



Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: County Series

Map date: 1933-1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927



Produced by
Groundsure Insights
www.groundsure.com

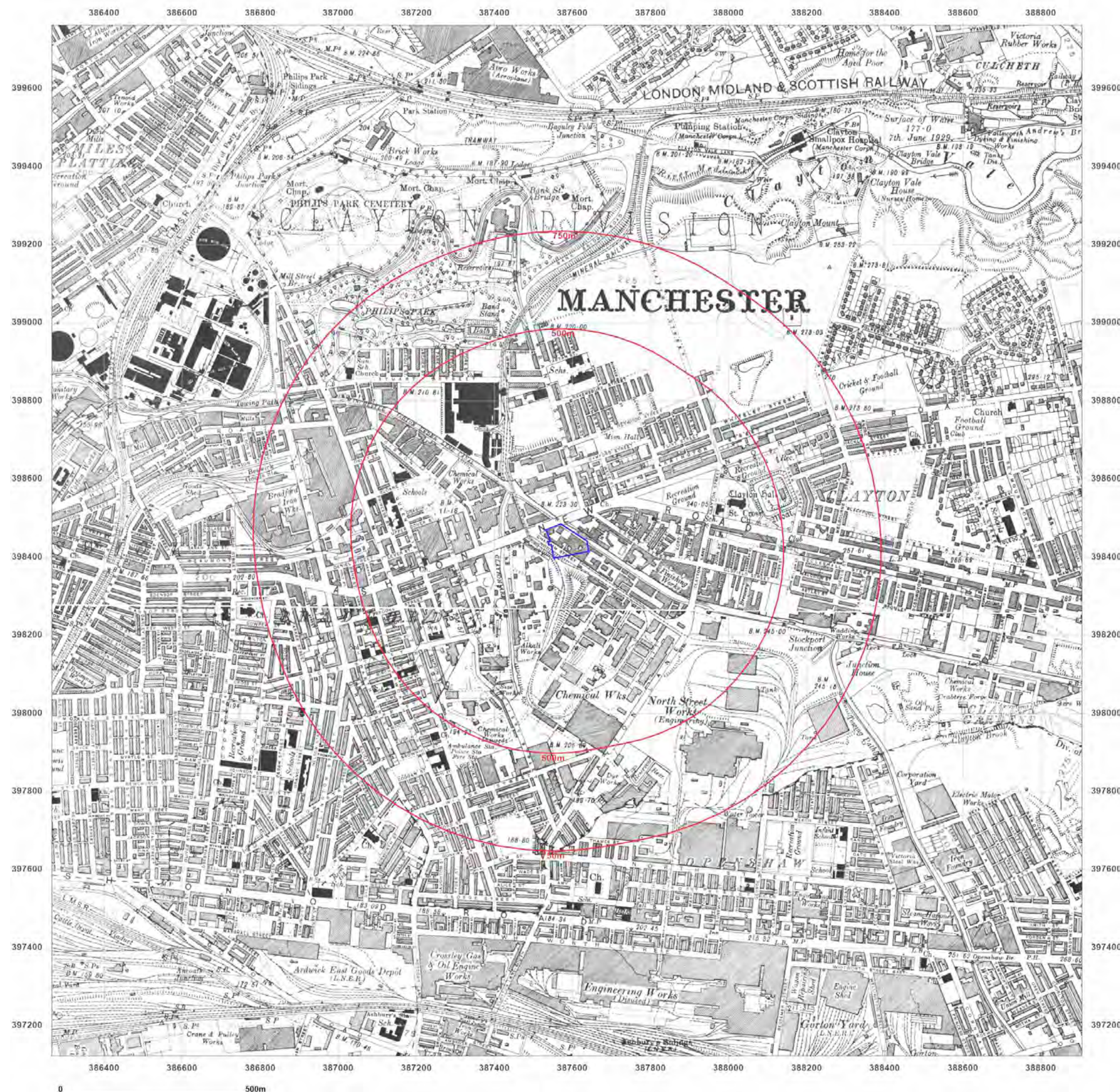


Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com

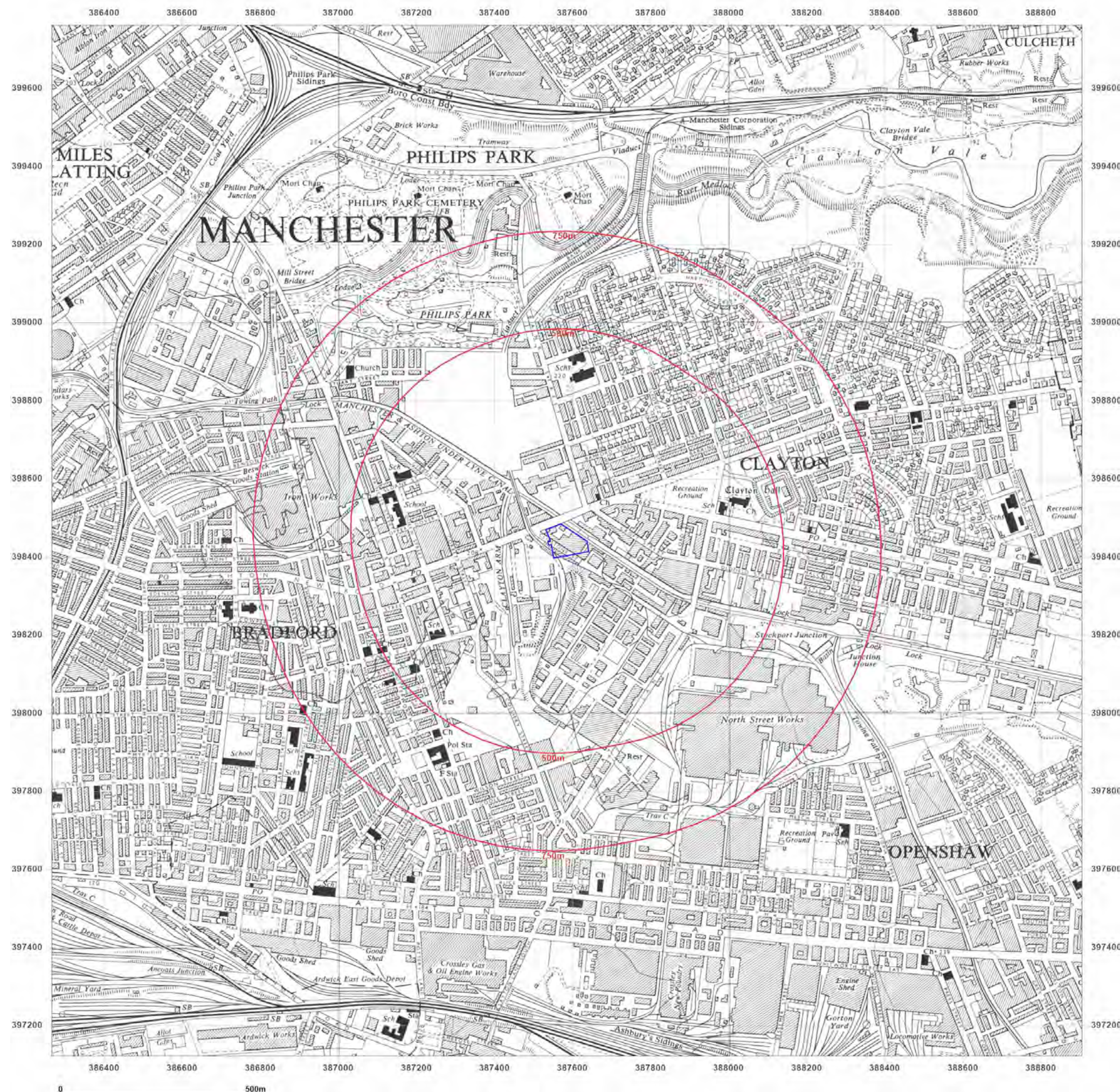


Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright 1968
Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com

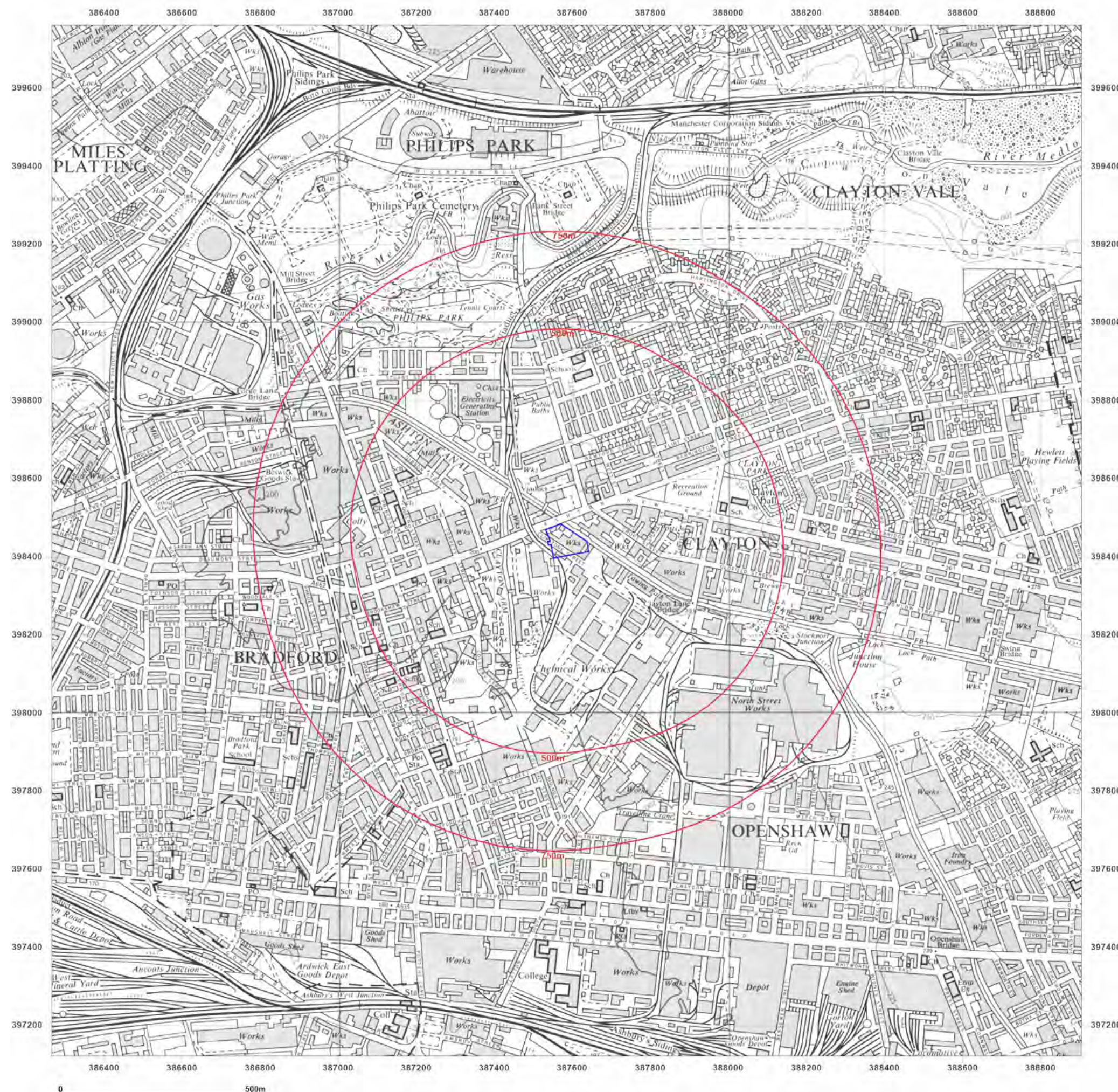


Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976



Produced by
Groundsure Insights
www.groundsure.com

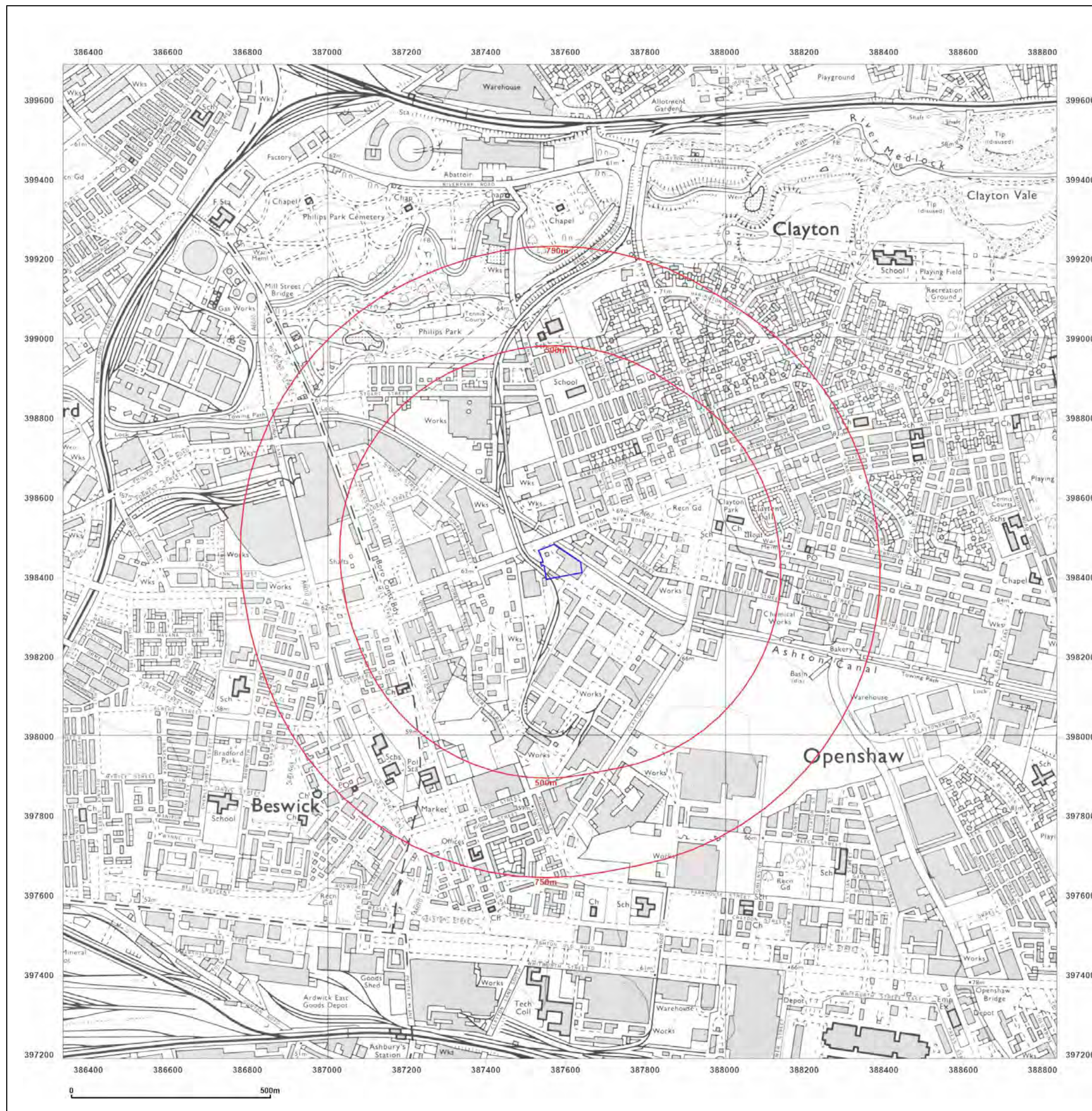


Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1985
Edition N/A
Copyright 1985
Levelled 1981



Produced by
Groundsure Insights
www.groundsure.com

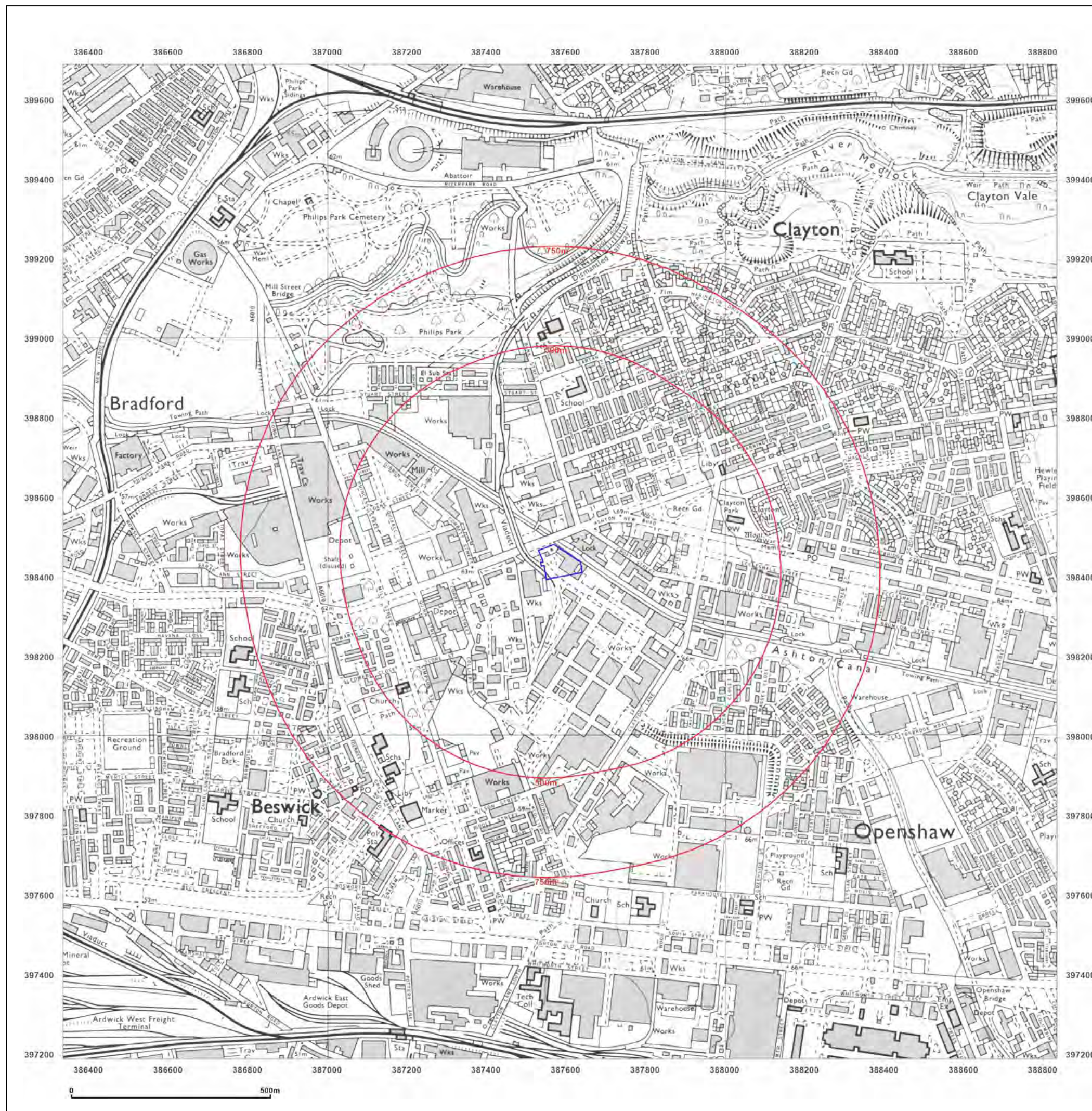


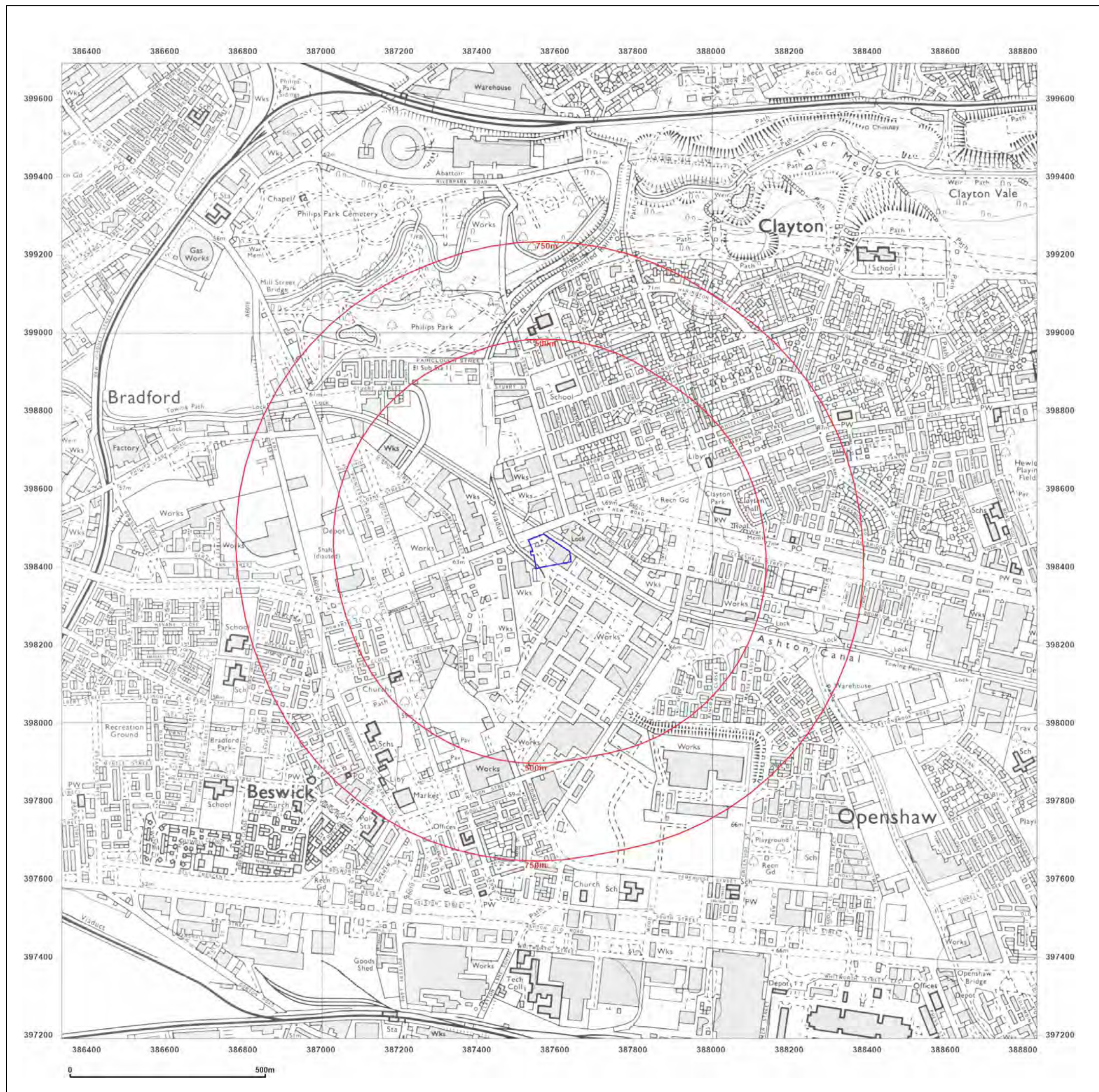
Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1981



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

M11 4AA, M11 4AA

Client Ref: CMAPS-AAG-1106941-4165-010623
Report Ref: CMAPS-AAG-1106941-4165-010623HIS
Grid Ref: 387585, 398441

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
www.groundsure.com

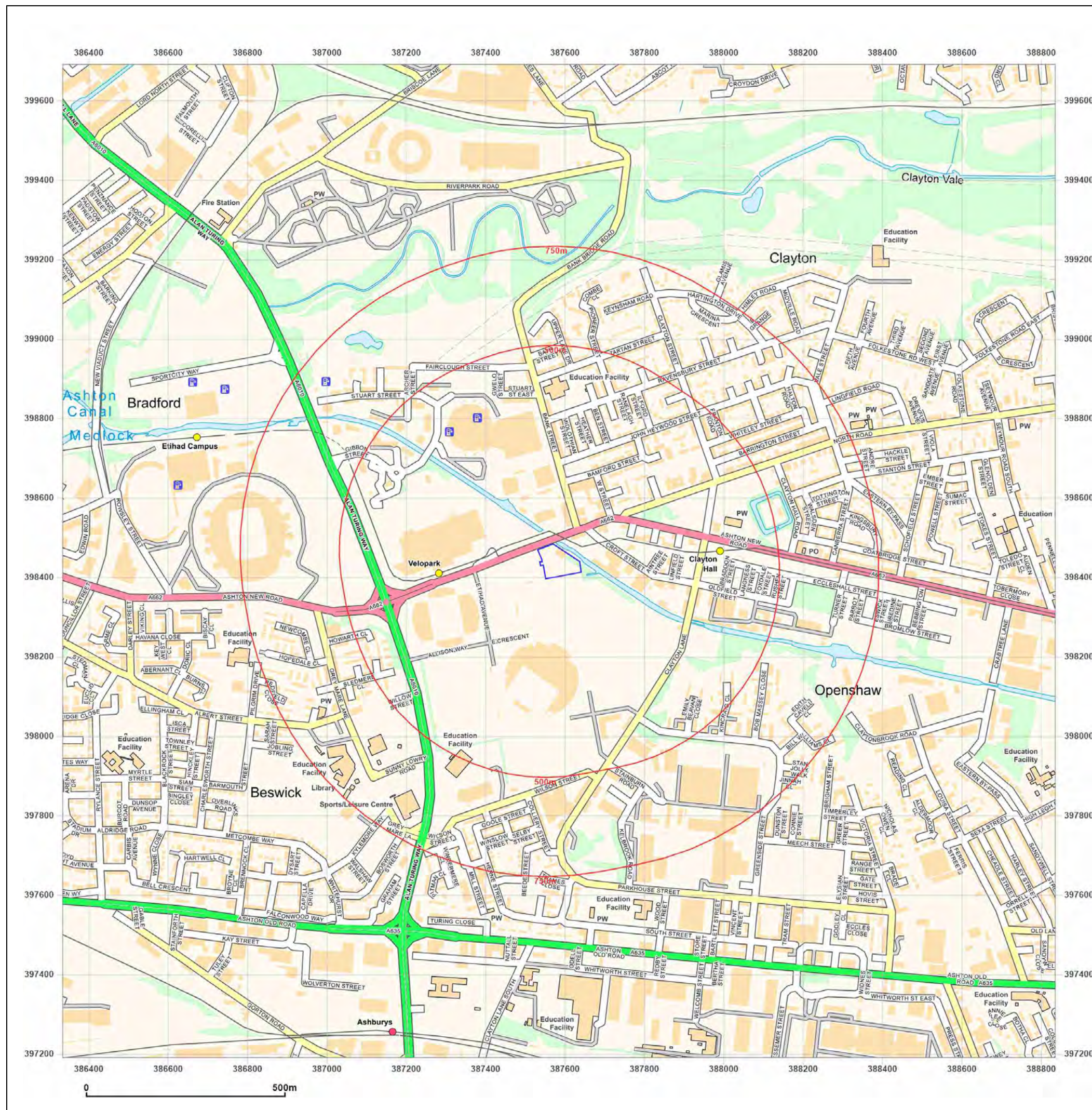


Supplied by:
www.centremapslive.com
groundsure@centremaps.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 01 June 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





APPENDIX I

NOTES ON LIMITATIONS

Notes on Limitations For Geoenvironmental and Geotechnical Consultancy Services

General

This document has been prepared by CC GEOTECHNICAL LTD within the terms of the contract, scope of work, and resources agreed in writing with the client. The limitations of liability of CC GEOTECHNICAL LTD for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

This document is intended for the sole use of the client indicated above and CC GEOTECHNICAL LTD accepts no responsibility of whatever nature to third parties to whom this document or any part of this document is made known. Any such party relies upon that information at their own risk.

The findings and opinions provided in this document are made in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined in this document.

The findings and opinions are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date. In particular, seasonal groundwater levels, with the effects of precipitation, may affect the conditions found during the investigation. The report should be read in conjunction with the further Notes on Limitations included in Appendix A.

Where opinions expressed in this report are based on current available guidance and legislation, no liability can be accepted by CC GEOTECHNICAL LTD for the effects of any future changes to such guidelines and legislation. Additional information, improved practices, new guidance, changes in legislation, or amendments to design proposals, may necessitate this report having to be reviewed in whole or in part after that date. Opinions and interpretations are not accredited by UKAS.

Factual data contained in this report may have been obtained from enquiries with reputable third parties, the results of which are relied on unless indicated to be inaccurate by contradictory information.

CC GEOTECHNICAL LTD possesses a non-exclusive and non-transferable Ordnance Survey Licence, but does not possess any right to sub-license any of the rights granted by this licence to any party. Under the terms of CC GEOTECHNICAL LTD's Ordnance Survey Licence, copying of figures containing Ordnance Survey data or using figures for any purpose other than as part of this report is not permitted.

CC GEOTECHNICAL LTD has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from CC GEOTECHNICAL and a charge may be levied against such approval.

CC GEOTECHNICAL LTD accepts no responsibility or liability for:

1. the consequences of this document being used for any purpose or project other than for which it was commissioned
and/or
2. the consequences of use of this document by any party with whom an agreement has not been executed.

Phase I Environmental Audits / Desk Studies

The work undertaken to provide the basis of a Phase 1 Desk Study report comprises a study of available documented information from a variety of sources (including the client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in a Desk Study report have been dictated by finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in the report, CC GEOTECHNICAL LTD reserves the right to review such information and to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Phase II Environmental Audits

The investigation of the site has been carried out with the intention of providing sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated to potential human targets, building materials, the environment (including adjacent land), and surface and groundwater.

The amount of exploratory work and chemical testing undertaken may have been restricted by the timescale available, and the locations of the exploratory holes may have been restricted to areas unoccupied by the building(s) on the site, and further restricted by the existence of buried services. A more comprehensive investigation may be required if the site is to be redeveloped as, in addition to risk assessment, a number of important engineering and environmental issues may need to be resolved.

For those reasons, if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" of contamination where concentrations may be significantly higher than those actually encountered.

Geoenvironmental Ground Investigations

The investigation of the site has been carried out to provide sufficient information within the agreed scope of the investigation, under the general headings of type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions, to provide a reasonable assessment of the environmental risks together with engineering and development implications.

If costs have been included in relation to the site remediation, these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of the site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal, weather, or other effects.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

IGE

consulting

IGE Consulting Ltd, Office 16, Bartle House, Oxford Court, Manchester, M2 3WQ

Tel: 0161 914 9170

Email: contact@igeconsulting.co.uk