

P. M Dromgoole & Sons Agricultural Limited

Recycling Facility

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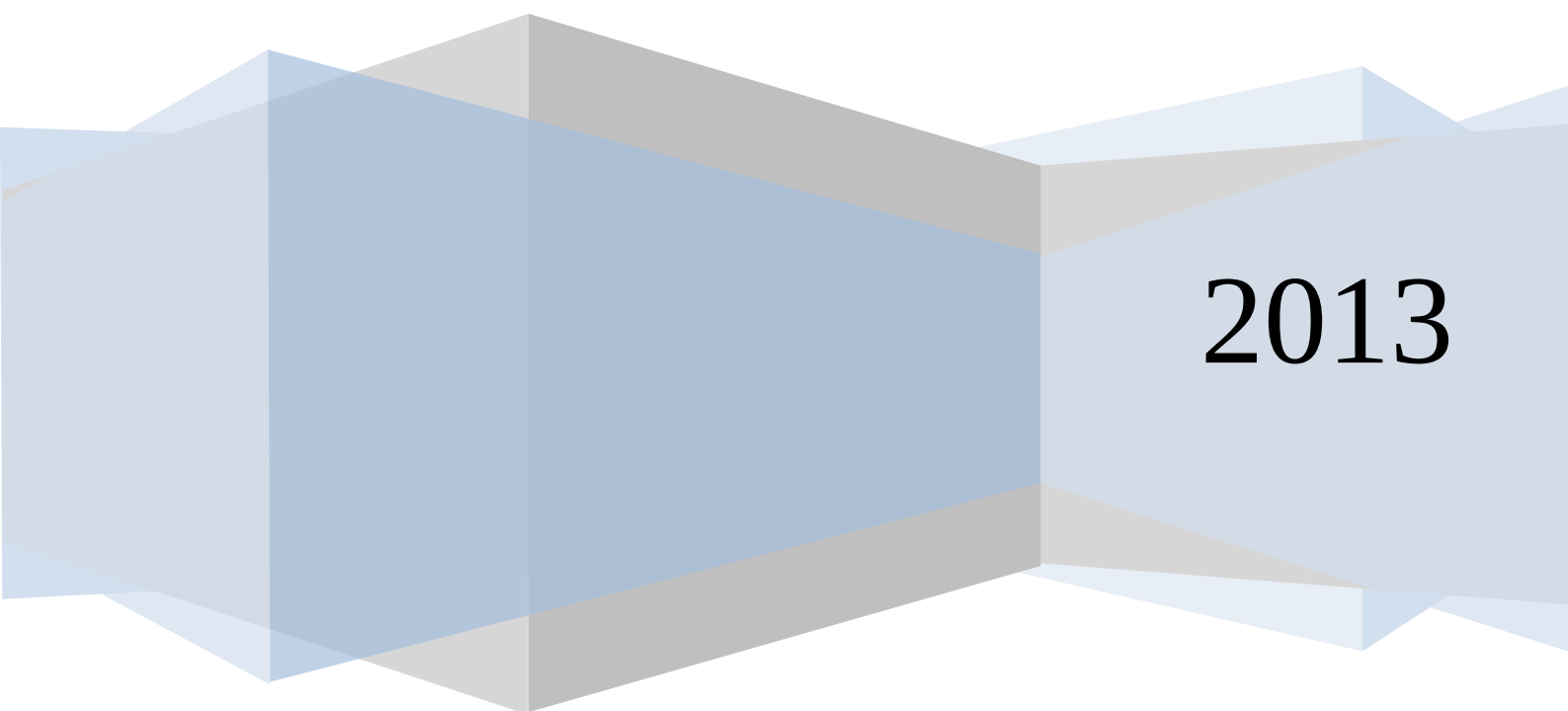
Broughton Cottage Farm

Mold Road

Nr Chester

CH4 0EW

Environmental Management System



2013

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<i>PMD/001/A</i>	Site Location
<i>PMD/002/A</i>	Site Layout

1.0 GENERAL CONSIDERATIONS

1.1 Site operator/ licence holder

- 1.1.1 P. M Dromgoole & Sons Agricultural Limited operates a waste transfer/ recycling facility located at Broughton Cottage Farm, CH4 0EW. The site is intended to allow P. M Dromgoole & Sons Agricultural Limited to run a waste recycling business and increase the amount of waste recycled/ recovered. P. M Dromgoole & Sons Agricultural Limited, amongst other business activities, carries out small civil engineering projects and drive way construction. It is intended that the site will accept waste from commercial, industrial and domestic customers.
- 1.1.2 This Environmental Management System has been produced for P. M Dromgoole & Sons Agricultural Limited as a means of providing a management structure to meet the needs of Environmental Permit EPR/FB3734RP/A001 through “How to comply with your Environmental Permit (EPR1.00)”.
- 1.1.3 This document will be reviewed every 4 years as a minimum. Additionally a review will be carried out in the event of a change in site activities or an incident on site.
- 1.1.4 Developments in legislation has increased the effectiveness and scope of operations for waste transfer and recycling centres, generating greater recovery rates for recyclable waste. This facility is intended for the treatment of principally inert wastes to produce soil, soil substitutes and aggregate. The proposed recycling operations will reduce the need to use virgin materials.
- 1.1.5 The office address for P. M Dromgoole & Sons Agricultural Limited is:

Broughton Cottage Farm
Mold Road
Broughton
Flintshire
CH4 0EW
- 1.1.6 4W Environmental Limited have been employed to act as consultant for P. M Dromgoole & Sons Agricultural Limited, to assist in the preparation of this Environmental Management System. Contact details for 4W Environmental Limited are as follows: -

Contact: Martin Womack
Position: Environmental Consultant

Business address: 4W Environmental Limited
Unit 26 Red Hill House
Chester
CH4 8BU

Telephone: 07764 894499
Fax: 01244 661750
Email: Martin.Womack@4wenvironmental.co.uk

1.2 Site history and planning status

- 1.2.1 The site is located on land at Broughton Cottage Farm, National Grid Reference SJ 32321 63147 as shown on Drawing No. *PMD/001/A*.
- 1.2.2 The site has the benefit of a valid planning permission which covers the operations of the site. Planning permission 049435 was granted on 30th May 2013 for the continuation of operations of an inert waste transfer station.

1.3 Waste management operations

- 1.3.1 The area which is the subject of this working plan is outlined in green on Drawing No. *PMD/002/A*. All references to 'the site' in this Environmental Management System shall mean this area and the infrastructure, plant and equipment associated within the site.
- 1.3.2 The EP permits the Treating, Sorting and Storage of waste prior to recovery.
- 1.3.3 Specified waste management operations will include the waste recovery operations listed in Annex I and Annex II of the revised Waste Framework Directive. They are in summary:

- R13: Storage of waste pending recovery (Operations listed R3 and R5)
- R5: Recycling/reclamation of other inorganic materials
- R3: Recycling/reclamation of organic substances which are not used as solvents

1.4 Hours of operation

- 1.4.1 The operation of the waste transfer and recycling facility will be during the hours listed below and in line with planning permission 049435.

Waste Operations

Monday to Friday	07.00 to 19.00
Saturday	07.00 to 12.00
Sunday	No working
Public and Bank Holidays	No working

- 1.4.2 Vehicle/ plant lights will be used for operations that are carried out after official lighting up times to ensure that operations can be carried out safely.
- 1.4.3 Any additional external lighting will be agreed with the Local Planning Authority prior to implementation.
- 1.4.4 Any proposal to conduct site operations outside the hours listed in 1.4.1 will be subject to prior notice to Natural Resources Wales and Local Planning Authority.

1.5 Waste types and quantities

- 1.5.1 The waste types to be accepted at the site will be non- hazardous waste as listed in *Appendix 1*.
- 1.5.2 Excluded wastes - the following wastes will not be accepted

Hazardous waste as defined under the Hazardous Waste (England and Wales) Regulations 2005. Liquid wastes, clinical wastes, sludge's and wastes consisting mainly or solely of loose fibres/ powders.

- 1.5.3 Waste delivered to the site will principally be from vehicles operated by P. M Dromgoole & Sons Agricultural Limited.
- 1.5.4 Waste delivered to the site will be contained predominately within trailers, skip vehicles and 8 wheel tippers. The maximum quantities to be tipped at the site in any one working day will be 500 cubic yards consisting of:
- 500 cubic yards inert waste
 - 500 non inert waste

A running total will be kept using skip volumes to ensure compliance.

1.5.5 The maximum amount of waste to be stored on site at any time under EPR/FB3734RP/A001 is shown in Table 1 below:

Table 1

EWC Code	Description	Tonnage
03 01 01	Waste bark and cork	10 000 tonnes
03 03 01	Waste bark and wood	
10 01 01	Bottom ash and slag only	
10 01 05	Gypsum (solid) only	
10 01 07	(sludge) only	
10 01 15	Bottom ash and slag only from co-incineration other than those mentioned in 10 01 14	
17 05 06	Dredging spoil other than those mentioned in 17 05 05	
17 08 02	Gypsum only other than that mentioned in 17 08 01	
19 05 03	Compost from source segregated biodegradable waste only	
19 09 02	Sludges from water clarification	
19 12 12	Treated bottom ash including IBA and slag other than that containing dangerous substances	
19 13 02	Solid wastes from soil remediation other than those mentioned in 19 13 01	
19 13 04	Sludges from soil remediation other than those mentioned in 19 13 03	
01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 07	20 000 tonnes
01 04 09	Waste sand and clays	
02 02 02	Shellfish shells from which the soft tissue or flesh has been removed only	
10 01 02	Pulverised fuel ash only	
10 11 12	Clean glass other than those mentioned in 10 11 11	
10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)	
10 13 14	Waste concrete only	
15 01 07	Clean glass only	
17 01 01	Concrete	
17 01 02	Bricks	
17 01 03	Tiles and ceramics	
17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06	
17 02 02	Clean glass only	
17 03 02	Road base and road planings (other than those containing coal tar) only	
17 05 04	Soil and stones other than those mentioned in 17 05 03	
17 05 08	Track ballast other than those mentioned in 17 05 07	
19 08 02	Washed sewage grit (waste) free from sewage contamination only	
19 08 99	Stone filter media if free from sewage contamination only	
19 12 05	Clean glass only	
19 12 09	Minerals (for example sand, stones)	
20 01 02	Clean glass only	
20 02 02	Soil and stones	

- 1.5.6 A storage total will be calculated using estimates and skip volumes and weighbridge tickets from waste leaving the site to ensure compliance.

<u>Waste type</u>	<u>Max duration of storage</u>	<u>Max quantity stored</u>
Non- inert waste	6 months	10 000 tonnes
Inert waste	12 months	20 000 tonnes

- 1.5.7 If the maximum storage capacity of the site is reached then no further waste will be accepted until waste can be removed from the site and taken to a suitably licenced site.

1.6 Staffing and management

- 1.6.1 The site will be open for the receipt of waste or for other essential operations during the hours listed in Section 1.4.

- 1.6.2 The site will only open for the deposit of waste or for other essential operations. Positions in bold italic print below are the minimum staff requirements when the site is open for the reception of waste:

<u>Position</u>	<u>No.</u>	<u>Responsibilities</u>
<i>Site Operative</i>	<i>1</i>	<i>Overall site management (conversant with the waste acceptance and emergency procedure requirements of the Environmental Management System)</i>

- 1.6.3 A training needs assessment as shown in *Appendix 2* will be carried out for all staff and reviewed annually.
- 1.6.4 Additional staff employed by P. M Dromgoole & Sons Agricultural Limited will also be utilised on site during busy periods to carry out waste operations, site maintenance works and plant maintenance.
- 1.6.5 Technical competence – Paul Dromgoole will meet the requirements of technical competence through the Wamitab scheme by obtaining 4MTMS4. Additional technical competence may be achieved through the use of a third party holding the correct WAMITAB award upon approval by the Natural Resources Wales.
- 1.6.6 Continuing competence will be demonstrated through the WAMITAB continuing competence scheme.

- 1.6.7 All staff will undergo training as determined by their role. A record of the training will be kept in their personnel files. As a minimum all staff will have induction training.

1.7 Health and Safety

- 1.7.1 All operations on site will be carried out in accordance with the relevant requirements of the Health and Safety at Work Act 1974.

2.0 SITE INFRASTRUCTURE

2.1 Access and parking

- 2.1.1 Access to the site is gained from Mold Road. The site entrance is shown on Drawing No *PMD/001/A*
- 2.1.2 Parking - adequate space is available on the site for the parking of all vehicles associated with the operational activities, see Drawing No. *PMD/001/A*

2.2 Notice board and signs

- 2.2.1 A notice board will be positioned at the site entrance and will display the following information:

- The site operator's name, address and telephone number including emergency contact details
- Statement that the site is permitted by the Natural Resources Wales
- The hours of operation of the site
- The Environmental Permit reference number
- Natural Resources Wales national telephone number including emergency response (0800 807060)

Additional signs will be displayed to state the following:

"No unauthorised access- all persons entering the site must report to the site foreman."

2.3 Site security

- 2.3.1 Gates - Gates are erected at the entrance to the site from Mold Road, the remainder of the site is fenced. Paul Dromgoole lives at Broughton Cottage Farm outside of the operational hours.
- 2.3.2 Fencing – The site is bounded by post and wire agricultural fencing.

2.4 Site office

- 2.4.1 The site office is located as shown in Drawing No. *PMD/001/A*.
- 2.4.2 The site records detailed throughout this Environmental Management System will be maintained in the site office and will be made available for inspection by Natural Resources Wales on request. Records will be kept for a minimum of 6 years unless stated otherwise. The list below details the relevant site documents.

- Environmental Permit (life of the site)
- Environmental Management System (life of the site)
- Site Diary
- Natural Resources Wales inspection reports
- In-house inspection sheets
- Duty of Care Transfer Notes (retain for 2 years)
- Hazardous Waste Transfer Notes (retain for 3 years, non conforming waste only)
- Waste delivery tickets (where applicable)
- Weighbridge tickets (where applicable)
- Visitor Book
- Accident book
- Site Condition Report (life of the site)

2.5 Weighbridge

2.5.1 The site does not currently have the benefit of a weighbridge. Instead volumes of waste will be used on incoming and outgoing loads to provide a mass balance calculation.

2.6 Fuel storage/ chemical storage

2.6.1 Any fuels/ chemicals stored on site will be in mobile storage containers or steel drums. These containers will be double skinned, stored within bunded areas or on drip trays. The location may vary with operational need.

2.7 Drainage

2.7.1 The site is on made ground and contains mainly inert material. There is no direct surface run off into any watercourse. The nearest watercourse is to the north of the operational area and is in a culvert as an additional means of protection.

2.7.2 There is no foul sewerage on site, only in the offices outside of the green line boundary.

2.8 Waste Transfer & Storage

2.8.1 All waste operations will take place within the areas shown on Drawing No. *PMD/002/A*

2.8.2 Area for the deposit of unauthorised wastes - a clearly signed enclosed container/ area is to be allocated for the quarantining of unauthorised waste, which cannot be removed from the site immediately. The location of this container/ area may be varied as operating conditions permit.

2.9 Vehicles, plant and equipment

2.9.1 The site will utilise the following plant

- 360 degree excavator
- Screener
- Crusher (will be hired in if required)
- Dump truck

2.9.2 Additional plant will be hired to cover any busy periods.

2.9.3 Records of plant maintenance and plant inspections are kept in the office.

3.0 SITE OPERATIONS

3.1 Preliminary procedures

- 3.1.1 Guidance will be given by the site management to all employees, sub-contractors, other waste carriers and customers regarding waste types that are acceptable at the site. The waste arriving on site will predominantly be brought in by vehicles operated by P.M Dromgoole & Sons Agricultural Limited or delivered by other hauliers who hold current waste carriers registration certificates. Details will be taken for all new haulage operators bringing waste to the site and the details will be periodically checked with Natural Resources Wales to ensure registration.
- 3.1.2 As the waste accepted will principally be from P.M Dromgoole & Sons Agricultural Limited's own vehicles then staff will check the load prior to uplift to ensure that the contents are in line with the waste ticket and in line with those permitted by Environmental Permit EPR/FB3734RP/A001 and *Appendix 1* of this Environmental Management System.
- 3.1.3 Any non conformances will be recorded and follow the procedure for waste rejection in 3.2.3 and a waste rejection form completed (*Appendix 3*) and sent to Natural Resources Wales.

3.2 Checking in and inspection of loads

- 3.2.1 All incoming vehicles are required to report to the site foreman. The details of the load will be recorded and the duty of care note/ company documentation will be checked by the operator, to ensure that the load is acceptable. Any deviation from the procedures or problems with any load will be reported to the manager.
- 3.2.2 If the waste does not meet the description stated on the controlled waste transfer note the customer will be advised to check the note and give a more detailed description of the waste. If the more detailed description of the waste reveals that the waste is not permitted at the transfer site then the customer will be advised to contact Natural Resources Wales to find an alternative site.
- 3.2.3 The nature of commercial waste makes full inspection difficult until the load is deposited. If unauthorised waste is discovered after deposit two courses of action are available:
 - (i) Return the waste to the producer and advise the Natural Resources Wales of the deposit; **or**,
 - (ii) Where the producer of the load cannot be contacted or where the removal off site of the waste may cause further problems then the waste will be deposited in the quarantine area provided for unauthorised wastes. Natural Resources Wales will then be contacted to agree a course of action.

3.3 Waste Recycling

- 3.3.1 The purpose of this recycling facility is to allow waste streams to be stored treated and blended to produce soil, soil substitutes and aggregate. This will reduce the need for landfill and for the use of virgin materials. This will occur through the following processes;
- 3.3.2 Once a load has been accepted for deposit (in accordance with 3.2.1) and is found to comply with the conditions of the environmental permit the following procedure will apply:
- (i) The driver will be directed where to deposit the load to help increase the recycling efficiency as shown in Drawing No. PMD/002/A
 - (ii) Waste will be sorted by mechanical plant into different sizes and different specifications. These segregated wastes will either be stored; in bays or in designated piles.
 - (iii) Any waste that cannot be recycled will be stored on the site prior to been removed to a suitably licenced waste management site.
- 3.3.3 If the maximum storage capacity of the site is reached then no further waste will be tipped until waste can be removed from the site and taken to a suitably licenced or exempt waste management operation.
- 3.3.4 Unsorted waste will be stored for a maximum of 12 months for inert and 6 months for non inert waste.
- 3.3.5 P. M Dromgoole & Sons Agricultural Limited operates under a WRAP approved scheme for processing inert material into products such as 6F2 and 6F5.

3.4 Waste collection

- 3.4.1 When a waste collection vehicle arrives at the site the driver will be instructed to report to the site office. All relevant documentation will be completed and the vehicle will be passed to load the waste.
- 3.4.2 All waste carriers and disposal outlets will be checked for suitability against Duty of Care requirements (*Appendix 4*).

4.0 ENVIRONMENTAL CONTROL, MONITORING AND REPORTING

4.1 Breakdowns and spillages

- 4.1.1 In the event of breakdown of the loading plant an alternative 360 degree excavator or loading shovel will be brought on site until it is repaired unless the repair can be carried out quickly without causing the operations of the site to breach any conditions.
- 4.1.2 Any spillage will be cleared immediately by depositing sand or absorbents on the affected area. The area will be cordoned off to contain the spillage. The sand or absorbents will then be placed in a skip/ container prior to being taken to a suitably licenced site for disposal (See Accident Management Plans *Appendix 5*).
- 4.1.3 Any breakdown of plant that could lead to a breach of conditions and any spillage will be reported to Natural resources Wales as soon as is practically possible.

4.2 Site inspections and maintenance

- 4.2.1 The inspection schedule for maintenance/ housekeeping is listed in *Appendix 6*. The inspection will be completed by the site manager or a person who is familiar with the requirements of the Environmental Management System and Environmental Permit EPR/FB3734RP/A001. All details of defects, problems and repairs carried out will be recorded in the site diary on the day that each event occurs.
- 4.2.2 All repairs to site security fencing will be made within 5 working days of the discovery of the damage and the site will be made secure until the repair has been carried out.
- 4.2.3 Any major defects found during the daily site inspection which are likely to lead to a breach of conditions will be repaired by the end of the working day in which they are found where possible. If a repair is not possible by the end of the working day Natural resources Wales will be contacted to agree a suitable time-scale for repair.

4.3 Control of mud and debris

- 4.3.1 Mud on roads – The surfacing of the entire operational area of the site is concrete and is not expected to create mud in volumes that would cause an amenity issue. Waste vehicles and plant will not track unnecessarily through waste. If mud was to become an issue then the mud would be cleaned by the end of the working day.
- 4.3.2 Road vehicles will not track through waste. However, the deposit of material on the public highway will be treated as an emergency and will be cleaned with a mechanical vacuum sweeper, or similar, immediately.

4.4 Control and monitoring of dust

- 4.4.1 All site operations will be carried out to minimise the creation of dust. It is not envisaged that dust will become an issue due to the management procedures in place. If fugitive dust emissions are observed then the process giving rise to the operation will be suspended and an investigation carried out to ascertain the reason.

4.5 Odour control

- 4.5.1 All incoming waste will be subject to the acceptance procedures as detailed in section 3.2.1. If any waste exhibiting offensive odours is deposited on site it will be deposited in the quarantine area for rejected waste or removed from the site immediately to a suitable disposal site. P. M Dromgoole & Sons Agricultural Limited waste will be vetted before uplift to ensure that there are no putrescible wastes brought on to site which may give rise to potential odour issues.
- 4.5.2 It is not perceived for odours to be a problem due to the nature of the waste types accepted on site. Odours can be mitigated using good operational techniques. Should odour become an issue then the following action will be taken:
- Investigate the source of the odour
 - Investigate operations management
 - Investigate other potential sources exterior to the site
 - Investigate complaint
- 4.5.3 If odours are detected within the site then action will be taken to improve site operations. If this is not sufficient then alternative control methods will be employed such as odour masking sprays.

4.6 Litter control

- 4.6.1 The site surface will be inspected daily when the site is in operation however due to the nature of the waste types accepted litter is not perceived to be an issue.
- 4.6.2 Any litter which does escape and is arrested by the site fence will be removed within 48 hours after it is discovered.

4.7 Control of pests, birds and other scavengers

- 4.7.1 Vermin/ insect/ bird control - It is unlikely that vermin will present a problem because of the waste types handled at the site but a recognised pest control contractor will be brought in if any problems are encountered.
- 4.7.2 The site will be inspected as part of the weekly site inspection and the presence of vermin noted in the site dairy with a description of the action taken and its effectiveness.

4.8 Control of Fire

- 4.8.1 Naked flames and smoking are not allowed on site, other than in a designated area outside the site office.
- 4.8.2 No waste material shall be burned within the boundaries of the site.
- 4.8.3 Any fire at the site will be regarded as an emergency and immediate action shall be taken to extinguish it with the appropriate fire extinguisher, provided that the person feels competent to tackle the fire.
- 4.8.4 In the event that the fire cannot be tackled with the equipment provided the Fire Brigade should be called.
- 4.8.5 All outbreaks of fire shall be notified forthwith to the Natural Resources Wales.

4.9 Control and monitoring of noise and vibration

- 4.9.1 It is not anticipated that site operations will cause a noise and vibration nuisance because of the scale and location of the operation. Activities likely to give rise to noise will be those operations associated with screening, adhoc crushing, plant and machinery.
- 4.9.2 The nearest receptors for noise will be Warren Bank located some 145 metres to the East and Warren Hall Court housing estate approximately 170 metres to the south (See Drawing PMD/001/A).
- 4.9.3 The design of the site itself will mitigate noise to these receptors as it is located in a local depression and stockpiles of inert waste will act as a buffer.
- 4.9.4 It is not anticipated that any item of machinery will have a spectator count level greater than 110 dB9A. Noise levels at neighbouring noise sensitive receptors will be kept to 55 dB LAeq (1 hour) free field measurement.

4.10 Local Receptors

4.10.1 Details and maps about the local receptors can be found in the Site Condition Report found in *Appendix 7*.

4.10.2 Environmental Risk Assessments and Accident Management Plan can be found in *Appendix 5*

4.11 Natural Resources Wales reporting mechanism

4.11.1 Any incidents involving the following will be reported to Natural Resources Wales as soon as is practicably possible either through a direct line or using the national 24 hour line where out of normal office hours;

- Accidents.
- Incidents (including near misses).
- Plant breakdowns and malfunction that could have an adverse affect on the environment or human health and could lead to a breach of conditions.
- Waste rejection.
- Any significant environmental effects including damage to any sensitive receptors and significant impacts on properties.

4.12 Site Condition Report

4.12.1 A Site Condition Report has been produced for the site (*Appendix 7*). This report describes the condition of the site including any substances in, on or under the site that may constitute a pollution risk.

4.12.2 This report will be updated during the life of the site. In the event of any pollution incident records of the incident will be kept with the report.

4.12.3 The Site Condition Report will be used during permit surrender to assess the pollution attributable to site operations.

5.0 SITE RECORDS

5.1.1 Documented procedures and records for the identification, collection, storage and disposal of waste have been established.

5.1.2 The following details will be recorded using a Waste Transfer Note for every load deposited at the site:

- (i) The date and time of delivery.
- (ii) The name and address of the waste producer.
- (iii) The type and quantity of waste (in tonnes or cubic metres).
- (iv) The carriers name or driver name.
- (v) Vehicle registration number.

5.1.3 The details will be kept in the site office to assist with the production of auditable records of waste inputs.

5.1.4 The following details will be recorded for all deposits of unauthorised waste at the site and will be forwarded to Natural Resources Wales:

- (i) Date and time of deposit.
- (ii) A description of the waste.
- (iii) The quantity of waste (in tonnes or cubic metres).
- (iv) Name, address and telephone number of waste producer.
- (v) The carrier's name, registration number and vehicle registration.
- (vi) Reason for the rejection of waste and action taken.

The details will be recorded on a Rejected Waste Form *Appendix 3*

5.1.5 The following details will be recorded for every load of waste leaving the site:

- (i) The date and time of removal.
- (ii) The type and quantity of waste (in tonnes or cubic metres).
- (iii) The destination site.
- (iv) The name and registration number of the carrier removing the waste (if applicable).

5.1.6 The details will be recorded on a waste transfer note and will be kept in the site office to assist with the production of auditable records of waste outputs.

5.1.7 Site diary - The outcome of all inspections of site infrastructure will be recorded in the site diary (including action taken or proposed).

5.1.8 Visitors to the site will sign the visitor's book upon arrival and exit stating the purpose of their visit and whom they represent.

APPENDIX 1

WASTE TYPES

Exclusions

Wastes having any of the following characteristics shall not be accepted:

- Consisting solely or mainly of dusts, powders or loose fibres
- Hazardous wastes
- Wastes in liquid form

Waste Code	Description
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS
01 04	wastes from physical and chemical processing of non-metalliferous minerals
01 04 08	waste gravel and crushed rocks other than those mentioned in 01 04 07
01 04 09	waste sand and clays
02 02	waste from preparation and processing of meat, fish and other foods of animal origin
02 02 02	shellfish shells from which the soft tissue or flesh has been removed only
03	WASTES FROM WOOD PROCESSING AND THE PRODUCTION OF PANELS AND FURNITURE, PULP, PAPER AND CARDBOARD
03 01	wastes from wood processing and the production of panels and furniture
03 01 01	waste bark and cork
03 03	wastes from pulp, paper and cardboard production and processing
03 03 01	waste bark and wood
10	WASTES FROM THERMAL PROCESSES
10 01	waste from power stations and other combustion plants
10 01 01	bottom ash and slag only
10 01 02	pulverised fuel ash only
10 01 05	gypsum (solid) only
10 01 07	gypsum (sludge) only
10 01 15	bottom ash and slag only from co-incineration other than those mentioned in 10 01 14
10 11	wastes from manufacture of glass and glass products
10 11 12	clean glass other than those mentioned in 10 11 11
10 12	wastes from manufacture of ceramic goods, brick, stiles and construction products
10 12 08	waste ceramics, bricks, tiles and construction products(after thermal processing)
10 13	wastes from manufacture of cement, lime and plaster products and articles and products made from them
10 13 14	waste concrete only
15	WASTE PACKAGING
15 01	packaging
15 01 07	clean glass only
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 01	concrete, bricks, tiles and ceramics
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
17 02	wood, glass and plastic
17 02 02	clean glass only
17 03	bituminous mixtures, coal tar and tarred products
17 03 02	road base and road planings (other than those containing coal tar) only
17 05	soil (including excavated soil from contaminated sites) stones and dredging spoil
17 05 04	soil and stones other than those mentioned in 17 05 03
17 05 06	dredging spoil other than those mentioned in 17 05 05

17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)
17 05	soil (including excavated soil from contaminated sites) stones and dredging spoil
17 05 08	track ballast other than those mentioned in 17 05 07
17 08	gypsum based construction material
17 08 02	gypsum only other than that mentioned in 17 08 01
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION / INDUSTRIAL WASTE
19 05	wastes from aerobic treatment of solid waste
19 05 03	compost from source segregated biodegradable waste only
19 08	wastes from waste water treatment plants not otherwise specified
19 08 02	washed sewage grit (waste from desanding) free from sewage contamination only
19 08 99	stone filter media if free from sewage contamination only
19 09	wastes from the preparation of water intended for human consumption or water for industrial use
19 09 02	sludges from water clarification
19 12	wastes from the mechanical treatment of wastes
19 12 05	clean glass only
19 12 09	minerals (for example sand, stones)
19 12 12	treated bottom ash including IBA and slag other than that containing dangerous substances only
19 13	wastes from soil and groundwater remediation
19 13 02	solid wastes from soil remediation other than those mentioned in 19 13 01
19 13 04	sludges from soil remediation other than those mentioned in 19 13 03
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS
20 01	separately collected fractions
20 01 02	clean glass only
20 02	garden and park wastes
20 02 02	soil and stones

APPENDIX 2

TRAINING NEEDS ASSESSMENT

Training Needs Assessment

JOB	TRAINING REQUIRED (tick boxes to show who needs which training)													COMMENTS		
	Environmental awareness					Maintenance/operations					Accidents and emergency					
	Certificate of Technical Competence/ deemed competence	Supervision of waste management sites	Environmental and permit awareness	Waste receipt inc Duty of Care	Waste separation and storage	360 Degree Excavator	Dumper	Screener				Fire procedure	Spill response procedure			
Site Manager																
Technically Competent Manager																
Site Operatives																

 Required skills

Training Record

Employee Name	Job Title
Paul Dromgoole	Site Manager

Training Required	Date due	Date done	Passed as competent? yes/no	Reviewers Signature	Date for Refresher	Comments
Supervision of waste management sites						Through day to day operations and completion of Wamitab Award
Environmental & Permit Awareness						
Waste receipt including Duty of Care						
Waste Separation and storage						
Fire Procedure						
Spill Response Procedure						
360 degree excavator						In house training
Dumper						In house training
Screener						In house training

Training Record

Employee Name	Job Title Site Operative
----------------------	---

Training Required	Date due	Date done	Passed as competent? yes/no	Reviewers Signature	Date for Refresher	Comments
Supervision of waste management sites						
Environmental & Permit Awareness						
Waste receipt including Duty of Care						
Waste Separation and storage						
Fire Procedure						
Spill Response Procedure						
360 degree excavator						
Dumper						
Screener						

Training Record

Employee Name	Job Title
	Site Operative

[illegible]

Training Record

Employee Name	Job Title
	Site Operative

[illegible]

Training Record

Employee Name	Job Title
	Site Operative

[illegible]

APPENDIX 3

WASTE REJECTION

Waste Rejection Form

Date	Time	Vehicle Reg.	Company		Driver
Waste Description		Reason for Rejection		Action Taken	Signature
Environment Agency Notified					
Contact Name	Date	Time	Comments		

APPENDIX 4

DUTY OF CARE

P.M Dromgoole & Sons Agricultural Limited - Duty of Care Spreadsheet

Incoming Waste

[illegible]

Outgoing Waste

[illegible]

APPENDIX 5

ACCIDENT MANAGEMENT PLANS

&

ENVIRONMENTAL RISK ASSESSMENTS

P.M DROMGOOLE & SONS AGRICULTURAL LIMITED
NOVEMBER 2013

Incident Response Plan – Paul Dromgoole & Sons Agricultural Limited

P.M Dromgoole & Sons Agricultural Limited Broughton Cottage Farm Mold Road Nr Mold Flintshire CH4 0EW	NGR: SJ 32321 63147 Map References: PMD/001/A, PMD/002/A Link to map:
<i>Overview of the activities on site (including the number of employees at different times of the day):</i> The site comprises the following waste management activities; Waste Transfer/ Treatment to produce soil, soil substitutes and aggregate– operational and currently used for the processing of non hazardous commercial/ industrial and domestic wastes. The above activity is permitted by Environmental Permit reference number EPR/FB3734RP. The facility is operated under a standard rules permit SR2010 No.12 Other activities on site include: N/a During the period 07.00 to 18.00 there can be up to 2 staff on a typical day. Outside of these hours the site is locked. Paul Dromgoole lives in Broughton Cottage Farm adjacent to the permitted site.	
<i>Description of the surrounding area:</i> The Site forms part of the land associated with Broughton Cottage Farm, a Registered Smallholding, which is located off Mold Road in Broughton. Neighbouring and surrounding land uses are predominantly agricultural. Residential properties are located at Warren Hall Court across the A5104 to the South (approximately 170 metres), and at Warren Bank to the East (approximately 145 metres) the Application Site is well screened from the A5104 by existing vegetation and the topography. Distant views into the Site are very limited due to the topography and screening provided by vegetation. There are no views of the Application Site from the A55.	
<i>Date and version of the plan</i> 12th November 2013 Version 1	<i>Name or position of person responsible for compiling/ approving the plan:</i> Compiling: Martin Womack Approving: Paul Dromgoole

Incident Response Plan – P.M Dromgoole & Sons Agricultural Limited

<i>Review Date: 12th November 2017</i>	<i>Date of next exercise: TBC</i>
<i>Objectives of the plan:</i> This accident and emergency plan is designed to comply with the requirements of the Environmental Permitting Regulations (England and Wales) 2010. The plan will provide the necessary information for use in the event of an emergency and will provide details for the relevant contacts so that any emergency situation can be dealt with effectively.	
<i>List of external organisations consulted in the preparation of the plan with contact details:</i> Natural Resources Wales – 0800 807060	
<i>Distribution list, number of copies of the plan and version:</i> External distribution list includes; Natural resources Wales	

Incident Response Plan – P.M Dromgoole & Sons Agricultural Limited

External contacts		
Contact	Office hours	Out of hours
Emergency services (Fire/ Police/ Ambulance)	999	999
Local Police	101	
Local hospital/ NHS Trust	Countess of Chester Hospital, CH2 1UL, 01244 365000 9 miles, 21 minutes from site Wrexham Maelor, LL13 7TD, 01978 291100 13.9 miles, 19 minutes from site	
Environmental Regulator Incident hotline	0800 807060	0800 807060
Environment Regulator Local contact	0800 807060	0800 807060
Local Authority Emergency Planning Department	01352 752121	01352 752121
Local water company/ authority	Dwr Cymru – Welsh Water 0800 0520145	Dwr Cymru – Welsh Water 0800 0520145
Electricity company	SP Energy Networks: 0845 2722424	SP Energy Networks: 0845 2722424
Gas company	Network – Wales & West Utilities: 0800 111999 Scottish Power: 0845 2709101	Network – Wales & West Utilities: 0800 111999 Scottish Power: 0845 2709101
Specialist advice	Xenon Technical Services: 07713 563650	Xenon Technical Services: 07713 563650
Specialist clean up contractor	Xenon Technical Services: 07713 563650	Xenon Technical Services: 07713 563650
Internal contacts		
Names and positions of staff authorised/ trained to activate and co ordinate the plan		
<i>Staff</i>		
<i>Site Manager</i>	Paul Dromgoole	07715373451
Site Supervisor		
Technically Competent Manager	Martin Womack	07764894499

Incident Response Plan – P.M Dromgoole & Sons Agricultural Limited

[illegible]

Incident Response Plan – P.M Dromgoole & Sons Agricultural Limited

Pollution Prevention Equipment Inventory (on and off site resources)			
Item	Location	Use	Contact
Inert waste	Stocks on site	Spills and smothering of fire	Site Manager
360 degree excavator	Site	Spreading of inert material to suffocate fires	Site Manager

P.M Dromgoole & Sons Agricultural Limited – Accident Management Plan

What do you do that can harm and what could be harmed?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of exposure	Consequence	What is the overall risk?
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs – who is responsible for what?	How likely is this contact?	What is the harm that can be caused?	What is the risk that still remains? The balance of probability and consequence
Storage of waste	Air Groundwater Humans	Air Leaching Ground percolation	Waste screened to ensure complies with the EP. Non conforming wastes are removed and stored in the quarantine area. Majority of wastes are inert. Waste acceptance procedure. Majority of waste currently accepted is mainly from own drivers who load and inspect wastes prior to uplift for conformity. Site Manager is responsible for all actions.	Not likely	Local pollution of air Contamination of local surface water and groundwater	Not significant
Fire	Residential properties Atmosphere	Air	Waste screened to ensure complies with the EP. Non conforming wastes are removed and stored in the quarantine area. Majority of wastes are inert. Waste acceptance procedure. Majority of waste currently accepted is mainly from own drivers who load and inspect wastes prior to uplift for conformity. No smoking on site. Fire risk is therefore limited to the plant used on site which is regularly serviced and inspected. Inert stockpiles outside could be used to smother small scale fire. Site Manager is responsible for all actions.	Not Likely	Local pollution of air	Not significant
Fire water discharge	Groundwater	Ground percolation	Risk of fire is minimal small scale fire associated with plant only risk therefore fire water discharge if used would be minimal. Suggested fire fighting measures include use of water sprays, cover with inert material and controlled burn if meteorological conditions permit and agreed with the fire officer. Site Manager is responsible for all actions.	Not likely	Contamination of local groundwater	Not significant

P.M Dromgoole & Sons Agricultural Limited – Accident Management Plan

What do you do that can harm and what could be harmed?			Managing the risk	Assessing the risk		
Hazard	Receptor	Pathway	Risk Management	Probability of exposure	Consequence	What is the overall risk?
What has the potential to cause harm?	What is at risk? What do I wish to protect?	How can the hazard get to the receptor?	What measures will you take to reduce the risk? If it occurs – who is responsible for what?	How likely is this contact?	What is the harm that can be caused?	What is the risk that still remains? The balance of probability and consequence
Fuel/ Oil storage - leak	Groundwater Humans	Ground percolation	Any spillage will be cleaned up using absorbents/ sand and will be stored in a sealed container prior to removal off site to a suitably licenced waste management facility. Fuel/oil stored off site. Site Manager is responsible for all actions.	Not likely	Contamination of local groundwater	Not significant
Grease storage - leak	Geology Humans	Ground percolation	Any spillage will be cleaned up using absorbents/ sand and will be stored in a sealed container prior to removal off site to a suitably licenced waste management facility. Grease stored off site. Site Manager is responsible for all actions.	Not Likely	Contamination of local groundwater	Not significant
Processing of waste	Air Groundwater Humans	Air	All waste processing takes place outside. Potential risk of dust creation, visual inspections will stop operation if dust becomes an issue. Site Manager is responsible for all actions.	Not likely	Local pollution of air Contamination of local surface water and groundwater	Not significant

Date of assessment: 12th November 2013

Date next assessment/ review due (max. 4 years): 11th November 2017

Assessor: Martin Womack

Signature: M. Womack

APPENDIX 6

SITE INSPECTION SCHEDULE

Item requiring checking	How often? (tick the appropriate box)						Where are maintenance instructions?	Who is responsible ?
	Day	Week	Month	Year	2 years	5 years		
Clean up spills on surfaced areas	✓						EMS (office)	PMD
Weather conditions	✓							PMD
Minimum staffing requirements met	✓						EMS (office)	PMD
Waste types within permit	✓						EMS (office)	PMD
Accident book		✓					Office	PMD
Hours of operation	✓							PMD
Storage of liquids (drip trays)	✓							PMD
Storage of waste according to Permit		✓						PMD
Dust	✓	✓					Office	PMD
Noise	✓	✓					Office	PMD
Odour	✓	✓					Office	PMD
Litter	✓	✓					Office	PMD
Pests	✓	✓					Office	PMD
Plant inspection	✓	✓						PMD
Check state of fences and gates – (to avoid vandals or children getting in and, for example, letting liquids out of a drum).		✓						PMD
Availability of Environmental Permit, Planning Permission, Working Plan, EMS, Permit to Work		✓					Office	PMD
Visitor book		✓					Office	PMD
Provision of quarantine area		✓						PMD

Item requiring checking	How often? (tick the appropriate box)						Where are maintenance instructions?	Who is responsible ?
	Day	Week	Month	Year	2 years	4 years		
Site Identification Board			✓					PMD
First aid boxes			✓				Office	PMD
Site records as required by Permit			✓				Office	PMD
Fire extinguishers				✓				PMD
Permitted quantities of waste				✓			Office	PMD
Review risk assessments				✓				PMD
Review EMS						✓		PMD/ MW

APPENDIX 7

SITE CONDITION REPORT

P.M DROMGOOLE & SONS AGRICULTURAL LIMITED
NOVEMBER 2013

1. SITE DETAILS

- 1.1 The site operator is P. M Dromgoole & Sons Agricultural Limited, whose registered address is;

Broughton Cottage Farm
Mold Road
Broughton
Flintshire
CH4 0EW

Companies house registration number: 03811200

- 1.2 The site address is;

Broughton Cottage Farm
Mold Road
Broughton
Flintshire
CH4 0EW

- 1.3 The national grid reference for the centre of the site is SJ 32321 63147

- 1.4 A site plan showing the site location and site layout can be found in *Drawing Numbers PMD/001/A and PMD/002/A*.

2. CONDITION OF THE LAND AT PERMIT VARIATION

- 2.1 Environmental setting

A detailed environmental report, with an assessment covering the requirements of the Contaminated Land Regime, as set out under the Environmental Protection Act 1990 and introduced on 15th September 2001, Part 2A can be found in Appendix 1. A summary is given below:

The superficial geology of the site is Head – clay, silt sand & gravel deposits.

Polymict deposit: comprises gravel, sand and clay depending on upslope source and distance from source. Poorly sorted and poorly stratified deposits formed mostly by solifluction and/or hillwash and soil creep. Essentially comprises sand and gravel, locally with lenses of silt, clay or peat and organic material. Argillaceous frost-shattered rock debris either in-situ or soliflucted. Soliflucted deposits have variable sand/clay content. [Generic description].

The bedrock geology of the site is Gwespvr Sandstone interbedded with Bowland Shale and Mudstone.

Fine-grained, feldspathic and micaceous sandstones, cross-stratified on a variety of scales, with conglomerate-lined scours and intercalated siltstone and mudstone beds. Intertongues with Craven Group mudstones in its lower part and Pennine Lower Coal Measures Formation in its upper part. The Gwespvr Sandstone records the entry and southwards advance of a northerly derived "Millstone Grit" deltaic facies into the North Wales area.

The hydrogeology of the site –

Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1

Surface waters – The nearest surface water feature is located adjacent to the northern boundary of the site. This surface water has been culverted to protect from any surface run off from the site. The flow of the surface water will eventually be into the Dee Estuary which has been designated SSSI, RAMSAR, SPA and SAC status.

2.2 Pollution history

The site itself was agricultural until around 1967 when industrial buildings were noted on site. The site was used for the processing of inert waste prior to the operations of P. M Dromgoole & Sons Agricultural Limited by the former tenant.

Past industrial uses outside the boundary of the site but with a potential to influence the site include; inert waste landfill site at Leicesters Lane (<250 metres) which operated between 1982 and 1984. Other potentially contaminative land uses are highlighted in the report in Appendix 1 and are down hydraulic gradient for the site and so are not thought to have an influence.

There have been no in situ soil and groundwater samples taken at present.

3. PERMITTED ACTIVITIES

- 3.1 The site currently has a valid planning permission from Flintshire County Council for a soil, soil substitute and aggregate transfer station under Planning Permission 049435 was granted on 30th May 2013.
- 3.2 Drawing Number *PMD/002/A* – Site Layout - shows the activities permitted.
- 3.3 An Environmental Risk Assessment has been undertaken and can be found in Appendix 5 of the Environmental Management System.

Appendix 1

Environmental Report

Broughton Cottage, Mold Road, Broughton, CHESTER, CH4 0EW

Prepared for:

Mr M Womack
4W Environmental Ltd
Unit 26 Redhill House
Hope Street
Saltney
Cheshire
CH4 8BU

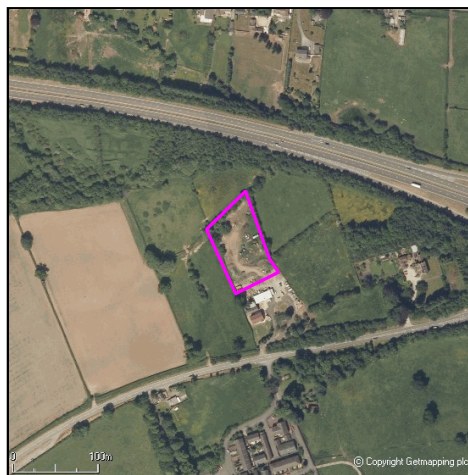
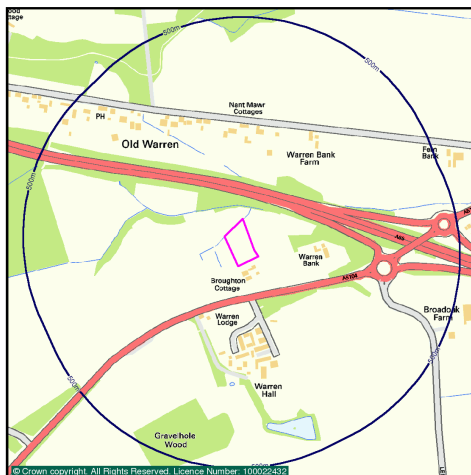
Report Reference: SAS_50835271_1_1

Report Date: 12-NOV-2013

Customer Reference: P. M Dromgoole

National Grid Reference: 332320 363150

Site Area: 5037 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

FURTHER ACTION

The Sitecheck report dated 12-NOV-2013 and reference SAS_50835271_1_1 for Broughton Cottage, Mold Road, Broughton, CHESTER, CH4 0EW has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

The report has highlighted the presence of Licensed Waste Management Facilities (Locations) on or within 25m of the site boundary.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

FACTORS AFFECTING THIS PROPERTY

Potential Sources:

A detailed examination of the historical Ordnance Survey maps from 1879 to 2013 has revealed that the site remained undeveloped, existing as agricultural land from the first map edition, with commercial buildings noted on site by 1967. Current mapping indicates this is the present site use.

Environment Agency data identifies Waste Management Facilities on or within 25 metres of the site. The site located at Broughton Cottage Farm, Mold Road, Nr Mold, Flintshire, CH4 0EW is operated by P M Dromgoole & Sons Agricultural Ltd under licence number 104002.

Potential Pathways:

- Direct human contact with soil (and water).
- Contamination transport to shallow groundwater.
- Contamination transport to deep groundwater.

Potential Receptors:

The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part 2A of the Environmental Protection Act 1990.

Current Ordnance Survey mapping indicates agricultural land within 25 metres of the site boundary.

The groundwater vulnerability map sheet 16 West Cheshire has revealed that the site is located above a minor aquifer.

Although minor aquifers seldom produce large quantities of water for abstraction they may be important for local

Professional Opinion on environmental risk

supplies and supplying base flow to rivers.

Data provided by Environment Agency, Welsh Region has revealed that the site is within 25 metres of a groundwater abstraction point.

BGS Map Sheet 16 West Cheshire, 1:100,000 scale, identifies drift deposits.

CONCLUSIONS:

The data examined in this risk assessment indicates that there may be a potential source of contamination arising from the potentially contaminative past land uses which may have significant implications. It would appear from this preliminary appraisal that there may be a potential pollutant linkage.

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

In our opinion the property may also constitute "contaminated land" as defined by Part 2A of the Environmental Protection Act 1990.

NEXT STEPS:

In order to revise the risk assessment provided, additional information will need to be reviewed. This could include:

1. Confirmation or commentary from the Local Authority Environmental Health Department that they are not considering taking any action against the Site under Part 2A of the Environmental Protection Act 1990.
2. Confirmation or commentary from the Local Authority Planning Department that any recent redevelopment of the site included ground investigations and/or remediation works undertaken to their satisfaction resulting in discharge of any associated conditions.
3. Ground Investigation reports (Phase II intrusive investigations, geo-technical reports) completed at the Site providing information on soil and/or groundwater quality and any ground gas issues, as relevant.
4. Confirmation from the developer or Local Authority Building Control Department that any risks from ground gases, associated emissions or ground instabilities were considered and mitigated during the recent development to the satisfaction of the Local Authority.
5. A warranty or similar guarantee, environmental indemnity or Contaminated Land insurance Policy would transfer any risk identified in the context of the report, subject to its validity, wording and terms.
6. Information from the appointed Chartered Building Surveyor confirming that ground stability and/or ground gas issues were addressed during the recent redevelopment.

If any of the information above is available, please consider taking advantage of our free re-review service. The purpose of this is to quickly appraise additional information to determine whether a passed certificate can be issued. If you have any information you would like us to review, please forward this to our customer services team using the following email address; helpdesk@landmarkinfo.co.uk

If no information is available or the information you send us is insufficient, we can collect and review additional information for you for £450 plus VAT. We may also be able to offer insurance terms. Please call 08448449966 to discuss these options in more detail.

OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

Professional Opinion
on environmental risk

An area affected by radon
An area of Occasional Non-coal Mining Hazard

Please refer to the relevant section in the report for each of the above factors.

Approved by

A handwritten signature in black ink, appearing to read "Chris Taylor".

Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Limited



SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Asses Practitioner Guide.

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	16
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	18
This section contains information which may be of use when interpreting the report.	
Useful Contacts	19
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Current Land Use	Page No.	Reference Number (Map ID)
Waste / Landfill Sites		
Licensed Waste Management Facilities (Locations)		
Location: Broughton Cottage Farm, Mold Road, Nr Mold, Flintshire, CH4 0EW, Licence Number: 104002, Site Category: Treatment of waste to produce soil <75,000 tpy, Licence Status: Issued,IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	8	1

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Groundwater Vulnerability		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1	15	-
Drift Deposits		
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 1	15	-

Sensitivity	Page No.	Reference Number (Map ID)
Environmentally Sensitive Receptors		
Water Abstractions		
Mr D H Maxwell, Location Description Not Available, Abstractions Industrial, Reference: 24/67/9/0049, Permit Version: Not Supplied Authorised Start: Not Supplied Authorised End: Not Supplied Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	15	3
Nearest Surface Water Feature		
Distance: 0m	15	2

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely, Contact Ref: 2	16	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a higher probability radon area, as between 10 and 30% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	16	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: Full, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	16	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	16	-



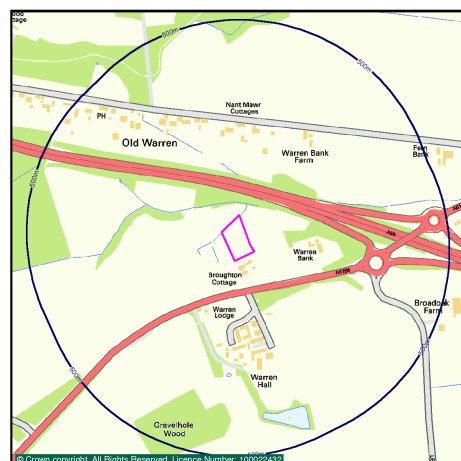
Site
Broughton Cottage, Mold Road, Broughton, CHESTER, CH4 0EW

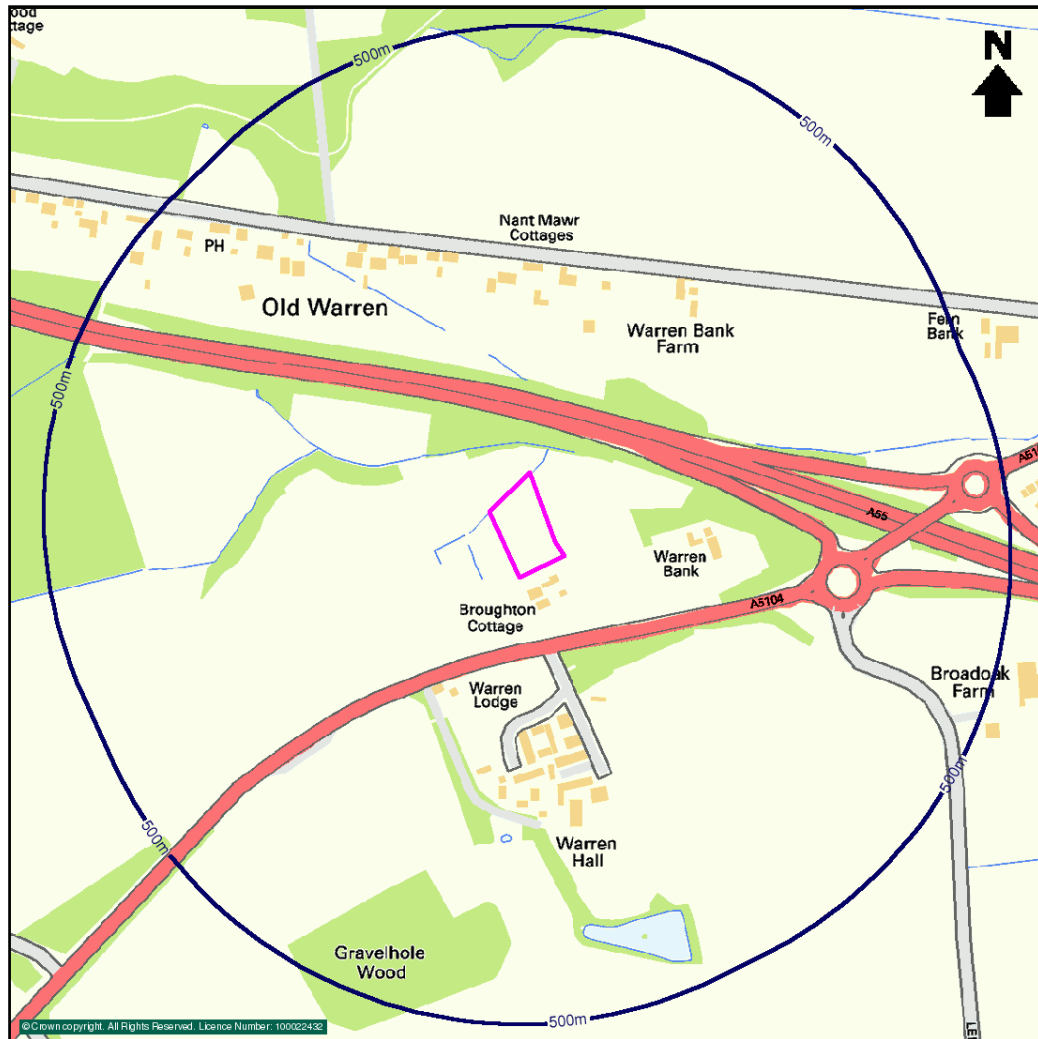
Grid Reference
332320, 363150

Report Reference
SAS_50835271_1_1

Customer Reference
P. M Dromgoole

Size of Site
5037 m²





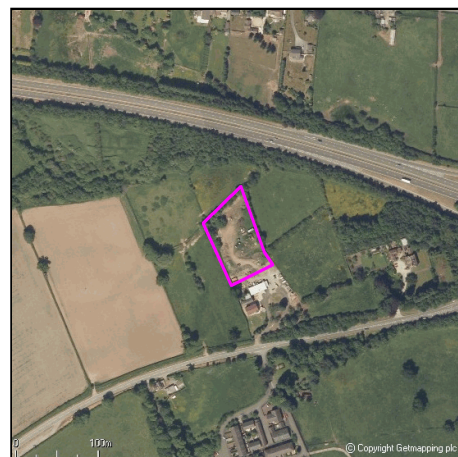
Site
Broughton Cottage, Mold Road, Broughton, CHESTER, CH4 0EW

Grid Reference
332320, 363150

Report Reference
SAS_50835271_1_1

Customer Reference
P. M Dromgoole

Size of Site
5037 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	1	6	3
Waste / Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	1	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	1	1
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	5	0
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
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
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0

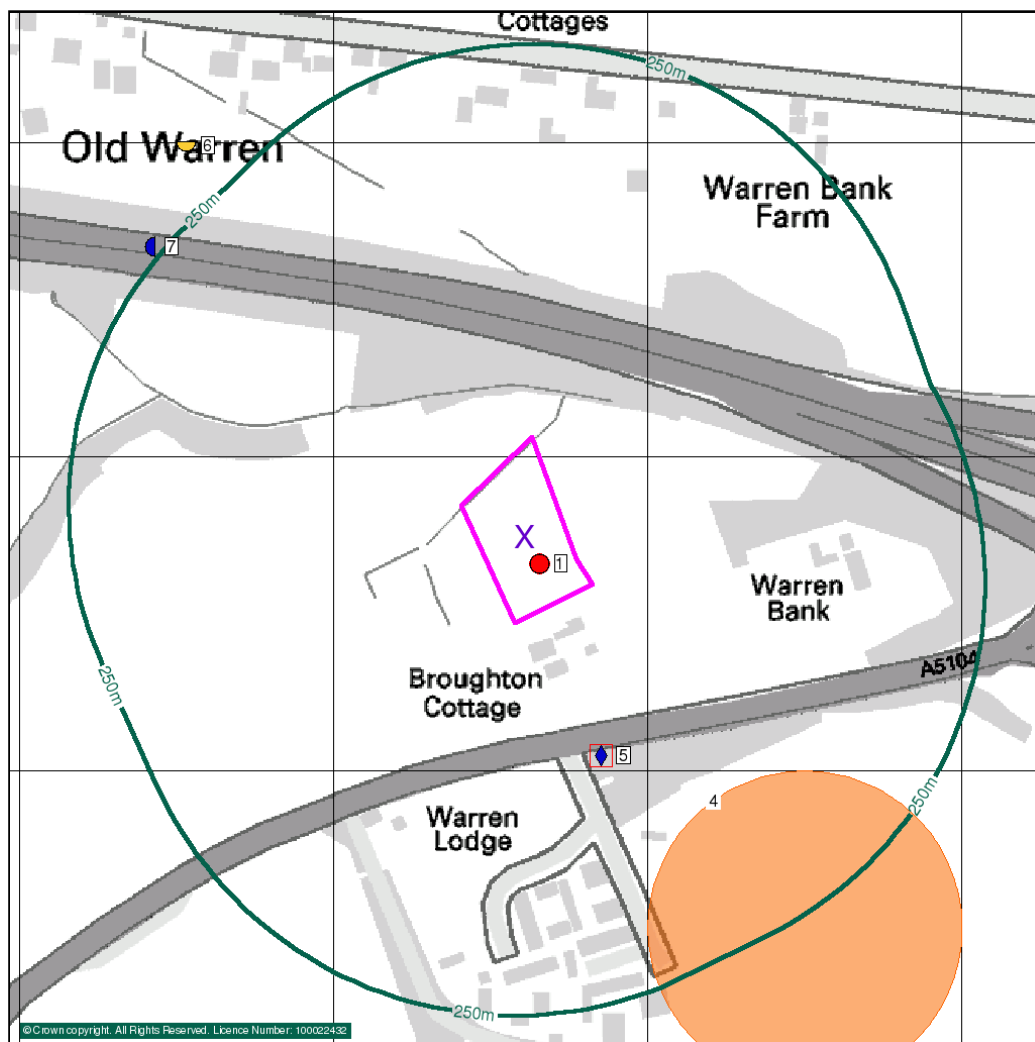
Current Land Use	On Site	0-250m	250-500m
Contaminants	1	6	3
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	0	1
Fuel Station Entries	0	0	0
Miscellaneous			
BGS Recorded Mineral Sites	0	0	1

Historical Land Use	On Site	0-250m	250-500m
Contaminants	0	5	5
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	1	1
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	0
Potentially Infilled Land (Water)	0	3	2

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	4	0	0
Pathways			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	1	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	4	0	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	1	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	1	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	8	5	0
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	1	1	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	0	n/a
Potential for Compressible Ground Stability Hazards	1	1	n/a
Potential for Ground Dissolution Stability Hazards	0	0	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
Site Boundary Search Buffer Bearing Reference Point Reference Number Miscellaneous BGS Recorded Mineral Site Potentially Contaminative Use Potentially Contaminative Use Potentially Contaminative Use (High Risk)	BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site	BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer	Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters COMAH Planning Hazardous Substance Consent Explosive Site NHHS Industrial Processes Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control	Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Flintshire Council, - Has supplied landfill data, Contact Ref: 3	-	On Site	NE
Licensed Waste Management Facilities (Locations)			
Location: Broughton Cottage Farm, Mold Road, Nr Mold, Flintshire, CH4 0EW, Licence Number: 104002, Site Category: Treatment of waste to produce soil <75,000 tpy, Licence Status: Issued,IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	1	On Site	SE
Registered Landfill Sites			
Alfred Macalpine, Warren Farm, Mold Road, Broughton, Chester, Cheshire, Reference: 114/82, Status: Licence lapsed/cancelled/defunct/not applicable/surrendered, Cancelled, Positional Accuracy: Manually positioned to the road within the address or location, Boundary Quality: Not Applicable, Contact Ref: 1	4	0-250m	SE
Alfred Macalpine, Leicesters Lane, Mold Road, Broughton, Chester, Cheshire, Reference: 113/82, Status: Licence lapsed/cancelled/defunct/not applicable/surrendered, Cancelled, Positional Accuracy: Manually positioned to the address or location, Boundary Quality: Not Applicable, Contact Ref: 1	-	250-500m	E

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Warren Hall Court Management Co Ltd, Warren Farm Development Broughton, Chester, England, Unknown Discharge, Reference: Cm0163301, Version: 1, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	S
Warren Hall Court Management Co Ltd, Warren Farm Development Broughton, Chester, England, Unknown Discharge, Reference: Cm0163301, Version: 2, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	S
Warren Hall Court Management Co Ltd, Warren Farm Development Broughton, Chester, England, Unknown Discharge, Reference: Cm0163301, Version: 3, Status: Authorisation revoked, Revoked, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	S
Warren Hall Court Management Co Ltd, Warren Farm Development Broughton, Chester, England, Sewage Discharge, Reference: CM0163301, Version: 4, Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	5	0-250m	S
Warren Hall Court Management Co Ltd, Warren Farm Development Broughton, Chester, England, Sewage Discharge, Reference: Cm0163301, Version: 5, Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	5	0-250m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Venalink, Tanfield Ho, Unit 1 The Old Warren, Broughton, Chester, CH4 0EG, Chemists' & Pharmacists' Suppliers & Wholesalers, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	6	250-500m	NW

Miscellaneous	Ref No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Warren Mountain Sand Pit, A5104, Penymynydd, Penyffordd, Mold, Cheshire, Status: Ceased, Reference: 105195, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	7	250-500m	NW



Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1967	8	250-500m	SE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1967	-	250-500m	NW
Potentially Contaminative Industrial Uses (Past Land Use)			
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1900 - 1954	9	0-250m	NW
Sewage, Date of Mapping: 1991	8	250-500m	SE

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1991	10	0-250m	NW
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	11	0-250m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	12	0-250m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	13	0-250m	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	-	250-500m	E
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	-	250-500m	NW

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	SJ3263	1967
Ordnance Survey Plan	SJ3263	1983
Ordnance Survey Plan	SJ3263	1990

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SJ36SW	1991

1:10,560	Mapsheet	Published
Flintshire	014_00	1881
Cheshire	045_00	1881
Flintshire	014_SE	1900
Cheshire	045_NE	1900
Flintshire	014_SE	1914
Cheshire	045_NE	1914
Ordnance Survey Plan	SJ36SW	1954

Flood Map



General		Area of Floodplain	
 Site Boundary	 Areas Benefiting from Flood Defences	 Extreme Flooding from Rivers or Sea without Defences (Zone 2)	
 Search Buffer	 Flood Water Storage Areas	 Flooding from Rivers or Sea without Defences (Zone 3)	
 Bearing Reference Point	 Flood Defences		
 Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary Search Buffer Bearing Reference Point Reference Number	Area of Outstanding Natural Beauty Environmentally Sensitive Area Local Nature Reserve Marine Nature Reserve National Nature Reserve Ramsar Site	Site of Special Scientific Interest Special Area of Conservation Special Protection Area Nearest Surface Water Feature Water Abstractions Forest Park National Park National Scenic Area

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1	-	On Site	NE
Drift Deposits			
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 1	-	On Site	NE
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 0m	2	On Site	NW
Water Abstractions			
Mr D H Maxwell, Location Description Not Available, Abstractions Industrial, Reference: 24/67/9/0049, Permit Version: Not Supplied Authorised Start: Not Supplied Authorised End: Not Supplied Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	3	On Site	S

Other Factors		
Geological	Search Buffer	Direction
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely Contact Ref: 2	On Site	NW
Hazard Potential: Rare Contact Ref: 2	0-250m	NW
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a higher probability radon area, as between 10 and 30% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	NE
Radon Potential - Radon Protection Measures		
Radon Protection Measures: Full, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	NE
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NE
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	NE
Hazard Potential: Very Low, Contact Ref: 2	0-250m	N
Potential for Ground Dissolution Stability Hazards		
No Hazard		-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NE
Hazard Potential: Low, Contact Ref: 2	0-250m	NW
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 2	0-250m	NW
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	NE

Other Factors		
Geological	Search Buffer	Direction
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	0-250m	SW

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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The Sitecheck Assess User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses**1 Environment Agency National Customer Contact Centre (NCCC)**

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 08708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

2 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

3 Flintshire Council Environmental Health Department

County Hall
Mold
Flintshire
CH7 6NF

Telephone 01352 703413
Fax 01352 703441

www.flintshire.gov.uk

Other Contacts**Institution of Civil Engineering Surveyors**

26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

The Association of Geotechnical and Geoenvironmental Specialists

Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association

Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission

45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its 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:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

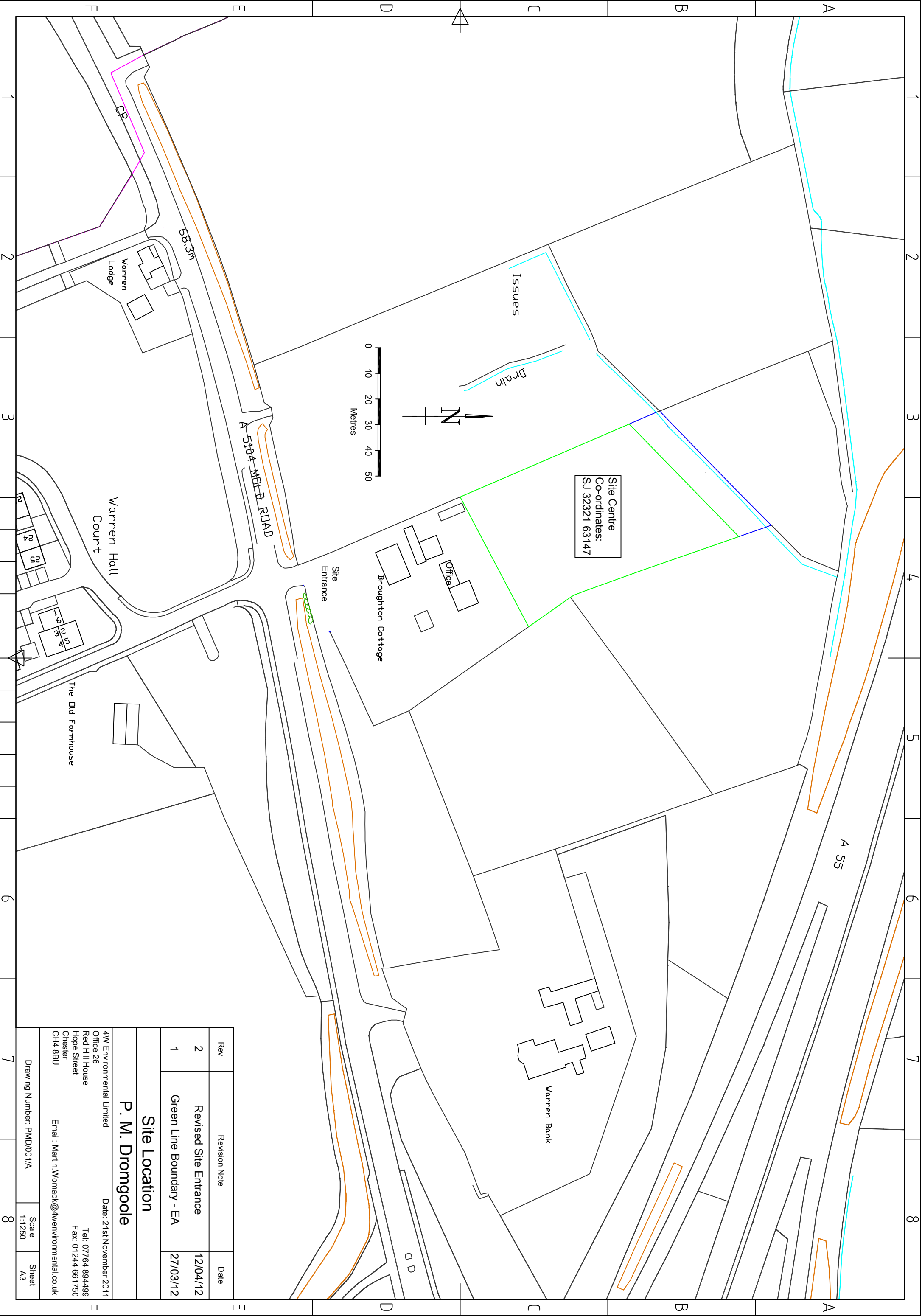
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

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

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<http://www.landmarkinfo.co.uk/Terms/Show/515>



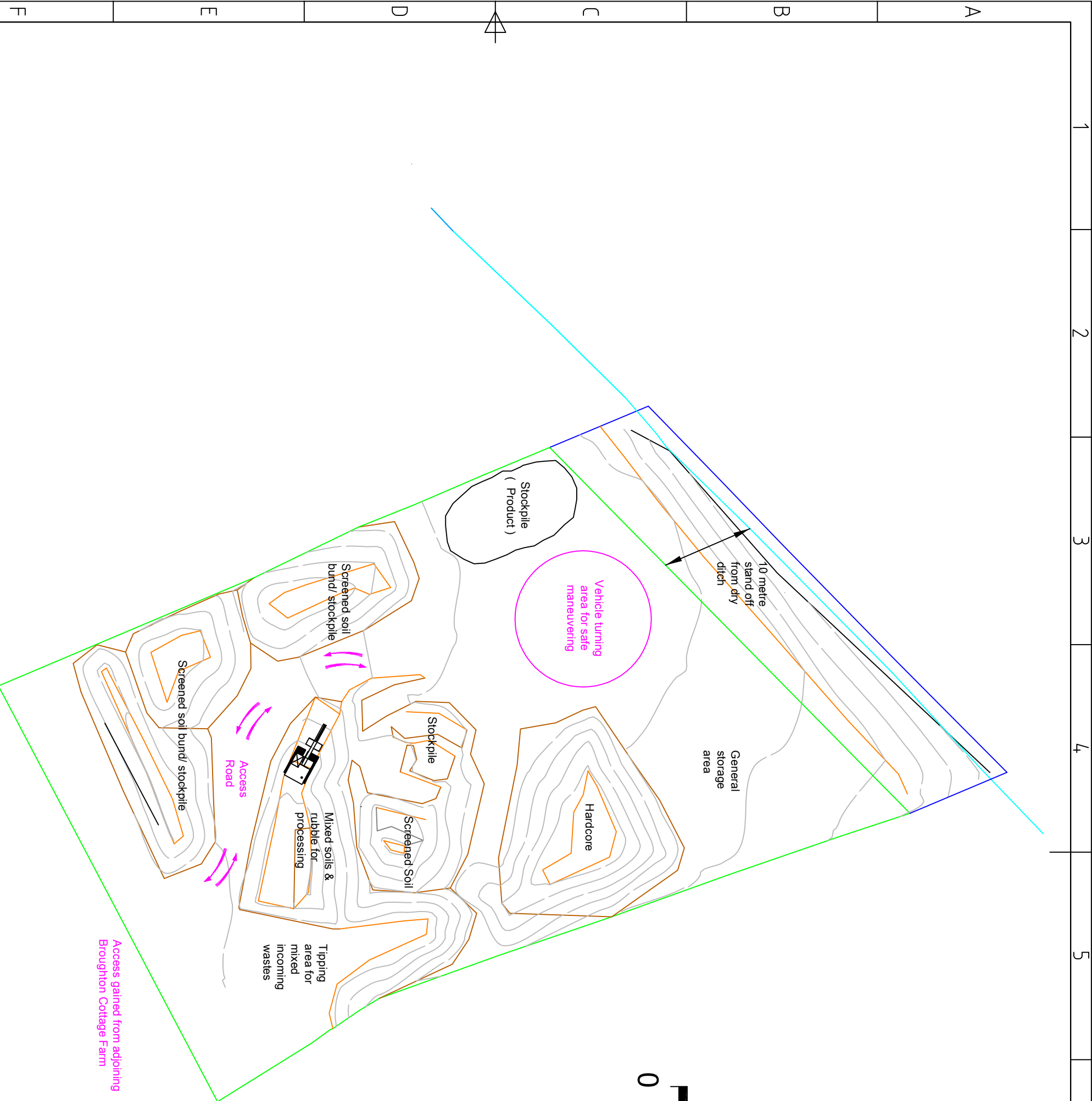
Rev	Revision Note	Date
2	Revised Site Entrance	12/04/12
1	Green Line Boundary - EA	27/03/12

Site Location

P. M. Dromgoole

4W Environmental Limited Date: 21st November 2011
Office 26
Red Hill House
Hope Street
Chester
CH4 8BU
Tel: 07764 894499
Fax: 01244 661750
Email: Martin.Wornack@4wenvironmental.co.uk

Drawing Number: PWD/001/A Scale 1:1250 Sheet A3



Rev	Revision Note	Date
2	Red Line Boundary to Green - EA	27/03/12
1	Revised site layout	29/12/11

Site Layout

P. M. Dromgoole

4W Environmental Limited
Office 26
Red Hill House
Hope Street
Chester
CH4 8BU
Date: 21st November 2011
Tel: 07764 894499
Fax: 01244 661750
Email: Martin.Womack@4wenvironmental.co.uk

Drawing Number: PMD/002/A	Scale 1:500	Sheet A3
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