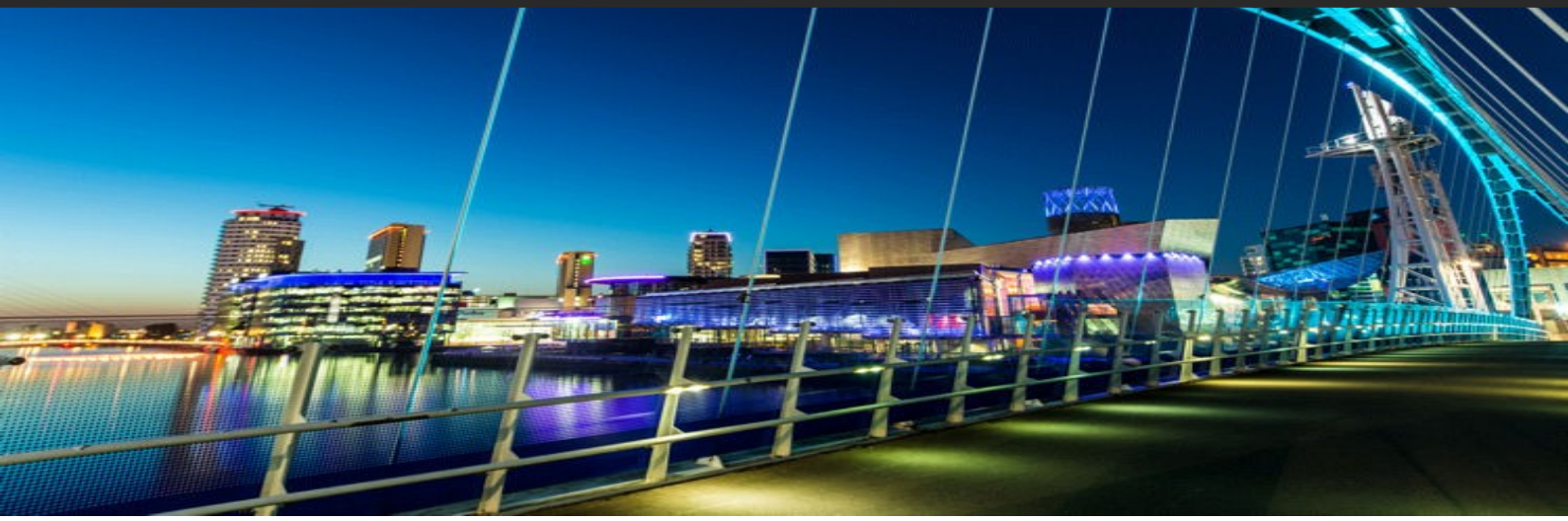
Site Solutions Combined

Argyll Environmental



Albion Inn, 576, Burnage Lane, Manchester, M19 1NA

Report Prepared for: Not Supplied

Report Reference: 315879003

Client Reference: 21992761 CC_SSC

Date: 21 August 2023

Contaminated Land

PASSED – PRUDENT ACTION

Executive Summary | SEE PAGE 1

CLICK HERE

Consultant Commentary | SEE PAGE 4

CLICK HERE

Flood Risk

PASSED – PRUDENT ACTION

Executive Summary | SEE PAGE 2

CLICK HERE

Consultant Commentary | SEE PAGE 6

CLICK HERE

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Operational Compliance

NOT IDENTIFIED | SEE PAGE 1

Operations at the Site are unlikely to require a permit or present a risk.

CLICK HERE

Natural and Mining Related Hazards

NOT IDENTIFIED | SEE PAGE 5

We have not identified coal, ground stability or radon issues.

CLICK HERE

Authored by:
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The Property Ombudsman Consumer Redress

Conveyancing Information Executive

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Contaminated Land

PASSED - PRUDENT ACTION

Liability Assessment

Within the scope of this assessment no Liabilities have been identified. However, it would be prudent to consider our recommendations below.

What is the overall risk of contaminants from on Site activities?	**LOW**
What is the risk of contaminants from off-site activities impacting the Site?	**LOW TO MODERATE**
What is the environmental sensitivity (pathways and receptors) rating?	**HIGH**

Argyll's Recommendations

Phase 1 Environmental Audit (from £1250.00 + VAT including third-party costs)

Risk: An electrical substation is located in proximity to the Site. While this may have caused some contamination, the risk of liability is not high. As the Site is being redeveloped, Planning Conditions will be used as a mechanism to investigate the nature and extent of contamination and ensure the Site is suitable for the proposed use.

Action: Review historical and current risks to the proposed development with a Phase 1 Environmental Assessment. This is the first step in the phased approach to contaminated land assessments.

Operational Compliance

Argyll's Comment

The Site does not appear to be engaged in activities that require permitting.

Flood Risk

PASSED - PRUDENT ACTION

Consultant's Summary

The Site may be susceptible to flooding, particularly during an extreme flooding event. It would be prudent to consider our recommendations below.

Would a Flood Risk Assessment be required if development is proposed?	**NO**
What is the risk of flooding in an undefended scenario or assuming defences fail?	**MODERATE**
Are there existing flood defences within 500m of the Site?	**NO**

Insurance

In most cases insurance should be available at standard terms.

Recommendations

Sustainable Urban Drainage (Price on Application)

Risk: The Site is at risk of surface water flooding.

Action: The Planning Authority is likely to require you to consider Sustainable Drainage systems (SuDS) as part of the development's drainage strategy. Consult the Local Authority on scope, but requirements will likely include a Detailed Drainage Strategy to submit with the planning application.

Standard Enquiries

- Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice.
- Establish the availability of buildings and contents insurance before exchanging contracts.

Report Scope

Report Prepared on:	**Albion Inn, 576, Burnage Lane, Manchester, M19 1NA**
Current Use:	**Permanently Closed Pub**
Proposed Use:	**Residential Properties**
Transaction Type:	**Redevelopment**
Site Area (m^2):	**351.21**
National Grid Reference:	**386260 391800**

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Contaminated Land
Consultant Commentary

On-site Sources — **LOW**

A review of historical maps show the Site was developed with an assumed commercial building from at least 1848. Minor footprint changes were noted over time with the Site identified as part of a public house from the 1934 map edition onwards. No significant changes were noted over subsequent mapping. We have been informed that a residential redevelopment is proposed.

Off-site Sources — **LOW TO MODERATE**

A review of historical maps dating from 1848 show the following potentially contaminative uses within 100m of the Site: an electrical substation 8m north c.1971-2023.

Pathways and Receptors — **HIGH**

The general area appears to be in residential use, with a residential property proposed on Site.

The superficial hydrogeology underlying the Site is classified as a Secondary Aquifer - Undifferentiated. The bedrock hydrogeology is classified as a Principal Aquifer.

The Site does not lie within a groundwater Source Protection Zone (SPZ).

There are no non-potable abstractions licences within 100m.

There are no potable abstraction licences within 500m.

There are no surface water features within 100m.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

Additional Sources of Information

No additional sources of information have been used.

Natural and Mining Related Hazards

Natural and Mining Related Hazards: This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	Our search indicates that the Site is not within a Coalfield Consultation Area.	As such, no action is required.
Coal Mining Subsidence Damage Claims	Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.	As such, no action is required.

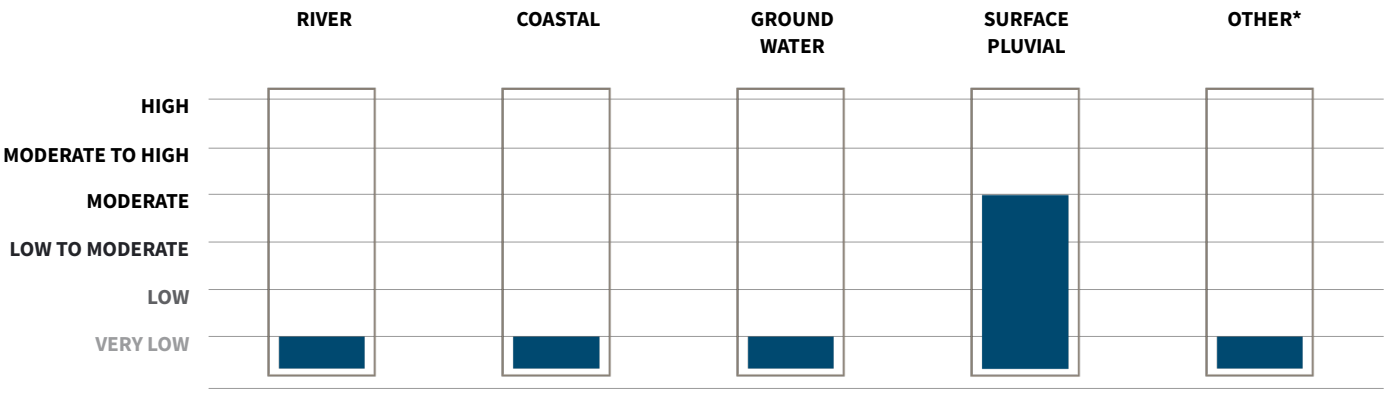
Radon

No Risk Identified.

Flood Risk
Consultant Commentary

Flood Analysis

Would a Flood Risk Assessment be required if development is proposed?	**NO**
What is the risk of flooding in an undefended scenario or assuming defences fail?	**MODERATE**
Are there existing flood defences within 500m of the Site?	**NO**



* Other factors influencing flood risk include flood storage areas, historical floods, and proximity to water features.

Argyll's Comment

River	No commentary required.
Coastal	No commentary required.
Groundwater	No commentary required.
Surface Water	The majority of the Site is at a moderate risk of surface water flooding. Depths from surface water are not expected to exceed 0.3m during a flood event.
Other Factors	No commentary required.

Flood Risk
Other Considerations

Flood Risk Considerations: In this section we highlight issues that may be relevant to your transaction. These issues fall outside of the flood risk analysis above, but still warrant consideration.

Additional Considerations

Risk	Summary	Suggested Action
Dam and Reservoir Failure **NOT IDENTIFIED**	This Site is not within an area that would be flooded in the event of a significant infrastructure failure.	Contact Canal and Rivers Trust
Sewer Flooding **NOT SEARCHED**	In times of extreme rainfall events sewers can overflow and cause local flooding. At Risk Registers are maintained by water and sewerage companies in England and Wales. These registers are not always complete so asking the seller is equally important.	Review Con29DW and send enquiries to the seller.

Flood Risk Management Options

Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent. Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business Continuity Plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood Evacuation Plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Contaminated Land
Data Section

Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards, which may affect the Site. These include subsidence, radon and mining.

Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	**On-site**	**1-100m**	**101-250m**
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A

Discharges	**On-site**	**1-100m**	**101-250m**
Consented Discharges to Controlled Waters**	0	0	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A

Hazardous Sites	**On-site**	**1-100m**	**101-250m**
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	**On-site**	**1-100m**	**101-250m**
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	**On-site**	**1-100m**	**101-250m**
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	0

Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	**On-site**	**1-100m**	**101-250m**
Contemporary Trade Directory Entries**	0	0	N/A
Fuel Station Entries	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	**On-site**	**1-100m**	**101-250m**
Historical Tanks And Energy Facilities	0	1	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A

Potentially Infilled Land	**On-site**	**1-100m**	**101-250m**
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	**On-site**	**1-250m**	**251-500m**
Superficial Aquifer Designations	Yes	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	**On-site**	**1-250m**	**251-500m**
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	Yes	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A

Contaminated Land: Tabular Summary

Environmental Sensitivity

Environmental Sensitivity	**On-site**	**1-250m**	**251-500m**
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Former Mining	**On-site**	**1-100m**	**101-250m**
Coalfield Consultation Areas	0	N/A	N/A
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	0	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	0	N/A	N/A

Salt and Brine	**On-site**	**1-100m**	**101-250m**
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A

Contaminated Land: Tabular Summary

Landfill Sites and Infilled Land	**On-site**	**1-100m**	**101-250m**
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A

Natural Ground Instability	**On-site**	**1-100m**	**101-250m**
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A

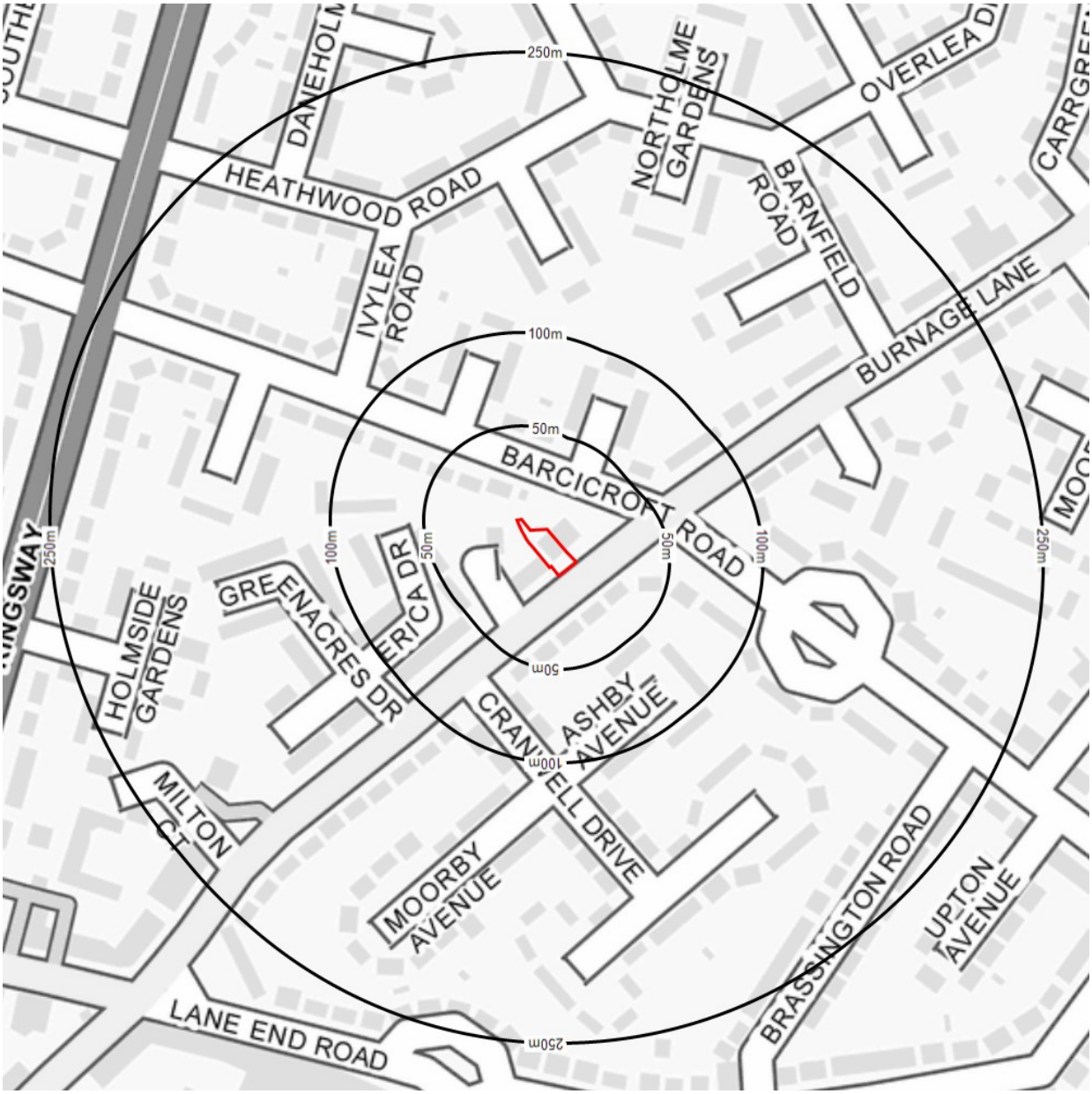
Coal Mining Subsidence Damage Claims	**On-site**	**1-100m**	**101-250m**
Coal Mining Subsidence Damage Claims*	0	0	N/A

Insurance Claims from Subsidence	**On-site**	**1-100m**	**101-250m**
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A

Radon	**On-site**	**1-100m**	**101-250m**
Radon Potential	0	N/A	N/A

**dataset searched to 25m
*dataset searched to 50m

Contaminated Land: Authorised Industrial Processes



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- Site
- Multiple Features Present
- Local Authority Pollution Prevention and Controls
- Local Authority Integrated Pollution Prevention And Control
- Integrated Pollution Controls
- Environmental Permitting Regulations - Industry
- Radioactive Substances Register
- Consented Discharges to Controlled Waters
- Referrals of Red List Discharges to Sewers (Corporate Entities)
- Control of Major Accident Hazards Sites (COMAH)
- Explosive Sites
- Notification of Installations Handling Hazardous Substances (NIHHS)
- Planning Hazardous Substance Consents

Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.

Discharges

Consented Discharges to Controlled Waters

No features identified.

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.

Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

No features identified.

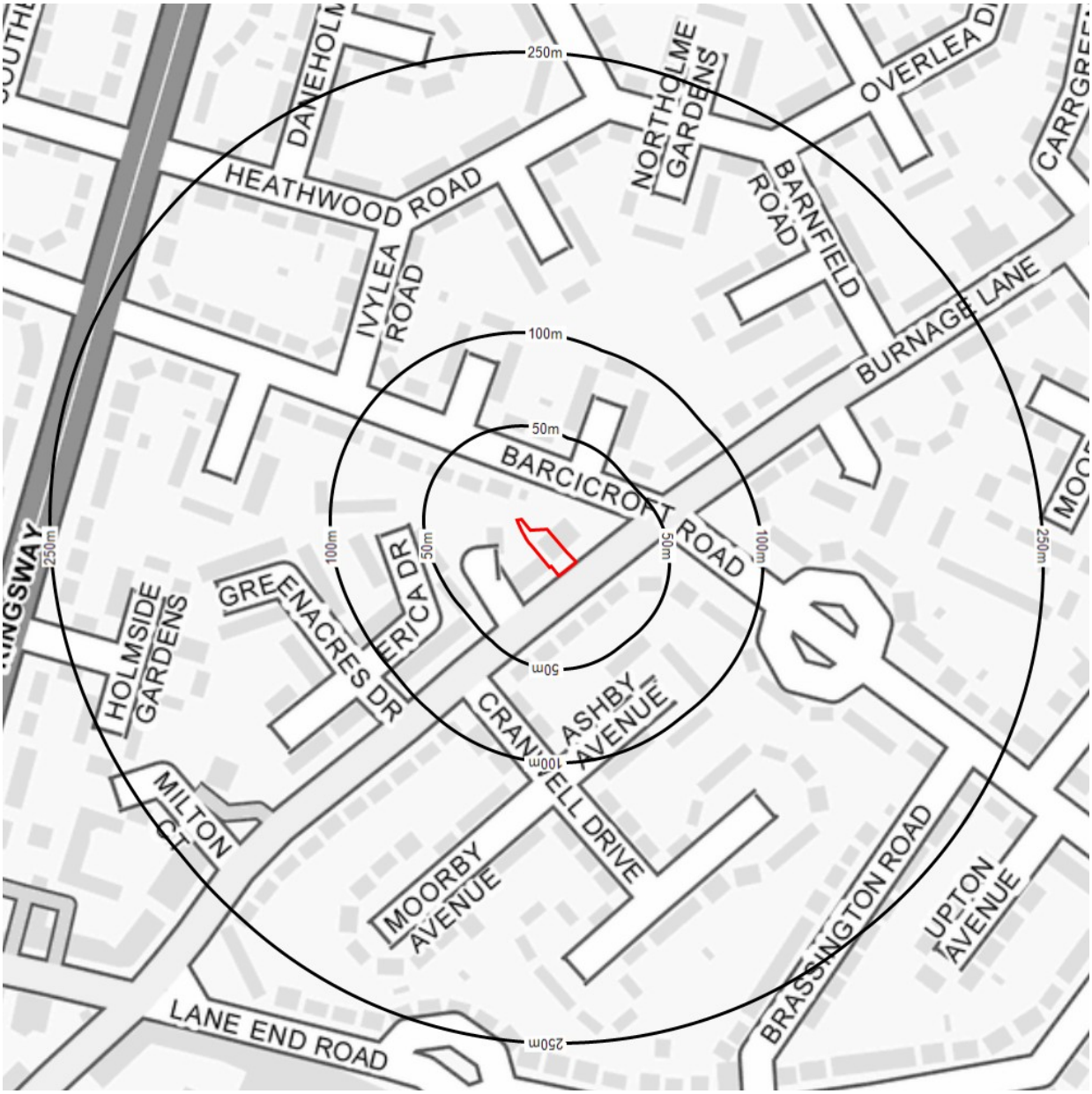
Notification of Installations Handling Hazardous Substances (NIHHS)

No features identified.

Planning Hazardous Substance Consents

No features identified.

Contaminated Land: Incidents and Enforcements



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Site	Enforcement and Prohibition Notices
Multiple Features Present	Planning Hazardous Substance Enforcements
Contaminated Land Register Entries and Notices	Environmental Pollution Incidents
Local Authority Pollution Prevention and Control Enforcements	Prosections (Post 2000)

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

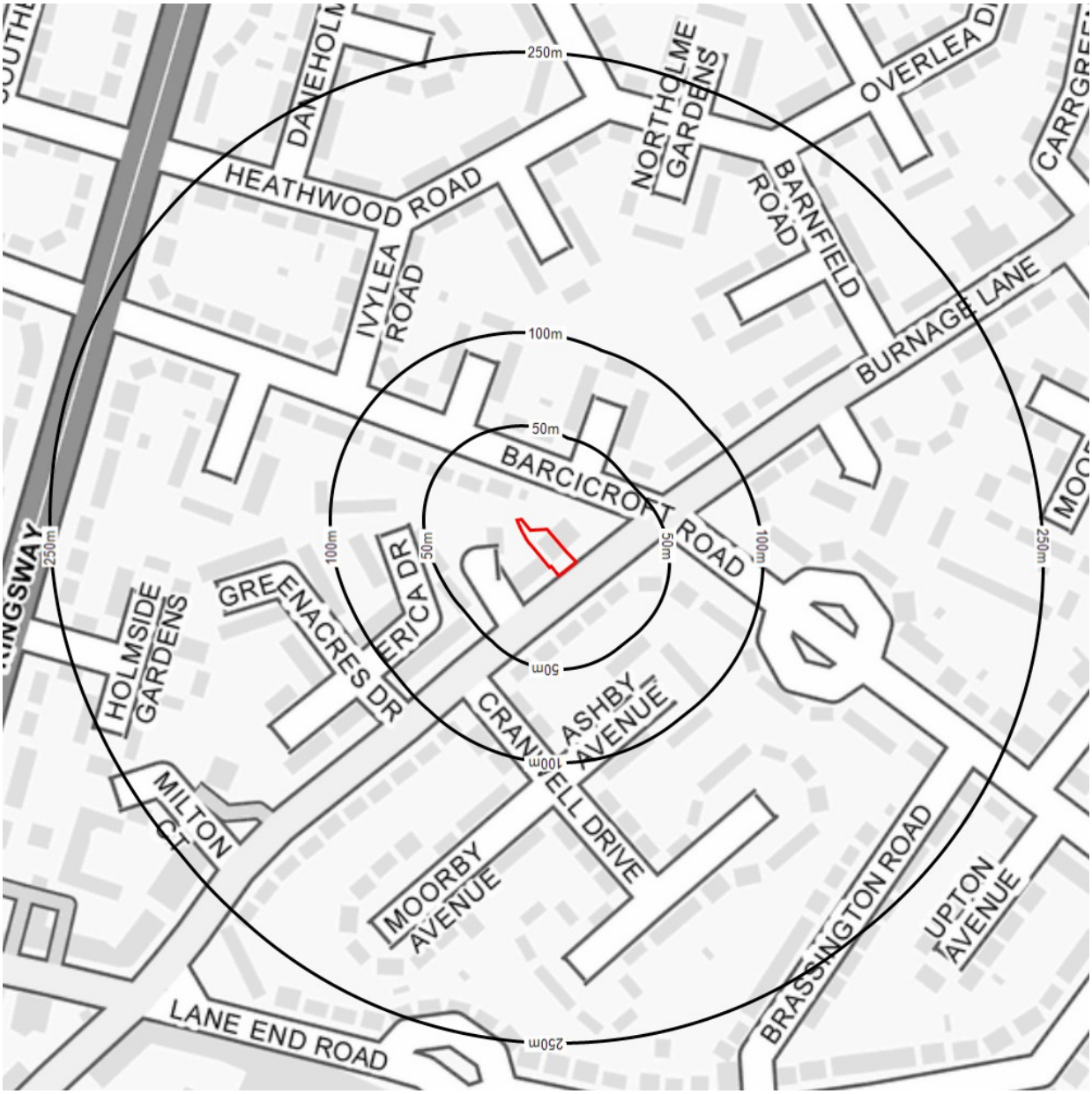
No features identified.

Environmental Pollution Incidents

No features identified.

Prosecutions (Post 2000)

No features identified.



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- Site
- Multiple Features Present
- BGS Recorded Landfill Sites
- Integrated Pollution Control Registered Waste Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste Sites
- Local Authority Recorded Landfill Sites
- Registered Landfill Sites
- Registered Waste Transfer Sites
- Registered Waste Treatment or Disposal Sites
- Historic Landfill

Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

No features identified.

Registered Waste Treatment or Disposal Sites

No features identified.

Historic Landfill

No features identified.

Contaminated Land: Current Land Uses

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Site

Multiple Features Present

Contemporary Trade Directory Entries

Fuel Station Entries

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

No features identified.

Fuel Station Entries

No features identified.

Contaminated Land: Historical Land Uses

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- Site
- Multiple Features Present
- Historical Tanks And Energy Facilities
- Potentially Contaminative Industrial Uses (Past Land Use)
- Former Marshes
- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
1	Type: Electrical Sub Station Facilities Date of Mapping: 1971	5m	NW	1

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Potentially Infilled Land

Former Marshes

No features identified.

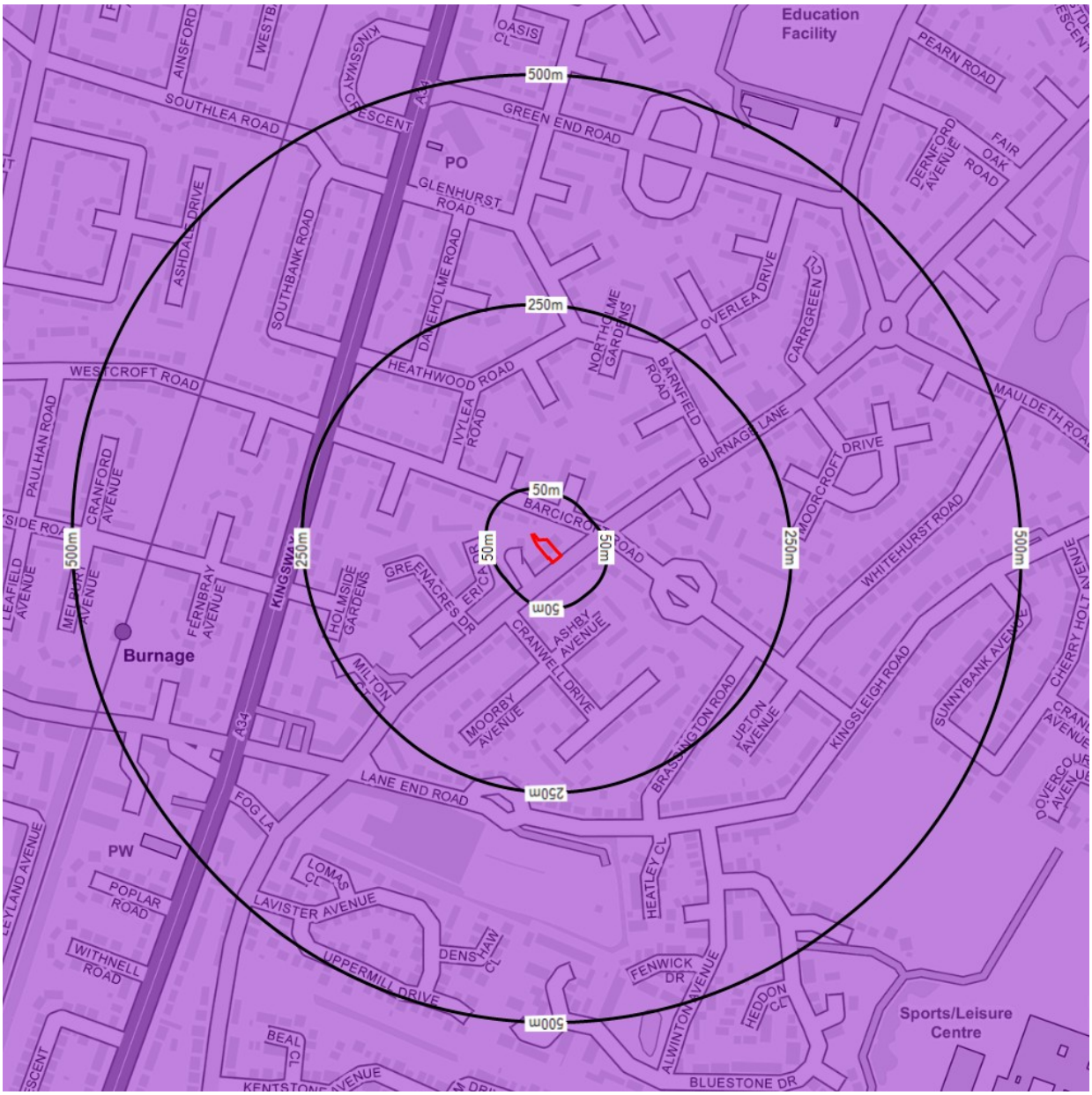
Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Bedrock



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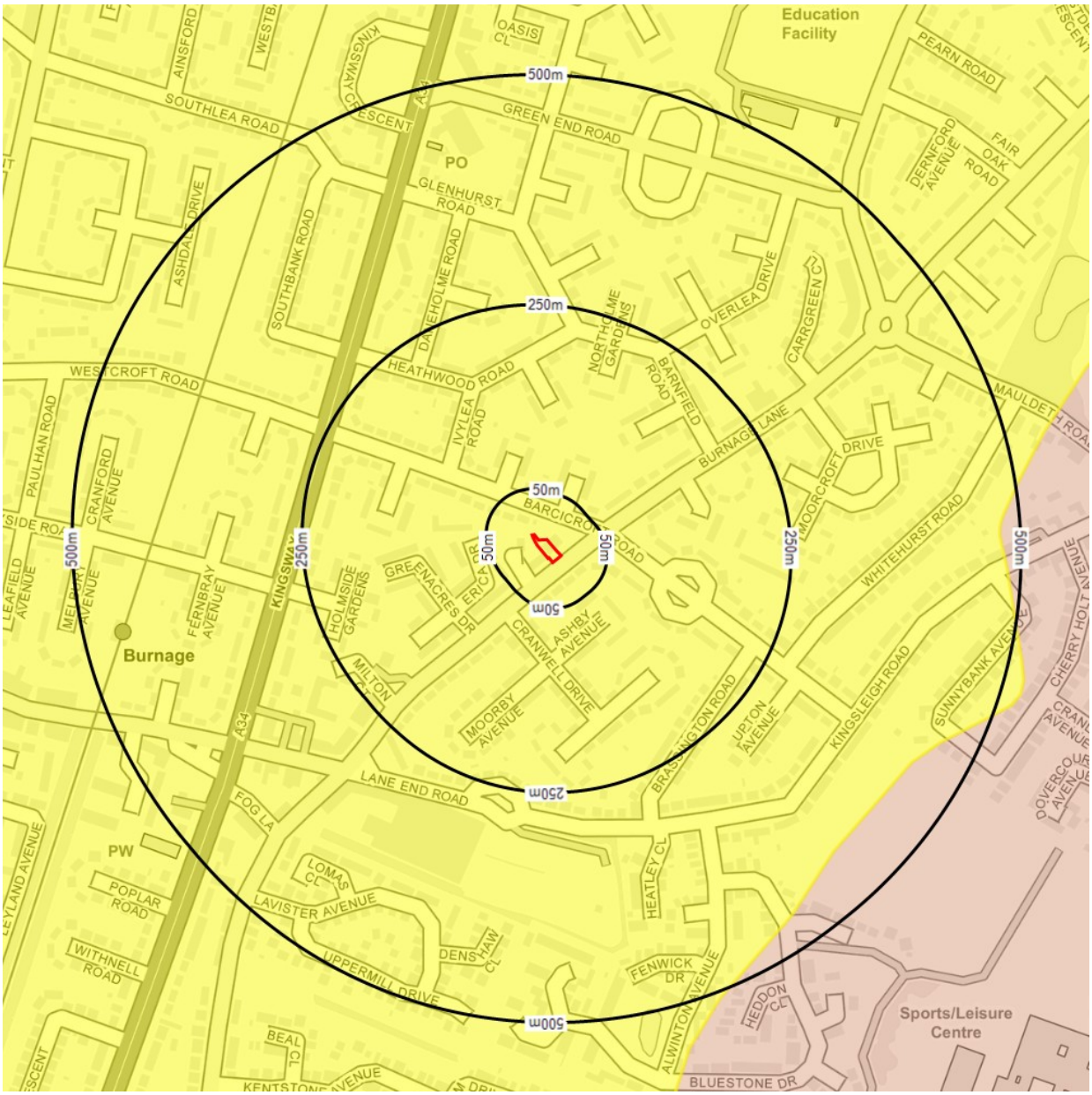
- Site
- Principal Aquifer
- Secondary Aquifer A
- Secondary Aquifer B
- Secondary Aquifer Undifferentiated
- Unproductive Strata
- Unknown

Superficial



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- Site
- Principal Aquifer
- Secondary Aquifer A
- Secondary Aquifer B
- Secondary Aquifer Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (lakes and Landslips)

Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Principal Aquifer	0m	N	3

Superficial Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - Undifferentiated	0m	N	3

Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: CHES Rock Name: Chester Formation Rock Type: Sandstone Min Age: Not Supplied Max Age: Olenekian	0m	N	4

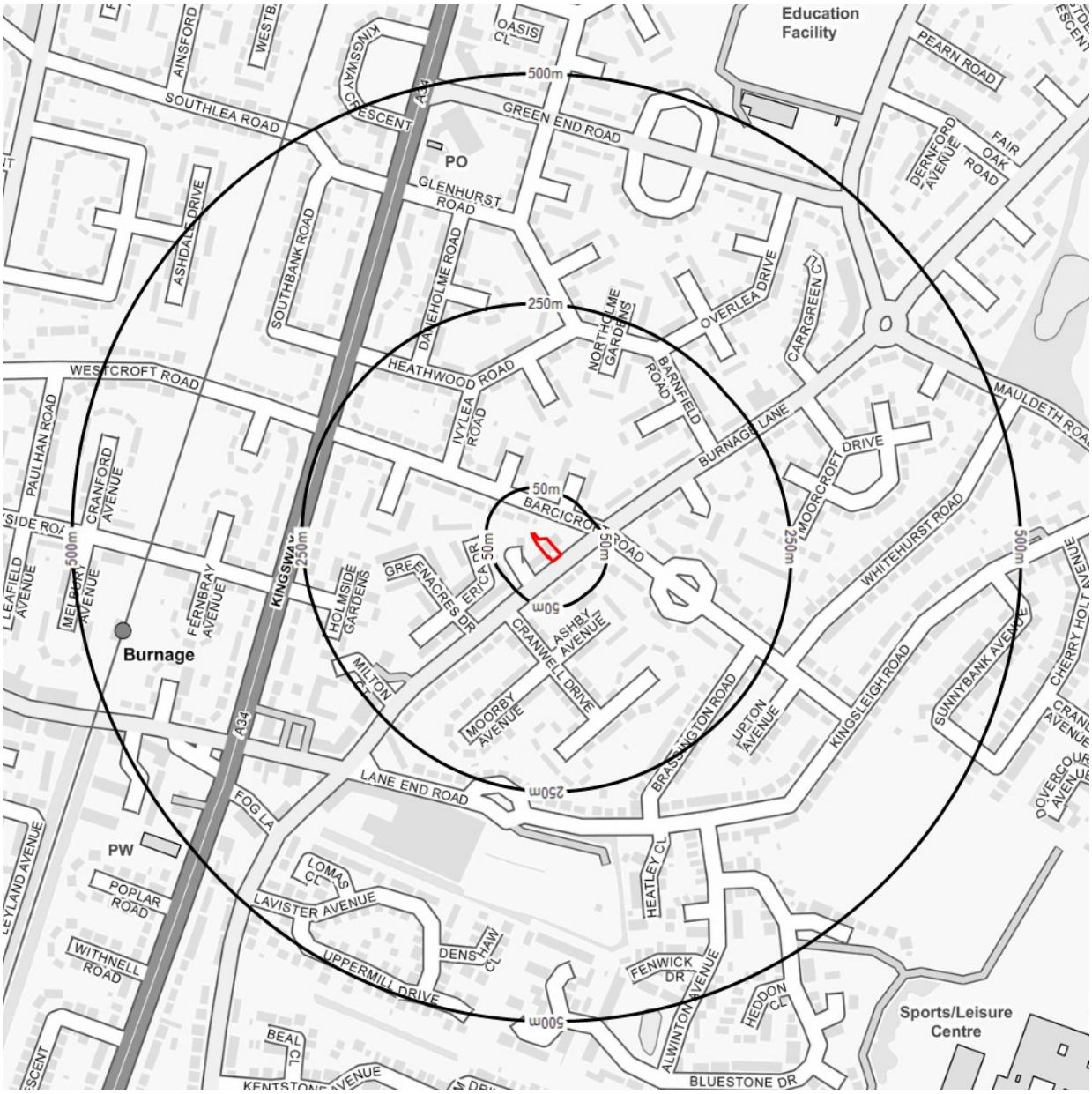
BGS 1:50,000 Superficial Deposits

Details	Distance	Direction	Contact
Lex Code: TILLD Rock Name: Till, Devensian Rock Type: Diamicton Min Age: Not Supplied Max Age: Devensian	0m	N	4

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 098 Map Name: Stockport Bedrock Geology: Available Superficial Geology: Available	0m	N	4

Contaminated Land: Environmental Sensitivity



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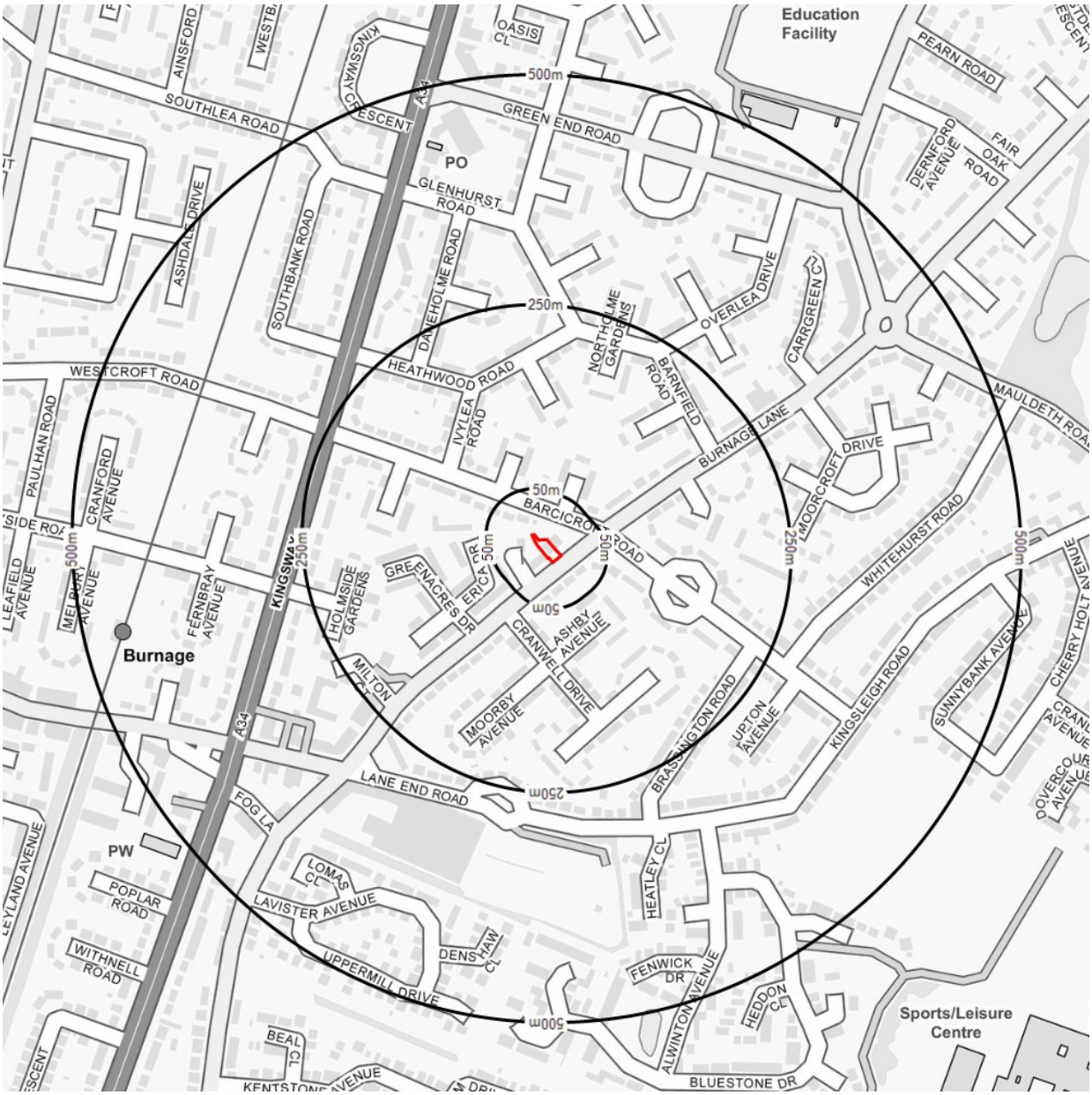
Site	National Nature Reserves	Sites of Special Scientific Interest
Multiple Features Present	National Parks	Special Areas of Conservation
Local Nature Reserves	National Scenic Areas	Special Protection Areas
Marine Nature Reserves	RAMSAR Sites	

Contaminated Land: Source Protection Zones



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- Site
- Multiple Features Present
- Inner Zone (zone 1)
- Inner Zone (zone 1c)
- Outer Zone (Zone 2)
- Outer Zone (Zone 2c)
- Total Catchment (Zone 3)
- Total Catchment (Zone 3c)
- Special Interest (Zone 4)
- Water Abstractions

Environmental Sensitivity

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

No features identified.

Former Mining

Coalfield Consultation Areas

No features identified.

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

No features identified.

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

No features identified.

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.

Potential for Compressible Ground Stability Hazards

No features identified.

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.

Coal Mining Subsidence Claims

Coal Mining Subsidence Damage Claims

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Radon

Radon Potential

No features identified.

Flood Risk
Data Section

Flood Risk Data: This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

contents

Tabular Summary	This section gives an overview of the data at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. Where we have not been able to search a database, we will display the abbreviation N/A instead.
River and Coastal Flooding	The data used to form our river and coastal flood risk analysis includes: • Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ1, FZ2 or FZ3. • Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer. • Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection. • Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal. • Flood Storage Areas: Areas that store floodwater during flood events.
Surface Water Flooding	We present the risk of surface water flooding in three separate return periods: • 1:75 • 1:200 • 1:1000 Each map will show the likely flood depth bandings within each of these return periods.
Groundwater Flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other Factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, proximity to water features and elevation above both of these features.

Flood Risk: Tabular Summary

Flooding

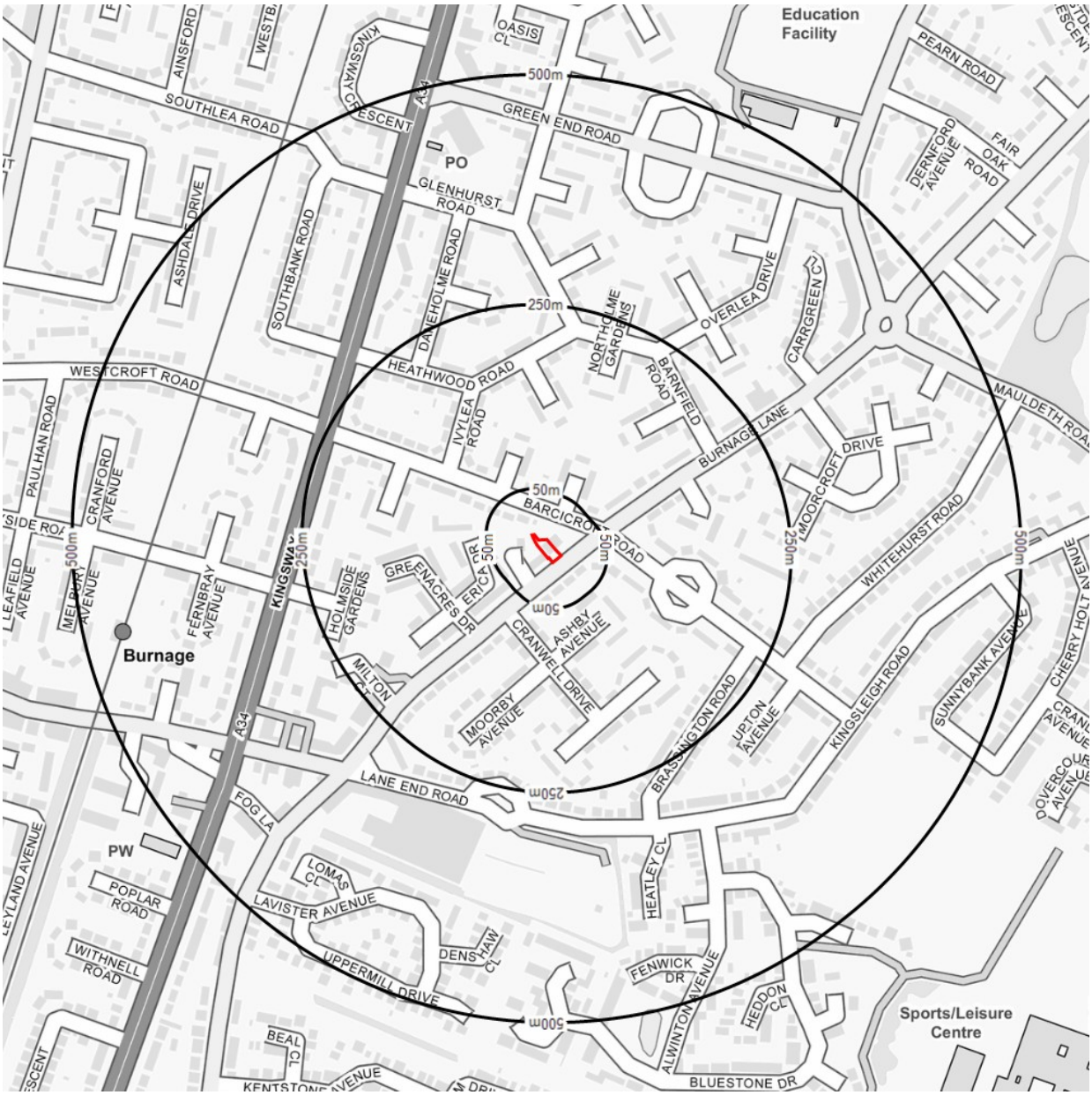
River and Coastal Flooding	On-site	1-250m	251-500m
Flooding from Rivers or Sea without Defences (Flood Zone 3)	No	No	No
Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)	No	No	No
Areas Benefitting from Flood Defences	No	No	No
Spatial Flood Defences (with attributes)	No	No	No
Risk of Flooding from Rivers and Sea (RoFRS)	No	No	No

Surface Water Flooding	On-site	1-250m	251-500m
JBA Pluvial 75 Depths	Yes	Yes	Yes
JBA Pluvial 200 Depths	Yes	Yes	Yes
JBA Pluvial 1000 Depths	Yes	Yes	Yes

Groundwater Flooding	On-site	1-250m	251-500m
Groundwater Flood Risk 5m	Yes	No	No

Other Factors	On-site	1-250m	251-500m
Flood Storage Areas	No	No	No
Recorded Flood Outlines	No	No	No
OS VectorMap District - Water Features	No	No	Yes
OS MasterMap Water Network	No	No	No

Flood Risk: River and Coastal (map 1)



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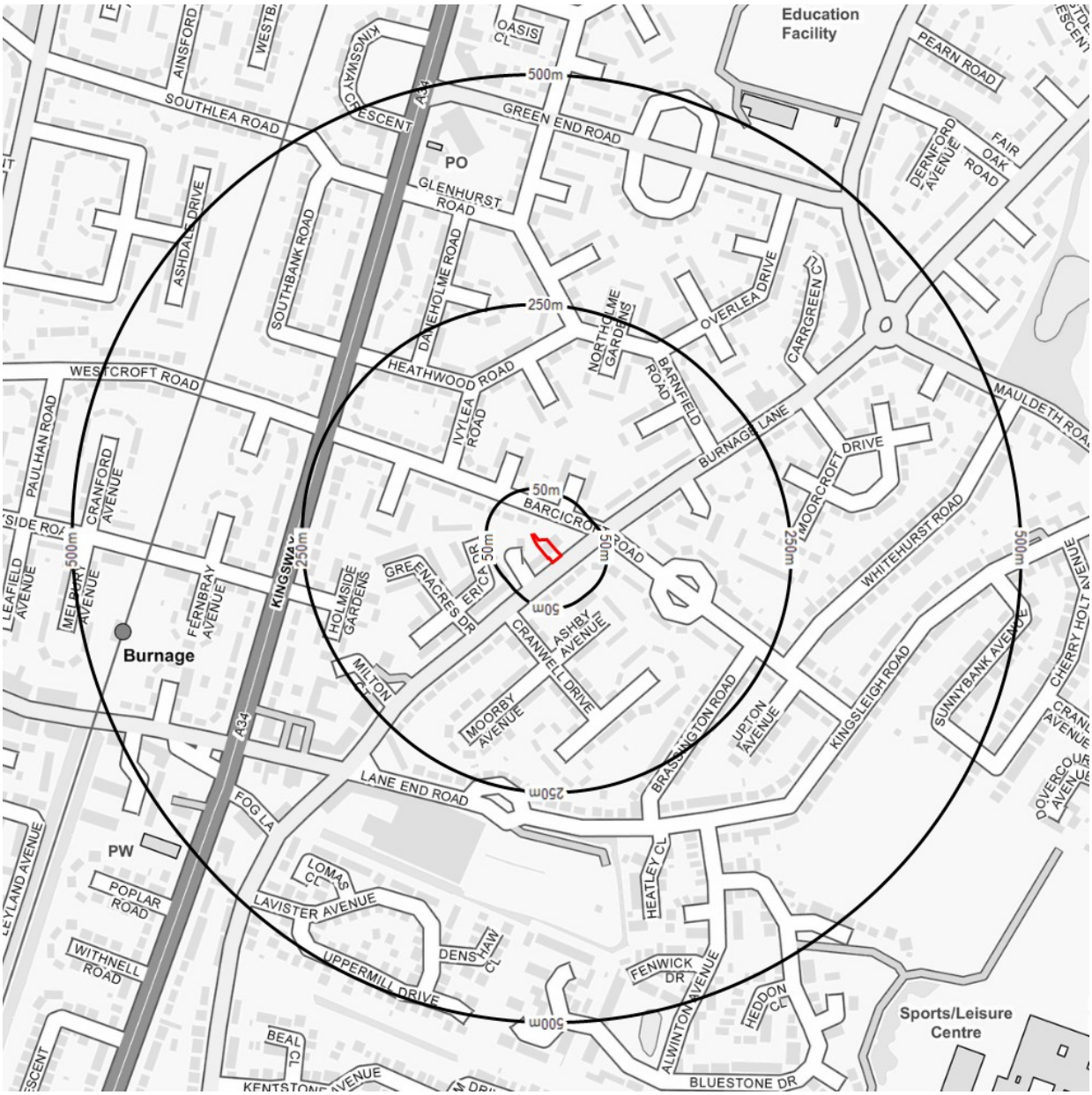
- Site
- Flood Zone 3
- Flood Defences
- Flood Zone 2
- Areas Benefiting from Flood Defences

Flood Risk: River and Coastal (map 2)



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- Site
- RoFRS - Very Low
- RoFRS - Low
- RoFRS - Medium
- RoFRS - High

Flooding from Rivers or Sea without Defences (Flood Zone 3)

No features identified.

Extreme Flooding from Rivers or Sea without Defences (Flood Zone 2)

No features identified.

Areas Benefitting from Flood Defences

No features identified.

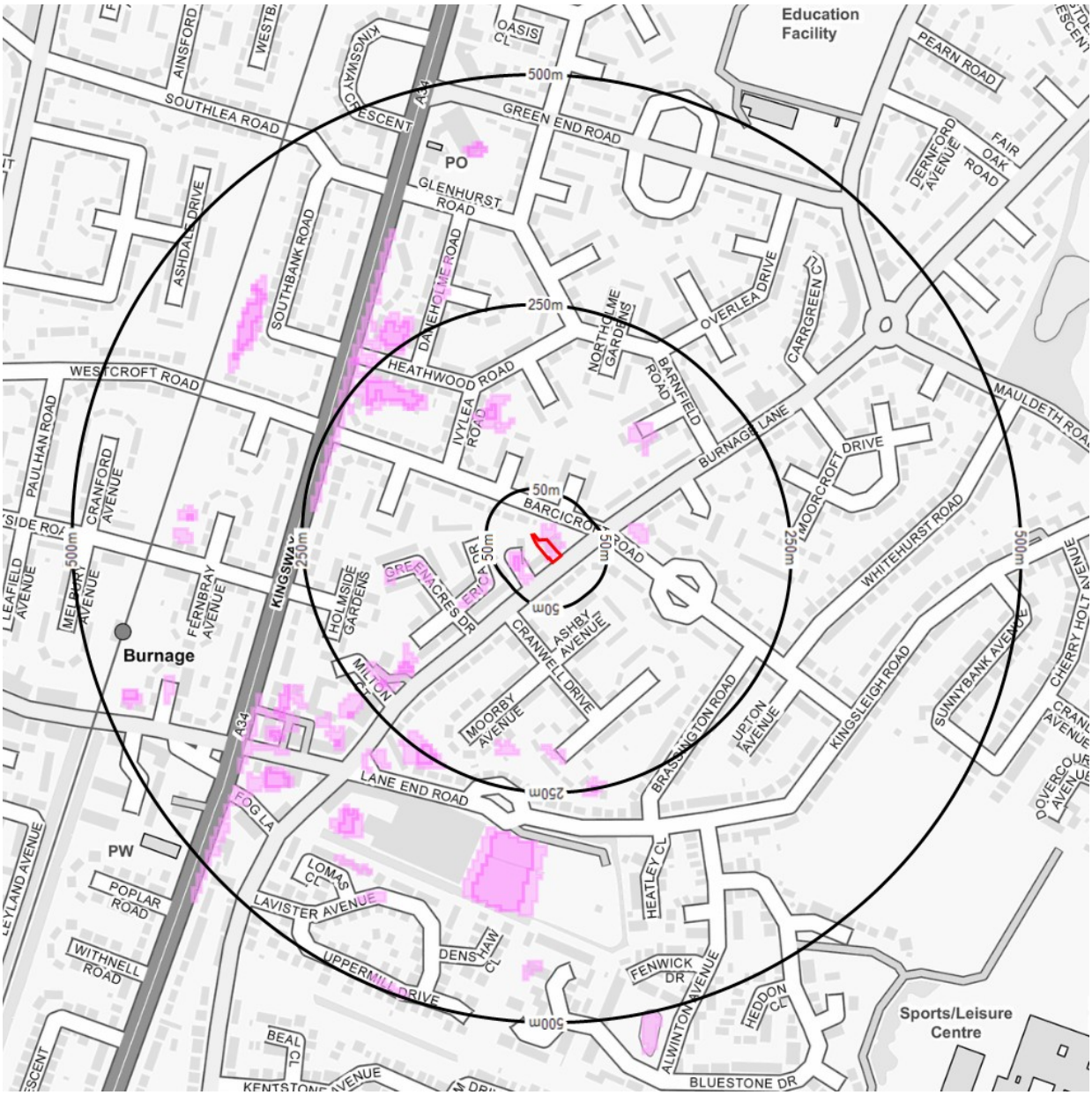
Spatial Flood Defences (with attributes)

No features identified.

Risk of Flooding from Rivers and Sea (RoFRS)

No features identified.

Flood Risk: Surface Water (1:75 year event)



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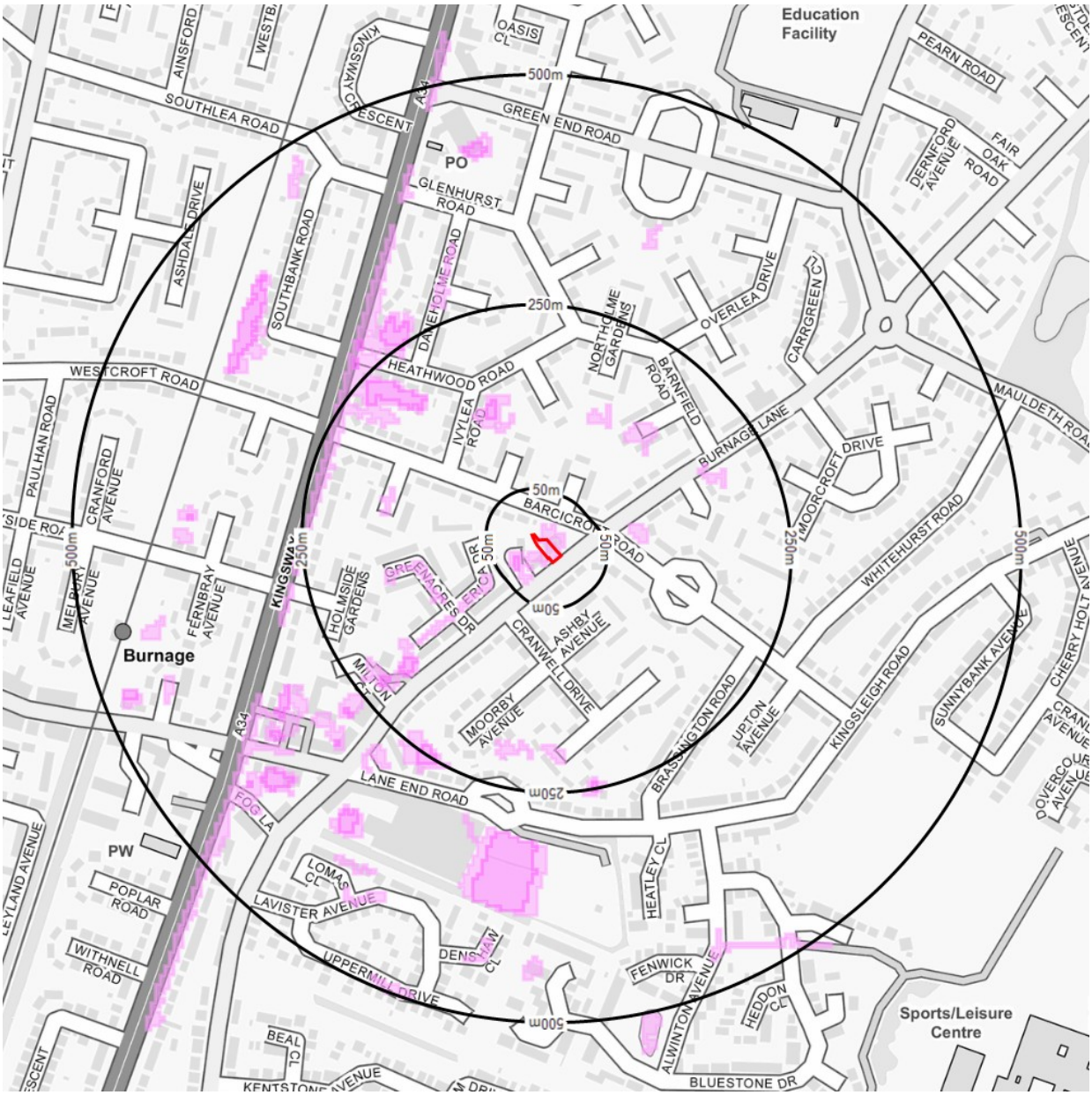
Site

10cm – 30cm depth

30cm – 1m depth

1m + depth

Flood Risk: Surface Water (1:200 year event)



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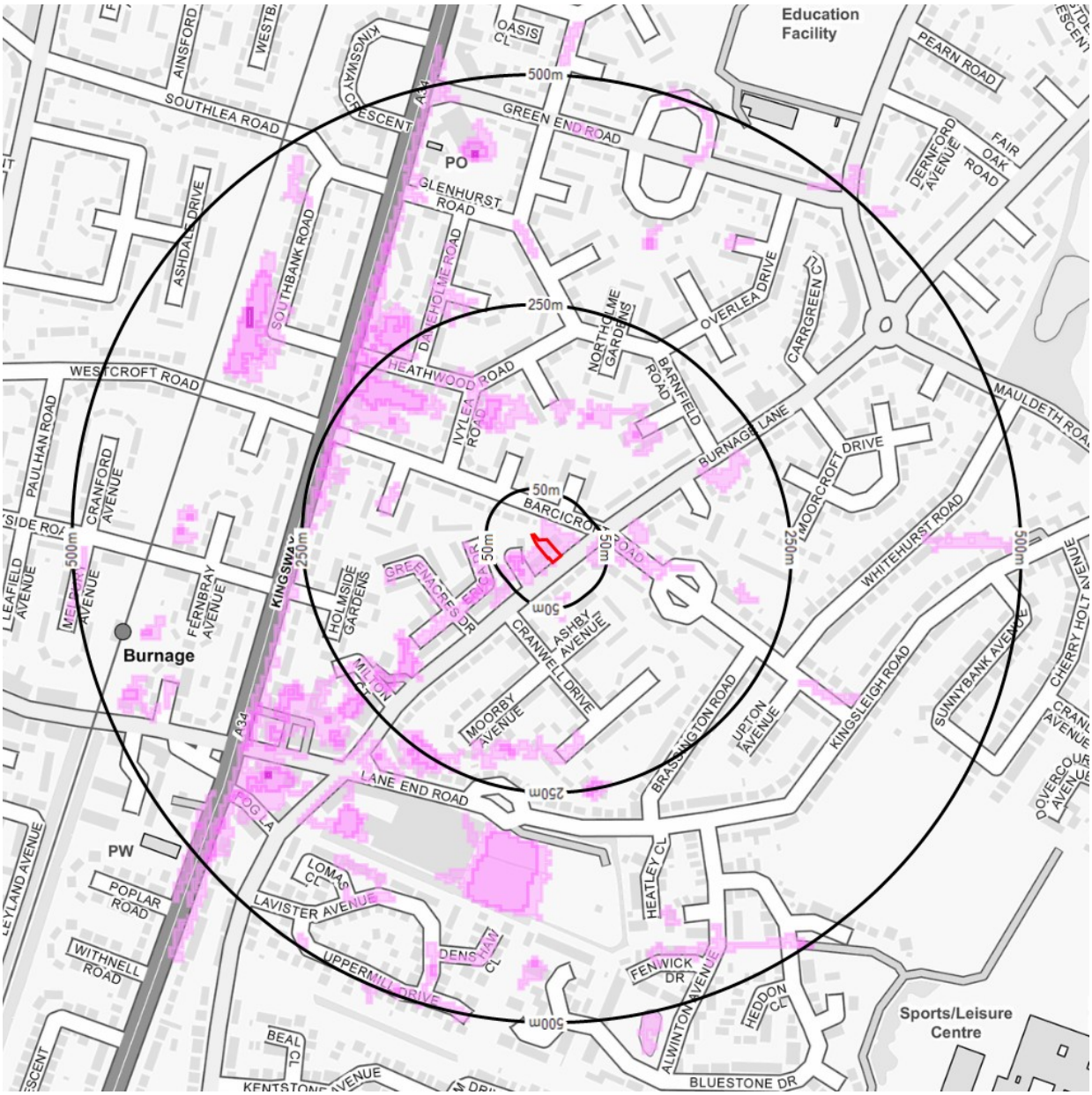
Site

10cm – 30cm depth

30cm – 1m depth

1m + depth

Flood Risk: Surface Water (1:1000 year event)



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Site

10cm – 30cm depth

30cm – 1m depth

1m + depth

JBA Pluvial 75 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	S	1
Type: Greater than 0.3m and Less than or equal to 1.0m	24m	W	1

JBA Pluvial 200 Depths

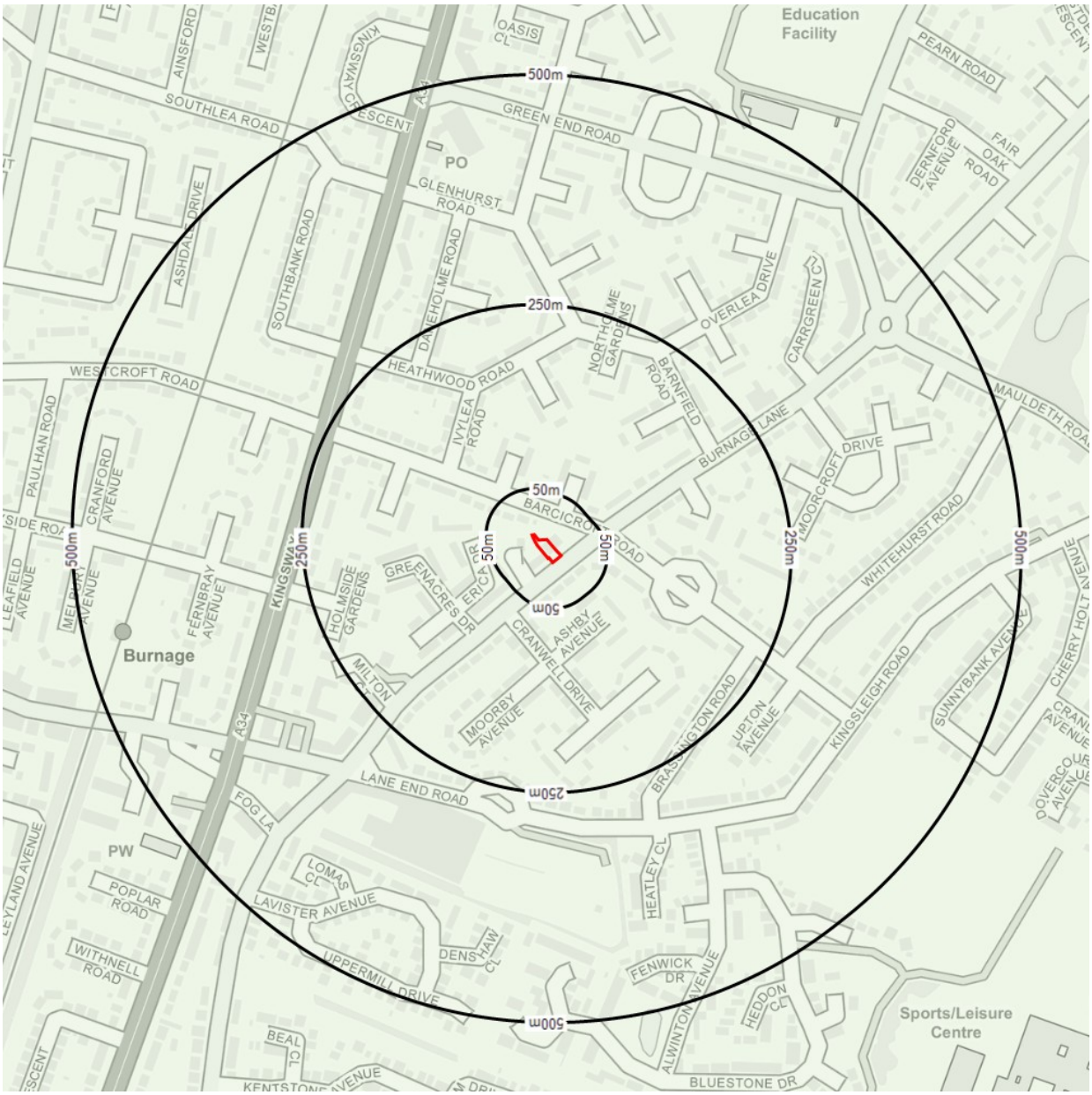
Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	N	1
Type: Greater than 0.3m and Less than or equal to 1.0m	24m	W	1

JBA Pluvial 1000 Depths

Details	Distance	Direction	Contact
Type: Greater than 0.1m and Less than or equal to 0.3m	0m	N	1
Type: Greater than 0.3m and Less than or equal to 1.0m	20m	W	1
Type: Greater than 1.0m	380m	NW	1

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2023

Flood Risk: Groundwater



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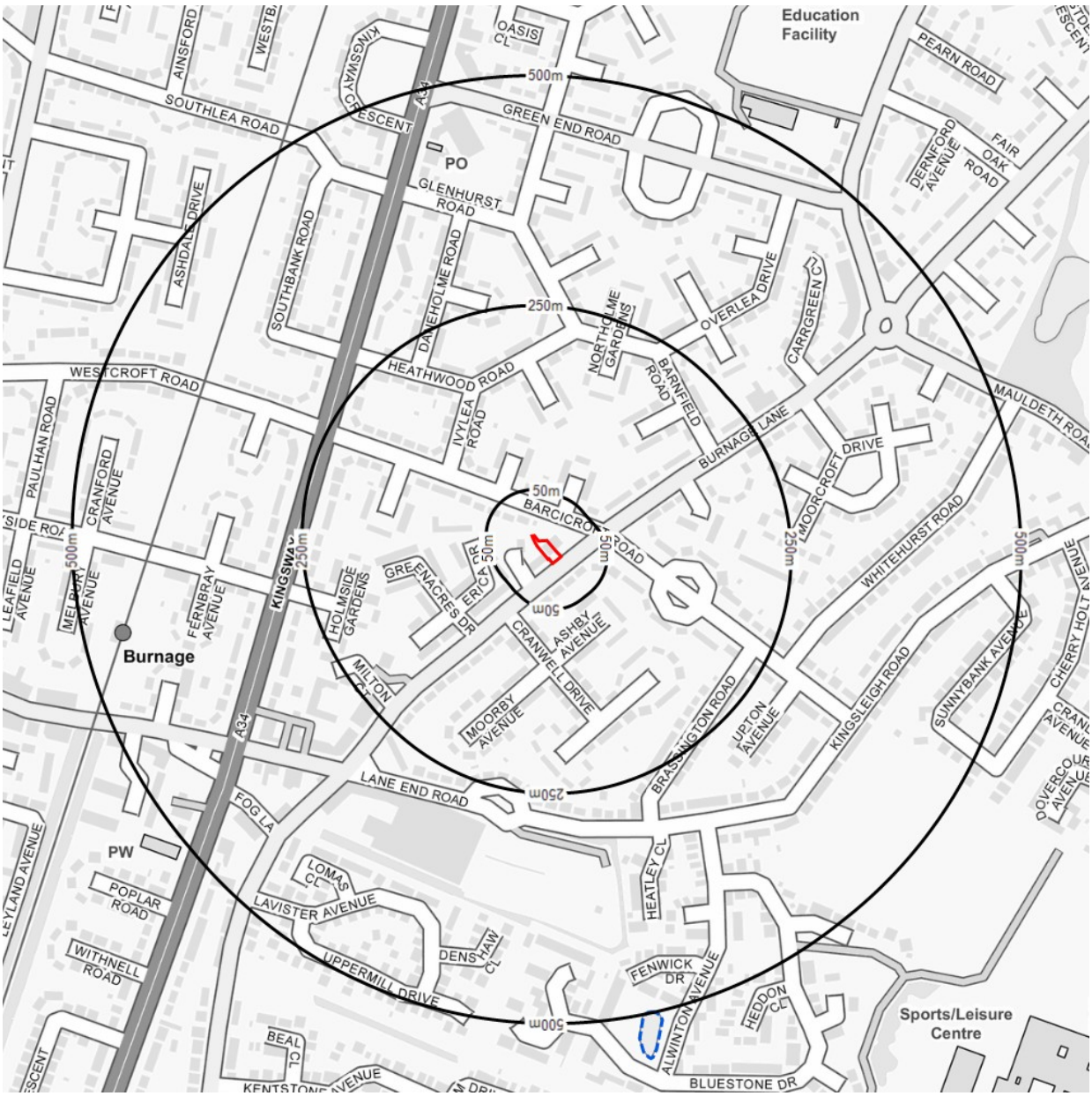
- Site
- High Risk
- Moderate Risk
- Low Risk
- Negligible Risk

Flood Risk: Groundwater

Groundwater Flood Risk 5m

Details	Distance	Direction	Contact
Type: Negligible	0m	N	1

Flood Risk: Other



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- Site
- Water Feature
- Flood Storage Areas
- Recorded Flood Outlines
- Primary Flow (named)
- Primary Flow (un-named)
- Seconday Flow
- Tidal River
- Lake or Reservoir
- Forshore and Sea
- Underground River
- Marsh
- Canal, Lock or Transfer

Flood Risk: Other

Flood Storage Areas

No features identified.

Recorded Flood Outlines

No features identified.

OS VectorMap District - Water Features

Details	Distance	Direction	Contact
Ordnance Survey	500m	S	2

OS MasterMap Water Network

No features identified.

Site Solutions Combined
About this report

Site Solutions Combined Limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.landmark.co.uk/product-terms-conditions. If you need any further information please contact us on 0330 036 6115.

Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

Flood Risk Analysis Methodology

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
PASSED	Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary. Recommendations: Some simple advice may be provided. Insurability: Insurance should be readily available.
PASSED – PRUDENT ACTION	Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event. Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan. Insurance: In most cases insurance should be readily available.
FURTHER ACTION	Moderate to High and High: This report reveals a significant risk of flooding which should be addressed. Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed. Insurance: Insurance may not be available without a higher premium or excess.

The flood risk gauges provide an analysis of each of the four main types of flooding: river, coastal, groundwater and surface water. A fifth gauge provides analysis of 'other factors'. This includes historical floods, proximity to water features and elevation above both of these features. The purpose of this gauge is to account for risk that is not tied to modelled data.

Environment Agency defences protect large areas of England and Wales from river and coastal flooding. Our analysis of flood risk from these sources takes defences into account. Where defences are present we will report both defended and undefended risk to present the full risk profile. However, our overall assessment and recommendations will be based on the defended risk.

In Scotland, we not do not have access to data from the Scottish Environmental Protection Agency (SEPA). As a result, we are unable to take into account defences. Consequently, in Scotland our assessment is always based on the undefended risk.

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the gauges in the front of the report will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group Limited
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

If you require assistance please contact our customer services team on:

0330 036 6115

Or by email at:
argyll@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	**T:** 01235 822622 **F:** 01235 833891 **E:** radon@phe.gov.uk **W:** www.ukradon.org
1	**Landmark Information Group Limited**	Imperium Imperial Way Reading Berkshire RG2 0TD	**T:** 0844 844 9966 **E:** helpdesk@landmark.co.uk **W:** www.landmark.co.uk
2	**Ordnance Survey**	Adanac Drive Southampton Hampshire SO16 0AS	**T:** 03456 05 05 05 **E:** customerservices@ordnancesurvey.co.uk **W:** www.ordnancesurvey.gov.uk
3	**Environment Agency, Head Office**	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	**T:** 01454 624400
4	**British Geological Survey, Enquiry Service**	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	**T:** 0115 936 3143 **E:** enquiries@bgs.ac.uk **W:** www.bgs.ac.uk

Useful Contacts

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

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Tel: 03300 366 115

Email: argyll@landmark.co.uk

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
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TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Legal Director
Landmark Information Group Limited
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115
Email: argyll@landmark.co.uk

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):
Tel: 01722 333306,
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.