

**Action 19.4: Appendix 3 – WML Consulting Preliminary Land  
Stability Assessment Clod Lane, Haslingden (Appendices 1 to 3)**

**APPENDIX 01**  
**Correspondence**

Lindon Park Developments Ltd  
517 Tonge Moor Road  
Bolton  
BL2 3BG

**Business Directorate**  
**Planning Unit**  
**Room 120**  
**The Business Centre**  
**Futures Park**  
**Bacup**  
**OL13 0BB**

This matter is being dealt with by:  
Forward Planning team  
Telephone: 01706 252418  
Email: [forwardplanning@rossendalebc.gov.uk](mailto:forwardplanning@rossendalebc.gov.uk)

Our reference: Land Owner

Date: 12<sup>th</sup> August 2015

Dear Sir/Madam

**Re: Proposed Allocation - Draft Rossendale Local Plan Part 2, *Lives and Landscapes*.**

**Site Name: Clod Lane, Haslingden**

**Site Reference: H32**

Rossendale Borough Council is currently consulting on a Draft Version of the Local Plan Part 2 for Rossendale, also known as the Site Allocations and Development Management Development Plan Document. The adopted Core Strategy is Part 1 of the Local Plan and this sets out how much land needs to be provided to meet Rossendale's housing and employment land in the period to 2026.

We have identified land in your ownership for a proposed land use allocation, and the site boundary is shown on the attached map. This means that should your land be taken forward into the adopted version of the Local Plan Part 2, then **in principle** this land would be available for the land use identified (generally housing or employment uses), subject to obtaining planning permission.

We are writing to ask if you support or object to this proposed allocation and would be grateful for your response as soon as possible (ideally before 7<sup>th</sup> September 2015). Please contact us if this timescale will cause a problem.

The Site Name and Reference Number are shown at the top of this letter. Site reference numbers which start with H (eg H1) are being proposed for new housing, reference numbers preceded with E (eg E1) are proposed for employment and sites reference numbers beginning M (eg M1) are being proposed for mixed use developments.

The full documentation is available on the website at [www.rossendale.gov.uk/land](http://www.rossendale.gov.uk/land) and a paper copy is available at all the Borough's libraries and also at the Council's offices at the One Stop Shop, Futures Park, Bacup.

*"Rossendale will have strong communities with an enhanced environment and heritage. It will be an attractive place to live where tourists visit and employers invest."*

The documents we are consulting on include:

- **The Written Statement** – all the planning policies to be used in determining planning applications. Design Guidelines have also been drafted for every proposed allocation too. Please refer to the reference number at the start of this letter as you may wish to comment on the Design Guidelines for your land
- **The Policies Map** – this shows all the proposed allocations and designations (land for protection from development). Maps are also available on a ward basis too, to make it easier to identify individual sites.
- **Sustainability Appraisal** – this has been undertaken by independent consultants who have assessed the sustainability of each allocation (based on economic, social and environmental considerations).

**The Evidence Base** is available on the website ([www.rossendale.gov.uk/land](http://www.rossendale.gov.uk/land)) and at the libraries and the One Stop Shop and comprises reports on issues including:

- Landscape assessments
- Viability of the allocations
- Flood Risk issues

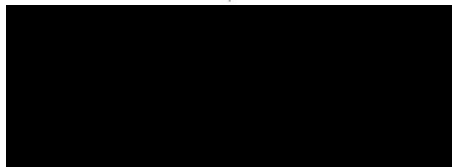
**The Comments Form** is available on the website (there is a word version you can download and e-mail back to you – unfortunately you are not able to fill the form in on-line). Paper copies are also available at the libraries and the One Stop Shop.

I should stress that this is a consultation. Ultimately the Council's preferred document will be examined in public by an independently appointed Planning Inspector and will then need to be formally adopted by the Council.

Further information on Local Plans can be obtained from the Government's planning portal at <http://www.planningportal.gov.uk/planning/planningsystem/localplans>. You may also wish to consider appointing an independent planning consultant to discuss the implications of your land being included as a proposed allocation in Rossendale's Local Plan Part 2. A directory of planning consultants is available on the Royal Town Planning Institute's website at <https://www.rtpiconsultants.co.uk>.

If you have any specific queries please do not hesitate to contact one of the members of the Forward Planning team.

Yours faithfully



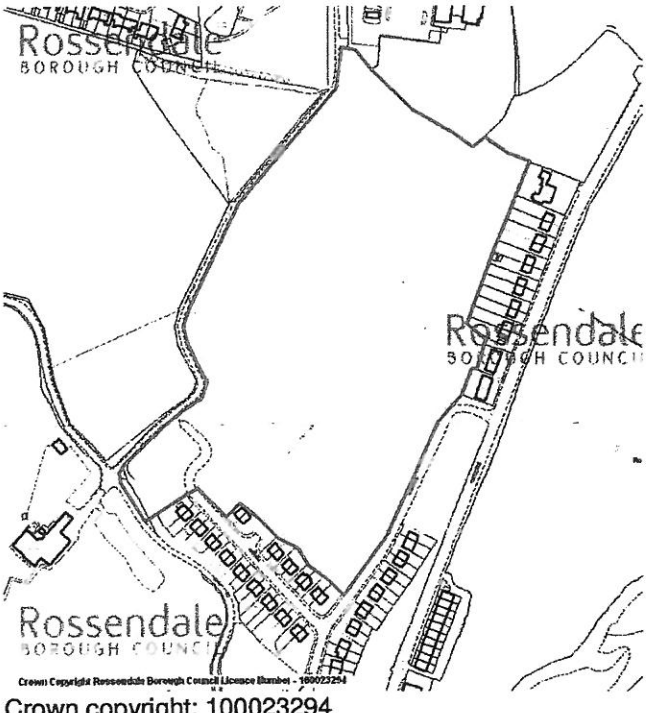
Stephen Stray

Planning Manager

*"Rossendale will have strong communities with an enhanced environment and heritage. It will be an attractive place to live where tourists visit and employers invest."*

Keep up to date with Rossendale Borough Council via [www.rossendale.gov.uk](http://www.rossendale.gov.uk) or follow us on  
@RossendaleCouncil   Rossendale Council

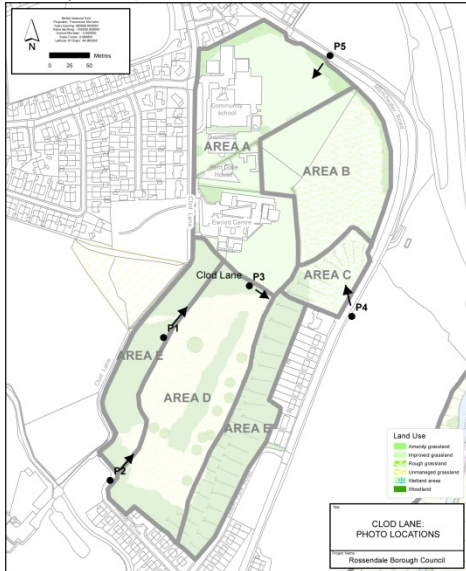


PROPOSED USE – HOUSING					
<b>Site Ref</b>	H32	<b>Site Address</b>	Clod Lane (South)	<b>Vision Area</b>	Haslingden, Rising Bridge
<b>Ward</b>	Greenfield	<b>Housing Tier</b>	Tier 2	<b>No. of houses (approx.)</b>	56
<b>Ownership</b>	Private Unknown	<b>Previously Developed Land</b>	No	<b>Current Use</b>	Grassland and Woodland
<b>Gross Area (ha)</b>	2.8	<b>Density (dph)</b>	20	<b>Expected Delivery</b>	Phase 2 (6-10 years)
			<b>Current Policy Designations</b>		
			<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
			<b>Key Considerations</b>		
			<ul style="list-style-type: none"> <li>Site is designated as Green Belt</li> <li>Planning history associated with this site</li> <li>Ecology: Green infrastructure and Woodland Stepping Stone on the Lancashire Ecological Map</li> <li>Landscape</li> <li>Sloping site</li> </ul>		
DEVELOPMENT GUIDELINES					
<b>Design and Layout</b>	<ul style="list-style-type: none"> <li>Low density, high quality, larger family housing development, with on-site affordable housing and open space. Development to be located in central band with appropriate woodland buffer</li> </ul>				
<b>Landscape</b>	<ul style="list-style-type: none"> <li>Development to take place within existing woodland framework</li> </ul>				
<b>Access</b>	<ul style="list-style-type: none"> <li>Subject to LCC Highways approval, access could be from Clod Lane, Hilltop Drive or London Park Road</li> </ul>				
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>Likely contribution expected to school places, highway improvements and on-site open space.</li> </ul>				
<b>Green Infrastructure</b>	<ul style="list-style-type: none"> <li>Would need to ensure appropriate adequate protection to on-site and adjacent habitats.</li> <li>SUDS scheme to reduce surface water run-off</li> </ul>				

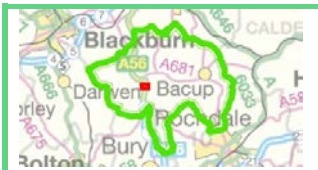


Aerial photo (above)

Photo locations (below)



<b>SITE NAME:</b>	Clod Lane		
<b>SHLAA SITE ID:</b>	<b>OTHER SITE REF:</b> n/a	<b>GRID REFERENCE:</b> 795215	
<b>SURVEY DATE:</b> 29.9.14	<b>SURVEY BY:</b> P Bennett	<b>WEATHER:</b> Cloudy and dry	<b>SITE AREA HA:</b> 12.9
<b>SITE OWNERSHIP:</b>	TBC		
<b>LANDSCAPE CHARACTER TYPE(s):</b>	Settled Valley,		
<b>LANDSCAPE CHARACTER AREA:</b>	8b Irwell,		
<b>SITE DESIGNATIONS:</b>	Green Belt		
<b>SITE LOCATION:</b>	The site lies between Manchester Rd Haslingden and Clod Lane, extending from Hillside Drive in the south to Tor View School in the north		
<b>LOCAL DESIGNATIONS:</b>	The site lies adjacent to an 'Important Wildlife Area' on the opposite side of Clod Lane, a small area lies within the wetland / heath and woodland corridor on the Lancashire Ecological Network		
<b>PLANNING HISTORY:</b>	Planning permission in the past for housing but this was not built out due to ground stability issues		
<b>SITE ANALYSIS</b>			
<b>Current land use:</b>	North of site occupied by Tor View Special School and Ewood Day Centre, southern part of site has been unused for some decades and nature has taken over. Sheep grazing on rough grassland below Ewood centre above Manchester Road		
<b>Topography:</b>	Flat plateau adjacent to Clod Lane, dropping steeply to Manchester Rd at the southern end of the site.		
<b>Landscape Features:</b>	Amenity grassland and trees and shrubs around school and day centre, southern section of site young naturally regenerating woodland and open grassland glades with occasional wet flushes, spine of mature trees runs down centre of site, relict hedge along Clod Lane		
<b>Historic Landscape / Townscape Features</b>	Two thirds classified as Ancient Enclosure, one thirds classified as Modern Settlement, location of Clod Farm until sometime early in 20 <sup>th</sup> C, also Haslingden sewage settling tanks around same period.		
<b>Public Access:</b>	No formal public access, but network of informal path crosses site from Hillside Drive and Clod Lane		
<b>Boundary Treatment:</b>	<p><i>West:</i> Hedge to woodland area, fencing to school and day centre</p> <p><i>North, north east:</i> Dry stone walls to boundary with Manchester Rd</p> <p><i>South and East:</i> Assorted boundaries to rear of properties on Hillside Drive and Manchester Road</p>		
<b>Site description</b>	The site lies in a prominent position on the west side of the Irwell Valley, overlooking Manchester Rd. To the north are two well maintained modern institutional buildings and a residential property. Interwar properties lie on the eastern edge, on Manchester Road, more recent housing abuts the southern edge at Hillside Drive. The small area of rough grassland is recorded on the Ecological Network as part of the wildlife corridor. The southern section of the site consists of unmanaged regenerating woodland, predominantly goat willow, birch and ash, but with climax trees like oak establishing. It has a secluded and tranquil feel, full of wildlife and birdsong. Clod Lane has a very rural feel beyond the Ewood Centre.		



# Clod Lane Haslingden

November 2014

Lives and Landscape Assessment for Rossendale BC



**Penny Bennett**  
Landscape Architects



P1 View within site looking north west



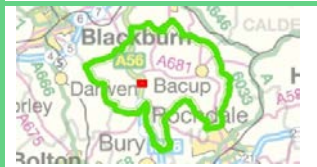
View from the Irwell Valley Way looking northwest

# Landscape Assessment

Site	Significance
Clod Lane Area A	Slight adverse impact
Clod Lane Area B	Slight – moderate adverse impact
Clod Lane Area C	Moderate – substantial adverse impact
Clod Lane Area D	Moderate – substantial adverse impact
Clod Lane Area E	Moderate – substantial adverse impact

Part of the northern section of this site is already developed, and the undeveloped area, Area A comprises amenity grassland and some planting. The existing boundary planting and some of the planting within the Areas A and B is important in retaining some enclosure within the site. The existing buildings are largely single story, and are not conspicuous within the locality. Area C is steep rough grassland which visually relates most closely to the fields on the south side of Manchester Road, although it appears to part of land associated with Bent Gate House. Although only a small area, this land reinforces the rural identity of this section of Manchester Road between Ewood Bridge and the Bent Gate area of Haslingden.

The landscape of much of the southern part of the site, Areas D and E has appeared naturally since the demise of Clod Farm, though the area was still open grassland in the 1960's. Aside from a spine of mature trees through the centre of the site, the rest of the area is young woodland that has colonised the site. Colonisation appears oldest along the Clod Lane boundary with large goat willows now being succeeded by young oaks and ashes. Much of the centre of the site is still open grassland, with many ash saplings colonising. There are many wet flushes probably associated with pockets of poor drainage. The area appears to be rich in birdlife and supports a range of native plants, however it has not been noted on any of the Lancashire Ecological Networks, and additional ecological survey is recommended. The area is well used by local people for dog walking and is crisscrossed by a number of informal paths, it is tranquil and secluded. There is some evidence of fly tipping along Clod Lane with efforts made to control this.



## Clod Lane Haslingden

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P2 View north from top of Hilltop Drive



P3 View west across valley



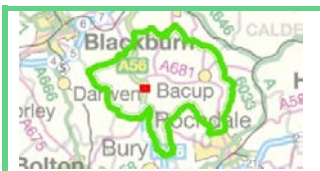
P4 View west from Manchester Road

## Visual Assessment

Key Visual Receptors	Significance				
	Area A	Area B	Area C	Area D	Area E
<i>*Varies, worst case shown</i>					
Travellers on Clod Lane	Moderate impact	Moderate – slight impact	Moderate – slight impact	Moderate adverse impact	Major moderate adverse impact
Travellers on Bury Road on opposite side of valley	Moderate-slight adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact
Travellers on Manchester Rd	Moderate adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate-slight adverse impact	Moderate adverse impact
Users of Irwell Valley Way	Slight adverse impact	Moderate-slight adverse impact	Moderate adverse impact	Moderate adverse impact	Moderate adverse impact

Key Residential Receptors	Significance				
	Area A	Area B	Area C	Area D	Area E
<i>Varies, worst case shown</i>					
Residents on Clod Lane	Major-moderate impact*	Moderate impact*	Moderate-slight impact*	Moderate – slight impact*	Moderate impact*
Residents on Manchester Road	Major – moderate impact*	Moderate impact*	Major moderate impact*	Moderate-slight impact*	Major impact*
Residents on Hilltop Drive and Lindon Park Rd	Nil	Nil	Nil	Major impact	Major impact

This site is widely visible from a number of locations around the valley. The woodland in areas D and E is conspicuous as a backdrop to properties Manchester Road from the opposite side of the valley, and the Irwell Valley Way and the East Lancashire Railway in the valley bottom and its loss would be highly noticeable. Areas A, B and C are also visible from locations like Bury Road, although screening vegetation along Manchester Road, limits views into Area B locally. There are also long views across to the site from the north and south.



## Clod Lane Haslingden

November 2014

Lives and Landscape Assessment for Rossendale BC

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Penny Bennett  
Landscape Architects



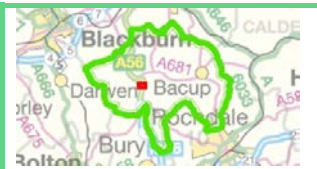
P5 View southwest into Area A from Manchester Road

## Recommendations

Areas A and B area already developed and providing sensitive mitigation was put in place these sites could be developed further. These areas are visible from the opposite side of the valley, and the existing buildings are seen within a largely rural backdrop, which is appropriate as they are on the edge of the built up area. Sensitive screening which ties into the existing woodland framework will be very important. Area C is highly visible and development should be avoided here. Area D within the area of regenerating woodland, could be developed at very low density, and a suitable scheme could be discretely located within the existing woodland framework. However this would be subject to an ecological survey of the area to establish the value of the existing habitat.

Area E should be retained as a buffer to any development that may take place in Area D and should not be developed. It would be highly conspicuous from a number of sites, to the east and the attractive rural character of the southern section of Clod Lane should be protected.

Clod Lane	Outcome of assessment
Clod Lane Area A	Site suitable for development with mitigation
Clod Lane Area B	Site suitable for development with mitigation
Clod Lane Area C	Not suitable for development on landscape grounds
Clod Lane Area D	Site suitable for development with mitigation
Clod Lane Area E	Not suitable for development on landscape grounds



## Clod Lane Haslingden

November 2014

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Lives and Landscape Assessment for Rossendale BC



**Penny Bennett**  
*Landscape Architects*

# Mitigation

Key areas of mitigation are shown on the plan for Areas A, B and D. These would include:

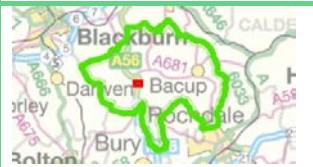
- All development plans should include a tree impact plan and tree constraints plan prepared by a qualified arboriculturalist, which clearly identifies root protection areas (RPA's) for trees on the site;
- Protection and retention of existing trees bounding the site, ensuring robust tree protection measures are used during site works;

Areas A and B

- The existing screening to on the boundary to Manchester road should be protected and enhanced;
- The remnant hedge between areas B and C should be restored
- Access into Area C would need to be retained to allow grazing to continue.
- A strong framework to planting should be established within the site to reduce its impact on long views;

Area D

- A low density layout for area D should incorporate management proposals for the long term protection of the habitat including woodland areas in Area E which is to be retained as a buffer;
- A network of paths to allow informal public access to Area E should be created;
- Planting proposals should take account of the new woodland area on the opposite side of Clod Lane, within the site identified as an Important Wildlife Area.



## Clod Lane Haslingden

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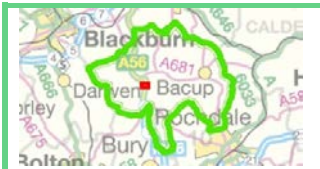
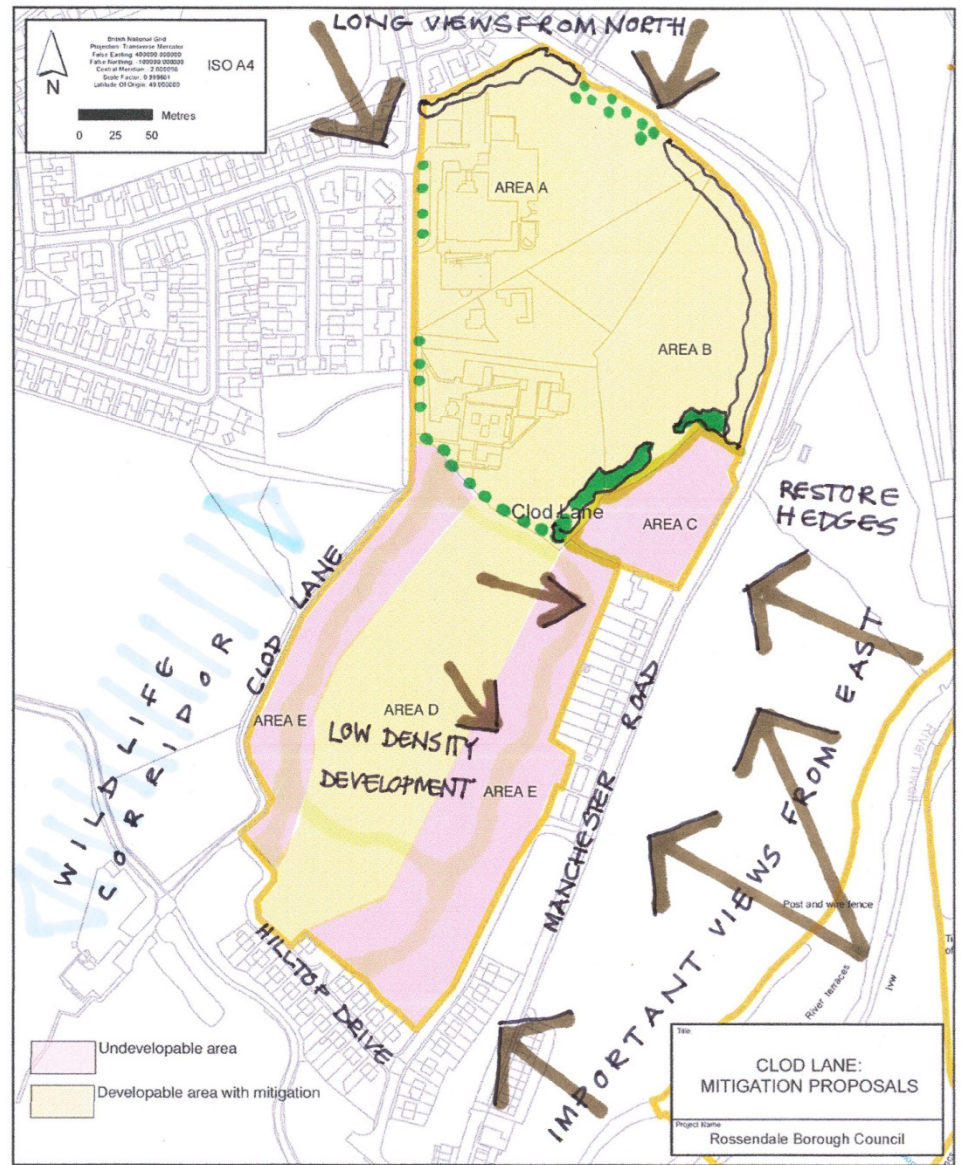
November 2014

Lives and Landscape Assessment for Rossendale BC



**Penny Bennett**  
*Landscape Architects*





# Clod Lane Haslingden

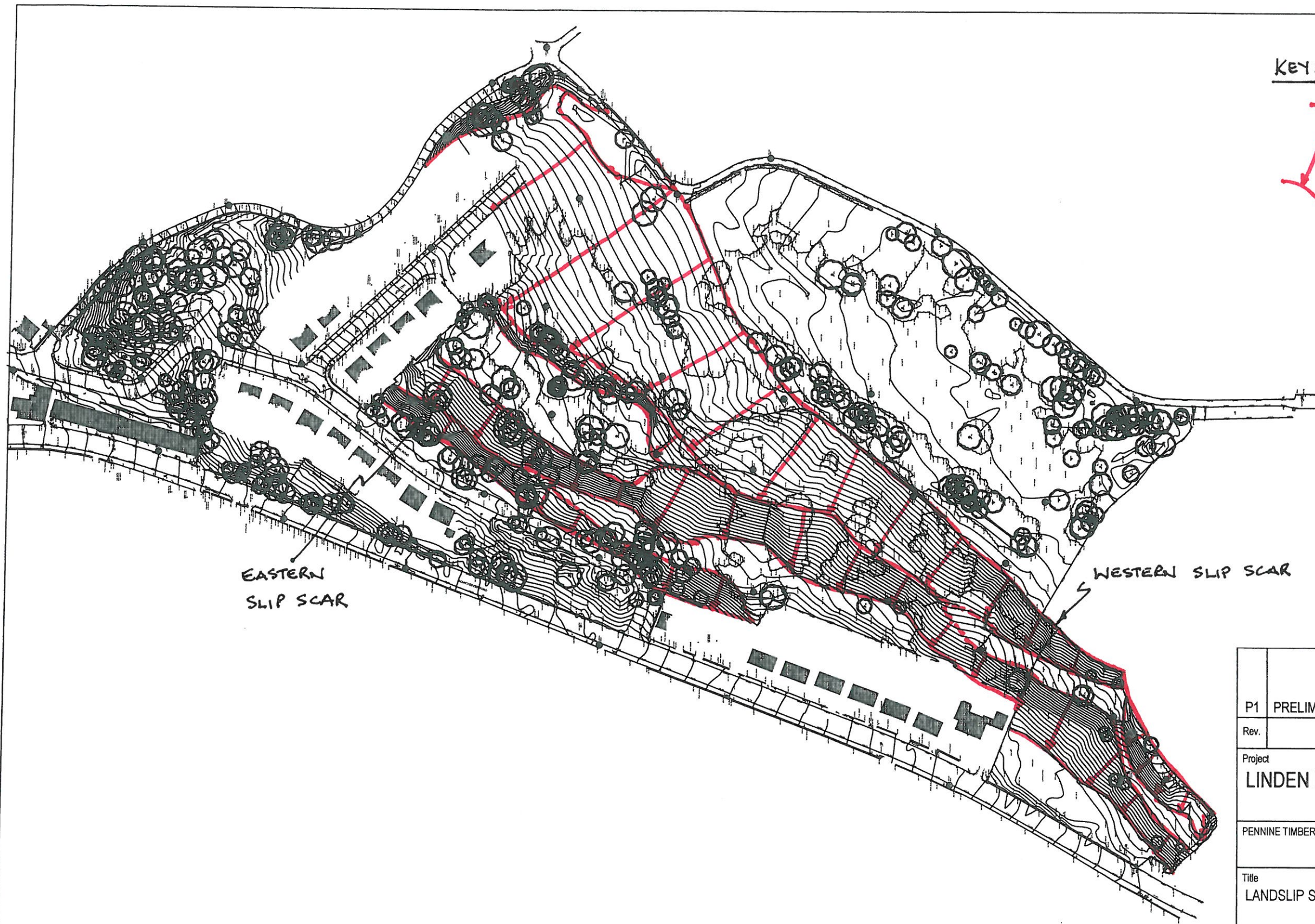
November 2014



## **APPENDIX 02**

### **Drawings**





**KEY:**

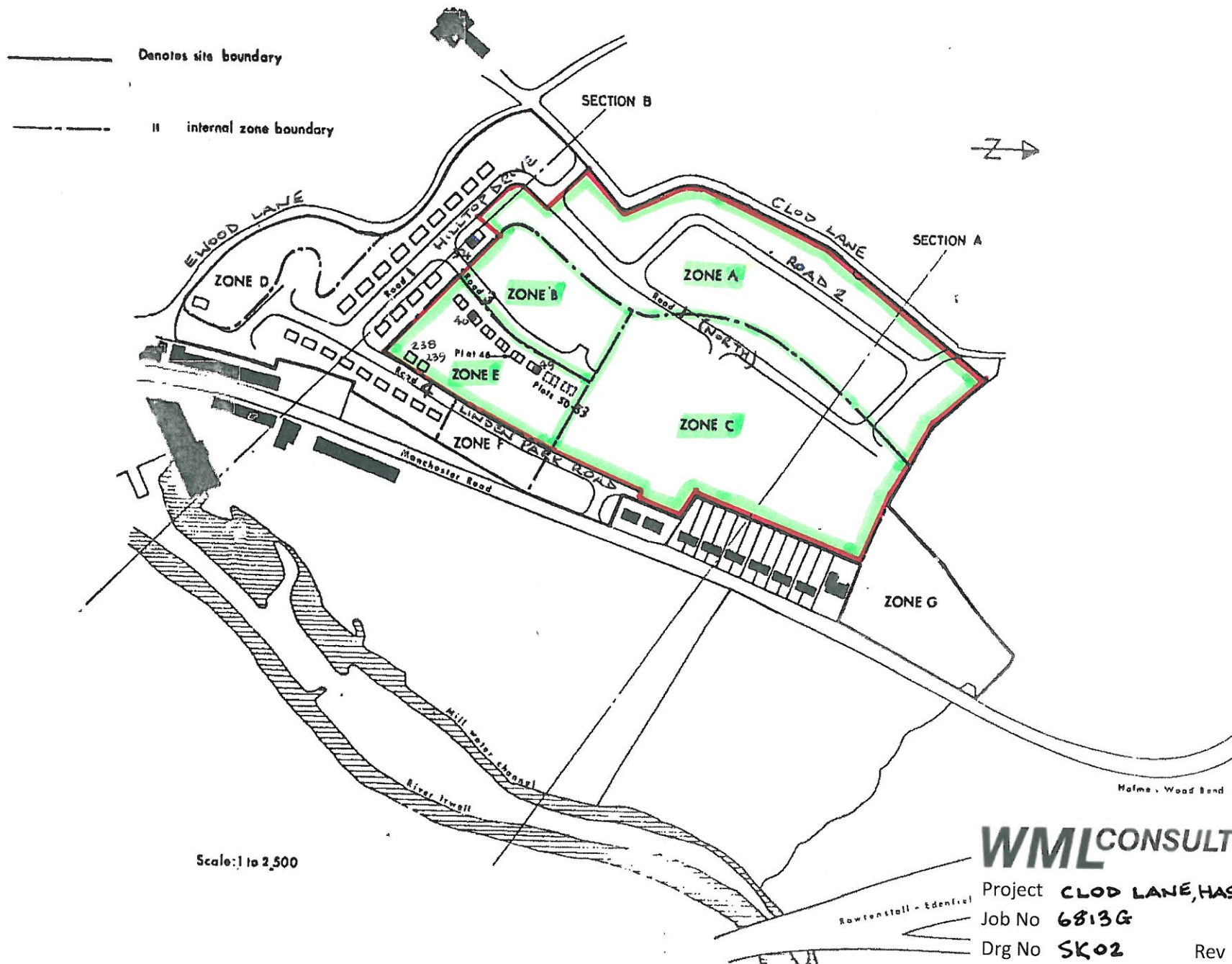


EASTERN  
SLIP SCAR

WESTERN SLIP SCAR

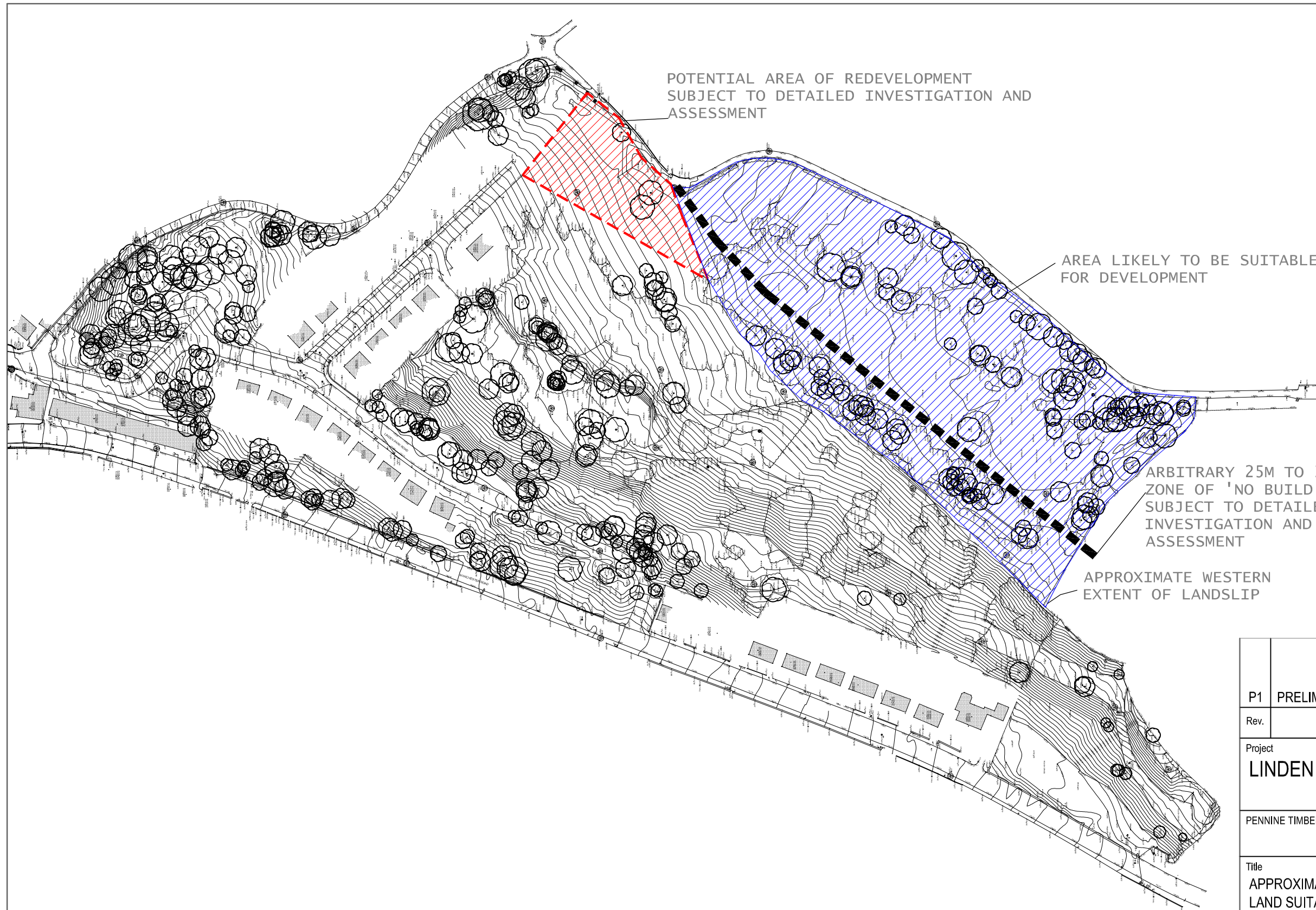
P1	PRELIMINARY ISSUE.	02-12-15	KPT	PD
Rev.	Amendment	Date	By	Chkd
Project LINDEN PARK, HASLINGDEN				
PENNINE TIMBER FRAME (UK) LTD				
Title LANDSLIP SURFACE SCAR GEOMETRY				
Drawn SCS	Checked PGD	Date 02.12.2015	Scale 1:2000	
<b>WML CONSULTING</b> Civil, Structural & Geotechnical Engineers		No.8 Oak Green Earl Road Stanley Green Business Park Cheshire Hulme Cheshire SK8 6QL Tel: 0161 482 0600 Fax: 0161 486 9210 e-mail: info@wmlconsulting.com www.wmlconsulting.com		
Job No.	6813G	Drawing No.	SK-01 P1	





ZONING OF SITE FOR DEVELOPMENT (AFTER 1978 REPORT - FIG.18)

FIG.7



POTENTIAL AREA OF REDEVELOPMENT  
SUBJECT TO DETAILED INVESTIGATION AND  
ASSESSMENT

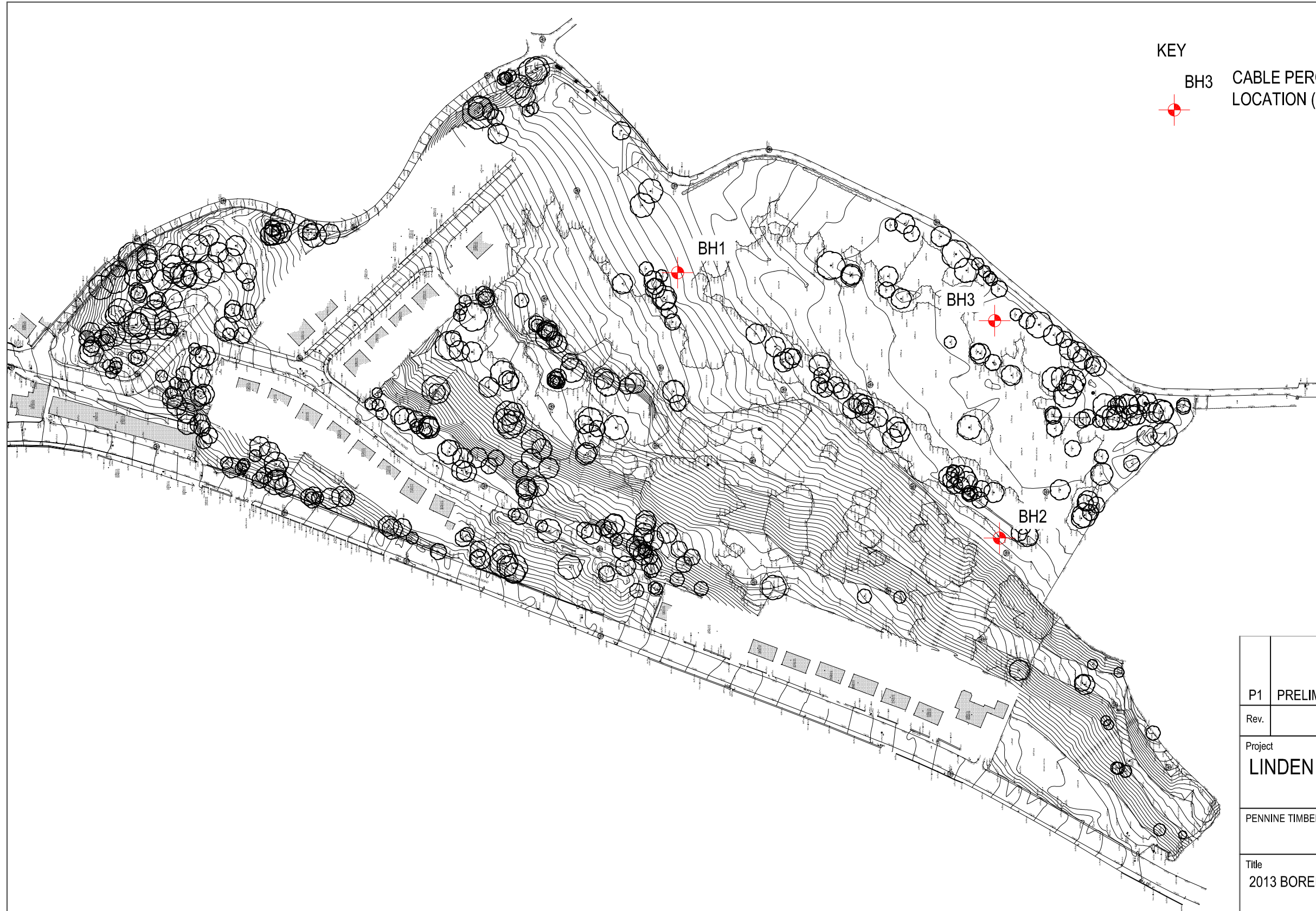
AREA LIKELY TO BE SUITABLE  
FOR DEVELOPMENT

ARBITRARY 25M TO 30M  
ZONE OF 'NO BUILD',  
SUBJECT TO DETAILED  
INVESTIGATION AND  
ASSESSMENT

APPROXIMATE WESTERN  
EXTENT OF LANDSLIP

P1	PRELIMINARY ISSUE.	02-12-15	KPT	PD
Rev.	Amendment	Date	By	Chkd
Project LINDEN PARK, HASLINGDEN				
PENNINE TIMBER FRAME (UK) LTD				
Title APPROXIMATE EXTENT OF LIKELY LAND SUITABLE FOR REDEVELOPMENT				
Drawn SCS	Checked PGD	Date 02.12.2015	Scale 1:2000	
<b>WML CONSULTING</b> Civil, Structural & Geotechnical Engineers		No.8 Oak Green Earl Road Stanley Green Business Park Cheadle Hulme Cheshire SK8 6QL Tel 0161 482 0600 Fax 0161 486 9210 e-mail info@wmlconsulting.com www.wmlconsulting.com		
Job No.	6813G	Drawing No.	SK-03 P1	



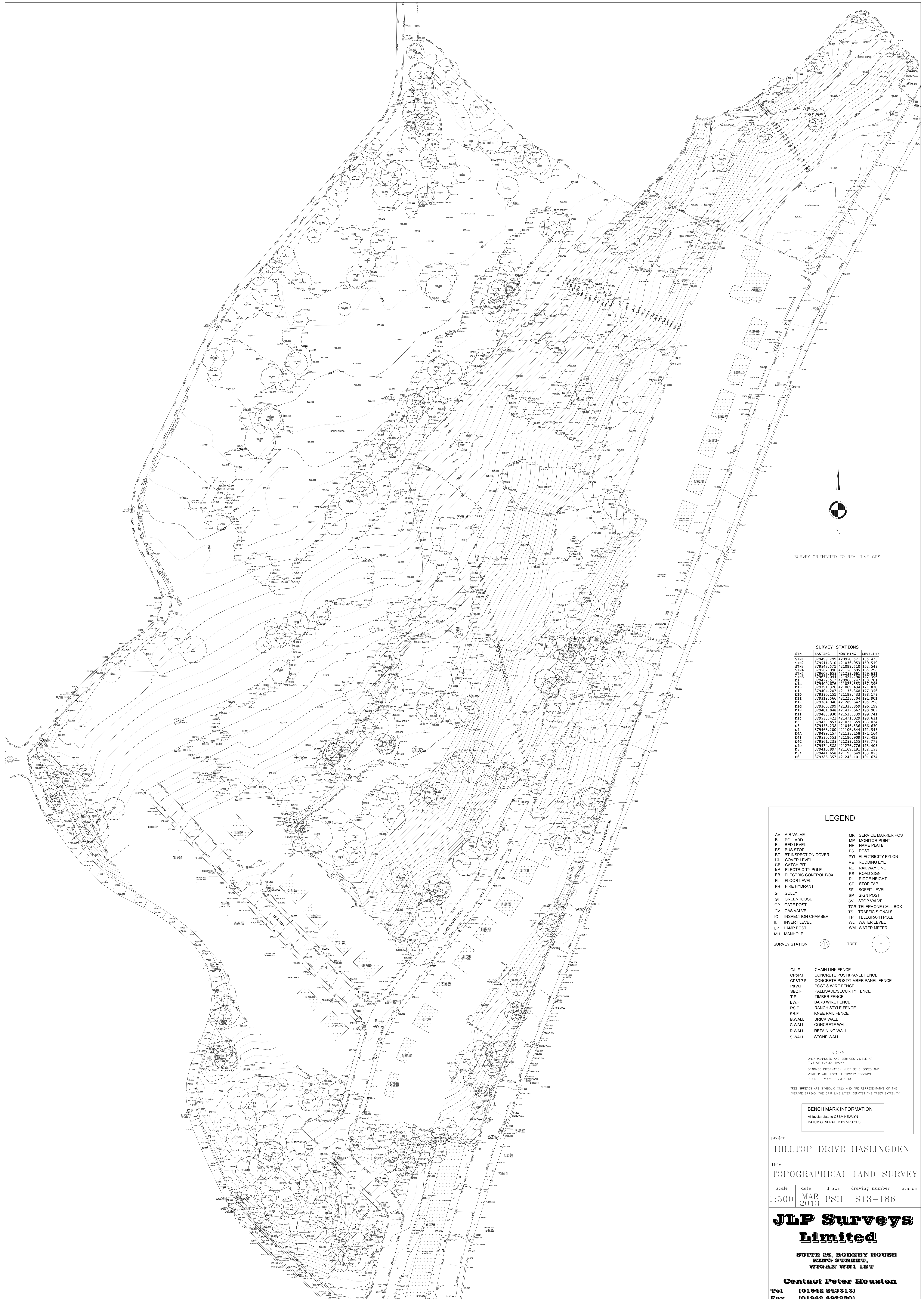


KEY

BH3 CABLE PERCUSSIVE BOREHOLE LOCATION (2013)

P1	PRELIMINARY ISSUE.	02-12-15	KPT	PD
Rev.	Amendment	Date	By	Chkd
Project LINDEN PARK, HASLINGDEN				
PENNINE TIMBER FRAME (UK) LTD				
Title 2013 BOREHOLE LOCATION PLAN				
Drawn SCS	Checked PGD	Date 02.12.2015	Scale 1:2000	
<b>WML CONSULTING</b> Civil, Structural & Geotechnical Engineers		No.8 Oak Green Earl Road Stanley Green Business Park Cheshire Hulme Cheshire SK8 6QL Tel 0161 482 0600 Fax 0161 486 9210 e-mail info@wmlconsulting.com www.wmlconsulting.com		
Job No.	6813G	Drawing No.	SK-04 P1	





SURVEY ORIENTED TO REAL TIME GPS

STN	EASTING	NORTHING	LEVEL(0)
STN1	379499.799	420950.571	155.475
STN2	379511.310	421036.853	159.519
STN3	379543.571	421099.510	162.543
STN4	379567.096	421158.895	165.298
STN5	379603.126	421253.463	168.631
STN6	379671.044	421424.290	177.396
STN7	379712.517	421669.424	188.103
D1A	379809.676	421827.553	197.590
D1B	379931.126	421869.434	198.830
D1C	379804.101	421183.368	177.356
D1D	379530.553	421196.909	172.412
D1E	379312.566	421235.304	191.901
D1F	379384.046	421289.642	195.288
D1G	379366.299	421335.859	196.199
D1H	379401.848	421347.029	198.902
D1I	379483.290	421515.339	199.741
D1J	379533.421	421571.029	198.631
D2	379475.833	421027.659	163.024
D3	379456.238	421046.536	166.630
D4	379468.200	421106.844	171.543
D4A	379499.157	421135.158	171.544
D4B	379530.553	421196.909	172.412
D4C	379561.235	421253.155	173.775
D4D	379574.388	421276.774	173.405
D5	379410.897	421169.191	182.153
D5A	379416.658	421195.649	183.053
D6	379386.357	421242.101	191.674

**LEGEND**

- |                         |                        |
|-------------------------|------------------------|
| AV AIR VALVE            | MK SERVICE MARKER POST |
| BL BOLLARD              | MP MONITOR POINT       |
| BL BED LEVEL            | NP NAME PLATE          |
| BS BUS STOP             | PS POST                |
| BT BT INSPECTION COVER  | PIL ELECTRICITY PYLON  |
| CL COVER LEVEL          | RE ROODING EYE         |
| CP CATCH PIT            | RL RAILWAY LINE        |
| EP ELECTRICITY POLE     | RS ROAD SIGN           |
| EB ELECTRIC CONTROL BOX | RH RIDGE HEIGHT        |
| FL FLOOR LEVEL          | ST STOP TAP            |
| FH FIRE HYDRANT         | SFL SOFFIT LEVEL       |
| G GULLY                 | SP SIGN POST           |
| GH GREENHOUSE           | SV STOP VALVE          |
| GP GATE POST            | TGB TELEPHONE CALL BOX |
| GV GAS VALVE            | TS TRAFFIC SIGNALS     |
| IC INSPECTION CHAMBER   | TP TELEGRAPH POLE      |
| IL INVERT LEVEL         | WL WATER LEVEL         |
| LP LAMP POST            | WM WATER METER         |
| MH MANHOLE              |                        |
- SURVEY STATION TREE
- |          |                                  |
|----------|----------------------------------|
| CL.F     | CHAIN LINK FENCE                 |
| CP&P.F   | CONCRETE POST&PANEL FENCE        |
| CP&T.P.F | CONCRETE POST/TIMBER PANEL FENCE |
| PA.W.F   | POST & WIRE FENCE                |
| SEC.F    | PALLISADE/SECURITY FENCE         |
| T.F      | TIMBER FENCE                     |
| BW.F     | BARB WIRE FENCE                  |
| RS.F     | RANCH STYLE FENCE                |
| KR.F     | KNEE RAIL FENCE                  |
| B.WALL   | BRICK WALL                       |
| C.WALL   | CONCRETE WALL                    |
| R.WALL   | RETAINING WALL                   |
| S.WALL   | STONE WALL                       |

NOTES:  
 ONLY MANHOLES AND SERVICES VISIBLE AT TIME OF SURVEY SHOWN  
 DRAINAGE INFORMATION MUST BE CHECKED AND VERIFIED WITH LOCAL AUTHORITY RECORDS PRIOR TO WORK COMMENCING  
 TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE AVERAGE SPREAD, THE DRIP LINE LAYER DENOTES THE TREES EXTREMITY

**BENCH MARK INFORMATION**  
 All levels related to OSBM NEWLYN DATUM GENERATED BY VR5 GPS

project  
**HILLTOP DRIVE HASLINGDEN**

title  
**TOPOGRAPHICAL LAND SURVEY**

scale	date	drawn	drawing number	revision
1:500	MAR 2013	PSH	S13-186	

**JLP Surveys Limited**

**SUITE 25, RODNEY HOUSE  
 KING STREET  
 WIGAN WN1 1BT**

**Contact Peter Houston**  
 Tel (01942 243313)  
 Fax (01942 492230)  
 Mobile (07710 426498)  
 Email jlp surveys@yahoo.com



## **APPENDIX 03**

### **Photographs**



**Photograph 1**  
**Western area of site looking southwards**



**Photograph 2**  
**Western area of site looking westwards**





**Photograph 3**  
**Northern area of site looking eastwards**



**Photograph 4**  
**Western slip scar looking northwards from northern boundary**





**Photograph 5**  
**Crest of western slip scar at northern boundary**



**Photograph 6**  
**Looking southwards along western slip scar in northern area of site**





**Photograph 7**  
**Southern portion of western area looking southwards**



**Photograph 8**  
**Abandoned curb line looking southwards along western slip crest**





**Photograph 9**  
**Relict drainage gully at western slip crest**



**Photograph 10**  
**Southwestern site area looking northwards**





**Photograph 11**  
**Southwestern site area looking southwards**



**Photograph 12**  
**Base of western slip scar in central area of site looking northwards**





**Photograph 13**  
**Central area looking northwards**



**Photograph 14**  
**Springold pond in the southern area of the site**





**Photograph 15**  
**Southern area of site looking south along line of old Estate Road 3**



**Photograph 16**  
**Southern area of site with demolished structure close to the centre of the photograph**





**Photograph 17**  
**Steep slope in the southeastern area of the site**



**Photograph 18**  
**Steep slope in southern area of site looking southwards to a property on Hillside Drive**





**Photograph 19**  
**Demolition debris in the old sewage settlement tanks in the northern site area**



**Photograph 20**  
**Eastern slip scar looking south from the northern boundary**





**Photograph 21**  
**Steep slope in southern area of site looking southwards to property on Hillside Drive**



**Photograph 22**  
**Damage and repair to road surface to the north of the site on Manchester Road**





**Photograph 23**  
**View of southern site area from east side of Irwell Valley**



**Photograph 24**  
**View of northern site area from east side of Irwell Valley**



**Photograph 25**  
**Uneven ground to the east of Manchester Road indicating landslip toe**