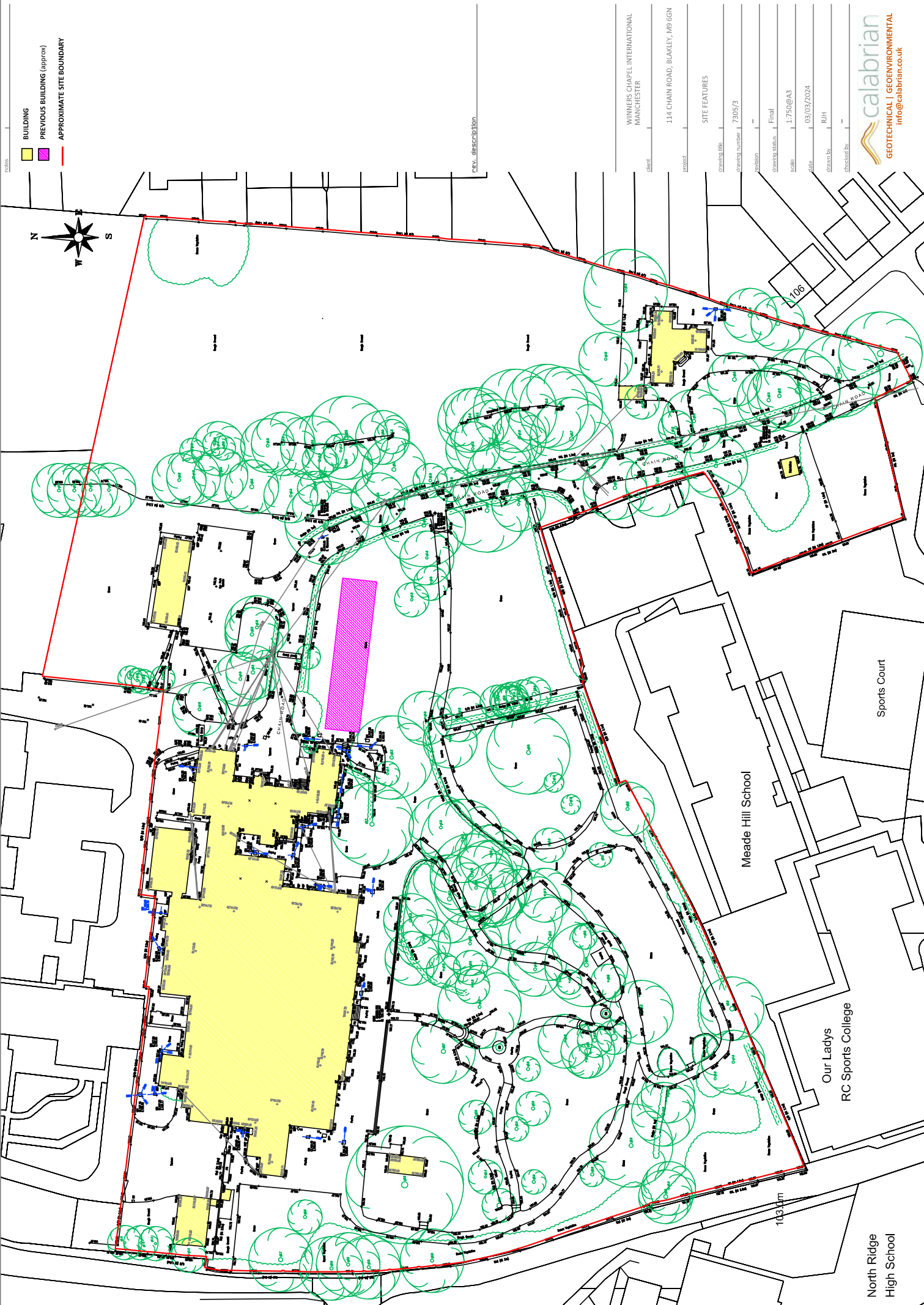




- LEGEND
- BUILDING
 - PREVIOUS BUILDING (approx)
 - APPROXIMATE SITE BOUNDARY

client	WINNERS CHAPEL INTERNATIONAL MANCHESTER
project	114 CHAIN ROAD, BLAKLEY, M9 6GN
drawing title	SITE FEATURES
drawing number	7305/3
revision	Final
drawing status	Final
scale	1:750@A3
date	03/03/2024
drawn by	RH
checked by	

notes

APPROXIMATE SITE BOUNDARY
LOCATION & ORIENTATION
OF PHOTOGRAPH



rev. description

WINNERS CHAPEL INTERNATIONAL
MANCHESTER

114 CHAIN ROAD, BLAKLEY, MB GGN

PHOTOGRAPHS

drawing title

7305/4

revision

Final

drawing status

1.750@A3

scale

03/03/2024

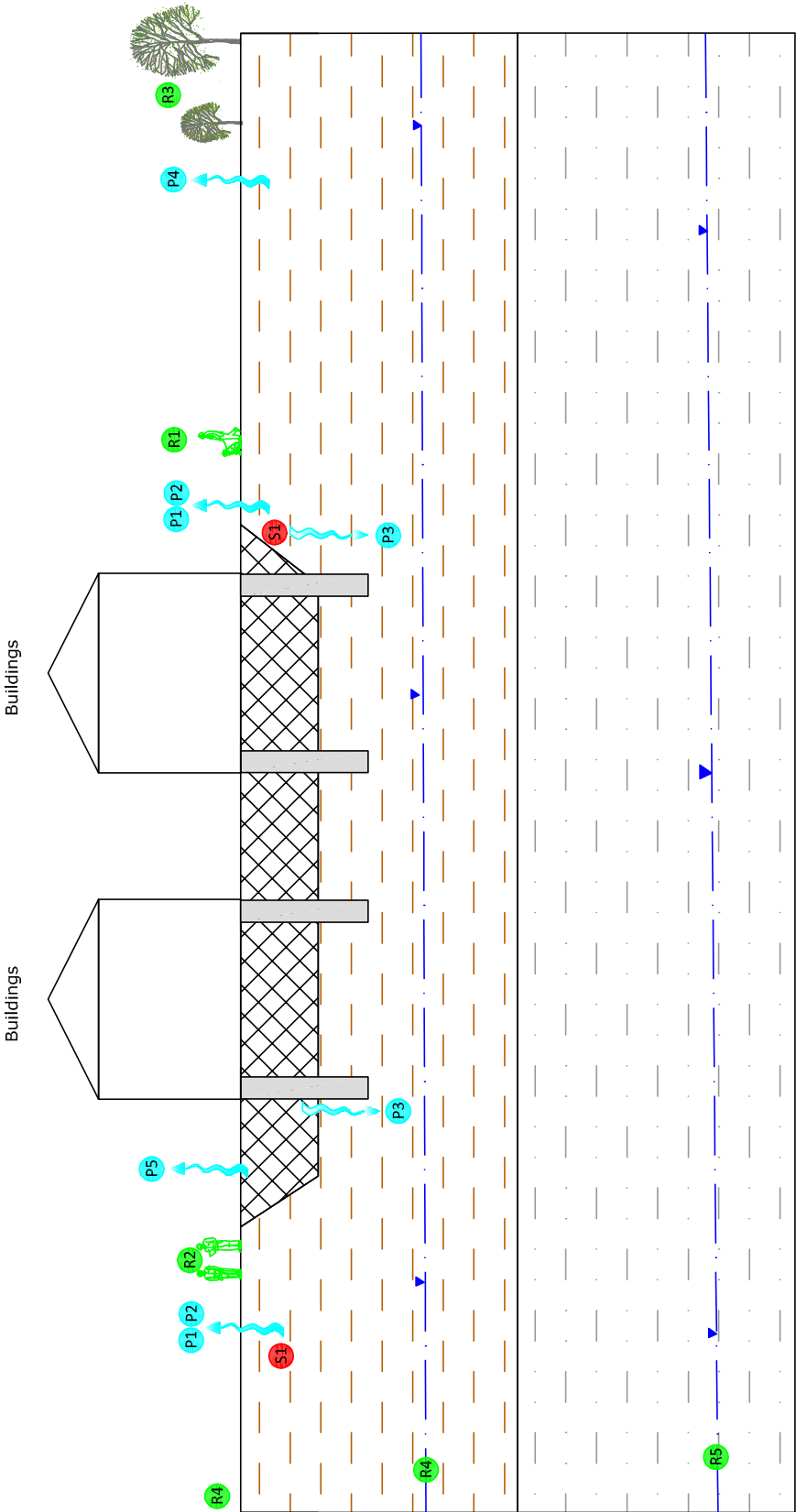
date

RH

drawn by

checked by

calabrian
GEOTECHNICAL | GEOENVIRONMENTAL
info@calabrian.co.uk



rev. description

client	WINNERS CHAPEL INTERNATIONAL MANCHESTER
project	114 CHAIN ROAD, BLAKLEY, M9 6GN
drawing title	PRELIMINARY CONCEPTUAL SITE MODEL
drawing number	7305/5
revision	-
drawing status	Final
scale	Not to Scale
date	03/03/2024
drawn by	RH
checked by	-

- GEOLOGY**

 - MADE GROUND
 - TILL (gravelly clay)
 - COAL MEASURES (Mudstone)
- SOURCES**

 - S1
 - S2
- POTENTIAL PATHWAYS**

 - P1
 - P2
 - P3
 - P4
 - P5
- SIGNIFICANT RECEPTORS**

 - R1
 - R2
 - R3
 - R4
 - R5
- END USERS (Site users)**

 - R1
- SITE WORKERS**

 - R2
- VEGETATION**

 - R3
- SECONDARY AQUIFER (Superficial)**

 - R4
- SECONDARY AQUIFER (Bedrock)**

 - R5

APPENDIX A COMMISSION

7305/002/RJH/rjh

25th May 2024

Mr A Wall
38 Mosley Street
Manchester
M2 3AZ

Dear Aaron

114 Chain Road, Blakley, M9 6GN – Fee Proposal

Further to your recent invitation, please find below our proposal for undertaking a geotechnical and environmental desk study appraisal of the above land. It is understood that the site consists of a single parcel of land of approximately 2.5 hectares and is currently a vacant former care home.

This site is located within a Coal Mining Development Low Risk Area (within the defined coalfield, but no known defined risks have been recorded by the Coal Authority; there may still be unrecorded issues), and therefore a mining report will be obtained.

Environmental search data and historical maps (obtained from Landmark) will be reviewed in order to determine whether any past land uses have had any effect on the proposed development. For some sites also include Local Authority & \or Environment Agency. In addition, we will visit site to review current operations and undertake a walkover survey.

The report will include preliminary recommendations with respect to mining, foundations, contamination, and hazardous gas.

Preliminary and detailed unexploded ordnance (UXO) risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'. An initial UXO threat assessment has been undertaken using the ZeticaUXO risk map. The site is located in a medium-risk area and a *Detailed UXO Threat Assessment should be undertaken, and our proposal allows for this.

It is anticipated, allowing for receipt of statutory search information that a final bound report will be available within two weeks of receiving your written instruction to proceed. Our lump sum fee for provision of this report is £*,*** plus VAT.

Terms & Conditions

This work will be undertaken in accordance with our Standard Terms and Conditions, a copy of which are enclosed.

Should you require any further information, please contact the undersigned.

Yours sincerely



Richard Hey - Managing Director

**for and on behalf of
CALABRIAN LIMITED**

enc

Calabrian Limited

9 Millwood | Ingletton | LA6 3HY | Tel: 07957 335307
email: info@calabrian.co.uk

Terms and Conditions for the Appointment of Calabrian Limited

1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement, unless the context otherwise requires, the following words and expressions have the following meanings:
- “Agreement” shall mean these Terms (entitled “Terms and Conditions for the Appointment of Calabrian Limited”), the Proposal, any document recording the Client’s unequivocal acceptance of the Proposal and any other documents or parts of other documents expressly referred to in any of the foregoing;
- “Client” shall mean the party for whom the Services are being provided by Calabrian;
- “Documents” shall mean all documents of any kind and includes plans, drawings, reports, programmes, specifications, Bills of Quantities, calculations, letters, e-mails, faxes, memoranda, films and photographs (including negatives), or any other form of record prepared or provided or received by, or on behalf of Calabrian, and whether in paper form or stored electronically or on disk, or otherwise;
- “Calabrian” shall mean Calabrian Limited whose registered office is at Holly Rise, 17 The Maltings, Liphook, GU30 7DG.
- “Intellectual Property” includes all rights to, and any interests in, any patents, designs, trade marks, copyright, know-how, trade secrets and any other proprietary rights or forms of intellectual property (protectable by registration or not) in respect of any technology, concept, idea, data, programme or other software (including source and object codes), specification, plan, drawing, schedule, minutes, correspondence, scheme, programme, design, system, process logo, mark, style, or other matter or thing, existing or conceived, used, developed or produced by any person;
- “Parties” shall mean the Client and Calabrian
- “Project” shall mean the project described in the Proposal and any enquiry from the Client on which Calabrian has based its Proposal;
- “Proposal” means the offer document prepared by Calabrian in response to an enquiry or otherwise, in connection with the proposed provision of the Services;
- “Services” means the work and services relating to the Project to be provided by Calabrian pursuant to the Agreement and as set out in the Proposal and shall include any additions or amendments thereto made in accordance with these Terms;
- “Terms” means these terms entitled “Calabrian Terms of Appointment”;
- 1.2 Words importing the singular only shall also include the plural and vice versa, where the context requires.
- 1.3 Words importing persons or parties shall include firms, corporations and any organisation having legal capacity and vice versa, where the context requires; and words importing a particular gender include all genders.
- 1.4 The sub-headings to the clauses of these Terms are for convenience only and shall not affect the construction of the Agreement.
- 1.5 A reference to legislation includes that legislation as from time to time amended, re-enacted or substituted and any Orders in Council, orders, rules, regulations, schemes, warrants, by-laws, directives or codes of practice issued under any such legislation.
- 1.6 In the event of conflict between the documents forming part of the Agreement, the Proposal shall prevail, followed by the Terms.

2 APPOINTMENT

- 2.1 The Client agrees to engage Calabrian and Calabrian agrees to provide the Services in accordance with the provisions of the Agreement.

3 OBLIGATIONS OF CALABRIAN

- 3.1 Calabrian shall perform the Services using the reasonable standard of skill and care normally exercised by similar professional Environmental firms in performing similar services under similar conditions.
- 3.2 Calabrian shall use all reasonable endeavours to perform the Services in accordance with all relevant environmental and safety legislation.

4 OBLIGATIONS OF THE CLIENT

- 4.1 Throughout the period of this Agreement the Client shall afford to Calabrian or procure the affording to Calabrian of access to any site where access is required for the performance of the Services.
- 4.2 The Client accepts responsibility for ensuring that Calabrian is notified in writing of all special site and/or plant conditions, including without prejudice to the generality of the foregoing, the existence and precise location of all underground services, cables, pipes, drains or underground buildings, constructions or any hazards known or suspected by the Client, which the Client shall clearly mark on the ground or identify on accurate location plans supplied to Calabrian prior to the commencement of the Services. The Client shall also inform Calabrian in writing of any relevant operating procedures including any site safe operating procedures and any other regulations relevant to the carrying out of the Services. The Client shall indemnify Calabrian against all costs, claims, demands and expenses arising as a result of any non-disclosure in this respect, including but not limited to indemnification against any action brought by the owner of the land or otherwise.
- 4.3 If the Client discovers any conflict, defect or other fault in the information or designs provided by Calabrian pursuant to the Agreement, he will advise Calabrian in writing of such defect, conflict or other fault and Calabrian shall have the right to rectify the same or where necessary, to design the solution for rectification of any works carried out by others pursuant the conflicting, defective or in any other way faulty information or designs.

5 INTELLECTUAL PROPERTY

- 5.1 The copyright in all Intellectual Property prepared by or on behalf of Calabrian in connection with the Project for delivery to the Client shall remain vested in Calabrian.
- 5.2 The Client shall have a non-exclusive licence to copy and use such Intellectual Property for purposes directly related to the Project. Such licence shall enable the Client to copy and use the Intellectual Property but solely for its own purposes in connection with the Project and such use shall not include any licence to reproduce any conceptual designs or professional opinions contained therein nor shall it include any license to amend any drawing, design or other Intellectual Property produced by Calabrian.
- 5.3 Should the Client wish to use such Intellectual Property in connection with any other works or for any other purpose not directly related to the Project or wish to pass any Intellectual Property to any third party, it must obtain the prior written consent of Calabrian. The giving of such consent shall be at the discretion of Calabrian and shall be upon such terms as may be required by Calabrian. Calabrian shall not be liable for the use by any person of such Intellectual Property for any purpose other than that for which the same were prepared by or on behalf of Calabrian.
- 5.4 Ownership of any proposals submitted to the Client that are not subsequently confirmed as part of the Services to be provided for the Client remain with Calabrian and such proposals must not be used as the basis for any future work undertaken by the Client or a third party and no liability can be accepted howsoever arising from such proposals.
- 5.5 In the event of the Client being in default of payment of any fees or other amounts due, Calabrian may suspend further use of the licence on giving 2 days’ notice of the intention to do so. Use of the licence may be resumed on receipt of the outstanding amounts

6 TITLE

- 6.1 Calabrian shall transfer only such title or rights in respect of the Documents as it has, and if any part is purchased from a third party Calabrian shall transfer only such title or rights as that party had and has transferred to Calabrian.
- 6.2 Title in the Documents shall remain with and shall not pass to the Client until the amount due under the invoice(s) (including interest and costs) has been paid in full.
- 6.3 Until title passes, the Client shall hold the Documents as bailee for Calabrian and shall store or mark them so that they can at all times be identified as the property of Calabrian.
- 6.4 At any time before title passes (save and except where payment is not due), but only after prior consultation with the Client, Calabrian may without any liability to the Client repossess and use or sell all or any part of the Documents and by doing so terminate the right of the Client to use, sell or otherwise deal in the Documents.
- 6.5 Calabrian may maintain an action for the price of the Documents notwithstanding that title in them has not passed to the Client.

7 CONFIDENTIALITY

- 7.1 Calabrian undertakes not to divulge or disclose to any third party without the written consent of the Client information which is designated confidential by the Client or which can reasonably be considered to be confidential and arises during the performance of the Services unless required to do so by law or necessary in the proper performance of its duties in relation to the Project, or in order to make full frank and proper disclosure to its insurers or intended insurers, or to obtain legal or accounting advice.
- 7.2 Subject to the above, Calabrian shall be permitted to use information related to the Services it provides in connection with the Project for the purposes of marketing its services and in proposals for work of a similar type.

8 THIRD PARTIES

- 8.1 The Agreement or any part thereof or any benefit or interest thereunder may not be assigned by the Client without the prior written consent of Calabrian. The giving of such consent shall be at the discretion of Calabrian and Calabrian will only agree to an assignment on its terms and in return for payment of a fee by the Client to Calabrian to cover Calabrian’s legal and other costs associated with any assignment.
- 8.2 The Agreement shall not confer and shall not purport to confer on any third party any benefit or any right to enforce any term of this Agreement for the purposes of the Contracts (Rights of Third Parties) Act 1999 or otherwise.
- 8.3 Calabrian will consider and may consent to any request from the Client for Calabrian to enter a collateral warranty with a third party with regard to the Services provided under the Agreement. The giving of such consent shall be at the discretion of Calabrian and Calabrian will only enter a collateral warranty on its terms and in return for payment of a fee by the Client to Calabrian to cover Calabrian’s legal and other costs associated with any collateral warranty.

9 INSURANCE

- 9.1 Calabrian warrants to the Client that there is in force a policy of Professional Indemnity insurance covering its liabilities for negligence under this Agreement, with a limit of indemnity of £5,000,000 (FIVE MILLION POUNDS) any one Single Claim, Defence Costs in addition. This policy is annually renewable and whilst renewal is not automatic, Calabrian agrees to use reasonable endeavours to maintain such insurance at all times until six years from the date of the completion (or termination) of the Services under the Agreement, provided such insurance is available at commercially reasonable rates having regard, inter alia, to premiums required and policy terms obtainable.
- 9.2 If for any period such insurance is not available at commercially reasonable rates, Calabrian shall forthwith inform the Client and shall obtain in respect of such period such reduced level of Professional Indemnity insurance as is available and as would be fair and reasonable in the circumstances for Calabrian to obtain.

10 LIMITATIONS ON LIABILITY

- 10.1 Unless otherwise agreed in writing, Calabrian’s liability under or in connection with the Agreement whether in contract, tort, negligence, breach of statutory duty or otherwise (other than in respect of personal injury or death) shall be limited to and shall not exceed the lesser of either five million pounds in the aggregate or 10 times the total value of invoices issued to the Client for consultancy work instructed under the Agreement.
- 10.2 No action or proceedings under or in respect of the Agreement whether in contract, tort, negligence, under statute or otherwise shall be commenced against Calabrian after the expiry of a period of six years from the date of the completion (or termination) of the Services under the Agreement.
- 10.3 Whilst Calabrian will scan all potential exploratory locations with a Cable Avoidance Tool, Calabrian shall not be liable for any damage to underground services, cables, pipes, drains or underground buildings, constructions and the like which were either not marked on site or for which accurate plans were not provided.
- 10.4 Calabrian shall not be liable for the cost of rectifying any defect, conflict or other fault in the information or designs provided by Calabrian or for the cost of designing a solution for and rectifying any subsequent works carried out by others pursuant to the conflicting, defective or in any other way faulty information or designs, unless Calabrian has been advised in writing of the same by the Client and has been given the opportunity to rectify the same or where necessary, to design the solution for rectification of any subsequent works carried out by others pursuant to the same.

11 PAYMENT

- 11.1 Invoices for services rendered will be submitted for payment in accordance with the Proposal.
- 11.2 The due date for payment is the date of the invoice and the final date for payment is 28 days from the date of the invoice.
- 11.3 If the Client disputes the amount included for payment in an invoice a written notice must be served on Calabrian by the Client not later than 14 days before the final date for payment. If no notice is given the amount due shall be the amount stated in the invoice.
- 11.4 In the event of failure on the part of the Client to pay any monies in accordance with the foregoing payment provisions, Calabrian shall be entitled to charge interest on any monies owed to it by the Client, such interest to be at a rate of 8% above the base rate of a clearing bank from time to time calculated from the final date for payment to the date of actual payment on a compound basis.

12 DELAY

- 12.1 Calabrian will comply with any timescale agreed for completion of the Services unless delayed or prevented by circumstances beyond its reasonable control and in the event of any such circumstances arising Calabrian undertakes to complete the Services within a reasonable period, but will not be liable to the Client for any delay as a result.

13 TERMINATION

- 13.1 The Agreement may be determined by either party in the event of the other making a composition or arrangement with its creditors, becoming bankrupt, or being a company, making a proposal for a voluntary arrangement for a composition of debts, or has a provisional liquidator appointed, or has a winding-up order made, or passes a resolution for voluntary winding up (except for the purposes of a bona fide scheme of amalgamation or reconstruction), or has an administrator or an administrative receiver appointed to the whole or any part of its assets. Notice of determination must be given to the party which is insolvent by the other party.
- 13.2 If for any reason the performance of the Services by Calabrian is suspended for a period in excess of three calendar months then Calabrian shall be entitled to determine its appointment in respect of the Services by seven days written notice to the Client.
- 13.3 If the Client shall fail to pay in full any sum due under the terms of the Agreement by the final date for payment for that sum and no effective notice of intention to withhold payment has been issued, Calabrian may serve written notice on the Client demanding payment within 14 days of such notice. If the Client shall fail to comply with such notice, Calabrian shall be entitled to terminate its employment under the Agreement forthwith.
- 13.4 Any determination of the appointment of Calabrian howsoever caused shall be without prejudice to the right of Calabrian to require payment for all services performed up to the date of such determination including but not limited to payment of a fair and reasonable proportion of any figure identified in the Proposal or otherwise for fees in respect of a particular service which Calabrian has started, but not completed.

14 NOTICES

- 14.1 Any notice provided for in the Agreement shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post to the address of the relevant party as may have been notified by each party to the other or, in the absence of notification, to the address of Calabrian set out above or to the registered address of the Client.
- 14.2 Such notice shall be deemed to have been received on the day of delivery if delivered by hand or on the second working day after the day of posting if sent by first class post.

15 ENTIRE AGREEMENT

- 15.1 The Agreement constitutes the complete and entire agreement between the Client and Calabrian with respect to the Services and supersedes any prior oral and/or written warranties, terms, conditions, communications and representations, whether express or implied and any claim against Calabrian in respect of the Services can only be made in contract under the provisions of the Agreement and not otherwise under the law or tort or otherwise.
- 15.2 No amendments, modifications or variation of the Agreement shall be valid unless made in writing and agreed to by both the Client and Calabrian; such agreement must be recorded in writing by at least one of the Parties.
- 15.3 Calabrian will not be bound by any standard or printed terms or conditions furnished by the Client in any of its documents unless Calabrian specifically states in writing separately from such documents that it intends such terms and conditions to apply.

16 DISPUTES AND GOVERNING LAW

- 16.1 The Agreement shall be governed by and construed in accordance with English law and the Parties irrevocably and unconditionally submit to the jurisdiction of the English Courts.
- 16.2 Where the Housing Grants, Construction and Regeneration Act 1996 applies, any dispute between the Parties may be referred to adjudication in accordance with The Scheme for Construction Contracts Regulations 1998 or any amendment or modification thereof being in force at the time of the dispute, as applicable to England, Wales, Scotland and Northern Ireland.

APPENDIX B HISTORICAL OS PLANS

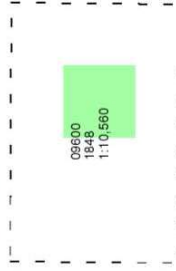
Lancashire And Furness

Published 1848

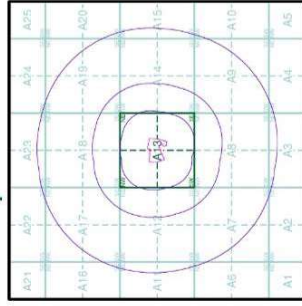
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale applied for England, Wales and Scotland in the 1840's. In 1864 the 1:2,500 scale was adopted for mapping urban areas, these maps were used to update the 1:10,560 scale maps. The 1:2,500 scale maps are used to update the 1:10,560 scale maps. The 1:2,500 scale maps are used to update the 1:10,560 scale maps. The 1:2,500 scale maps are used to update the 1:10,560 scale maps.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620

Slice: A
Site Area (Ha): 2.5
Search Buffer (m): 1000

Site Details

Site at 385638,404612



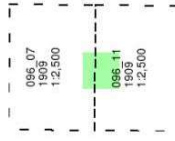
Lancashire And Furness

Published 1909

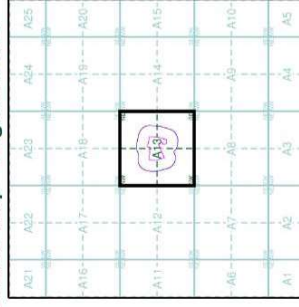
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale applied for England, Wales and Scotland in the 1840s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 at Great Britain. The data were collected by the Ordnance Survey, which is the national mapping agency for Great Britain. The data are based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620

Site:
Site Area (Ha): 2.5
Search Buffer (m): 100

Site Details

Site at 385638,404612



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

[illegible]

Site at 385638,404612

Ordnance Survey Plan

Published 1952

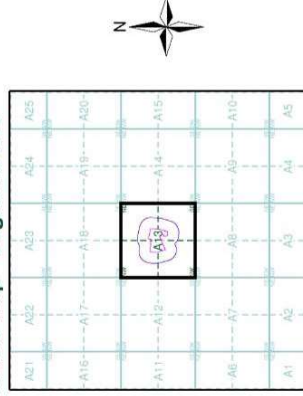
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale applied for England, Wales and Scotland in the 1840s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 at Great Britain. The data on which the maps were based were the Ordnance Survey's 1:2,500 scale maps. The data on which the maps were based were the Ordnance Survey's 1:2,500 scale maps. The data on which the maps were based were the Ordnance Survey's 1:2,500 scale maps.

Map Name(s) and Date(s)

SD8504NW	SD8504NE
1952	1952
1:1,250	1:1,250
SD8504SW	SD8504SE
1952	1952
1:1,250	1:1,250

Historical Map - Segment A13



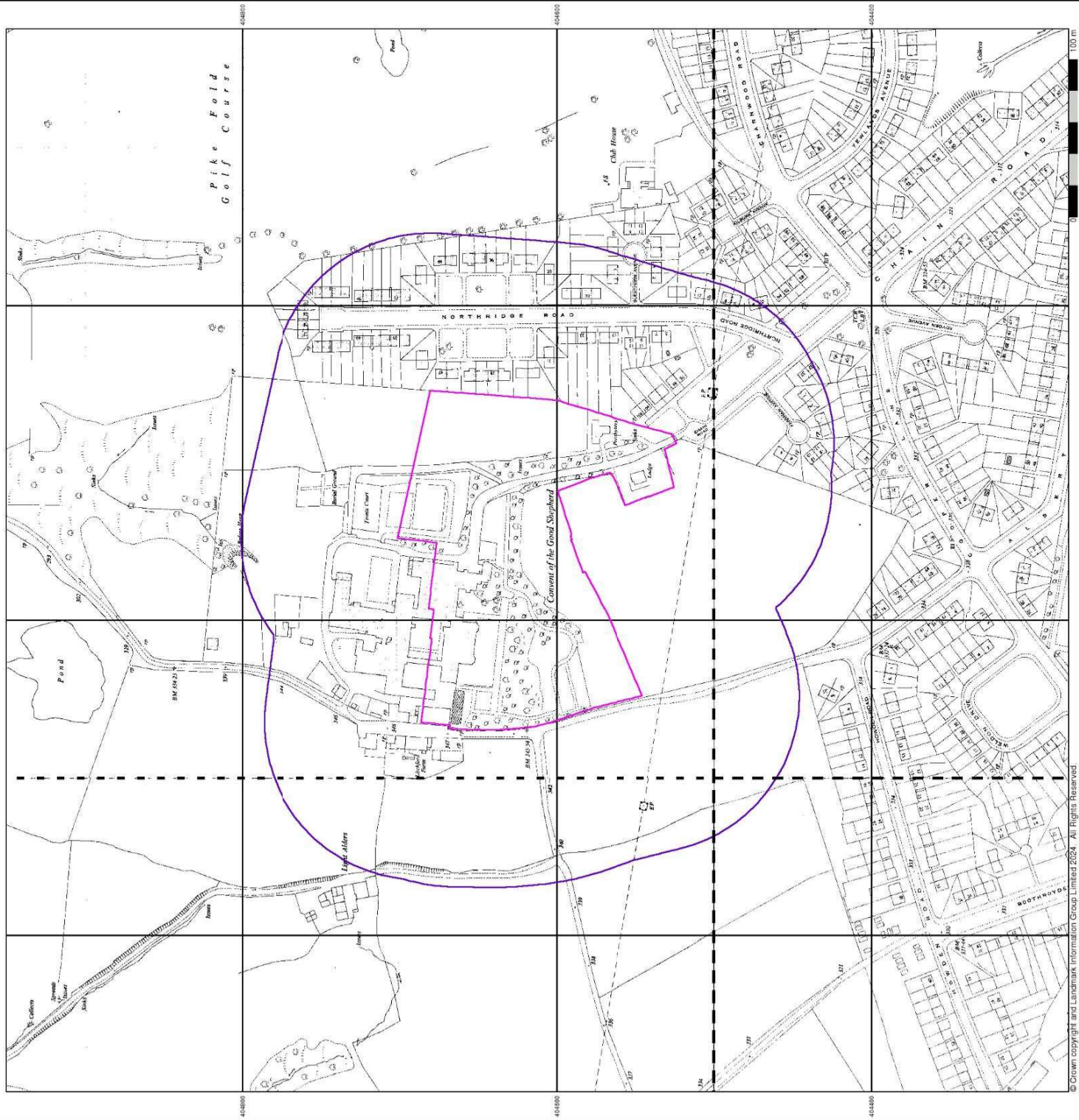
Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620

Site Area (Ha): 2.5
Search Buffer (m): 100

Site Details

Site at 385638,404612



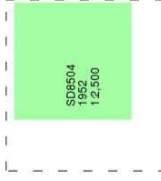
Ordnance Survey Plan

Published 1952

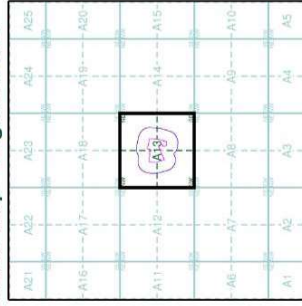
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale applied for England, Wales and Scotland in the 1840s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 of Great Britain. The data were collected on a grid system, the Ordnance Survey Grid. The published data are based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

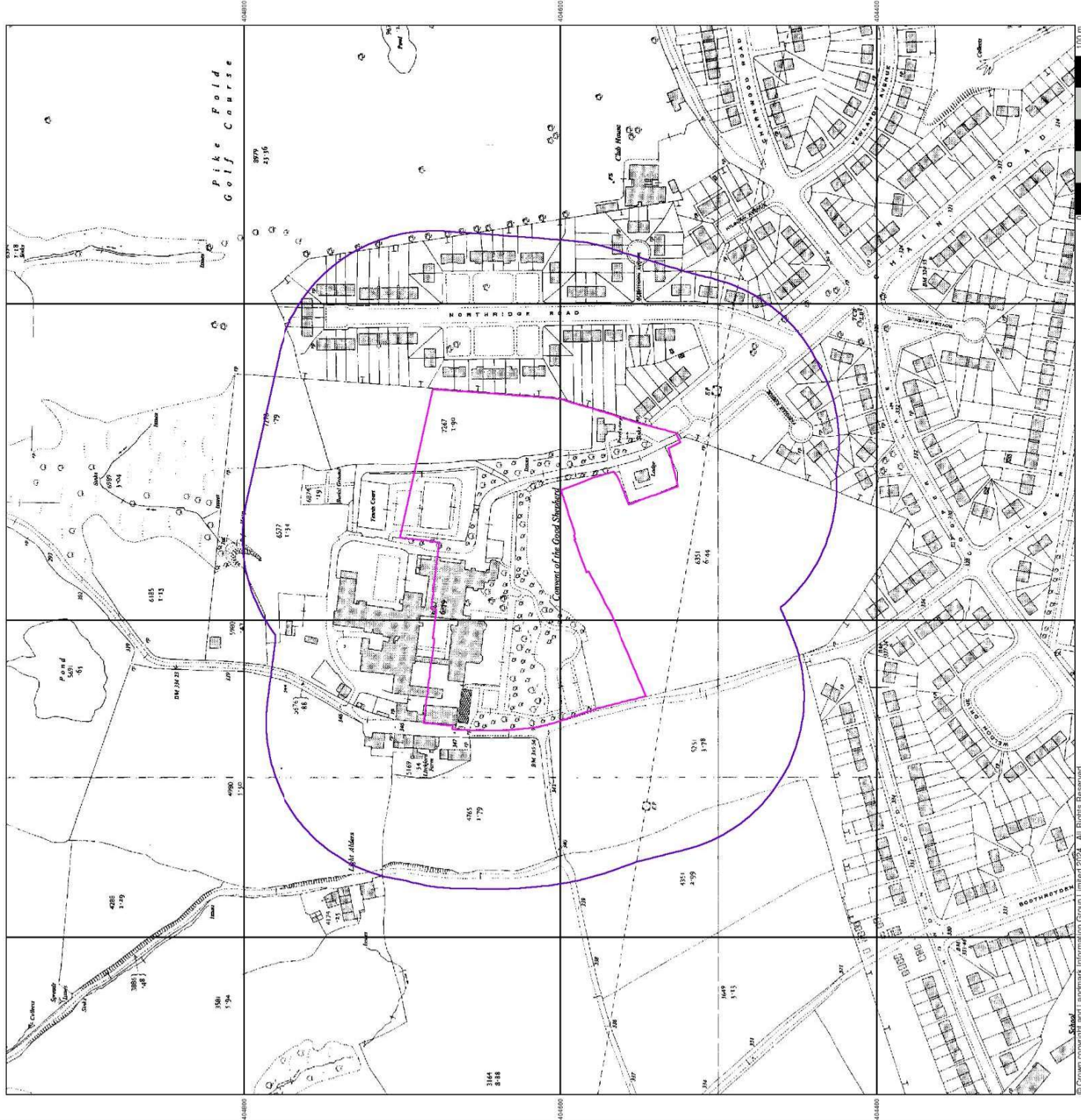
Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620

Site Area (Ha): 2.5

Search Buffer (m): 100

Site Details

Site at 385638,404612





Supply of Unpublished Survey Information

Published 1974 - 1976

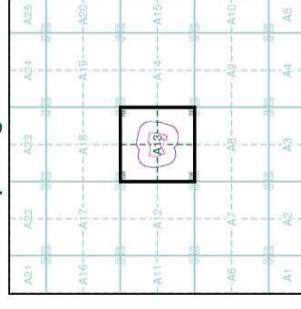
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a work-in-progress plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD9504NW	SD9504NE
1976	1976
1:1,250	1:1,250
SD9504SW	SD9504SE
1976	1976
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620

Site: A
Site Area (Ha): 2.5
Search Buffer (m): 100

Site Details

Site at 385638,404612



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Large-Scale National Grid Data

Published 1992

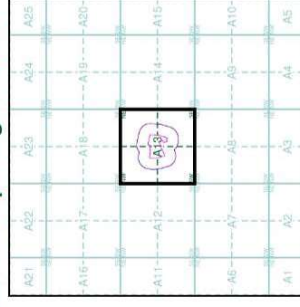
Source map scale - 1:1,250

Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less detail than modern maps, especially in terms of vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD8504NW	SD8504NE
1992	1992
1:1,250	1:1,250
SD8504SW	SD8504SE
1992	1992
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620

Site:
Slice: A

Site Area (Ha): 2.5
Search Buffer (m): 100

Site Details

Site at 385638,404612



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



VectorMap Local Published 2024

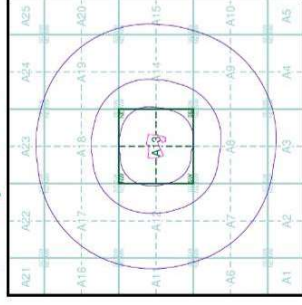
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a single raster dataset at a nominal scale of 1:10,000, covering the whole of Great Britain. It is designed for creating graphical mapping products. VectorMap Local is not designed for use as a navigation product. It is available at three scales (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10,000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SD80NW	SD80NE
2024	2024
Variable	Variable
SD80SW	SD80SE
2024	2024
Variable	Variable

Historical Map - Slice A



Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620
Slice: A
Site Area (Ha): 2.5
Search Buffer (m): 1000

Site Details

Site at 385638,404612



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX C SEARCHES	
Landmark	Envirocheck Report
Coal Authority	Consultants Mining Report
Alpha Associates	Detailed UXO Threat Assessment

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

357153984_1_1

Customer Reference:

7305

National Grid Reference:

385640, 404620

Slice:

A

Site Area (Ha):

2.5

Search Buffer (m):

1000

Site Details:

Site at 385638,404612

Client Details:

Mr R Hey
Calabrian Limited
9 Millwood
Ingleton
LA6 3HY

Prepared For:

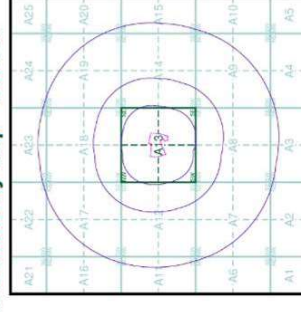
Roscoe

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes		Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 3			1	25
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 9				5
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 10		Yes		
Pollution Incidents to Controlled Waters	pg 10			2	31
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 16			1	
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 16				1
Water Abstractions	pg 16				2 (*20)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 21	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 22	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 22	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 22		7	47	45

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites	pg 34				1
Historical Landfill Sites	pg 34			3	5
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)	pg 35			1	
Licensed Waste Management Facilities (Locations)	pg 36				1
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 36		1	7	10
Potentially Infilled Land (Water)	pg 37	1	9	23	46
Registered Landfill Sites	pg 41				3
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 43	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 43	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 47			3	5
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 48	Yes	n/a	n/a	n/a
Mining Instability	pg 48	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 48	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 48	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 48	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 48	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 50			14	46
Fuel Station Entries	pg 55				4
Points of Interest - Commercial Services	pg 55				16
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 57				17
Points of Interest - Public Infrastructure	pg 58		2	6	36
Points of Interest - Recreational and Environmental	pg 62			1	5
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 63			1	
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 63	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					



Order Details
 Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 1000

Site Details
 Site at 385638, 404612