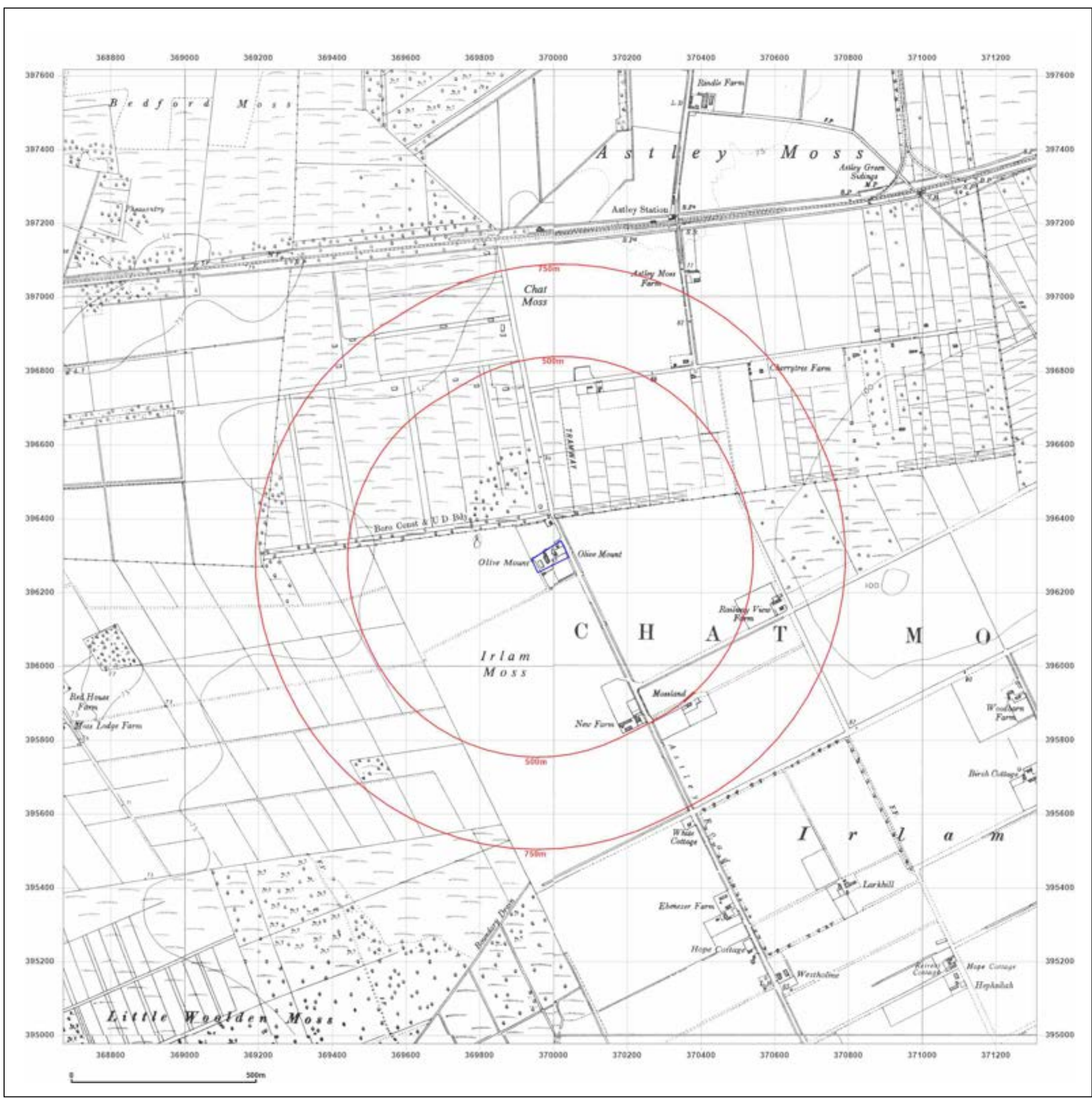


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Client Ref: -
Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: Provisional

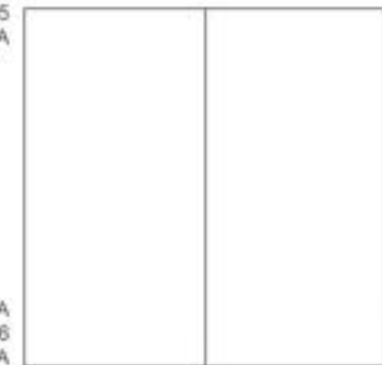
Map date: 1965-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1962
 Revised 1965
 Edition N/A
 Copyright 1965
 Levelled N/A



Surveyed N/A
 Revised 1966
 Edition N/A
 Copyright 1954
 Levelled N/A

Surveyed 1949
 Revised 1965
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 Copyright N/A
 Levelled N/A

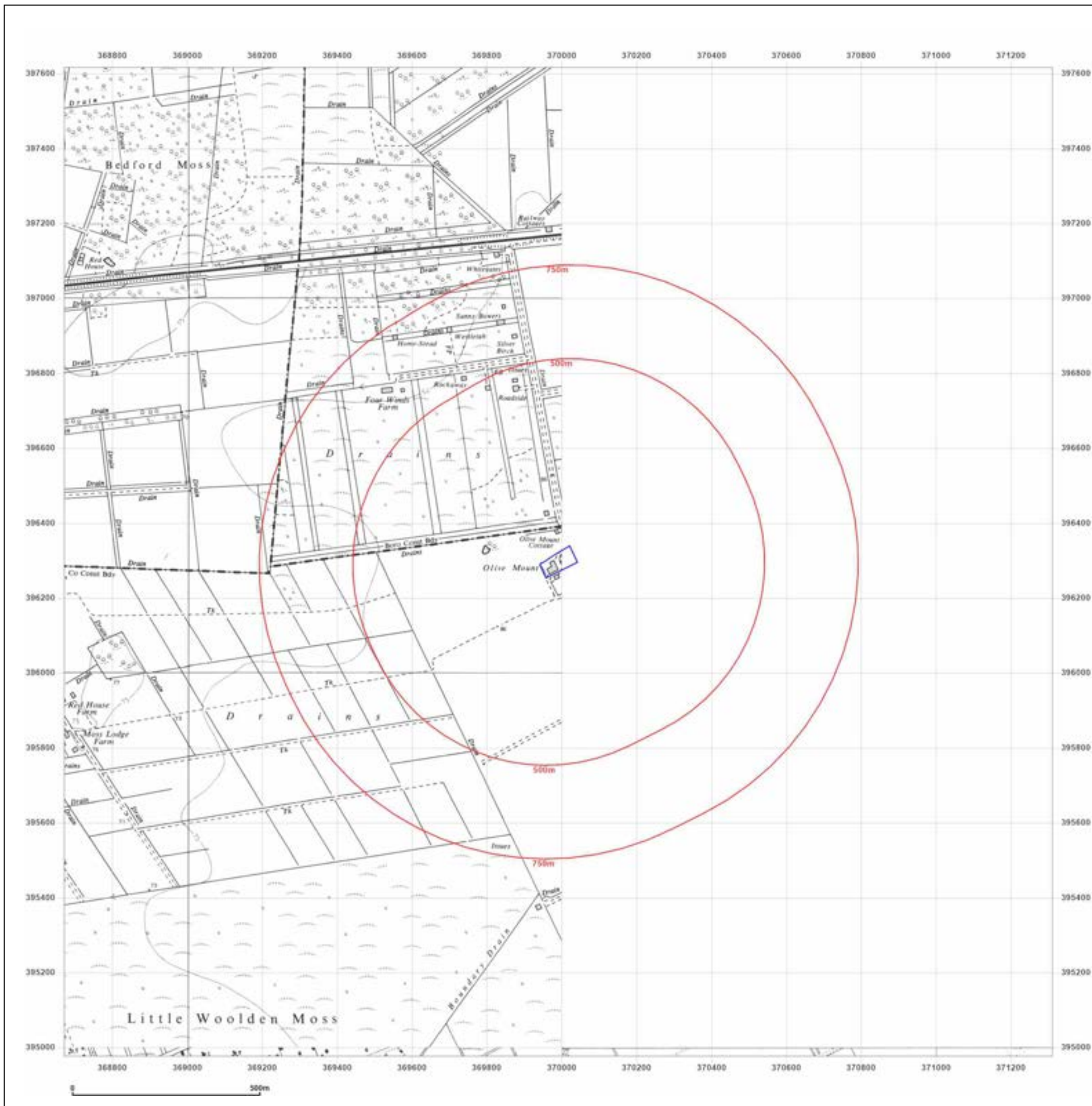


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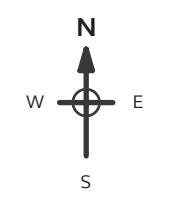
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Map Name: National Grid

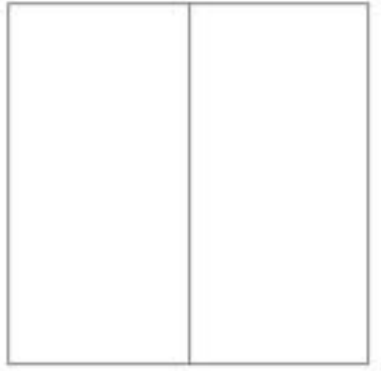
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Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1970
 Revised 1971
 Edition N/A
 Copyright 1971
 Levelled 1964



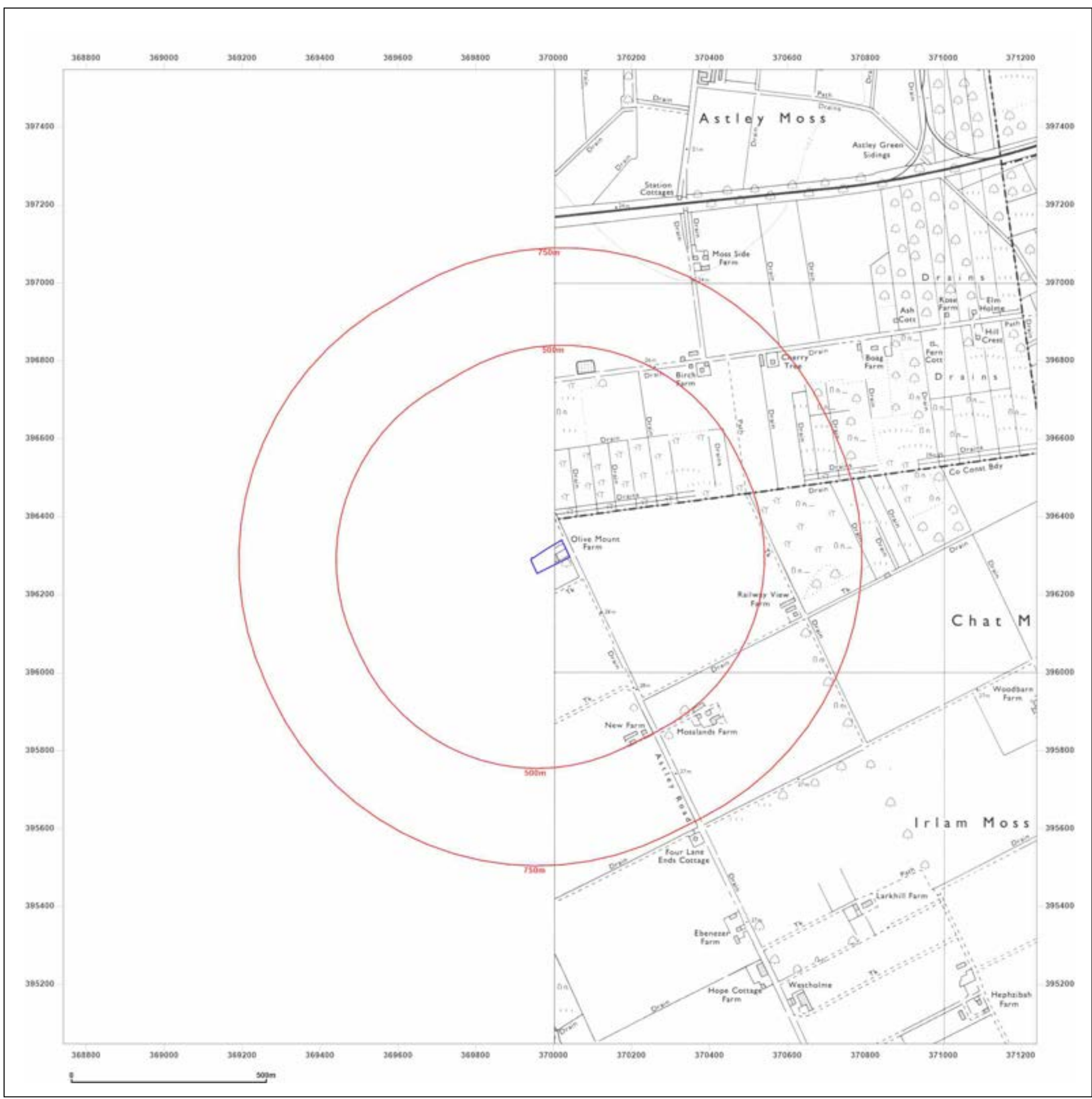


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Report Ref: GS-6RI-1XN-11Q-NKU
Grid Ref: 369990, 396296

Map Name: National Grid

Map date: 1980-1982

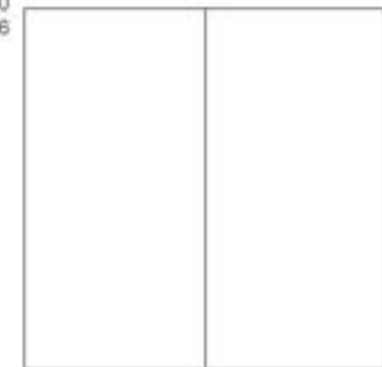
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 Edition N/A
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Surveyed 1974
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 Copyright 1982
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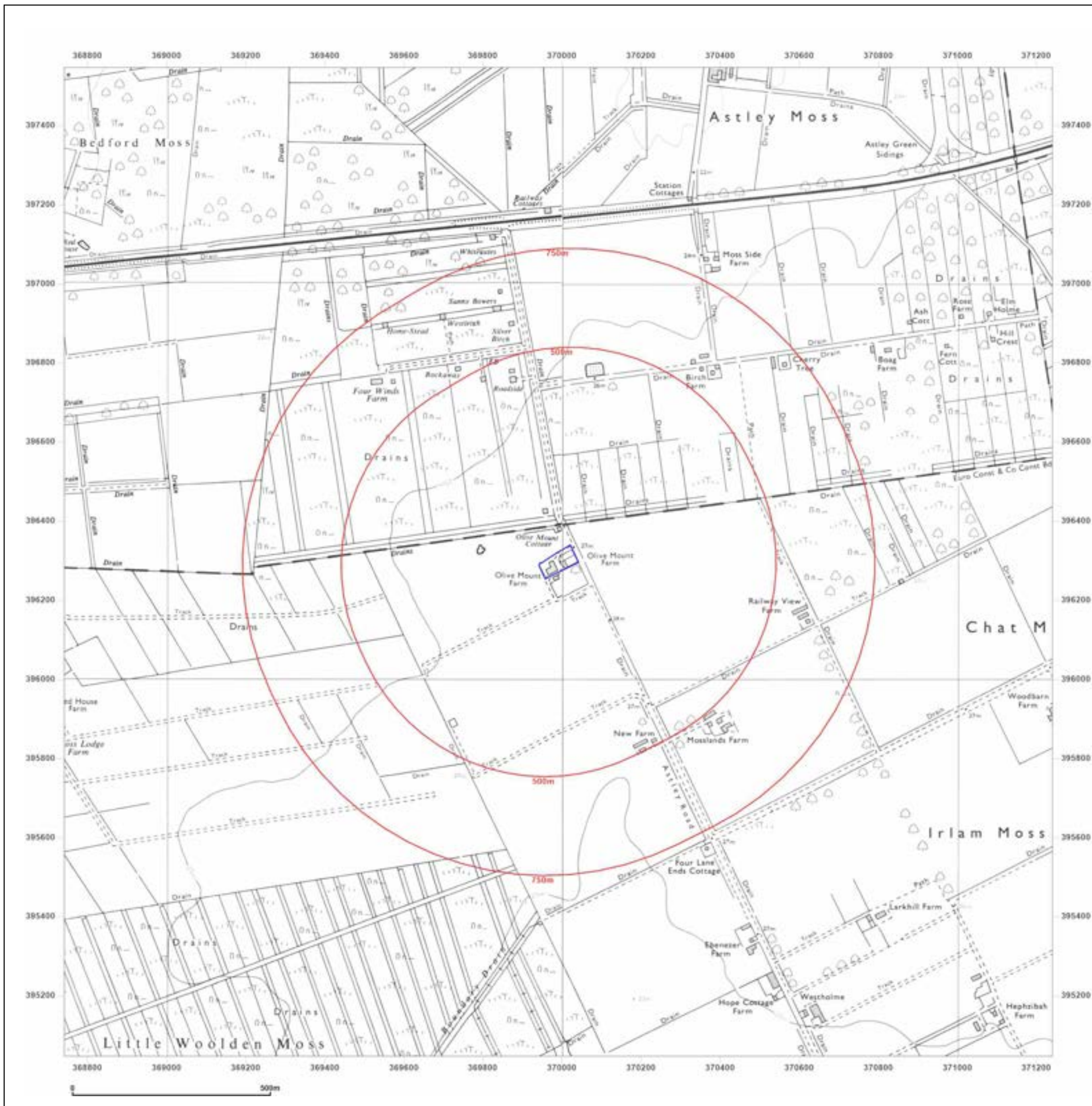


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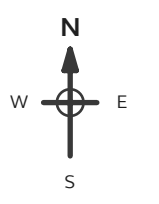


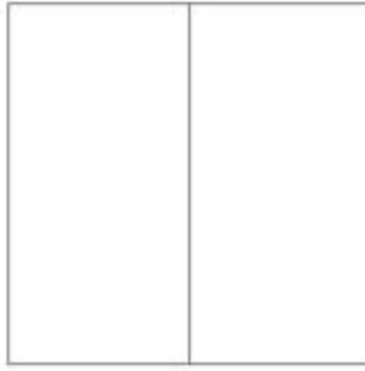
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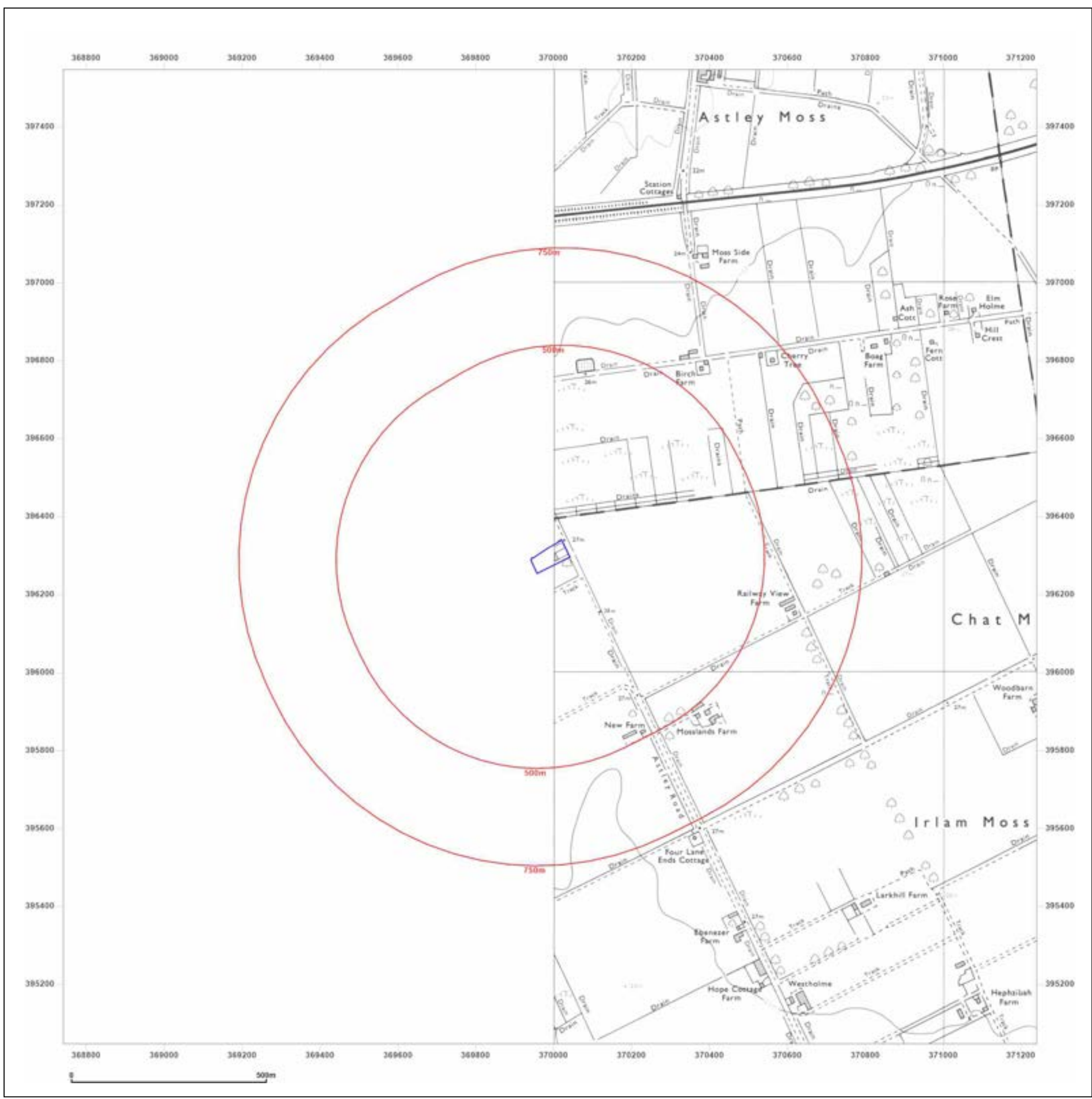
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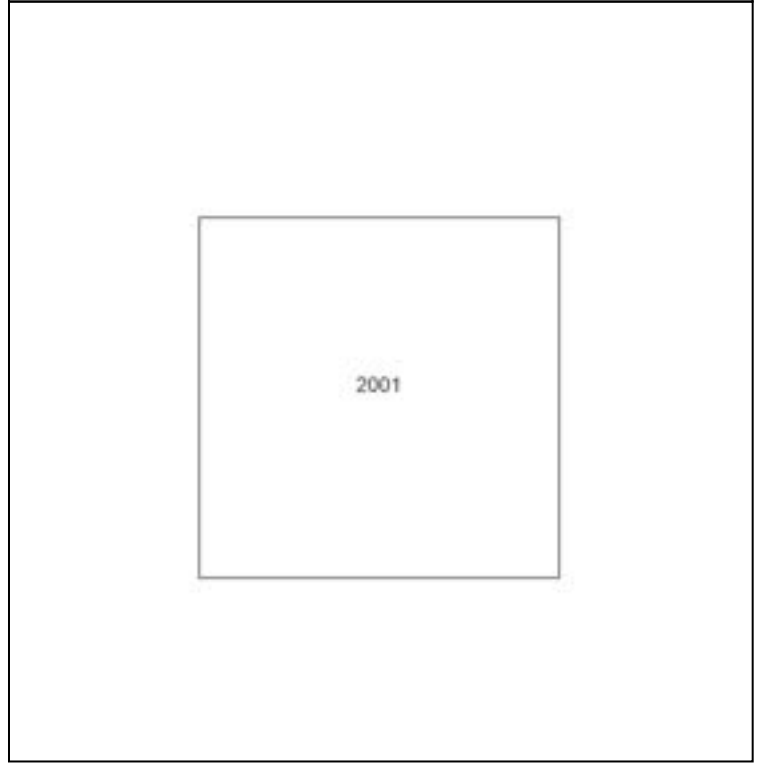
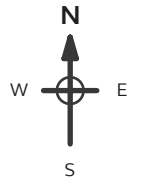
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Site Details:
 OLIVE MOUNT FARM, ASTLEY ROAD, IRLAM, SALFORD, M44 5LU

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Grid Ref: 369990, 396296

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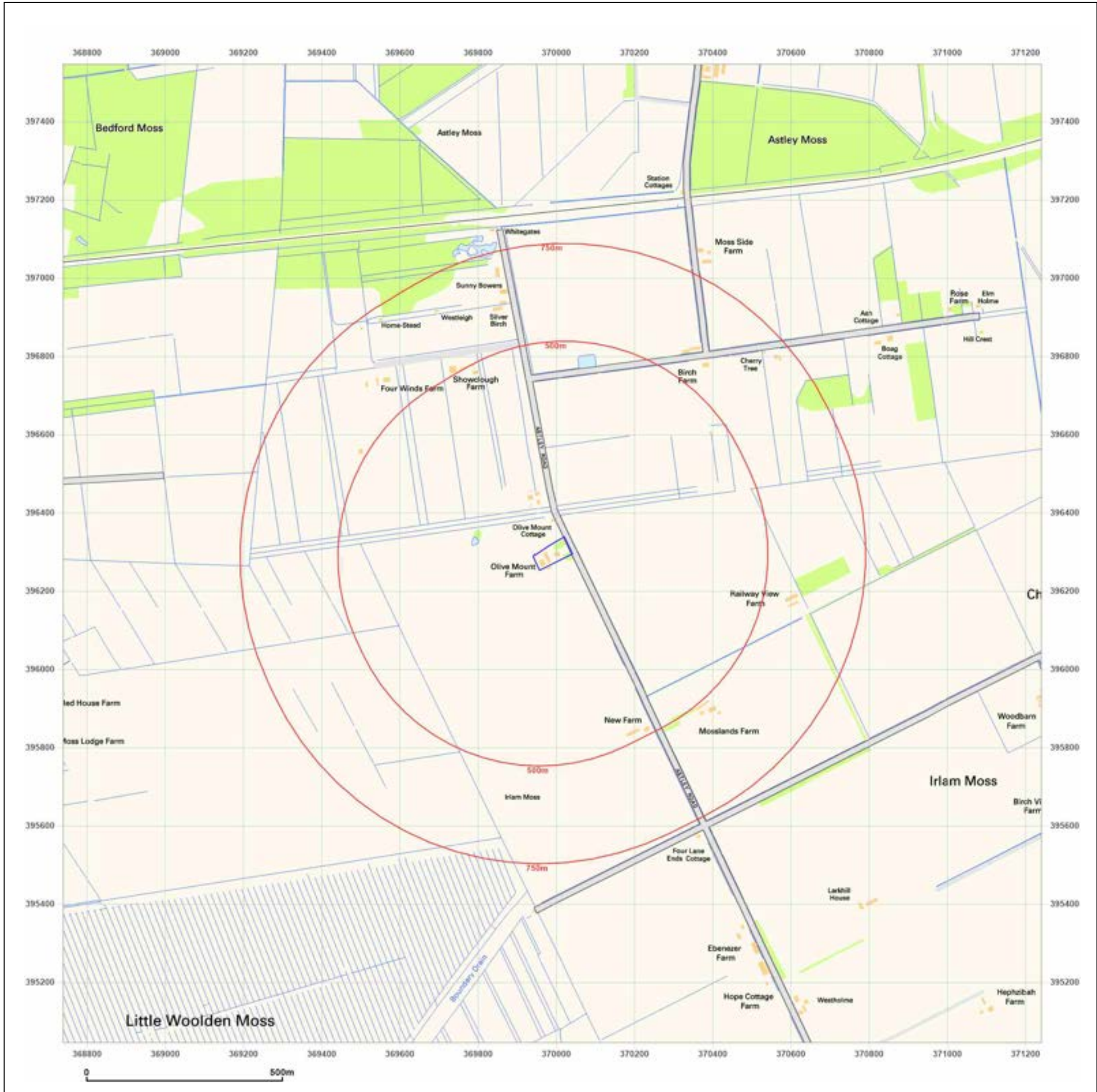


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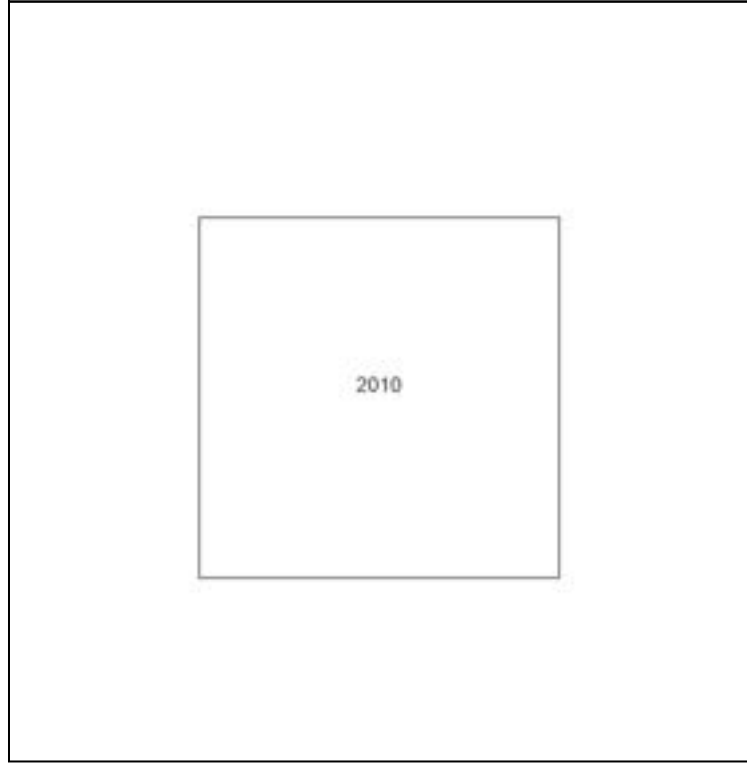
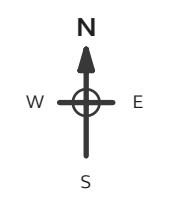
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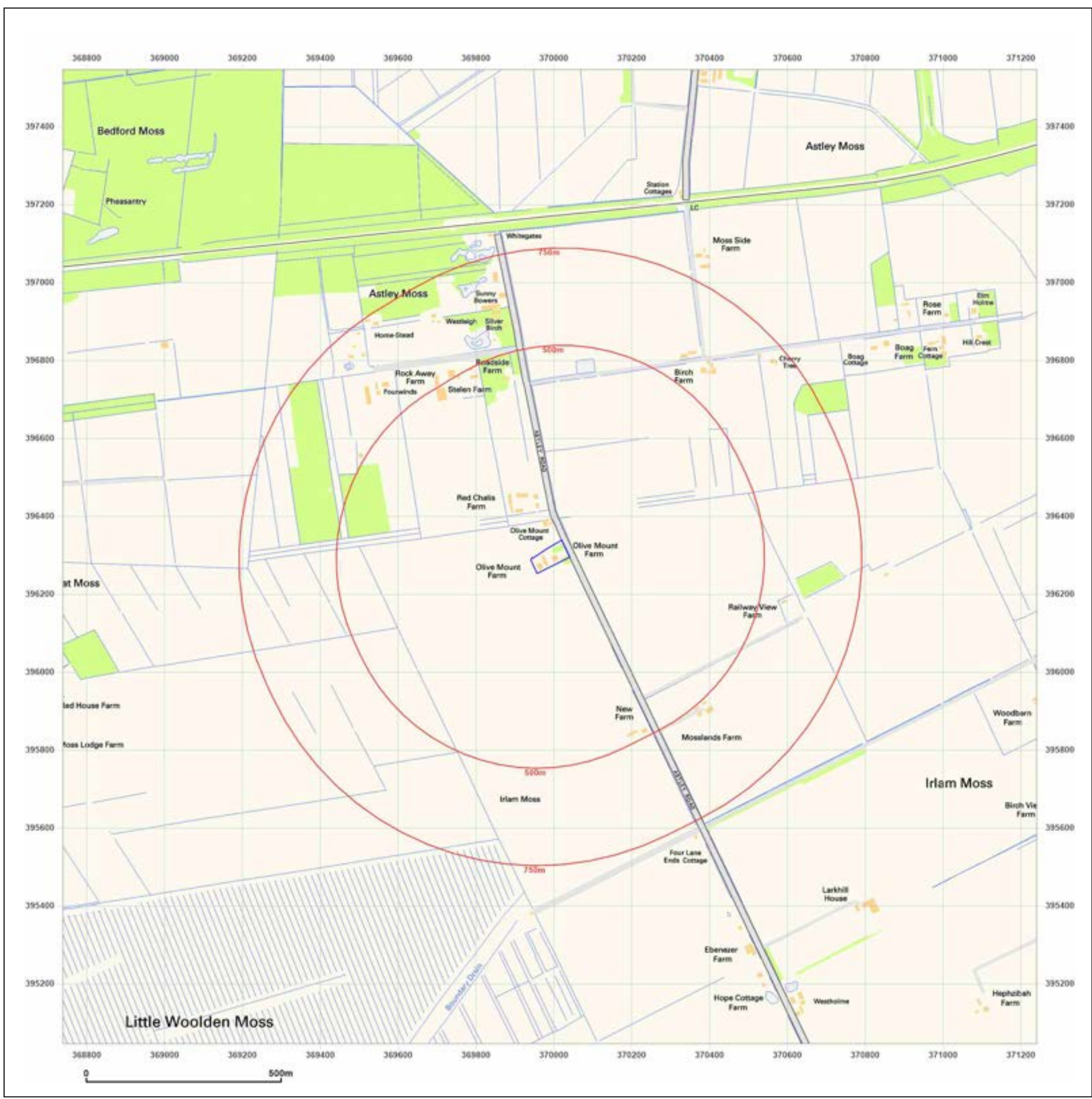


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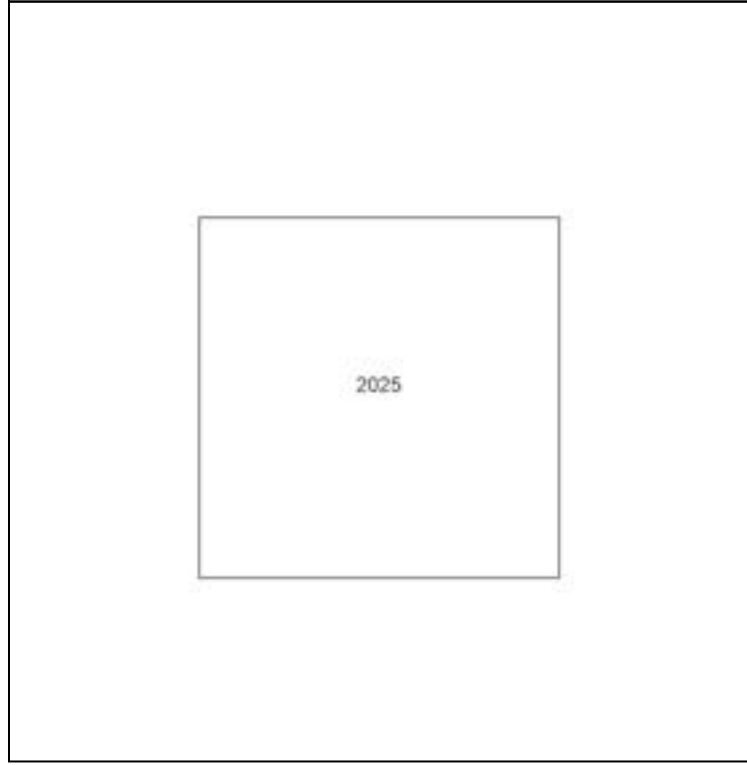
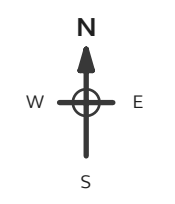


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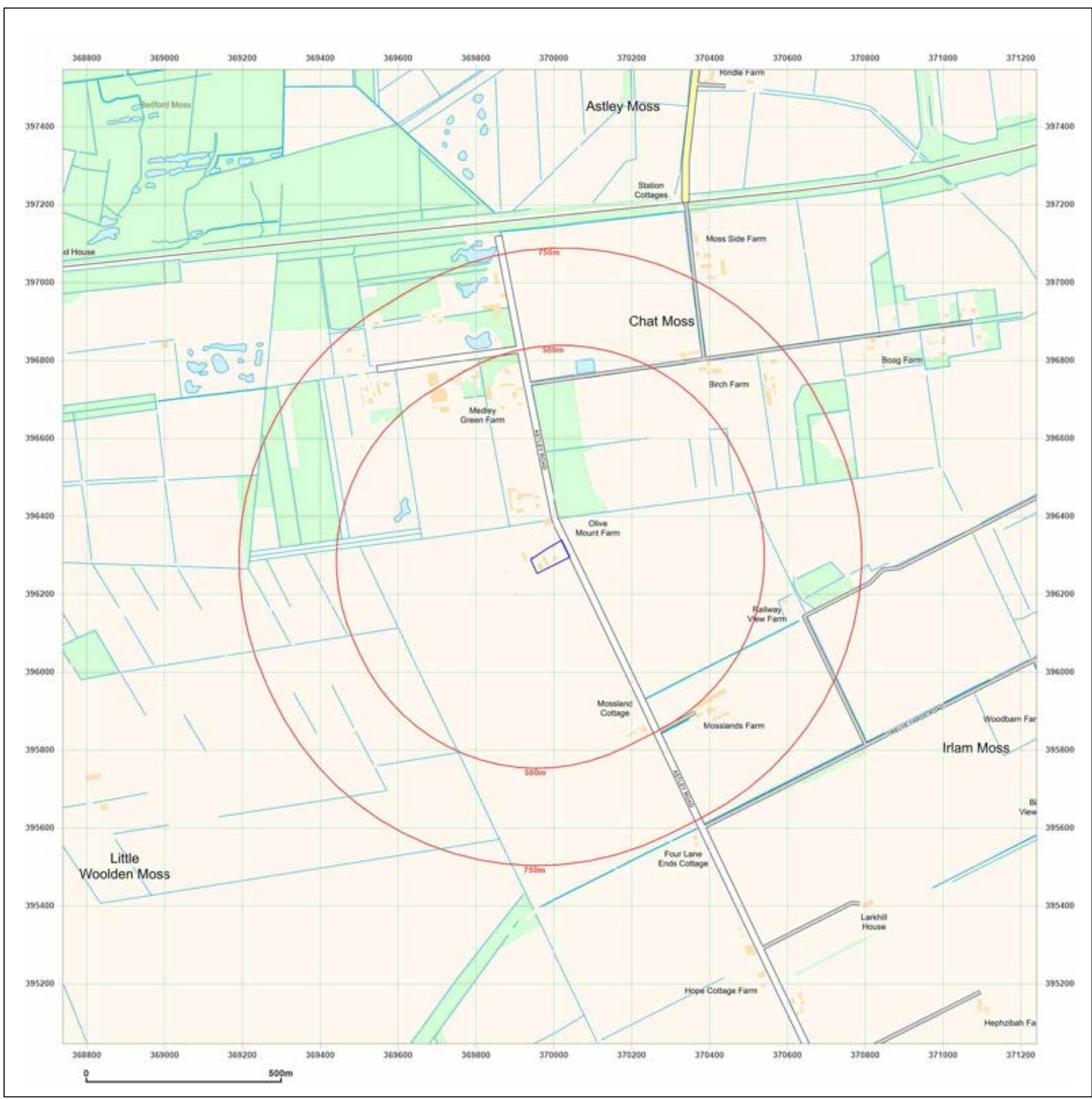


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APPENDIX C – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.