
THE ARLEY CONSULTING COMPANY LIMITED

Chorleian House
49-51 St Thomas's Road
Chorley, Lancs
PR7 1JE



Tel: 01257 278300
Fax: 01257 268063
E-mail: mailbox@taccl.co.uk
www.taccl.co.uk

Our Ref: ML/23043/231220-gss

20 December 2023

FAO Sam Golding

Gold Sketch Studios Limited

55a Bury Old Road
Prestwich
M25 0FG

Dear Sam

67 & 69 Deardengate, Haslingden, Rossendale, BB4 5SN
Planning Refs 2023/0368 & 2023/0488

We write in relation to the above properties.

Background

You have submitted Prior Notifications for two adjoining properties in the centre of Haslingden.

The applications relate to the upper floors of each property as follows; ground floors are not included:

No 67 Change of use of the upstairs Offices (First and Second Floor) to no. 4 Flats.

No 69 Change of use from Offices to no.1 Flats.

The notifications have been approved by Rossendale Borough Council, subject to conditions. One of the conditions on each decision notice relates to ground contamination. The condition requires submission of a Preliminary Risk Assessment and potentially site investigations and remediation strategy's, based on findings.

The reason given for the inclusion of the condition for these properties is the presence of an old landfill site within the guideline distance of 250 m.

Consultation

TACCL has consulted with the Council's Contaminated Land Officer who has agreed the following:

- (i) A full PRA isn't needed for this site, but an assessment of historic Ordnance Survey maps or other reliable source of historical information should be included.
- (ii) A site walkover survey isn't needed, but some photos including the outside space should be provided.
- (iii) Assessment of the external yard spaces is required, eg could residents turn it into a garden.



- (iv) Consider potential radon issues, although as the development relates to upper floors of each property this may be out of the hands of the developer.

Site Description & Development Proposals

TACCL is advised that the areas to be converted to flats are currently vacant, but they were most recently used as offices.

The ground floors are not covered by the current development proposals or planning permissions and are occupied by a pizza shop (empty) (No 67) and an existing office (No 69). Photograph No 1 shows a funeral directors occupying the ground floor of No 69.

Some photographs areas are also presented at Annex 1, including Google earth Streetview images and three photographs showing the concrete surfacing in the rears yards.

Development plans are available via the Councils planning portal and show the proposed conversions to residential flats. The outside spaces are currently hard surfaced yard areas and will be used as access by future residents. There is no realistic possibility of these areas being converted to gardens or space for recreational activities.

Groundsure Report

TACCL has been provided with a Groundsure Screening Report for the properties (Ref FASHT-3569634, dated 13 January 2017), see Annex 2.

The following is noted as part of the Groundsure Consultant's Opinion:

- *No potentially contaminative land uses have been identified at the study site.*
- *A historical landfill of minor concern has been identified in proximity to the study site*
- *Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability.*

As stated above Groundsure has identified one former landfill site within 250 m of the development site (Ref 9 on Figure 1). The site is known as South Shore/Well Bank and is situated around 154 m to the south-west. The following information is provided:

First recorded input: 01/01/1951

Last recorded input: 22/09/1972

Operator: Haslingden Borough Council

Licence No: R024/K1/14/024. Issued 25/10/1979. Surrendered

Waste Types: Industrial/Commercial

There is clearly some discrepancy regarding the operation of the site, in as much as the licence was issued some 7 years after the last waste was disposed.



The same site is identified separately at a greater distance from the site (254 and 334 m) (Refs 1 & 36 on Figure 1), based on other data sources.

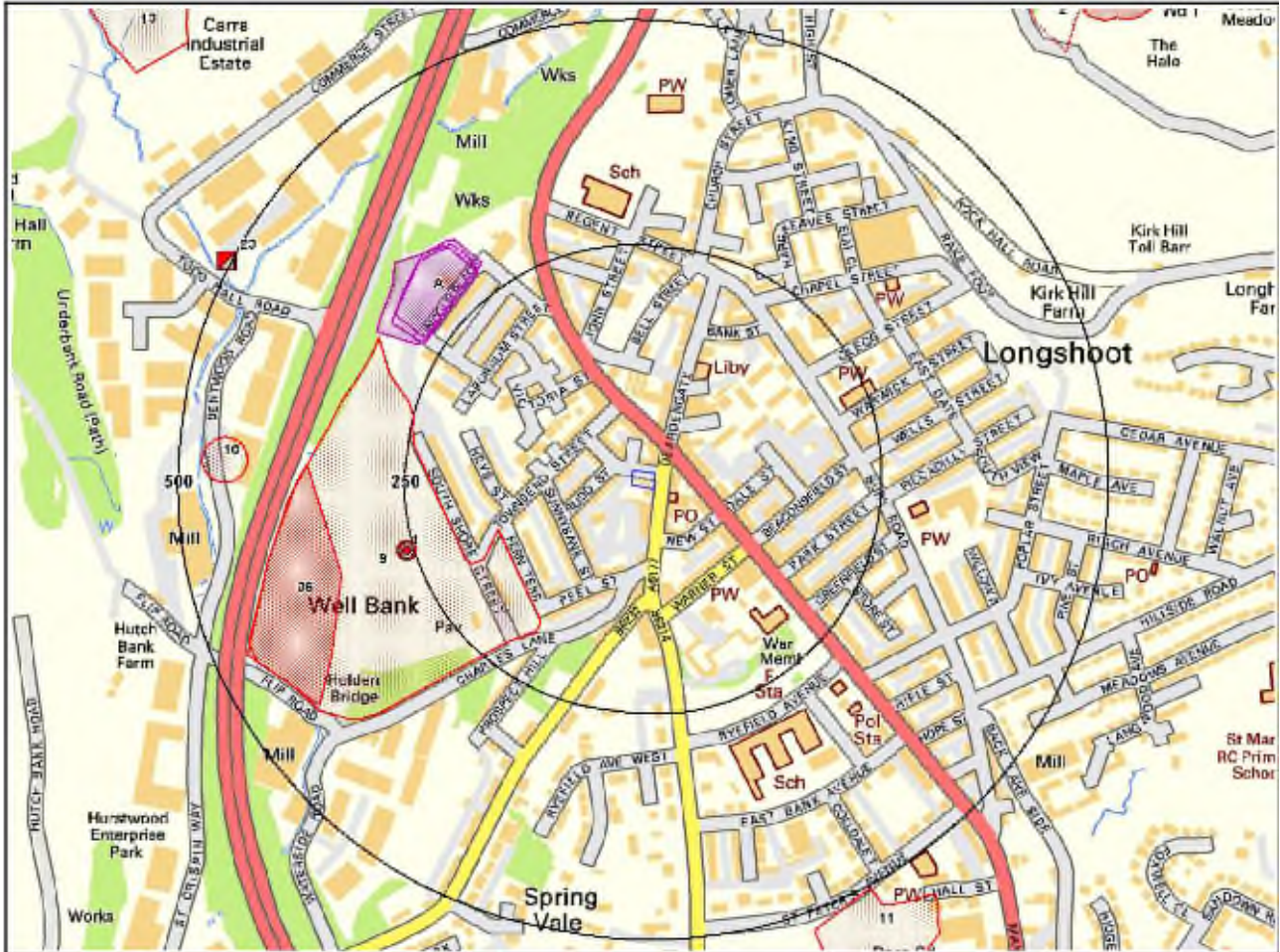


Figure 1: Plan Showing Landfill Locations

No other potentially significant issues are highlighted in the Groundsure Report.

Site History – Review of OS Maps

A series of historic OS maps have been obtained from Landmark covering the period 1849 to 2023 (Annex 3).

It can be seen from these maps that the site was already developed by 1849. Two connected properties are shown to occupy the eastern part of the site.

By 1930 the building covers the entire combined plot and is marked as a 'Bank' (District Bank Limited – see Photograph Nos 1 & 2 at Annex 1). There appears to be a small outside space in the south-western part of the site, similar to the current site layout. The site layout remains unchanged on the maps to present day. It is still labelled as a bank on the 1993 1:2500 map and is unlabelled on the later 1:10,000 scale maps.



Based on the historic maps the landfill identified by Groundsure at South Shore/Well Bank is limited to a small area on the western side of the site, a considerable distance from the development site.

It is marked as a refuse or slag heap at Spring Vale on the 1965 1:10,000 scale map (but not on the later 1979 edition map) whilst the eastern part of the landfill is marked as 'allotment gardens', see Figure 2 below:

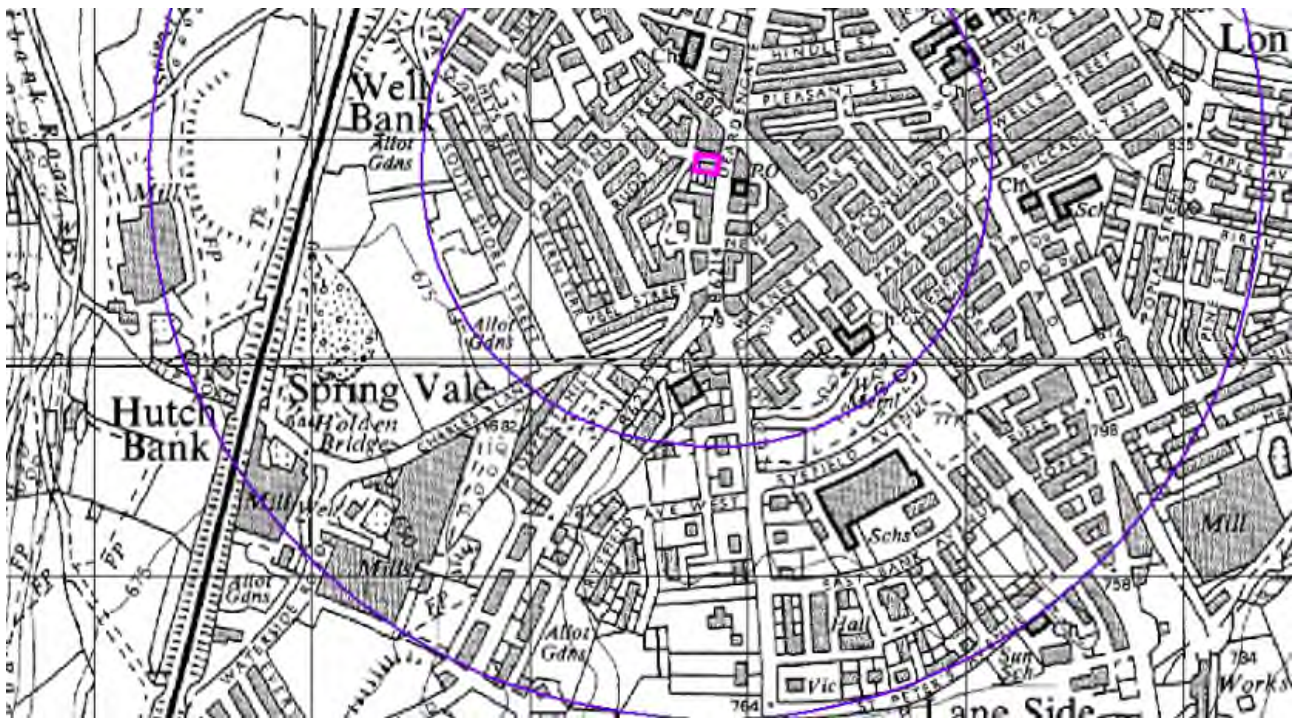


Figure 2: Extract from 1965 OS Map

The area where the landfill is shown is currently occupied by sports pitches (Haslingden St Mary's Football Club), surrounded by woodland to the south and west with a clubhouse building in the south-eastern part of the site. From the OS records it is evident that the clubhouse, was constructed in the early 1990's.

From records presented on the Rossendale BC planning portal it can be seen that two further permissions have been granted for the extension of the clubhouse one in 2011 (Ref 2011/0331) and one in 2022 (Ref 2022/0474). The historic maps confirm the clubhouse has been extended. Neither permission draws attention to the landfill or requires any assessment of potential risks. One can only assume there have been no specific issues.

Geology

It can be seen, from information presented in the Groundsure report (Annex 2) and also on the BGS website, that the development site is underlain by fluvio-glacial sand and gravel, which in turn overlies low permeability glacial till (Boulder Clay). The superficial soils are underlain by Millstone Grit bedrock.

The South Shore Landfill Site is underlain by the glacial till. The granular fluvio-glacial soils do not extend this far to the west. Consequently, there is no permeable pathway between the landfill and the development site, through which potentially hazardous gases could.



Radon

Radon Reports have been obtained from www.UKRadon.org (Annex 4).

It can be seen, from the reports, that in relation to existing properties:

Is this property in a radon Affected Area? – Yes. A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 1-3%. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

Given the age of the properties it is highly unlikely that they have radon protection or mitigation within the foundation structure.

The potential risks to residents in the upper floors of the buildings are likely to be significantly lower than those on the ground floor. Air circulation within ground floor rooms is likely to disperse low levels of radon gas.

Risk Assessment

Risk is assessed via the source-pathway-receptor model.

There is an old landfill some 150 – 300 m to the south-west of the development site, which operated between 1951 and 1972. The potential for this site to still be generating sufficient landfill gas to affect the proposed development is considered to be Very Low.

There are numerous other residential properties between the development site and the landfill. Had an issue with landfill gas arisen at any of these the Council would probably be aware of it or details would be presented in the Groundsure report.

The site is located in an area where 'at least one property in every hundred is estimated to exceed the Action Level' for radon. This is relatively low and potential risks to the development are considered Very Low.

The development site is underlain by fluvio-glacial sand and gravel which is, in turn underlain by low permeability glacial clay. The granular superficial deposits do not extend to the identified landfill. Consequently, there is no viable pathway between the landfill and/or the underlying bedrock and the development. The clay stratum breaks any potential pathway.

The proposed development is the receptor along with future residents. As stated previously the development consists of the conversion of first and second floor offices to residential flats. No development is proposed on the ground floors, and these areas will remain in commercial use.



The small external yard areas are surfaced with concrete and there is no realistic possibility of these being converted to gardens for the residents of the flats. They will remain as access to the buildings.

Conclusions

TACCL considers the potential risks to the proposed residential flats to be Very Low, based on the available information.

No remediation and/or mitigation is required or proposed.

However, should the landowner consider redeveloping the ground floor premises potential radon issues should be considered further. It may be possible to undertake radon monitoring to determine whether the action levels are exceeded, and specific action is required.

We trust that this information is satisfactory.

Yours sincerely

MARTIN LOVELOCK
Technical Director

Enc

cc Michael Rose, Old Hall Group

ANNEX 1

Photographs



Photograph No 1: Google Earth Street View Image from Deardengate



Photograph No 2: Google Earth Street View Image from Deardengate



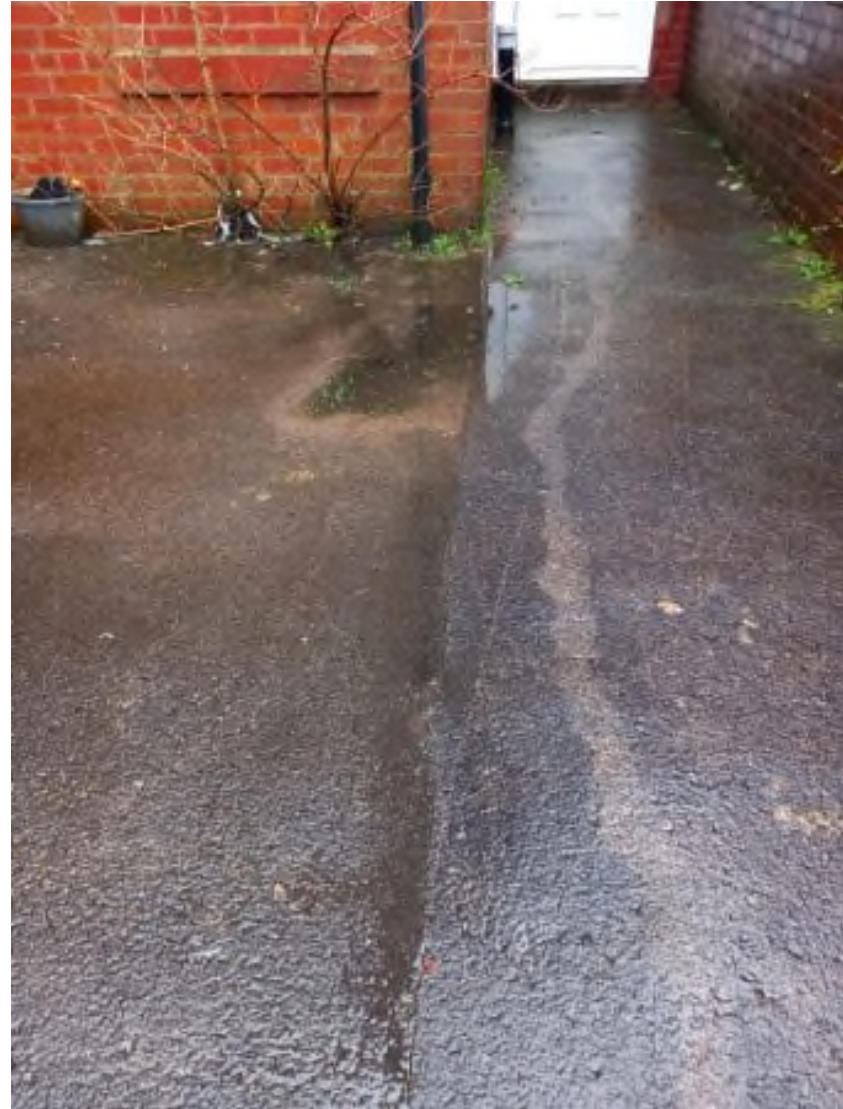
Photograph No 3: Google Earth Street View Image from Deardengate



Photograph No 4: Google Earth Image from Rear



Photograph No 5: View of Concrete Surfacing in Rear Yard



Photograph No 6: View of Concrete Surfacing in Rear Yard



Photograph No 7: View of Concrete Surfacing in Rear Yard

ANNEX 2

Groundsure Screening Report

Report Reference: FASHT-3569634
Your Reference: MA/OLD0342
Report Date: 13 Jan 2017
Report Delivery Method: **Email - pdf**
Client Email: ashtonadmin2@propertysearchgroup.co.uk

Groundsure Screening

**Address: 67 DEARDENGATE, HASLINGDEN, ROSSENDALE,
BB4 5SN**

Dear Sir/Madam,

Thank you for placing your order with The Property Search Group. Please find enclosed the Groundsure Screening report as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 0161 870 4700 quoting the above report reference number.

Yours faithfully,

The Property Search Group

Enc.
Groundsure Screening

Groundsure Screening

Address: 67 DEARDENGATE, HASLINGDEN, ROSSENDALE, BB4 5SN

Date: 13 Jan 2017

Your Reference: MA/OLD0342

Client: PSG Ashton



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
© Copyright Getmapping PLC 2003. All Rights Reserved.

Site Name: 67 DEARDENGATE, HASLINGDEN,
ROSSENDALE, BB4 5SN

Grid Reference: 378565,423178

Size of Site: 0.04 ha

Report Reference: FASHT-3569634

Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

Recommendations

None required.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has been advised by the client (or their advisers) that the property is currently used for retail purposes.
Proposed land use	Groundsure has been advised that the property will continue to be used for retail purposes.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	A historical landfill of minor concern has been identified in proximity to the study site.
Potentially vulnerable receptors	<p>Potentially vulnerable receptors have been identified including:</p> <p>Human health: Site users and residents of nearby dwellings with gardens</p> <p>Aquifer - Superficial: Secondary A On Site Secondary (undifferentiated) 31.0m NE</p> <p>Aquifer - Bedrock: Secondary A On Site</p> <p>Source Protection Zones (SPZ) within 100m: None</p> <p>Confined Aquifer SPZ within 50m: None</p> <p>Abstractions – Potable (within 2000m): 1504m SW (Surface Water)</p> <p>Abstractions – Groundwater (within 200m): None</p> <p>Abstractions – Surface Water (within 200m): None</p> <p>Surface Water Features (within 50m): None</p> <p>Designated sites: None</p> <p>Notes: None</p>
Conclusion	Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Flooding	The property does not lie within 25m of an area at risk of flooding as identified in the Environment Agency/Natural Resources Wales RoFRaS database
Natural Ground Subsidence	No issues identified.
BGS Non-Coal Mining	The BGS has identified that occasional minor past underground mining may have occurred but of restricted extent in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	3-5% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.
Radon Protection	Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or Public Health England for further guidance. Contact details are given in Section 12 of this report.
Coal Mining	The study site has been identified as lying within a coal mining area. A prudent purchaser may wish to obtain a Coal Mining report from the Coal Authority to clarify the risk to the property.

Report Reference: FASHT-3569634

Issue	Guidance
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	9	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	1 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	5*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	7*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	1	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	1	1	2	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	8	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency/Natural Resources Wales Registered landfill Sites	0	0	0	0	1	-
Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	1	1	4	8
BGS/DoE Landfill Site Survey	0	0	0	1	0	0
Landfills from Local Authority and Historical Mapping Records	0	0	0	1	4	6
3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	6	-	-
Environment Agency/Natural Resources Wales licensed Waste Sites	0	0	0	0	4	9

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	2	16	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	2	0	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0		

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 076	

* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000														
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?						Yes														
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes														
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	2	-														
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	1	7	-														
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	2														
6.6 Are there any Source Protection Zones within 500m of the study site?						No														
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?						No														
6.8 River Quality	<table border="1"> <thead> <tr> <th></th> <th>on-site</th> <th>0-50</th> <th>51-250</th> <th>251-500</th> <th>501-1000</th> <th>1001-1500</th> </tr> </thead> <tbody> <tr> <td>Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>Yes</td> </tr> </tbody> </table>							on-site	0-50	51-250	251-500	501-1000	1001-1500	Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	Yes
	on-site	0-50	51-250	251-500	501-1000	1001-1500														
Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	Yes														
6.9 Detailed River Network entries within 500m of the site	0	0	0	15	-	-														
6.10 Surface water features within 250m of the study site	No	No	No	-	-	-														

Report Reference: FASHT-3569634

7. Flooding

7.1 What is the risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Green Belt land	0	0	0	0	1	1
8.12 Records of Ancient Woodland	0	0	0	0	0	0

9. Additional Information

	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	n/a
9.2 Mobile Phone Mast Planning Records	0	0	0	n/a
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	Basic radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
11.3 Are there any brine affected areas within 75m of the study site?	No

Report Reference: FASHT-3569634

Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

Report Reference: FASHT-3569634

10. Natural Hazards

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

11. Mining

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

12. Contacts

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

Note: Maps

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

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

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

Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Report Reference: FASHT-3569634

Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Report Reference: FASHT-3569634

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

Records of sites with a potentially contaminative past land use within 250m of the search centre: 9

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
159.0	NW	Iron and Brass Foundry	1909
186.0	NW	Unspecified Foundry	1938
186.0	NW	Unspecified Foundry	1928
200.0	NW	Brass and Iron Foundry	1846
213.0	NW	Unspecified Works	1977
213.0	NW	Unspecified Works	1988
224.0	S	Unspecified Heap	1988
224.0	S	Unspecified Heap	1965
224.0	S	Unspecified Heap	1977

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 100m of the search centre: 1

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
92.0	E	Unspecified Tank	1961

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 100m of the search centre: 5

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
79.0	N	Electricity Substation	1990
79.0	N	Electricity Substation	1989
79.0	N	Electricity Substation	1971
79.0	N	Electricity Substation	1987
79.0	N	Electricity Substation	1984

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 7

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
66.0	W	Garage	1993
66.0	W	Garage	1988
85.0	N	Garage	1971
86.0	N	Garage	1984
86.0	N	Garage	1987
87.0	N	Garage	1990
87.0	N	Garage	1989

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 0

2. Environmental Permits, Incidents and Registers Map

NW

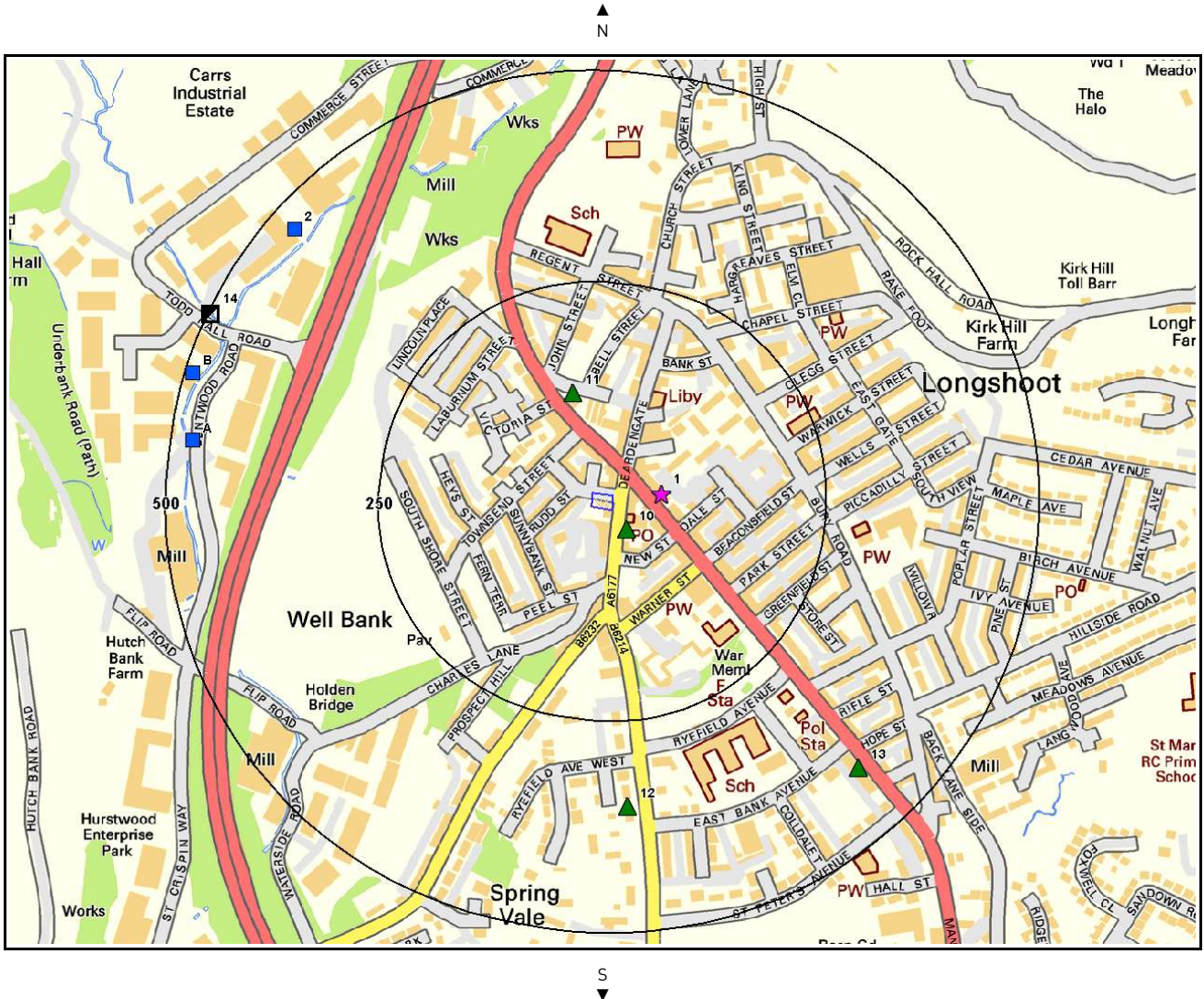
NE

W

E















SW

SE



Environmental Permits, Incidents and Registers Legend

© Crown copyright and database rights 2017. Ordnance Survey licence 100035207.

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

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 1

The following Water Industry Referral records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	Address	Permission reference	Local Authority	First Date Received	Last Date Received	Status
14	497.0	NW	TS CHEMICALS, BENTWOOD ROAD, CARRS ROAD IND EST, HASLINGDEN, ROSSENDALE, LANCASHIRE, BB4 5HH	BT1932	ROSSENDALE BOROUGH COUNCIL	01-Jun- 2003	01-Jan- 2015	RECEIVED

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 4

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

Report Reference: FASHT-3569634

ID	Distance [m]	Direction	NGR	Details	
10	30.0	SE	378589, 423143	Address: Deardengate Dry Cleaners, 54 Deardengate, Haslingden, Rossendale, Lancashire, BB4 5SN Process: Dry Cleaning Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
11	118.0	N	378526, 423304	Address: Haslingden Service Station (Formerly Azam), Blackburn Road, Haslingden, BB4 5QG Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
12	353.0	S	378590, 422815	Address: Mister C's Petrol Station, Helmshore Road, Haslingden, BB4 5SR Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
13	422.0	SE	378862, 422861	Address: Haslingden Service Station, Manchester Road, Haslingden, BB4 5SL Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 8

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

ID	Distance [m]	Direction	NGR	Details	
2	469.0	NW	378200, 423500	Address: PLOT 14 AT CARRS INDUSTRIAL ESTATE, HASLINGDEN, ROSSENDALE, LANCASHIRE Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016992025 Permit Version: 1	Receiving Water: SWINNEL BROOK Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: Revocation Date: 01/11/1994
3A	474.0	W	378080, 423250	Address: BEACONSFIELD/BURY RD CSO, HASLINGDEN, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982972 Permit Version: 1	Receiving Water: SWINNEL BROOK Status: REVOKED - UNSPECIFIED Issue date: 23/06/2005 Effective Date: 23-Jun-1995 Revocation Date: 21/06/2005
4A	474.0	W	378080, 423250	Address: DEARDENGATE/BURY RD, HASLINGDEN, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROS0039 Permit Version: 1	Receiving Water: SWINNEL BROOK Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01-Jan-1995 Revocation Date: 13/04/2009
5A	474.0	W	378080, 423250	Address: MANCHESTER ROAD SEWER, HASLINGDEN, ROSSENDALE, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROS0058 Permit Version: 1	Receiving Water: - Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01-Apr-1991 Revocation Date: 31/12/1994
6A	474.0	W	378080, 423250	Address: MANCHESTER ROAD SEWER, HASLINGDEN, ROSSENDALE, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROS0058 Permit Version: 2	Receiving Water: - Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01-Jan-1995 Revocation Date: -

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

ID	Area	Direction	NGR	Address	Effluent Type	Permit Number	Permit Version	Receiving Water	Status	Issue date	Effective Date	Revocation Date
7A	474.0	W	378080, 423250	Address: DEARDENGATE/BURY RD, HASLINGDEN, LANCASHIRE	SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY	01ROS0039	2	SWINNEL BROOK	VARIED UNDER EPR 2010	14/04/2009	14-Apr-2009	-
8B	491.0	W	378080, 423330	Address: LOKS PLASMA SERVICES LTD SWO, SITE 3B, CARRS IND ESTATE, HASLINGDEN, LANCASHIRE	MISCELLANEOUS DISCHARGES - SURFACE WATER	016991336	1	SWINNEL BROOK	REVOKED - UNSPECIFIED	-	01-Oct-1994	14/12/1994
9B	491.0	W	378080, 423330	Address: LOKS PLASMA SERVICES LTD SWO, SITE 3B, CARRS IND ESTATE, HASLINGDEN, LANCASHIRE	MISCELLANEOUS DISCHARGES - SURFACE WATER	017290123	1	TRIB FOR DRAINAGE AREA 72	REVOKED - UNSPECIFIED	-	01-Jul-1991	01/07/1991

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 1

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

ID	Distance [m]	Direction	NGR	Details		
1	56.0	E	378630, 423187	Incident Date: 17-Apr-2001	Water Impact: Category 2 (Significant)	
				Incident Identification: 2598	Land Impact: Category 4 (No Impact)	
				Pollutant: Organic Chemicals/Products	Air Impact: Category 4 (No Impact)	
				Pollutant Description: Surfactants and Detergents		

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

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

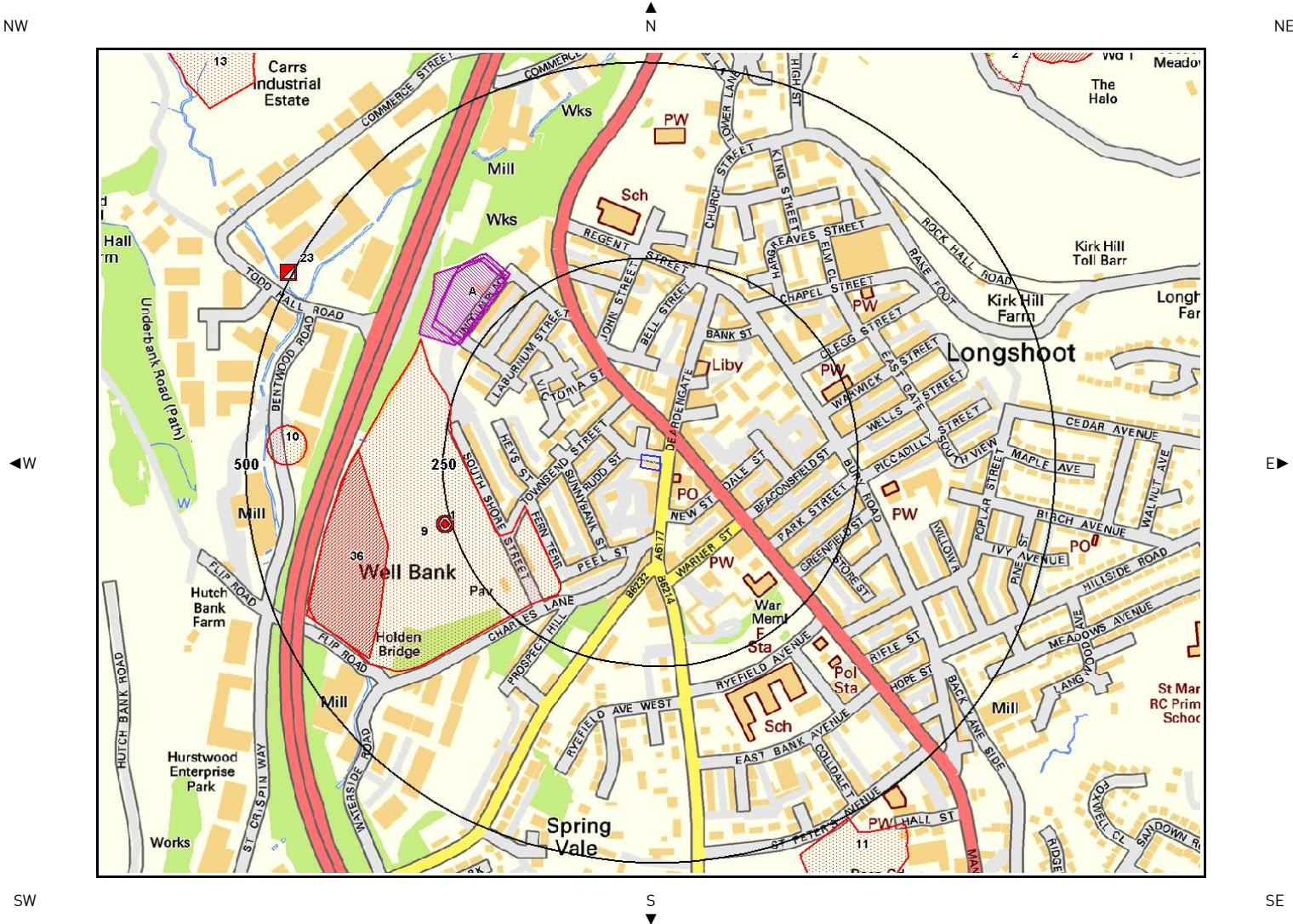
Report Reference: FASHT-3569634

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

0


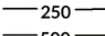
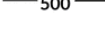






Database searched and no data found.

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

© Crown copyright and database rights 2017. Ordnance Survey licence 100035207.

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

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site: 1

The following Environment Agency/Natural Resources Wales landfill records are represented as polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details	
2	651.0	NE	379008, 423824	Address: Land/ Premises At, Higher Lane, Haslingden, Rossendale, Lancashire, BB4 5UD Landfill Reference: 53994.0 Environmental Permitting Regulations (Waste) Reference: DRI001 Landfill Type: A05: Landfill taking Non-Biodegradable Wastes	Operator: Rossendale Borough Council Status: Modified IPPC Reference:

Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site: 14

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

ID	Distance [m]	Direction	NGR	Details	
9	154.0	SW	378200, 423000	Site Address: South Shore, Charles Lane, Well Bank, Haslingden, Lancashire Waste Licence: Yes Site Reference: R024, K1/14/024, Licence No 122 Waste Type: Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 25-Oct-1979 Licence Surrendered: Licence Hold Address: - Operator: Haslingden Borough Council First Recorded Input: 01-Jan-1951 Last Recorded Input: 22-Sep-1972
10	424.0	W	378100, 423200	Site Address: Bentwood Road, Carrs, Haslingden, Lancashire Waste Licence: - Site Reference: K1/14/071 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
11	504.0	SE	378800, 422600	Site Address: Lane Side Playing Fields, Off St Peters Avenue, Lane Side, Haslingden, Lancashire Waste Licence: - Site Reference: R064, K1/14/64 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	637.0	S	378400, 422400	Site Address: High Gate Tip, Victoria Drive, Spring Vale, Haslingden, Lancashire Waste Licence: Yes Site Reference: K1/14056, Licence No 125,R056 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 22-Jan-1980 Licence Surrendered: 10-Nov-1989 Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -

Report Reference: FASHT-3569634

13	683.0	NW	377900, 423700	Site Address: Sunny Field Farm, Off Commerce Street, Carrs, Haslingden, Lancashire Waste Licence: Yes Site Reference: R059, K1/14/59, Licence No 127 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 22-Nov-1980 Licence Surrendered: 10-Nov-1989 Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	993.0	N	378300, 424300	Site Address: Martin Croft Farm, Martin Croft Road, Hud Hey, Haslingden, Lancashire Waste Licence: Yes Site Reference: K1/14/54, Licence No 126, R054 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 22-Jan-1980 Licence Surrendered: 10-Nov-1989 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1985 Last Recorded Input: 31-Dec-1989
Not shown	1081.0	NE	379400, 424200	Site Address: Duckworth Clough Tip, Haslingden, Lancashire Waste Licence: - Site Reference: - Waste Type: Industrial, Commercial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Haslingden Borough Council First Recorded Input: 25-Sep-1972 Last Recorded Input: 31-Dec-1992
Not shown	1153.0	SW	377600, 422200	Site Address: Holden Vale, Off Grane Road, Holden Wood, Haslingden, Lancashire Waste Licence: - Site Reference: R044, K1/140/44 Waste Type: Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1940 Last Recorded Input: 31-Dec-1986
Not shown	1168.0	SW	377800, 422200	Site Address: Gas Street, Off Grane Road, Haslingden, Lancashire Waste Licence: - Site Reference: K1/14/025, R025 Waste Type: Industrial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	1184.0	SE	379400, 422200	Site Address: Pike Law Quarry, Hilt Rise, Syke Side, Haslingden, Lancashire Waste Licence: - Site Reference: R012, K1/14/12 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: 01-Jan-1988
Not shown	1312.0	E	379800, 422900	Site Address: Gaps Farm, Off Haslingden Old Road, Haslingden, Lancashire Waste Licence: - Site Reference: R019, K1/14/019 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	1360.0	SE	379600, 422100	Site Address: Bent Gate, Off Haslingden Road, Syke Side, Haslingden, Lancashire Waste Licence: Yes Site Reference: R055, K1/14/55, Licence No 136 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 14-May-1980 Licence Surrendered: 20-May-1993 Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
Not shown	1414.0	N	378700, 424600	Site Address: Higher Barn Farm, Off Blackburn Road, Acre, Haslingden, Lancashire Waste Licence: - Site Reference: R037, K1/14/037 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1985 Last Recorded Input: 31-Dec-1994

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact
PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

Not shown	1440.0	N	378600, 424600	Site Address: Hall Park, Off Blackburn Road, Acre, Haslingden, Lancashire Waste Licence: Yes Site Reference: R048, K1/14/048, Licence No 310 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 22-Jun-1990 Licence Surrendered: 15-Mar-1994 Licence Hold Address: - Operator: - First Recorded Input: - Last Recorded Input: -
-----------	--------	---	----------------	---	---

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 1

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

ID	Distance [m]	Direction	NGR	Details
1	258.0	W	378300.0, 423100.0	Address: South Shore Tip, Charles Lane, Haslingden, Lancs BGS Number: 2927.0 Risk: No risk to aquifer Waste Type: N/A

Records of Landfills in Local Authority and Historical Mapping Records within 1500m of the study site: 11

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
36	334.0	W	Charles Lane, Haslingden	Historical Maps	Polygon
Not shown	689.0	NE	Refuse Tip	1961 mapping	Polygon
38	698.0	NE	Refuse Tip	1961 mapping	Polygon
Not shown	833.0	NE	Refuse Tip	1961 mapping	Polygon
Not shown	995.0	W	Refuse Tip	1961 mapping	Polygon
Not shown	1146.0	SW	Refuse Tip	1961 mapping	Polygon
Not shown	1159.0	SW	Refuse Tip	1961 mapping	Polygon
Not shown	1278.0	SW	Refuse Tip	1961 mapping	Polygon
Not shown	1318.0	SW	Refuse Tip	1961 mapping	Polygon
Not shown	1368.0	SW	Refuse Tip	1961 mapping	Polygon
Not shown	1445.0	SW	Refuse Tip	1987 mapping	Polygon

3.2 Other Waste Sites

Records of waste treatment, transfer or disposal sites within 500m of the study site: 6

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

ID	Distance [m]	Direction	Details
3A	269.0	NW	Type of Site: Refuse Destructor Site Address: N/A Details: N/A Date: 1938 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	269.0	NW	Type of Site: Refuse Destructor Site Address: N/A Details: N/A Date: 1928 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

Report Reference: FASHT-3569634

ID	Distance [m]	Direction	Type of Site	Site Address	Details	Further Details
5A	269.0	NW	Type of Site: Refuse Destructor	Site Address: N/A	Details: N/A Date: 1909	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
6A	270.0	NW	Type of Site: Refuse Destructor	Site Address: N/A	Details: N/A Date: 1950	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7A	271.0	NW	Type of Site: Corporation Refuse Destructor	Site Address: N/A	Details: N/A Date: 1911	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8A	271.0	NW	Type of Site: Refuse Destructor	Site Address: N/A	Details: N/A Date: 1930	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 13

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

ID	Distance [m]	Direction	NGR	Details
23	505.0	NW	378102, 423421	<p>Site Address: Units 4 & 17b Taylor Court, Todd Hall Road, Haslingden, Lancashire, BB4 5LA</p> <p>Type: Household, Commercial & Industrial Waste T Stn</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: REC002</p> <p>Operator: Recontainers Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 50440</p> <p>Annual Tonnage: 1500.0</p> <p>Issue Date: 28/06/2006</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 28/10/2010</p> <p>Site Name: Recontainers Ltd</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	772.0	NE	379008, 423824	<p>Site Address: Higher Lane, Haslingden, Rossendale, Lancashire, BB4</p> <p>Type: Landfill taking Non-Biodegradable Wastes</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DRI001</p> <p>Operator: Rossendale Borough Council Highways Dlo</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53994</p> <p>Annual Tonnage: 0.0</p> <p>Issue Date: 29/07/1977</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 05/07/2007</p> <p>Site Name: Top O'slate Quarry Landfill</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Stubblelee Hall, Stubblelee Lane, Bacup, Lancashire, OL13 0DE</p>
Not shown	772.0	NE	379008, 423824	<p>Site Address: Higher Lane, Haslingden, Rossendale, Lancashire, BB4</p> <p>Type: Landfill taking Non-Biodegradable Wastes</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: DRI001</p> <p>Operator: Rossendale Borough Council Highways Dlo</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53994</p> <p>Annual Tonnage: 167.0</p> <p>Issue Date: 29/07/1977</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Top O'slate Quarry Landfill</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Stubblelee Hall, Stubblelee Lane, Bacup, Lancashire, OL13 0DE</p>

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

Not shown	772.0	NE	379008, 423824	<p>Site Address: Land/ Premises At, Higher Lane, Haslingden, Rossendale, Lancashire, BB4 5UD Type: Landfill taking Non-Biodegradable Wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DRI001 Operator: Rossendale Borough Council Surrendered Date: - Waste Management licence No: 53994 Annual Tonnage: 2500.0</p>	<p>Issue Date: 29/07/1977 Expiry Date: - Effective Date: - Status: Modified Modified: 05/07/2007 Site Name: Top O'slate Quarry Landfill Cancelled Date: - Correspondence Address: -</p>
Not shown	1331.0	NE	379300, 424300	<p>Site Address: Underbrow Farm, Cribden Side, Haslingden, Rossendale, Lancashire, BB4 5UB Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HAR003 Operator: Harding Andrew H Surrendered Date: - Waste Management licence No: 50045 Annual Tonnage: 24800.0</p>	<p>Issue Date: 20/04/2001 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Underbrow Farm Transfer Station Cancelled Date: - Correspondence Address: -</p>
Not shown	1331.0	NE	379300, 424300	<p>Site Address: Cribden Side, Haslingden, Rossendale, Lancashire, BB4 5UB Type: 75kte HCI Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HAR003 Operator: Harding Andrew H Surrendered Date: - Waste Management licence No: 50045 Annual Tonnage: 24800.0</p>	<p>Issue Date: 20/04/2001 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Underbrow Farm Transfer Station Cancelled Date: - Correspondence Address: -</p>
Not shown	1422.0	NE	379443, 424311	<p>Site Address: Duckworth Clough H W R C, Duckworth Clough, Haslingden, Rossendale, Lancashire, BB4 5AW Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWS004 Operator: Suez Recycling And Recovery Lancashire Ltd Surrendered Date: - Waste Management licence No: 53660 Annual Tonnage: 4999.0</p>	<p>Issue Date: 01/05/1995 Expiry Date: - Effective Date: - Status: Modified Modified: 30/06/2016 Site Name: Duckworth Clough Civic Amenity Site Cancelled Date: - Correspondence Address: -</p>
Not shown	1422.0	NE	379443, 424311	<p>Site Address: Duckworth Clough H W R C, Duckworth Clough, Haslingden, Rossendale, Lancashire, BB4 5AW Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWS004 Operator: Sita (Lancashire) Ltd Surrendered Date: - Waste Management licence No: 53660 Annual Tonnage: 4999.0</p>	<p>Issue Date: 01/05/1995 Expiry Date: - Effective Date: - Status: Modified Modified: 07/02/2003 Site Name: Duckworth Clough Civic Amenity Site Cancelled Date: - Correspondence Address: -</p>
Not shown	1422.0	NE	379443, 424311	<p>Site Address: Duckworth Clough H W R C, Duckworth Clough, Haslingden, Rossendale, Lancashire, BB4 5AW Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LWS004 Operator: Sita (Lancashire) Ltd Surrendered Date: 0 Waste Management licence No: 53660 Annual Tonnage: 4999.0</p>	<p>Issue Date: 01/05/1995 Expiry Date: - Effective Date: - Status: Modified Modified: 07/02/2003 Site Name: Duckworth Clough Civic Amenity Site Cancelled Date: - Correspondence Address: -</p>

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk

Not shown	1422.0	NE	379443, 424311	<p>Site Address: Duckworth Clough H W R C, Duckworth Clough, Haslingden, Rossendale, Lancashire, BB4 5AW</p> <p>Type: Special Waste Transfer Station</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LWS004</p> <p>Operator: S I T A (lancashire) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53660</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/05/1995</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 07/02/2003</p> <p>Site Name: Duckworth Clough Civic Amenity Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Lancashire House, 24, Winckley Square, Preston, Lancashire, PR1 3JJ</p>
Not shown	1449.0	NE	379438, 424348	<p>Site Address: Clough End Road, Haslingden, Rossendale, Lancashire, BB4 5AN</p> <p>Type: Household, Commercial & Industrial Waste Landfill</p> <p>Size: < 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LCC001</p> <p>Operator: Lancashire County Council</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53745</p> <p>Annual Tonnage: 250000.0</p>	<p>Issue Date: 01/05/1994</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Closure</p> <p>Modified: -</p> <p>Site Name: Duckworth Clough Landfill Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -</p>
Not shown	1449.0	NE	379438, 424348	<p>Site Address: Clough End Road, Haslingden, Rossendale, Lancashire, BB4 5AN</p> <p>Type: Household, Commercial & Industrial Waste Landfill</p> <p>Size: >= 25000 tonnes < 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LCC001</p> <p>Operator: Lancashire County Council</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53745</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/05/1994</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Duckworth Clough Landfill Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Guild House, Po Box 9, Cross Street, Preston, Lancashire, PR1 8RD</p>
Not shown	1449.0	NE	379438, 424348	<p>Site Address: Clough End Road, Haslingden, Rossendale, Lancashire, BB4 5AN</p> <p>Type: Household, Commercial & Industrial Waste Landfill</p> <p>Size: >= 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: LCC001</p> <p>Operator: Lancashire County Council</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53745</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 01/05/1994</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Closure</p> <p>Modified: -</p> <p>Site Name: Duckworth Clough Landfill Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Guild House, Po Box 9, Cross Street, Preston, Lancashire, PR1 8RD</p>

Report Reference: FASHT-3569634

If you would like any further assistance regarding this report then please contact PSG on (T) 0161 870 4700, email: joanneholt@propertysearchgroup.co.uk