Groundsure Review with Full InfoTrac Planning (0 - 15 ha)



Search Details

Prepared for: Weightmans LLP

Matter: W28286/3

Client address: Whitehall Riverside, 1 Whitehall Road, Leeds, LS1 4BN

Property:

Unit 26, Globe Lane Industrial Estate, Broadway, Dukinfield, SK16 4UU

Local Authority:

Groundsure

Nile House, Nile Street, Brighton, BN1 1HW

Date Returned: 03/12/2024

Property type: Commercial

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Review

Unit 26, Globe Lane Industrial Estate, Broadway, Dukinfield, SK16 4UU

Professional opinion



Contaminated Land

Moderate: Acceptable Risk

page 10 >



Flooding Low

page 36 >

Consultant's guidance and recommendations inside.



Operational Environmental Risk

Moderate page 13 >



Ground Stability

Identified page 39 >



Radon

Passed



Energy

Identified page 44 >



Transportation

Identified page 52 >



Planning Constraints

Identified page 54 >



Planning Applications

10 <u>page 54</u> >



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Physical risks

ClimateIndex[™] projects changes in physical risks from **flooding**, **ground stability** and **coastal erosion**. Please see <u>page 7</u> > for details and guidance.





Negligible risk

30 years



Negligible risk







D

E



Negligible risk

→ High risk

Transition risks

ClimateIndex™ covers transition risks including energy efficiency. Please see <u>page 8</u> > for details.

Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely





helpdesk@infotrack.co.uk ↗

Ref: IT-70541418 Your ref: IT-70541418 Grid ref: 393816 396665 Date: 3 December 2024





Review

Written by: M Zafar MSc

Email: info@groundsure.com ↗



Useful contacts

Tameside Metropolitan Borough Council: http://www.tameside.gov.uk/ customer.services@tameside.gov.uk 7 <a href="mailto:01613428355

Environment Agency National Customer Contact Centre (NCCC): enquiries@environment-agency.gov.uk <a href="mailto:2007.000/2007.0000/2007.00000/2007.0000/2007.0000/2007.0000/2007.0000/2007.0000/2007.00000/2007.0000/2007.0000/2007.0000/2007.0000/2007.0000/2007.0000/2007



Review



Recent aerial photograph





Contact us with any questions at:

info@groundsure.com ↗

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Capture Date: 27/05/2023

Site Area: 0.2ha





Review

Overview of findings and recommendations



Contaminated Land

Moderate risk

Groundsure considers there to be an acceptable level of risk at the site from a contaminated land liability standpoint, however some potentially contaminative land uses have been identified including historical and current industrial land uses on and off site. These land uses are not considered a significant risk if the site remains in its current use. However, if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.

More information on page 10 >



Flooding

Low risk

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at https://www.gov.uk/guidance/groundwater-flooding,

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on page 36 >



Identified





Review

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider
 potential instability in any future development or alteration of the ground including planting and
 removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

 Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

More information on page 39 >



Passed

The property is in an area where less than 1% of properties have elevated radon levels.

Next steps for consideration:

- Whilst the property is not in a radon affected area, if it has a basement or cellar which is occupied for more than 1 hour per week it should be monitored for radon levels. We recommend checking your requirements here https://www.ukradon.org/information/workplace
 ;
- Further information is available here https://knowledge.groundsure.com/searches-radon https://knowledge.groundsure.com/searches-radon

More information on page 39 >

Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.





Review



Identified

Wind

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

More information on page 44 >

Review

ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™ are positioned first** in the list(s) below. Any risks that have not been identified at the site have been omitted.





Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- <u>Click here</u>

 ✓ for more information on climate change risks, our methodology and limitations
- See the <u>.GOV website</u>

 for updates on the governments policy on reaching Net Zero by 2050



Let's talk about climate

For more information on ClimateIndex™ or our climate related recommendations call us on: 01273 257 755

See our <u>ClimateIndex™ clauses</u> *¬* here for actionable guidance on risks associated with climate change







Review

ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

①

We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found here ↗;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's Find an energy certificate ¬ service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. Click here \nearrow for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green

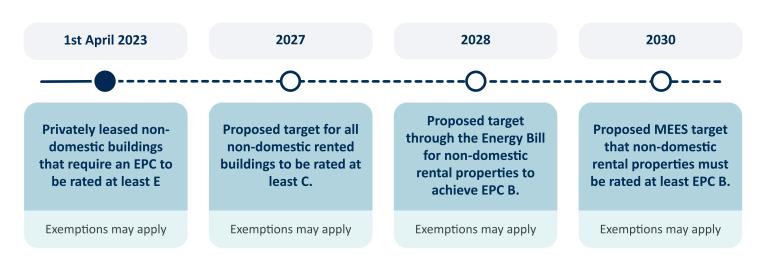




Review

leases can be found here \mathbb{Z} .

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:



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Review



Contaminated land liability

Moderate risk

Summary

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data. Past Land Use
Waste and Landfill
Current and Recent Industrial
Operational environmental
risk

Moderate Low

Moderate Moderate

Next steps

Groundsure considers there to be an acceptable level of risk at the site from a contaminated land liability standpoint, however some potentially contaminative land uses have been identified including historical and current industrial land uses on and off site. These land uses are not considered a significant risk if the site remains in its current use. However, if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.

Jump to

Consultant's Assessment >

Past land use >

Waste and landfill >

Current and recent industrial >

Superficial hydrogeology >

Bedrock hydrogeology >

Hydrology >

Skip to next section: Flooding >

You can find our methodology and list of limitations on page 63 >

Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property. Please see page 4 > for further advice.







Review

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial/light industrial purposes.

The site has been identified to comprise a building across the centre and north east and minor area of soft landscaping along the north, east and west boundaries while the remainder is hardstanding.

Proposed land use

Groundsure has been advised that the property will be used for commercial purposes.

Site location

The site lies within an industrial area.

Surrounding area

North: Industrial units. South: Industrial units. East: Industrial units.

West: A road with industrial units beyond.

Historical land use

On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1863** The site comprised open land.
- 1863 1923 No significant changes were observed.
- 1934 Part of a pond was noted in the west.
- 1934 1965 No significant changes were observed.
- 1968 The pond was potentially infilled in part.
- 1968 1982 No significant changes were observed.
- **1983** The remaining part of the pond was potentially infilled.
- 1988 A building was constructed in the centre and north, labelled as a bakery. The remainder was open
- 1989 The site was no longer labelled as a bakery.
- 1989 1994 No significant changes were observed.
- 2000 (Aerial Photography) The building was extended in the north east, bringing the site to resemble its current layout.

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Review

Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- 1894 1899 A potential refuse heap 20m to the west.
- 1991 Present Industrial estate adjacent to the north, east and south.

Environmental permits and register entries

- The study site has been identified to lie within a Historical NIHHS Site.
- No Environmental Permits of concern have been identified on site or in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

Site setting and overall environmental sensitivity

The site is situated on the underlying geology comprising superficial glaciofluvial sheet deposits underlain by bedrock layers of the Pennine Middle Coal Measures Formation. Groundwater mapping indicates the superficial deposits and bedrock layers to be classified as Secondary A aquifers.

Potentially vulnerable receptors have been identified including site users and the underlying aquifers. Groundsure considers that the property has a moderate environmental sensitivity.

Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Moderate ongoing operational environmental risk.

As the site currently appears to be in a potentially contaminative use, a prudent purchaser may wish to consider operational issues further to quantify any liabilities under the Environmental Damage Regulations. If you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical and current land uses. However, the study site is considered unlikely to be subject to individual statutory investigation, given the continuation of the site's current use and assuming acceptable ongoing levels of environmental management. Groundsure therefore concludes the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.





Review

Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	1	14	91
Former tanks	0	0	23
Former energy features	0	0	25
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	2
Former landfill (from Local Authority and historical mapping records)	0	0	4
Waste site no longer in use	0	0	1
Active or recent licensed waste sites	0	0	4
Active of recent incensed waste sites			
Current and recent industrial	On-Site	0-50m	50-250m
		0-50m	50-250m
Current and recent industrial	On-Site		
Current and recent industrial Recent industrial land uses	On-Site	4	29
Current and recent industrial Recent industrial land uses Current or recent petrol stations	On-Site	4	29
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities	On-Site 1 0 0	0 0	29 0 4
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities	On-Site 1 0 0	4 0 0	29 0 4 6
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release	On-Site 1 0 0 0	4 0 0 0	29 0 4 6
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters	On-Site 1 0 0 0 0	4 0 0 0 0	29 0 4 6 2
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer	On-Site 1 0 0 0 0 0 0	4 0 0 0 0 0	29 0 4 6 2 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer Dangerous industrial substances (D.S.I. List 1)	On-Site 1 0 0 0 0 0 0 0	4 0 0 0 0 0 0	29 0 4 6 2 0 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer Dangerous industrial substances (D.S.I. List 1) Dangerous industrial substances (D.S.I. List 2)	On-Site 1 0 0 0 0 0 0 0 0	4 0 0 0 0 0 0 0	29 0 4 6 2 0 0
Current and recent industrial Recent industrial land uses Current or recent petrol stations Historical licensed industrial activities Current or recent licensed industrial activities Local Authority licensed pollutant release Pollutant release to surface waters Pollutant release to public sewer Dangerous industrial substances (D.S.I. List 1) Dangerous or explosive sites	On-Site 1 0 0 0 0 0 0 0 0 1	4 0 0 0 0 0 0 0	29 0 4 6 2 0 0 0



Contaminated land / Past land use





Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
0	on site	Industrial Estate	1989
11 m	W	Refuse Heap	1899
15 m	W	Unspecified Heap	1938
15 m	NW	Unspecified Ground Workings	1965
15 m	NW	Unspecified Ground Workings	1982

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Review

Distance	Direction	Use	Date
16 m	W	Unspecified Ground Workings	1934
16 m	W	Unspecified Ground Workings	1954
18 m	W	Unspecified Ground Workings	1934
18 m	W	Unspecified Ground Workings	1938
19 m	W	Unspecified Heap	1923
19 m	SW	Unspecified Ground Workings	1965
19 m	SW	Unspecified Ground Workings	1982
25 m	W	Refuse Heap	1918
46 m	S	Unspecified Ground Workings	1934
46 m	S	Unspecified Ground Workings	1938
57 m	SE	Unspecified Commercial/Industrial	1934
57 m	SE	Unspecified Commercial/Industrial	1938
97 m	SW	Sewage Works	1923
102 m	SE	Unspecified Ground Workings	1965
103 m	SE	Unspecified Ground Workings	1954
104 m	S	Unspecified Ground Workings	1934
104 m	S	Unspecified Ground Workings	1954
105 m	S	Unspecified Ground Workings	1934
105 m	S	Unspecified Ground Workings	1938
105 m	SE	Unspecified Ground Workings	1982
106 m	SE	Unspecified Ground Workings	1934
106 m	SE	Unspecified Ground Workings	1938
108 m	S	Unspecified Heap	1918
110 m	S	Unspecified Heap	1923
121 m	NW	Unspecified Quarry and Ground Workings	1906
122 m	SW	Sewage Works	1906
122 m	SW	Sewage Works	1918
124 m	W	Unspecified Ground Workings	1934



Review

Distance	Direction	Use	Date
124 m	W	Unspecified Ground Workings	1938
124 m	W	Unspecified Ground Workings	1954
134 m	SE	Unspecified Ground Workings	1934
134 m	SE	Unspecified Ground Workings	1938
134 m	SE	Unspecified Works	1989
135 m	SW	Unspecified Ground Workings	1954
136 m	N	Unspecified Works	1982
139 m	SE	Unspecified Ground Workings	1982
140 m	SW	Refuse Heap	1934
140 m	SW	Refuse Heap	1938
148 m	SW	Unspecified Heap	1899
149 m	SW	Refuse Heap	1918
153 m	NE	Unspecified Works	1965
153 m	SW	Sewage Works	1989
158 m	SW	Refuse Heap	1923
162 m	SW	Unspecified Heap	1965
168 m	SW	Unspecified Ground Workings	1982
168 m	Е	Unspecified Pit	1918
170 m	E	Unspecified Pit	1906
172 m	E	Unspecified Pit	1923
173 m	E	Dye Works	1918
174 m	SE	Unspecified Ground Workings	1982
175 m	SW	Filter Beds	1906
175 m	SW	Filter Beds	1918
175 m	SW	Filter Beds	1923
175 m	E	Unspecified Works	1965
175 m	E	Unspecified Works	1982
178 m	NW	Unspecified Pit	1965



Review

Distance	Direction	Use	Date
178 m	NW	Unspecified Pit	1982
179 m	Е	Dye Works	1923
181 m	Е	Unspecified Ground Workings	1965
181 m	Е	Unspecified Ground Workings	1982
181 m	Е	Unspecified Ground Workings	1989
181 m	Е	Unspecified Pit	1934
181 m	E	Unspecified Pit	1938
182 m	SW	Unspecified Ground Workings	1938
182 m	Е	Unspecified Pit	1934
182 m	Е	Unspecified Pit	1954
183 m	Е	Cuttings	1938
184 m	SW	Unspecified Ground Workings	1906
190 m	SW	Unspecified Tanks	1989
192 m	S	Industrial Estate	1989
195 m	W	Sewage Works	1982
195 m	W	Sewage Works	1938
195 m	SE	Unspecified Heap	1906
198 m	W	Sewage Works	1934
201 m	W	Sewage Works	1934
201 m	W	Sewage Works	1938
202 m	SW	Gas Valve Compound	1989
204 m	W	Sewage Works	1954
206 m	SE	Unspecified Heap	1899
206 m	SE	Unspecified Heap	1938
206 m	Е	Cuttings	1899
214 m	SW	Refuse Heap	1934
224 m	E	Unspecified Commercial/Industrial	1918
224 m	Е	Unspecified Commercial/Industrial	1933



Review

Distance	Direction	Use	Date
224 m	Е	Unspecified Commercial/Industrial	1938
225 m	Е	Unspecified Ground Workings	1918
225 m	Е	Unspecified Ground Workings	1933
225 m	Е	Unspecified Ground Workings	1938
226 m	S	Unspecified Works	1982
229 m	Е	Unspecified Ground Workings	1954
230 m	W	Unspecified Works	1965
242 m	SE	Unspecified Works	1982
243 m	Е	Cotton Mill	1938
245 m	NW	Unspecified Works	1982
245 m	Е	Cuttings	1923
247 m	NW	Tramway Sidings	1899
247 m	Е	Unspecified Ground Workings	1965
247 m	Е	Unspecified Ground Workings	1982
248 m	Е	Unspecified Pit	1918
249 m	W	Railway Sidings	1934
249 m	W	Railway Sidings	1938

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see <u>page 4</u> > for further advice.

Distance	Direction	Use	Date
148 m	Е	Unspecified Tank	1934
190 m	SW	Unspecified Tank	1994
190 m	SW	Unspecified Tank	1996
191 m	SW	Unspecified Tank	1988





Review

Distance	Direction	Use	Date
191 m	SW	Tanks	1989
191 m	SW	Tanks	1991
193 m	SW	Gas Holder	1988
193 m	SW	Gas Holder	1989
193 m	SW	Gas Holder	1991
201 m	SW	Tanks	1989
201 m	NE	Unspecified Tank	1994
201 m	NE	Unspecified Tank	1996
206 m	SW	Gas Holder	1994
206 m	SW	Gas Holder	1996
207 m	SW	Tanks	1988
207 m	SW	Tanks	1989
207 m	SW	Tanks	1991
217 m	SW	Tanks	1994
217 m	SW	Tanks	1996
218 m	SW	Unspecified Tank	1988
218 m	SW	Tanks	1989
218 m	SW	Tanks	1991
229 m	W	Tank or Trough	1872

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see page 4 > for further advice.

Distance	Direction	Use	Date
63 m	NE	Electricity Substation	1994
63 m	NE	Electricity Substation	1996
64 m	NE	Electricity Substation	1991





Review

Distance	Direction	Use	Date
72 m	NW	Electricity Substation	1996
73 m	NW	Electricity Substation	1994
74 m	NW	Electricity Substation	1988
74 m	NW	Electricity Substation	1989
74 m	NW	Electricity Substation	1991
172 m	N	Electricity Substation	1989
172 m	N	Electricity Substation	1991
172 m	N	Electricity Substation	1994
172 m	N	Electricity Substation	1996
193 m	SW	Gas Holder	1988
193 m	SW	Gas Holder	1989
193 m	SW	Gas Holder	1991
206 m	SW	Gas Holder	1994
206 m	SW	Gas Holder	1996
243 m	Е	Electricity Substation	1993
243 m	Е	Electricity Substation	1994
243 m	Е	Electricity Substation	1994
243 m	Е	Electricity Substation	1994
243 m	E	Electricity Substation	1994
243 m	Е	Electricity Substation	1995
243 m	Е	Electricity Substation	1997
244 m	Е	Electricity Substation	1991

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This data is sourced from Ordnance Survey/Groundsure.

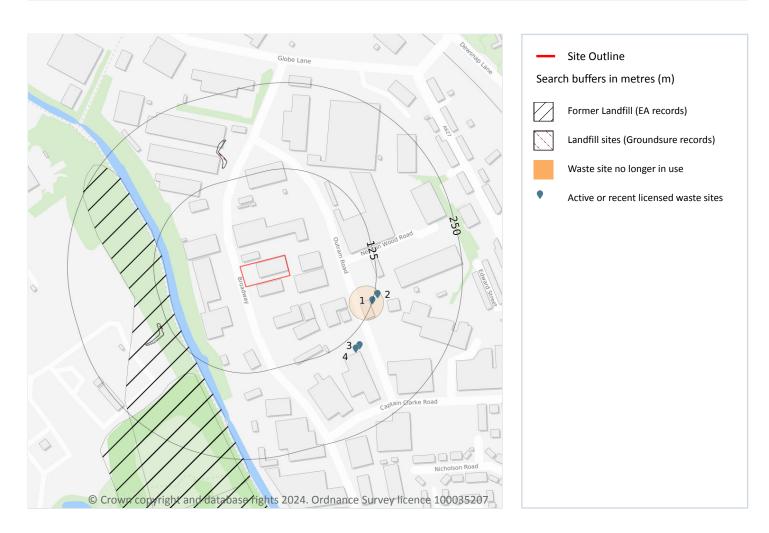


Review



Contaminated land / Waste and landfill





Former landfill (from Local Authority and historical mapping records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see page 4 > for further advice.

Distance	Direction	Site Address	Source	Data Type
135 m	SW	Refuse Tip	1962 mapping	Polygon
135 m	SW	Refuse Tip	1962 mapping	Polygon
144 m	N	Refuse Tip	1962 mapping	Polygon
145 m	N	Refuse Tip	1962 mapping	Polygon





This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see <u>page 4</u> > for further advice.

Distance	Direction	Details		
93 m	E	Type of Site: Waste Transfer Station Site Address: Aspire House,13-14 Outram Road, BRoad, way Industrial Estate, DUKINFIELD, Greater Manchester, SK16 4XE	Further Details: Scheme comprises change of use to waste transfer station for non hazardous waste. An application (ref: 09/00393/FUL) for detailed planning permission was granted by Tameside B.C. A detailed planning application has been granted. Data Source: Historic Planning Application Data Type: Point	Details: 09/00393/FUL Date: 17/11/2009

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see <u>page 4</u> > for further advice.

Distance	Direction	Details		
107 m	W	Site Address: Ash Valley Landfill, Greater Manchester Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: -
147 m	SW	Site Address: Dunkirk Lane, Greater Manchester Waste Licence: Yes Site Reference: 4200/9708 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01/01/1974 Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1887 Last Input: 15/07/1978 Control Measures: -

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





Review

Active or recent licensed waste sites

These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Please see <u>page 4</u> > for further advice.

ID	Distance	Direction	Address	Туре	Size	Status
1	125 m	E	Aspire House, Outram Road, Broadway Industrial Est, Dukinfield, Cheshire, SK16 4XE	Household, Commercial & Industrial Waste T Stn	Medium	Expired
2	133 m	E	Aspire House, Outram Road, Dukinfield, SK15 4XE	75kte HCI Waste TS + treatment	Data Unavailable	Issued
3	143 m	m SE Broadway Ind Est, Unit 16a, Outram Road, Dukinfield, Cheshire, SK16 4XE		Household, Commercial & Industrial Waste T Stn	Medium	Issued
4	143 m	SE	Aspire House, Outram Road, Broadway Ind Est, Dukinfield, Cheshire, SK16 4XE	Household, Commercial & Industrial Waste T Stn	Medium	Modifie d

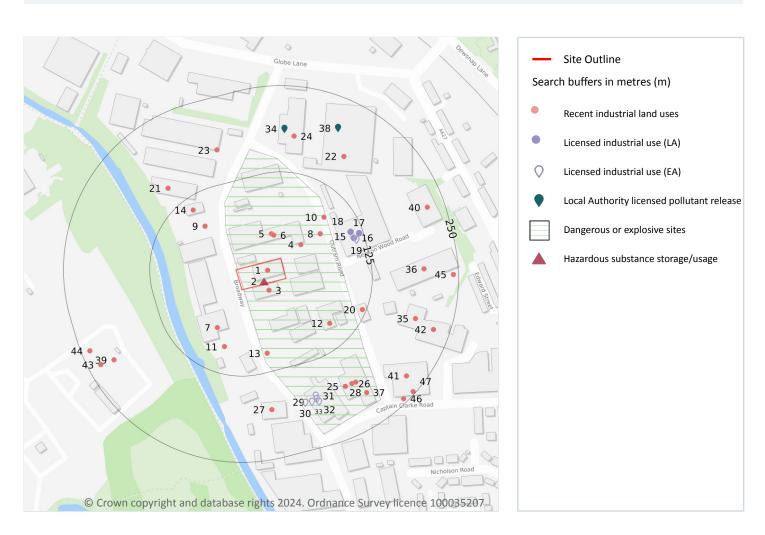
This data is sourced from the Environment Agency/Natural Resources Wales.





Contaminated land / Current and recent industrial





Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see page 4 > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	J C Labels Ltd - Unit 39 Globe Lane Industrial Estate, Broadway, Dukinfield, Greater Manchester, SK16 4UG	Stationery, Stamps, Tags and Labels	Industrial Products
3	10 m	SE	Special Piping Materials Ltd - Broadway, Dukinfield, Greater Manchester, SK16 4UU	General Construction Supplies	Industrial Products
4	35 m	NE	Mast (Telecommunication) - Greater Manchester, SK16	Telecommunications Features	Infrastructure and Facilities





Review

ID	Distance	Direction	Company / Address	Activity	Category
5	38 m	N	R M D Contracts Ltd - Unit 4, Outram Road, Dukinfield, Greater Manchester, SK16 4XE		
6	38 m	N	Rondar Signs Ltd - Unit 2, Outram Road, Dukinfield, Greater Manchester, SK16 4XE	Signs	Industrial Products
7	65 m	SW	Tibard - Tibard House, Broadway, Dukinfield, Greater Manchester, SK16 4UU	Workwear	Industrial Products
8	67 m	NE	Electricity Sub Station - Greater Manchester, SK16	Electrical Features	Infrastructure and Facilities
9	78 m	NW	Electricity Sub Station - Greater Manchester, SK16	Electrical Features	Infrastructure and Facilities
10	86 m	NE	Electricity Sub Station - Greater Manchester, SK16	Electrical Features	Infrastructure and Facilities
11	87 m	SW	P H Pallet Services - Globe Lane Industrial Estate, Broadway, Dukinfield, Greater Manchester, SK16 4UU	Packaging	Industrial Products
12	91 m	SE	Empire Pumps - Plot 17 Unit 2 Outram Road, Dukinfield, Greater Manchester, SK16 4XE	Pumps and Compressors	Industrial Products
13	98 m	S	Industrial Estate - Greater Manchester, SK16	Business Parks and Industrial Estates	Industrial Features
14	106 m	NW	John Sutch Cranes Ltd - Globe Lane Industrial Estate, Broadway, Dukinfield, Greater Manchester, SK16 4UU	Construction and Tool Hire	Hire Services
20	119 m	Е	A M P Skip Hire - Aspire House, Outram Road, Dukinfield, Greater Manchester, SK16 4XE	Construction and Tool Hire	Hire Services
21	154 m	NW	Magnum Materials Ltd - Broadway, Dukinfield, Greater Manchester, SK16 4UG	Office and Shop Equipment	Industrial Products
22	173 m	NE	Northpoint Ltd - Globe Lane, Dukinfield, Greater Manchester, SK16 4UY	Industrial Coatings and Finishings	Industrial Products
23	175 m	N	Electricity Sub Station - Greater Manchester, SK16	Electrical Features	Infrastructure and Facilities
24	177 m	N	Coolair - Coolair House, Globe Lane, Dukinfield, Greater Manchester, SK16 4UJ	Cooling and Refrigeration	Industrial Products
25	179 m	SE	M I M Medical - Captain Clarke Road, Hyde, Greater Manchester, SK14 4QG	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
26	179 m	SE	Scott Doors Ltd - Captain Clarke Road, Hyde, Greater Manchester, SK14 4QG	General Construction Supplies	Industrial Products



Review

ID	Distance	Direction	Company / Address	Activity	Category
27	179 m	S	Stockport Truck Centre Ltd - Broadway, Hyde, Greater Manchester, SK14 4QY	Vehicle Repair, Testing and Servicing	Repair and Servicing
28	181 m	SE	, , , , , , , , , , , , , , , , , , , ,		Industrial Features
35	196 m	E	Works - Greater Manchester, SK16	Unspecified Works Or Factories	Industrial Features
36	200 m	E	Oerlikon Metco Coatings Ltd - Sulzer Metco Coatings Ltd, Newton Wood Road, Dukinfield, Greater Manchester, SK16 4XF	Industrial Coatings and Finishings	Industrial Products
37	202 m	SE	Newland Engineering Co Ltd - Captain Clarke Road, Hyde, Greater Manchester, SK14 4RF	Lifting and Handling Equipment	Industrial Products
39	212 m	SW	Gas Valve Compound - Greater Manchester, SK16	Gas Features	Infrastructure and Facilities
40	224 m	E	Stoneswood Precision Components Ltd - Stoneswood Precision Components Ltd, Newton Wood Road, Dukinfield, Greater Manchester, SK16 4XF	Aeroplanes	Industrial Products
41	224 m	SE	Works - Greater Manchester, SK14	Unspecified Works Or Factories	Industrial Features
42	226 m	E	Lamplighter Plastic Mouldings Ltd - Victoria Works, 1, Barton Road, Dukinfield, Greater Manchester, SK16 4US	Rubber, Silicones and Plastics	Industrial Products
43	232 m	SW	Tank - Greater Manchester, SK16	Tanks (Generic)	Industrial Features
44	238 m	SW	Tank - Greater Manchester, SK16	Tanks (Generic)	Industrial Features
45	242 m	E	Electricity Sub Station - Greater Manchester, SK16	Electrical Features	Infrastructure and Facilities
46	244 m	SE	Electricity Sub Station - Greater Manchester, SK14	Electrical Features	Infrastructure and Facilities
47	246 m	SE	Multiple Winding - Multiple Windings, Captain Clarke Road, Hyde, Greater Manchester, SK14 4QP	Textiles, Fabrics, Silk and Machinery	Industrial Products

This data is sourced from Ordnance Survey.









Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see <u>page 4</u> > for further advice.

Distance	Direction	Company	Address	Operational Status	Tier
0	on site	F Shepley (builders) Itd	F Shepley (Builders) Ltd, Plot 30, Globe Lane Industrial Estate, Ashton-under-Lyme	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive/Groundsure.

Hazardous substance storage/usage

Authorisations are granted by the Local Authority to facilities that handle or store large amounts of substances that are hazardous in accordance with Planning (Hazardous Substances) Regulations 2015/Planning (Hazardous Substances) (Wales) Regulations 2015. This could include explosive substances like hydrogen and natural gas or toxic substances like chlorine. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see <u>page 4</u> > for further advice.

ID	Distance	Direction	Application Reference No	Application Status	Address	Details
2	0	on site	No Details	Approved	F Shepley (Builders) Ltd, Plot 30, Globe Lane Industrial Estate, Broadway, Ashton- under- Lyne, England, SK16 4UU	No Details

This data is sourced from Local Authorities.

Historical licensed industrial activities

Integrated Pollution Control licences were issued by Environment Agency (under Integrated Pollution Control (IPC) regulations of the Environmental Protection Act 1990) as a way to regulate heavy industrial processes taking place at industrial facilities. These are old licences and may now have been superseded by another licence. The presence of these licences indicates that the facility used large quantities of contaminative materials with the potential to cause pollution.

Please see page 4 > for further advice.





Review

ID	Distance	Direction	Details	
15	109 m	2.000.00		Permit Number: AJ8940 Original Permit Number: AJ8940 Date Approved: 7-1-1994 Effective Date: 17-1-1994
16	109 m	Е	Operator: Hb Fuller UK Manufacturing Ltd Address: Outram Road, Globe Lane Industrial Estate, Dukinfield, Cheshire, SK16 4XE Status: Superseded By Variation Process: Petrochemical Processes	Permit Number: BC6209 Original Permit Number: AJ8940 Date Approved: 24-11-1998 Effective Date: 30-11-1998
17	109 m	E	Operator: Hb Fuller UK Manufacturing Ltd Address: Outram Road, Globe Lane Industrial Estate, Dukinfield, Cheshire, SK16 4XE Status: Superseded By Variation Process: Petrochemical Processes	Permit Number: BI0963 Original Permit Number: AJ8940 Date Approved: 19-9-2000 Effective Date: 26-9-2000
18	109 m	Е	Operator: Hb Fuller UK Manufacturing Ltd Address: Outram Road, Globe Lane Industrial Estate, Dukinfield, Cheshire, SK16 4XE Status: Revoked - Now Ippc Process: Petrochemical Processes	Permit Number: BV1526 Original Permit Number: AJ8940 Date Approved: 9-1-2004 Effective Date: 12-1-2004

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

Current or recent licensed industrial activities

Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting (England and Wales) Regulations 2016, as required under the Industrial Emissions Directive (2010/75/EU). The release of pollutants could present a contamination risk if Environment Agency regulations are not adhered to.

Please see page 4 > for further advice.

ID	Distance	Direction	Details	
19	109 m	E	Operator: HB FULLER UK MANUFACTURING LIMITED Installation Name: Polymer Plant Dukinfield - EPR/BS3069ID Process: ORGANIC CHEMICALS; PLASTIC MATERIALS EG POLYMERS	Permit Number: BS3069ID Original Permit Number: BS3069ID EPR Reference: EPR/BS3069ID Issue Date: 20/10/2006 Effective Date: 20/10/2006 Last date noted as effective: 2024-10-29 Status: Effective
29	183 m	S	Operator: TGC EMERALD LIMITED Installation Name: TGC Emerald Limited - EPR/AP3037QN Process: TRANCHE B SG PERMITTING DATE 1ST JANUARY 2019	Permit Number: AP3037QN Original Permit Number: AP3037QN EPR Reference: EPR/AP3037QN Issue Date: 04/01/2022 Effective Date: 04/01/2022 Last date noted as effective: 2024-10-29 Status: Effective



Review

ID	Distance	Direction	Details	
30	I E		Operator: TGC EMERALD LIMITED Installation Name: TGC Emerald Limited - EPR/AP3037QN Process: SPECIFIED GENERATOR	Permit Number: AP3037QN Original Permit Number: AP3037QN EPR Reference: EPR/AP3037QN Issue Date: 04/01/2022 Effective Date: 04/01/2022 Last date noted as effective: 2024-10-29 Status: Effective
31	183 m	S	Operator: TGC EMERALD LIMITED Installation Name: TGC Emerald Limited - EPR/AP3037QN Process: TRANCHE B SG PERMITTING DATE 1ST JANUARY 2019	Permit Number: AP3037QN Original Permit Number: AP3037QN EPR Reference: EPR/AP3037QN Issue Date: 04/01/2022 Effective Date: 04/01/2022 Last date noted as effective: 2023-05-25 Status: Effective
32	183 m	S	Operator: TGC Emerald Limited Installation Name: TGC Emerald Limited - EPR/AP3037QN Process: TRANCHE B SG PERMITTING DATE 1ST JANUARY 2019	Permit Number: AP3100MR Original Permit Number: AP3037QN EPR Reference: - Issue Date: 04/01/2022 Effective Date: 04/01/2022 Last date noted as effective: 2023-03-21 Status: Effective
33	185 m	SE	Operator: TGC EMERALD LIMITED Installation Name: BROADWAY Process: NEW MEDIUM COMBUSTION PLANT	Permit Number: AP3037QN Original Permit Number: AP3037QN EPR Reference: - Issue Date: - Effective Date: - Last date noted as effective: 2019-08-01 Status: DETERMINATION

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

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see <u>page 4</u> > for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
34	187 m	N	Berwin Polymer Processing Group, Broadway Industrial Estate, Globe Lane, Dukinfield, Tameside, SK16 4UJ	Tameside Metropolitan Borough Council	Rubber	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified





Review

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
38	206 m	NE	Northpoint Limited, Globe Lane, Dukinfield, Cheshire, SK16 4UY	Tameside Metropolitan Borough Council	Manufacture of Coating Materials	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

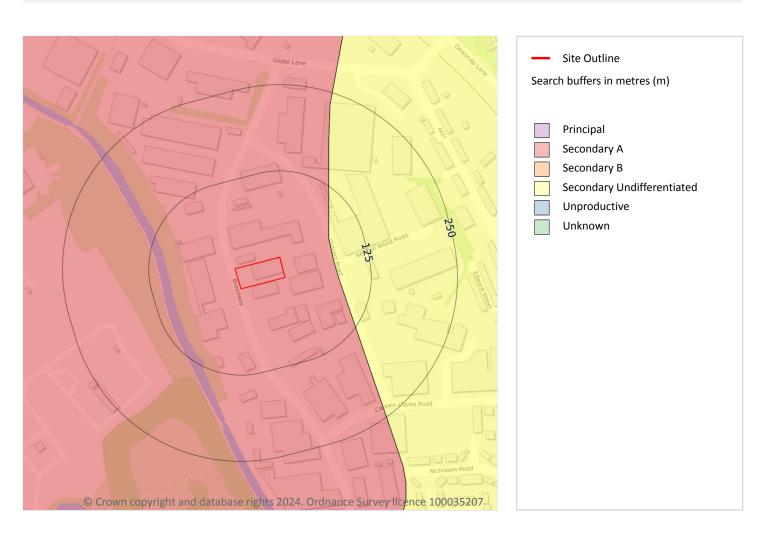
This data is sourced from Local Authorities.



Review

Superficial hydrogeology





Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.





Review

Distance	Direction	Designation
0	on site	Secondary A
74 m	E	Secondary Undifferentiated

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	GFSDD-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.



Review

Bedrock hydrogeology





Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.





Review

Distance	Direction	Designation
0	on site	Secondary A

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

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
PENNINE MIDDLE COAL MEASURES FORMATION	PMCM-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.



Review

Hydrology





Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Distance	Direction	Details
102 m	W	Name: Peak Forest Canal Type of water feature: Canal. A manmade watercourse for inland navigation. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.





Review



Flooding

Low risk

Summary

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

<u>Click here</u> **↗** for further explanation of the flood risk assessment.

River and Coastal Flooding
Groundwater Flooding
Surface Water Flooding

FloodScore™ insurance rating Past Flooding

Flood Storage Areas

NPPF Flood Risk Assessment required if site redeveloped?

Very Low

Moderate Negligible

Very Low

Not identified Not identified

See overview

Next steps

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at https://www.gov.uk/guidance/groundwater-flooding

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Jump to

Groundwater flooding >

Flood risk (5 and 30 years) >

Skip to next section: Environmental >

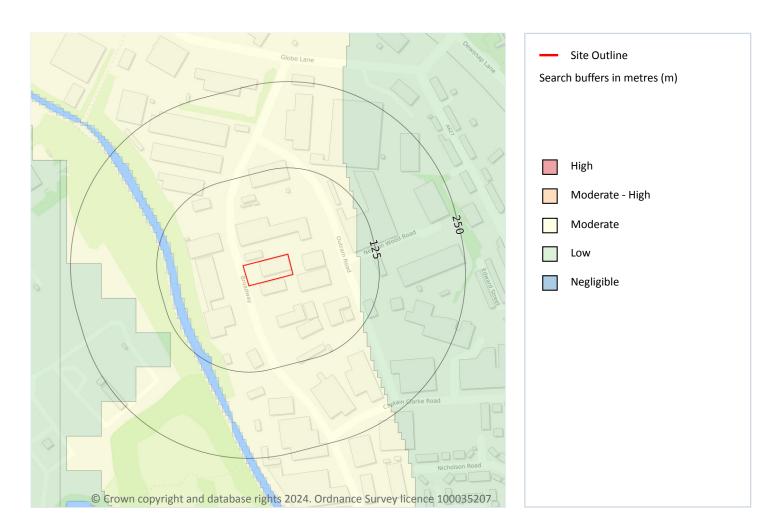
You can find our methodology and list of limitations on page 63 >



Review

Flooding / Groundwater flooding





Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations

↗.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years 30 years		5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

This data is sourced from Ambiental Risk Analytics.





Review



Environmental

Identified



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see <u>page 41</u> > for details of the identified issues.

Natural Ground Stability

Negligible-Very

low

Non-Natural Ground Stability Id

Identified



Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status. Not in a radon affected area

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider
 potential instability in any future development or alteration of the ground including planting and
 removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

• Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Radon

The property is in an area where less than 1% of properties have elevated radon levels.



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Review

- Whilst the property is not in a radon affected area, if it has a basement or cellar which is occupied for more than 1 hour per week it should be monitored for radon levels. We recommend checking your requirements here https://www.ukradon.org/information/workplace https://www.ukradon.org/information/workplace/ <a href="h
- Further information is available here https://knowledge.groundsure.com/searches-radon <a href="https://knowledg

Jump to

Non-natural ground subsidence >

Natural ground instability (5 and 30 Years) >

Skip to next section: Energy >

You can find our methodology and list of limitations on page 63 >

Review

Ground stability / Non-natural ground subsidence





Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see page 4 > for further advice.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see page 4 > for further advice.





Review

Distance	Direction	Use	Date
0	on site	Pond	1938
0	on site	Pond	1934
0	on site	Pond	1899
0	on site	Pond	1938
0	on site	Pond	1965
0	on site	Pond	1954
0	on site	Pond	1982
0	on site	Pond	1934
2 m	W	Pond	1906
6 m	SE	Pond	1899
6 m	SE	Pond	1938
11 m	W	Refuse Heap	1899
15 m	W	Unspecified Heap	1938
15 m	NW	Unspecified Ground Workings	1965
15 m	NW	Unspecified Ground Workings	1982
16 m	W	Unspecified Ground Workings	1934
16 m	W	Unspecified Ground Workings	1954
18 m	W	Unspecified Ground Workings	1938
18 m	W	Unspecified Ground Workings	1934
19 m	S	Pond	1965
19 m	W	Unspecified Heap	1923
19 m	SW	Unspecified Ground Workings	1965
19 m	SW	Unspecified Ground Workings	1982
25 m	W	Refuse Heap	1918



Review

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to nonmining underground activities e.g. air shafts for underground railways.

Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

This data is sourced from the British Geological Survey





Review



Energy

Identified



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see <u>page 4</u> > for further advice. Additionally, see <u>page 46</u> > for details of the identified issues.

Planned Multiple Wind Identified

Turbines
Planned Single Wind Turbines Identified
Existing Wind Turbines Not identified
Proposed Solar Farms Identified
Existing Solar Farms Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations Energy Infrastructure Projects Not identified Not identified Not identified

Next steps

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



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Review

Jump to

Wind and solar >

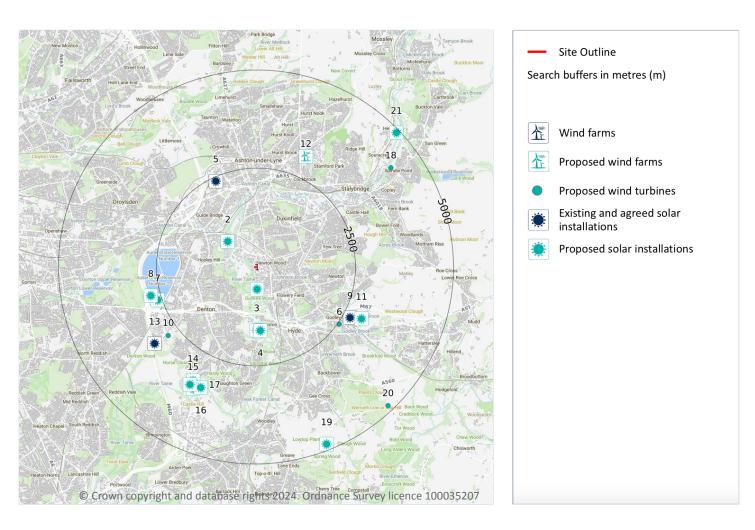
Skip to next section: Transport >

You can find our methodology and list of limitations on page 63 >

Review

Energy / Wind and solar





Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.



Review

ID	Distance	Direction	Details	
12	3-4 km	NE	Site Name: Ashton Under Lyne Sixth Form C, Darnton Road, Ashton-Under-Lyne, Tameside, Greater Manchester, OL6 9RL Planning Application Reference: 07/00542/FUL Type of Project: 2 Wind Turbines	Application Date: 2007-05-08 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 2 wind turbines within college campus. Approximate Grid Reference: 395087, 399486

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
6	2-3 km	SE	Site Name: 6 Woodland View, Hyde, Tameside, Greater Manchester, SK14 2JB Planning Application Reference: 05/01387/FUL Type of Project: Wind Turbine	Application Date: 2005-10-11 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 395942, 395206
10	2-3 km	SW	Site Name: Weinberger Ltd, Spade Works Windmill Lane, Denton, Manchester, M34 2JF Planning Application Reference: 11/00315/ENV Type of Project: Wind Turbine	Application Date: 2011-05-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 50KW wind turbine. Approximate Grid Reference: 391580, 394923



Review

ID	Distance	Direction	Details	
18	4-5 km	NE	Site Name: 7 Staley Hall Crescent, Stalybridge, Tameside, Greater Manchester, SK15 3DE Planning Application Reference: 06/01692/FUL Type of Project: Wind Turbine	Application Date: 2006-11-16 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a wind turbine. Approximate Grid Reference: 397254, 399194
20	4-5 km	SE	Site Name: Journeys End Werneth Low Road, Hyde, Greater Manchester, SK14 3AF Planning Application Reference: 08/00678/FUL Type of Project: Wind Turbine	Application Date: 2008-06-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of 1 wind turbine with 9 metre high mast. Approximate Grid Reference: 397184, 393132

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
5	2-3 km	NW	Burlington Street - Solar PV Panels, Whitecroft Electrical Ltd Burlington Street Ashton-Under- Lyne Tameside, OL7 OAX	Contractor: Whitecroft Lighting Limited LPA Name: Tameside Capacity (MW): 1	Application Date: 07/12/2021 Pre Consent Status: Revised Post Consent Status: Revised Date Commenced: -
9	2-3 km	SE	Godley Water Treatment Works, Godley Water Treatment Works, Barmhouse Lane, Hyde, Tameside	Contractor: United Utilities LPA Name: Tameside Capacity (MW): 3	Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 22/04/2016
13	3-4 km	SW	Denton Hall Farm Road, Denton - Solar Photovoltaic System, System 3 Limited Denton Hall Farm Road Denton, Manchester, M34 2SY	Contractor: System 3 Limited LPA Name: Tameside Capacity (MW): 1.16	Application Date: 11/01/2022 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: -





Review

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
1	546 m	S	Piece Of Land Rear Of 1 To 2 Dunkirk Lane Hyde,Tameside	Applicant name: Green Energy UK Application Status: - Application Date: 24/09/2014 Application Number: 14/00916/ENV	Solar Farm
2	940 m	NW	Ashton Under Lyne Waste Water Treatment, Works Gate Street, Dukinfield, Tameside, SK16 4RT	Applicant name: Savills Application Status: - Application Date: 02/08/2016 Application Number: 16/00753/ENV	Request for a screening opinion in accordance with Town and Country Planning Environmental Impact Assessment Regulations 2011 in respect of the proposed installation of photovoltaic arrays at Ashton Waste Water Treatment works.
3	1-2 km	S	Hyde Wastewater Treatment Works, Mill Lane, Hyde, Tameside	Applicant name: C/o Agent Application Status: - Application Date: - Application Number: 15/00738/ENV	Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to the installation of photovoltaic arrays
4	1-2 km	S	Hyde Wastewater Treatment Works, Mill Lane, Hyde, Tameside	Applicant name: Savills Application Status: - Application Date: 17/08/2015 Application Number: 15/00759/ENV	Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to the proposed installation of photovoltaic arrays



Review

ID	Distance	Direction	Address	Details	
7	2-3 km	W	Denton Water Treatment Works, Manchester Road, Denton, Tameside	Applicant name: Savills Application Status: No Details Application Date: 01/06/2015 Application Number: 15/00534/ENV	Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to the proposed installation of solar photovoltaic arrays.
8	2-3 km	W	Denton Water Treatment Works, Manchester Road, Denton, Tameside	Applicant name: Savills Application Status: No Details Application Date: 01/06/2015 Application Number: 15/00516/ENV	Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to the proposed installation of solar photovoltaic arrays.
11	2-3 km	SE	Godley Water Treatment Works, Barmhouse Lane, Hyde, Tameside	Applicant name: Savills Application Status: - Application Date: 05/03/2015 Application Number: 15/00197/ENV	Request for screening opinion in accordance with Town and Country Planning (Environmental Impact Assessment) Regulations 2011 relating to the proposed installation of floating photovoltaic arrays.
14	3-4 km	SW	Denton Wastewater Treatment Works, Stockport Road, Denton, Tameside, M34 6ET	Applicant name: United Utilities Application Status: Awaiting decision Application Date: 08/06/2020 Application Number: 20/00514/ENV	Request for Environmental Impact Assessment screening opinion in respect of a proposed installation of a ground mounted solar array development to provide renewable electricity to the existing, operational waste water treatment works on behalf of United Utilities
15	3-4 km	SW	Denton Wastewater Treatment Works, Stockport Road, Denton, Tameside, M34 6ET	Applicant name: United Utilities Application Status: Approved On 06/07/2018 Application Date: 29/06/2018 Application Number: 18/00519/CPUD	Certificate of lawfulness for the proposed installation of a ground mounted solar photovoltaic (PV) array and associated infrastructure



Review

ID	Distance	Direction	Address	Details	
16	3-4 km	SW	Denton Wastewater Treatment Works, Stockport Road, Denton, Tameside, M34 6ET	Applicant name: United Utilities Application Status: Pending Application Date: 25/01/2018 Application Number: 18/00294/ENV	Request for a screening opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 with respect to proposed installation of photovoltaic arrays at Denton Wastewater Treatment Works.
17	3-4 km	SW	Denton Wastewater Treatment Works, Stockport Road, Denton, M34 6ET	Applicant name: Mr Richard Mears Application Status: Registered Application Date: 07/08/2019 Application Number: DC/073958	Environmental Impact Assessment (EIA) Screening Opinion for the installation of photovoltaic arrays.
19	4-5 km	S	Werneth Hall, Cowlishaw Road, Romiley, Stockport, SK6 4NU	Applicant name: Ms Karen Kirkby Application Status: Householder Application Date: 19/08/2024 Application Number: DC/093147	Installation of a Solar PV system, comprising 20No. ground mounted solar panels. 1No. inverter. 1No. battery unit and ancillary development thereto.
21	4-5 km	NE	Former Power Station And Land Running Parallel With Printworks Road And River Tame Spring Bank Lane Stalybridge, Tameside	Applicant name: Green Energy UK Application Status: - Application Date: 24/09/2014 Application Number: 14/00917/ENV	Screening opinion as to whether a proposed solar farm is an EIA Development under Part II of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011

The data is sourced from public registers of planning information and is updated every two weeks.



Review



Transport

Identified



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see <u>page 53</u> > for details of the identified issues.

Active Railways and Tunnels
Historical Railways and
Tunnels
Railway and Tube Stations
Underground

Not identified

Not identified

Not identified Not identified

Jump to

Railways and Underground >

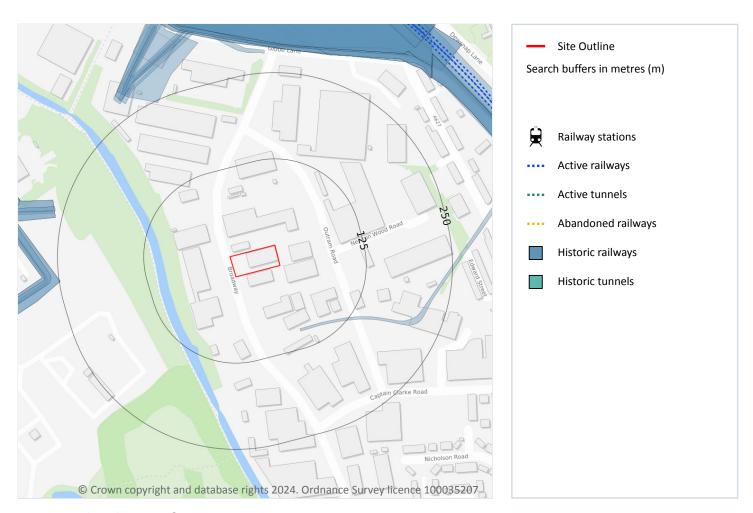
Skip to next section: Planning constraints >

You can find our methodology and list of limitations on page 63 >

Review

Transportation / Railways and Underground





Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
96 m	SE	Railway Sidings	1872



Review



Planning

Identified



9

1

0

Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

Large Developments

searched to 500m

Please see page 55 > for details of the proposed developments.

Small Developments

searched to 125m

Please see page 57 > for details of the proposed developments.

House extensions or new builds searched to 50m

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on page 63 >.

01273 257 755



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see page 58 > for details of the identified issues.

Environmental Protected Areas Identified Visual and Cultural Protected Not identified **Areas**

Jump to

Planning applications >

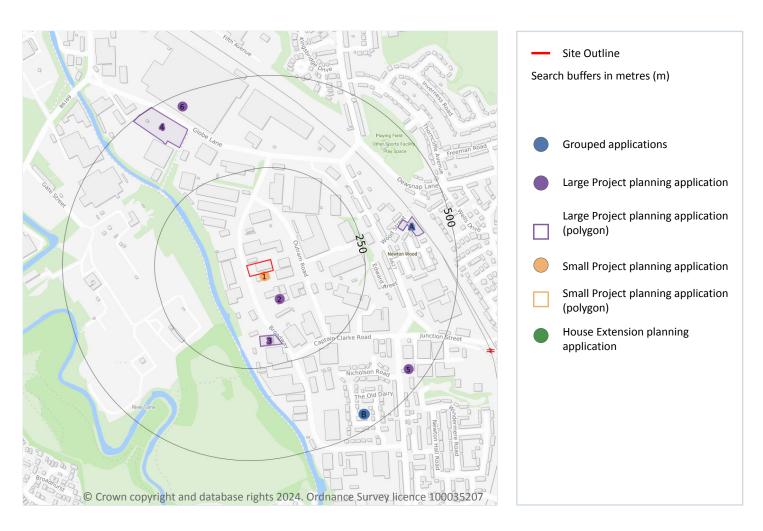
Planning constraints >

You can find our methodology and list of limitations on page 63 >

Review

Planning Applications





Large projects searched to 500m

9 large developments within 500m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 80 m Direction: SE	Application reference: 16/00125/FUL Application date: 24/02/2016 Council: Tameside Accuracy: Proximity	Address: Sprintshift Ltd, 17 Outram Road, Broadway Industrial Estate, Dukinfield, Greater Manchester, SK16 4XE Project: Warehouse Last known status: Detailed plans have been granted.	<u>Link</u> ⊅



Review

ID	Details	Description	Online record
ID: 3 Distance: 165 m Direction: S	Application reference: 23/00827/FUL Application date: 14/09/2023 Council: Tameside Accuracy: Exact	Address: Stockport Truck Centre, Broadway Industrial Estate, Hyde, Greater Manchester, SK14 4QY Project: Industrial Unit Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: A Distance: 356 m Direction: E	Application reference: 22/00159/FUL Application date: 22/02/2022 Council: Tameside Accuracy: Exact	Address: Bestalinks Ltd, 2 Wood Street, Dukinfield, Greater Manchester, SK16 4UT Project: Fabrication Building Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅
ID: A Distance: 357 m Direction: E	Application reference: 22/00177/FUL Application date: 22/02/2022 Council: Tameside Accuracy: Exact	Address: Bestalinks Ltd, 2 Wood Street, Dukinfield, Greater Manchester, SK16 4UT Project: Fabrication Building Last known status: The application for detail approval has been withdrawn.	<u>Link</u> ⊅
ID: 4 Distance: 369 m Direction: NW	Application reference: 22/01131/FUL Application date: 03/04/2023 Council: Tameside Accuracy: Exact	Address: Industrial Estate Newton Wood, Globe Lane, Broadway, Dukinfield, Greater Manchester, SK16 4RE Project: Light Industrial/Storage/Distribution Building Last known status: Detailed plans have been granted.	<u>Link</u> ⊅
ID: 5 Distance: 455 m Direction: SE	Application reference: 18/00347/REM Application date: 12/04/2018 Council: Tameside Accuracy: Proximity	Address: Dukinfield Road, Hyde, Greater Manchester, SK14 4RQ Project: 78 Homes Last known status: Approval has been granted for reserved matters.	N/A
ID: B Distance: 461 m Direction: SE	Application reference: 17/00943/REM Application date: 17/11/2017 Council: Tameside Accuracy: Proximity	Address: Land At, 2 Broadway, Hyde, Greater Manchester, SK14 4QQ Project: 78 Houses Last known status: Approval has been granted for reserved matters.	<u>Link</u> ⊅
ID: B Distance: 461 m Direction: SE	Application reference: 18/00347/REM Application date: 30/04/2018 Council: Tameside Accuracy: Proximity	Address: Land At, 2 Broadway, Hyde, Greater Manchester, SK14 4QQ Project: 78 Houses Last known status: Approval has been granted for reserved matters.	Link ⊅
ID: 6 Distance: 466 m Direction: NW	Application reference: 16/00600/ENV Application date: 20/06/2016 Council: Tameside Accuracy: Proximity	Address: Globe Industrial Park, Globe Lane, Dukinfield, Greater Manchester, SK16 4RE Project: Electricity Generation Facility Last known status: A planning application has yet to be submitted.	Link ⊅



Review

Small projects searched to 125m

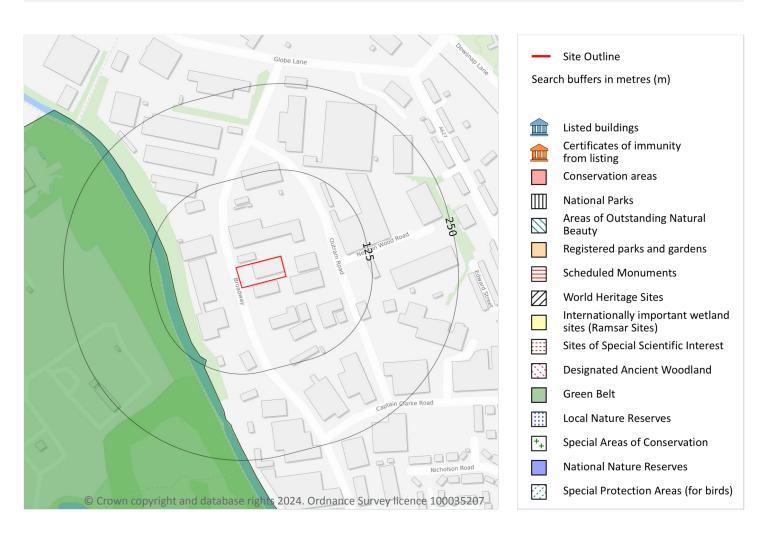
1 small development within 125m from the property has been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 10 m Direction: SE	Application reference: 22/00010/FUL Application date: 11/02/2022 Council: Tameside Accuracy: Proximity	Address: Special Piping Materials Ltd, Broadway, Dukinfield, Greater Manchester, SK16 4UU Project: Storage Last known status: Detailed plans have been granted.	<u>Link</u> ⊅

Review

Planning constraints





Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
94 m	W	Merseyside and Greater Manchester Green Belt	Tameside

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755



Review

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2024). For more information please see https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land



Review

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
ormer petrol stations	Not identified
ormer garages	Not identified
ormer military land	Not identified
ormer landfill (from Local Authority and istorical mapping records)	Identified
Vaste site no longer in use	Identified
ctive or recent landfill	Not identified
ormer landfill (from Environment gency Records)	Identified
ctive or recent licensed waste sites	Identified
ecent industrial land uses	Identified
urrent or recent petrol stations	Not identified
angerous or explosive sites	Identified
lazardous substance storage/usage	Identified
ites designated as Contaminated Land	Not identified
listorical licensed industrial activities	Identified
urrent or recent licensed industrial ctivities	Identified
ocal Authority licensed pollutant elease	Identified
Pollutant release to surface waters	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Bedrock geology Source Protection Zones and drinking abstractions	
Source Protection Zones and drinking	
Source Protection Zones and drinking abstractions	; water
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined	water Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer	Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences	Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology	Not identified Not identified Not identified
Source Protection Zones and drinking abstractions Source Protection Zones Source Protection Zones in confined aquifer Drinking water abstraction licences Hydrology Water courses from Ordnance Survey	Not identified Not identified Not identified Identified





Review

Flooding			
Flood storage areas: part of floodplain	Not identified		
Historical flood areas	Not identified		
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified		
Flood defences	Not identified		
Proposed flood defences	Not identified		
Surface water flood risk	Not identified		
Groundwater flooding	Identified		
Climate change			
Flood risk (5 and 30 Years)	Identified		
Ground stability (5 and 30 Years)	Identified		
Natural ground subsidence			
Natural ground subsidence	Not identified		
Natural geological cavities	Not identified		
Non-natural ground subsidence			
Coal mining	Identified		
Non-coal mining	Not identified		
Mining cavities	Not identified		
Infilled land	Identified		
Radon			
Radon	Not identified		
Coastal Erosion			
Complex cliffs	Not identified		
Projections with active management or intervention measures in place	Not identified		
Projections with no active management plan or intervention	Not identified		

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified



Review

Transportation			
Crossrail 2 route	Not identified		
Crossrail 2 stations	Not identified		
Crossrail 2 worksites	Not identified		
Crossrail 2 headhouses	Not identified		
Crossrail 2 safeguarding area	Not identified		
Active railways	Not identified		
Railway tunnels	Not identified		
Active railway stations	Not identified		
Historical railway infrastructure	Identified		
Abandoned railways	Not identified		
London Underground and DLR lines	Not identified		
London Underground and DLR stations	Not identified		
Underground	Not identified		
Underground stations	Not identified		

Planning	
Large projects searched to 500m	Identified
Small projects searched to 125m	Identified
House extensions and small new builds searched to 50m	Not identified

Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified

Planning constraints	
Green Belt	Identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified



Review

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations 7.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Review report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ www.groundsure.com/terms-april-2023/ www.groundsure.com/terms-april-20

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