

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

Gaerwen Waste Transfer Station

Cymru Lan Limited

Environmental Permit Application

Site Condition Report

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 Gaerwen Waste Transfer Station is located within an industrial estate south west of the town of Gaerwen. The site is currently operated by Cymru Lan Ltd who propose to extend the area of the currently permitted activities by adding land to the north and west a of the existing permit boundary and in addition accept additional waste types and increase the annual tonnage from less 25,000 tonnes per annum to 65,000 tonnes per annum.
- 1.1.2 The site currently operates as a waste transfer station under Environmental Permit EPR/QP3294FQ (originally Waste Management Licence EAWML/37296) reference which was issued on 18th January 2007 before the changes to the permitting regime and prior to the requirements to submit a site condition report. A variation to add end of life tyres to the acceptable waste lists was issued on 1st October 2012. The objective of this report is therefore to provide baseline conditions at the existing site and the proposed extension area before the permit boundary is extended.
- 1.1.3 Caulmert Limited have been appointed by Potters Waste Management to produce a site condition report is to support the permit variation application and has been produced in accordance with NRW guidance.

1.2 Template for Site Condition Reports

- 1.2.1 Natural Resources Wales' guidance on Site Condition Reports (horizontal guidance note H5) sets out the requirements to prepare and maintain a site condition report for facilities that are regulated under the Environmental Permitting Regulations over the lifetime of the Site.
- 1.2.2 A Site Condition Report template is provided within the guidance. The template is divided into sections to be completed at different life stages of the regulated facility:

Application SCR: This should include a description of the condition of the land at permit issue and a description of permitted activities at the site.

Operational Phase: This should include a description of any changes to the activities and any changes to the use or production of dangerous substances at the facility. It should also include records of inspections for all pollution prevention measures, pollution incidents that may have had an impact on land and environmental monitoring.

Surrender: This should include a description of site decommissioning and removal of pollution risk and, where relevant, reference data and details of any remediation. Finally, it should include a 'statement of site condition' that is based on the information provided in the previous sections of the report.

- 1.2.3 To support the permit application to extend the permitted area, the Application SCR Section of the Natural Resources Wales' Site Condition Report Template is addressed below. The text

in *italics* is copied from the template as this is the Natural Resources Wales guidance on what should be included.

2.0 SITE DETAILS

2.1 Operator and site location

2.1.1 The details of the operator and the site are as follows:

Name of operator	Cymru Lan Cyfyngedig
Activity address	Plot 4 Gaerwen Industrial Estate Gaerwen Anglesey LL60 6HR
National grid reference	SH 47587 71439

2.1.2 In the context of this report, 'site' refers to all of the land within the existing and proposed permit boundary.

2.1.3 The site currently operates as a non-hazardous waste transfer station under Environmental Permit QP3294FQ accepting waste as per the waste list in Appendix A of the 2012 Permit Variation. It is propose to extend the Permit boundary to incorporate land to the north and west of the existing operation. In addition it is proposed to add two waste types to the acceptable waste list 20 03 99 to cover nappies collected separately and 18 01 04 waste whose collection and disposal is not subject to special requirements in order to prevent infection and increase the annual tonnage from less than 25,000 tonnes per annum to 65,000 tonnes per annum.

2.1.4 The proposed Permit boundary and site layout is presented in Figure 1 of this report.

2.2 Site plans

(Note: In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- *Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.*
- *Locations of receptors, sources of emissions/releases, and monitoring points.*
- *Site drainage.*
- *Site surfacing*

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.)

2.2.1 Site plans showing details of the site and its surroundings are included as part of the Permit variation application for the facility the site layout is shown in Figure 1 of this report.

3.0 CONDITION OF THE LAND AT PERMIT ISSUE

3.1 Environmental setting

(Environmental setting including:

- *geology*
- *hydrogeology*
- *surface waters*
- *topography*)

3.1.1 The information presented within this section is based on information obtained from Natural Resources Wales and the Environment Agency websites, the British Geological Survey (BGS) and the GroundSure report attached in Appendix 2. The material provides a source of information about the physical conditions of the ground.

Geology

3.1.2 British Geological Survey (BGS) maps, scale 1:50,000 and the BGS Lexicon database have been used to assess the geology beneath the site.

3.1.3 The site is underlain by solid geology comprising Central Anglesey Shear Zone and Berw Shear Zone (undifferentiated) comprising Schist and Mica. Metamorphic Bedrock formed approximately 508 to 635 million years ago in the Cambrian and Ediacaran Periods.

3.1.4 Drift deposits are indicated to directly underlie the entire site area. The area proposed for the existing and proposed Waste Transfer Station is underlain by Devensian Till comprising Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions.

Hydrogeology

3.1.5 The Central Anglesey Shear Zone and Berw Shear Zone is classified as a Secondary (B) Aquifer with lower permeability layers. This is defined as predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

3.1.6 The aquifer within the superficial geology indicated at the site are classified by the Environment Agency (EA)/ Natural Resources Wales as unproductive strata. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

3.1.7 There are no groundwater abstractions listed within 1km of the site and no potable groundwater abstractions listed within 2km of the site.

3.1.8 There are no Source Protection Zones within the vicinity of the site.

3.1.9 There are no pollution incidents to groundwater listed within 1km of the site.

Surface waters

- 3.1.10 There are no surface water features within 250m of the site.
- 3.1.11 The closest named water course is Afon Cefni, located approximately 2km west of the site. Approximately 1.5km east is a tributary of Afon Braint.
- 3.1.12 There are no surface water abstraction licenses listed within 1km of the site.
- 3.1.13 The site is not located in an area at risk of flooding.

Topography

- 3.1.14 The site is generally flat and lies at approximately 55m above ordnance datum (AOD). A small rise in elevation is noted in the north western area of the site of around 5m. To the south east a small decrease in elevation is noted of around 5m to 50mAOD.
- 3.1.15 Further west of the site the land falls away and elevation decreases towards Afon Cefni.

3.2 Sensitive Sites

- 3.2.1 Malltraeth Marsh is located approximately 950m north west of the site which is a designated RSPB Reserve.
- 3.2.2 Malltraeth Marsh SSSI is located approximately 1.3km west of the site. This site has been designated for its biological interest. It is especially important for its breeding bird community of lowland damp grassland, as a threatened habitat of wet meadows, and for the botanical interest of its ditches and watercourses. Malltraeth Marsh has developed on marine alluvium within the low-lying valley of the Afon Cefni.
- 3.2.3 The botanical interest of the marsh lies in the freshwater and brackish ditches, relict meanders of the old River Cefni, ponds and lakes. Emergent species such as reed canary-grass *Phalaris arundinacea*, water-plantain *Alisma plantago-aquatica* and branched bur-reed *Sparganium erectum* are frequent dominants. Amongst the species of importance in Wales reed sweet-grass *Glyceria maxima* horned pondweed *Zanichellia palustris*, flowering rush *Butomus umbellatus*, water violet *Hottonia palustris*, mare's tail *Hippuris vulgaris* and marsh stitchwort *Stellaria palustris*. Two nationally scarce species, pillwort *Pilularia globulifera* and autumnal starwort *Callitriche hermaphroditica*, occur.

3.3 Pollution history

(Pollution history including:

- *pollution incidents that may have affected land;*
- *historical land-uses and associated contaminants;*
- *any visual/olfactory evidence of existing contamination;*
- *evidence of damage to pollution prevention measures.)*

Old Landfills

- 3.3.1 The GroundSure records show that the site has not been previously landfilled or is not located within 500m of a landfill.
- 3.3.2 There are two NRW licensed waste sites on the north eastern corner of the site and two further north of the site within a 250m boundary. Although on further inspection location D to the north east of the site appears to relate to the Gaerwen Waste Transfer Station shown at an incorrect location.

Pollution incidents

- 3.3.3 Pollution Incidents published by Natural Resources Wales show some incidences within the local vicinity of the site boundary, these were recorded as air pollution incidents from the animal, vegetable and food industry. The latest incident was reported in 2012.
- 3.3.4 A pollution incident occurred on site in 2002 which had no impact on water or land but minor impact to air.
- 3.3.5 No pollution incidents to land or groundwater are reported.
- 3.3.6 No pollution incidents have been reported at the existing waste transfer station since it commenced operations.
- 3.3.7 No visual or olfactory evidence of existing contamination was evident at the time of the site visit.

Historic land-uses

- 3.3.8 The earliest available OS plan from 1888 shows the site in an agricultural setting. Some residential development can be seen in the North West towards Gaerwen. From 1899 an unspecified old quarry is located 365m north of the site.
- 3.3.9 Plans from 1985 show the first evidence of the industrial estate being developed to the north; a timber yard is located 80m north east and an Abattoir 115m east. Two unspecified depots are noted to the north 160m and 225m away. A brickworks is also located to the north east and tanks are shown 345m south east.
- 3.3.10 OS maps from 1990 show continued development of the industrial estate with more roads built and more depots populating the area. The town of Gaerwen to the north east has expanded.
- 3.3.11 The most recent OS map from 2014 shows little change from that of 1990. The industrial estate is host to a number of businesses including: waste facilities, a scrap metal yard, an oil and natural gas company, a welders, a veterinary practice, building traders, a tractor dealer and a concrete supplier. The historical OS Plans are presented in Appendix 2.

Evidence of existing or historic contamination

- 3.3.12 A review of historical maps shows that the potentially contaminative land uses primarily relate to the surrounding industrial estate.
- 3.3.13 It is anticipated that users of the industrial estate operate on impermeable surfacing, with little impact on the ground and water courses.
- 3.3.14 In addition, a site visit was carried out in December 2016 by a Caulmert Environmental Consultant. The existing site as well as the immediate surroundings were inspected.
- 3.3.15 A Site Inspection Record is provided in Appendix 1 which includes photographic evidence of the current condition of the site.
- 3.3.16 No visual or olfactory evidence of existing contamination were encountered during the site visit.

Baseline soil and groundwater reference data

- 3.3.17 Some baseline reference data is available through the GroundSure reports attached in Appendix 2.
- 3.3.18 A summary of the site estimated soil chemistry taken from the GroundSure reports is: Arsenic <15 mg/kg, Cadmium <1.8mg/kg, Chromium 60 – 90 mg/kg, Nickel 15-30 mg/kg, Lead <100 mg/kg.
- 3.3.19 There are no baseline conditions reported before the commencement of the operations on site. The changes to the permitting regime in 2008 which require a site condition report to be produced came into effect after the permit was issued in 2007. No intrusive site investigation has been undertaken relating to the exiting site.
- 3.3.20 The existing activities operate on impermeable surfacing which was installed before activities commenced. It is unlikely that the initial condition of the land has been affected by the permitted activities as the impermeable surfacing comprises primarily concrete. This acts as a barrier between potential sources of contamination on site and the surrounding land (the receptor). The additional land to the west will accommodate a new weighbridge and vehicle queuing area. A new area of impermeable concrete surfacing has been laid in this area which will protect the underlying ground. The new waste transfer building in the area of land to be added to the north of the exiting site has a concrete surface which will protect the underlying ground throughout the life of the site. The additional areas of land will drain to the existing sealed drainage system discharged to foul sewer. Soil sampling is not therefore not considered to be relevant in this case.

4.0 PERMITTED ACTIVITY

4.1 Permitted activities

- 4.1.1 The site currently operates as a non-hazardous waste transfer station under Environmental Permit QP3294FQ which was issued as a Waste Management License (EAWML 37296) on 18th January 2007 before the changes to the permitting regime, which stated the need for a Site Condition Report. In addition the site is also registered an approved animal by products plant regulated by the Animal and Plant Agency, to store category 1 material prior to transport off site for disposal, this activity is not regulated by the transfer station permit or NRW.
- 4.1.2 An administrative variation application was determined in October 2012, issued to Cymru Lan Cyfyngedig, to include an additional waste type 16 01 03 end of life tyres.
- 4.1.3 The site accepts non-hazardous waste types as listed in Appendix A of the Permit Variation reference EPR/QP3294FQ/V002. Cymru Lan propose to extend the Permit boundary to include land to the north, north-east and north-west. The area of land to be added to the north-east includes an existing building which will be used as the transfer station building.
- 4.1.4 As a site condition report has not been submitted for the existing operation it has been included in the report along with the proposed extension area.
- 4.1.5 There is current waste transfer building is located at the southern end of the site, waste materials are sorted and stored within the building. In addition sorted wastes are stored outside on impermeable concrete hard standing.
- 4.1.6 Physical waste treatment is undertaken consisting only of sorting, crushing, screening, baling, granulating, shredding and separation of waste into recyclable components and the bulking up of solid wastes for transportation for disposal or recycling.
- 4.1.7 The land to be add to the western boundary of the site will accommodate a new weighbridge and vehicle queuing area, the areas has been surface with concrete.
- 4.1.8 The land to be added to the northern boundary includes an existing building, this will be used as the new waste transfer building for mixed municipal waste. Waste collection vehicles RVC will enter the site and weigh in at the weighbridge, where duty of care checks can be completed. The RVCs will then new transfer station building and discharge the load of waste onto an impermeable concrete floor. The mixed municipal wastes will bulked up and loaded onto articulated vehicles for treatment and / or disposal at other waste facilities.
- 4.1.9 It is understood that the following were stored onsite at the time of the site visit:
- Paper;
 - Glass;
 - Cardboard (crushed and compiled);

- Empty Oil drums (drained before entering the site);
- Small stockpiles of aggregate;
- Bailed plastic sheeting;
- Multiple empty plastic receptacles;
- Fallen livestock (included a cow and multiple sheep) this operation is separately regulated by the Plant and Animal Health Agency; and
- Limited scrap metal.

4.1.10 The existing concreted areas drain via silt traps to an interceptor and to foul sewer. The proposed extension to the site will be designed to fall to the existing drainage system to foul sewer.

4.1.11 Site operators are suitably trained and have a thorough understanding of the site's Management Plan and will be familiar with the requirements of the Permit.

4.1.12 The total quantity of waste accepted at the site per year will up to 65,000 tonnes.

4.1.13 From the site visit it is evident that newly surfaced concrete has been laid in the area of the new weighbridge and that the proposed transfer station building has a concrete floor. The majority of the site is surfaced in concrete and is in good condition. There were some areas of damage noted to the pollution prevention control measures i.e. cracks in the surfacing, however these are in areas where waste is not stored.

4.2 Plan showing activity layout

4.2.1 The proposed site boundary and activity layout is shown on Figure 1.

4.3 Environmental Risk Assessment

4.3.1 An environmental risk assessment is contained in Appendix 1 of document reference 'Working Plan for Household, Commercial and Industrial Waste Transfer Station – Cymru Lan Transfer Station, Gaerwen.'

5.0 REFERENCES

1. Natural Resources Wales (2014). H5 SCR guide for applicants. Site condition report – guidance and templates. Version 3.0.
2. Natural Resource Wales Flood Risk Map. Accessed 12/12/2016. Available at: https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default
3. Environment Agency, “What’s in your backyard?”. Accessed 12/12/2016. Available at: <http://apps.environment-agency.gov.uk/wiyby/>
4. British Geological Survey, Geology of Britain Viewer. Accessed 12/12/2016. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
5. Working Plan for Household, Commercial and Industrial Waste Transfer Station – Cymru Lan Transfer Station, Gaerwen. – Ceri Environmental Consulting Limited, December 2005.

APPENDIX 1

Site Inspection Record

SITE INSPECTION RECORD

Introduction

Inspection details

- 5.1.1 The site visit was undertaken on 14th December 2016 by a Caulmert Ltd employee. The purpose of the visit was to assess the current condition of the land. The walkover comprised both the application area and existing permitted area.
- 5.1.2 At the time of the walkover the construction works were underway on the new Transfer Building with concrete panels being installed internally on the external walls. Within this building were two excavations measuring approximately 0.5 x 0.5 x 0.7m in advance of building works. The excavations were noted to have water within. Also present were metal beams and associated metal storage likely relating to the construction activities. A two story office space was present in the north western corner of the building.
- 5.1.3 A summary of the proposed operations are presented below. Photographs were taken and are presented. A plan showing the location of the photographs is presented in Figure 2.
- 5.1.4 From the site entrance a new concrete surfacing strip was present with the ground prepared for a second adjacent strip along the western boundary where the proposed weighbridge is located. Three drainage covers were noted along the eastern side of the new concrete strip. The surfacing across the site was predominately concrete (P11 & P26), generally in good condition, however, cracks and damage were noted in places. An area of relatively poor surfacing was noted (P6 & P24) comprising gravel with no apparent concrete base at the site entrance and to the south of the Transfer Building. This area is not utilised for the storage of waste. It is understood the new concrete strips are to accommodate the proposed weighbridge and vehicle waiting area, as the existing weighbridge is not suitable as it can only be accessed in one direction.
- 5.1.5 A discussion with Chris Bennett of Cymru Lan Ltd on site identified that there is an interceptor on site for the surface water drainage, located by the wash station (P14) in the south east of the site. It is understood that the new concrete being placed along the western boundary is to be graded as to allow water to flow back into the site towards internal drainage.

Proposed operations

- 5.1.6 Site operations will remain the same and the site used as a waste transfer station accepting non-hazardous waste the new waste transfer building is located to the north of the existing site.
- 5.1.7 The current waste transfer building is located at the southern end of the exiting site. Wastes are sorted into separate fractions in the building prior to bulking up and sending off site for recycling. The operation take place on an impermeable concrete surface. There is separate secure area for the storage of fallen livestock which is regulated by the Animal and Plant Health Agency this operation also takes place on an impermeable surface.

- 5.1.8 Waste operations will continue take place on areas of impermeable pavement and within the new waste transfer building with drainage to the existing facility.
- 1.1.1 Rainwater runoff drains to surface water, this will remain the case for the run off from the new buildings.

Site Inspection

Photograph 1: Inside new waste transfer building, concrete surfacing in good condition.



Photograph 2: Inside new building, new office accommodation



Photograph 3: Facing west out of the new waste transfer building



Photograph 4: New concrete surfacing on the north side of the new transfer building



Photograph 5: Site entrance. Newly resurfaced road.



Photograph 6: South side of new transfer building facing east.



Photograph 7: Drain cover



Photograph 8: Taken from south western corner facing site entrance.



Photograph 9: Centre of the site facing north east.



Photograph 10: Inside existing waste transfer building.



Photograph 11: Facing northwards. Poor quality surfacing outside the existing waste transfer building



Photograph 12: Facing east outside existing waste transfer building.



Photograph 13: Facing east. Existing operation. Empty plastic containers.



Photograph 14: Facing southwards. Plastics compressor.



Photograph 15: Fallen stock storage in existing building.



Photograph 16: Facing north west. Concrete surfacing in good condition.



Photograph 17: Facing east, existing external storage.



Photograph 18: Agricultural plastics containers. Existing site surfacing.



Photograph 19: Outside new waste transfer facility facing north. Existing operations.



Photograph 20: Facing southwards. Existing waste transfer building and storage areas.



Photograph 21: Site surfacing facing east in existing operational area.



Photograph 22: Waste storage outside new building. Fencing and concrete surfacing.



Photograph 23: Site surfacing facing south.



Photograph 24: Site surfacing and existing operations facing east.



APPENDIX 2

Groundsure Report



Caulmert Ltd
8 St Georges Court, Dairyhouse Lane,
Altrincham, WA14 5UA

Groundsure Reference: HMD-3519859
Your Reference: PO13804_Gaerwen_WTS
Report Date: 12 Dec 2016
Report Delivery Method: Email - pdf

Groundsure Enviro Insight

Address: UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Groundsure Enviro Insight

Address: UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR
Date: 12 Dec 2016
Reference: HMD-3519859
Client: Caulmert Ltd



Aerial Photograph Capture date: 18-Apr-2015
Grid Reference: 247595,371468
Site Size: 0.40ha

Report Reference: HMD-3519859
Client Reference: PO13804_Gaerwen_WTS

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	1	0	5	24
1.2 Additional Information – Historical Tank Database	0	0	0	6
1.3 Additional Information – Historical Energy Features Database	0	0	0	1
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Potentially Infilled Land	0	0	1	16
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	11
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	1	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	3
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	1	1
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	1	0	4	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	3	2	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	3	6	0	3	4

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	2	14	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	0	1	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding						
7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No					
7.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	No					
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low					
7.4 Are there any Flood Defences within 250m of the study site?	No					
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No					
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No					
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below Surface					
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High					

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	2	2
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?

Very Low

9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?

Very Low

9.1.2 What is the maximum Landslides hazard rating identified on the study site?

Very Low

9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?

Negligible

9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?

Negligible

9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?

Very Low

9.1.6 What is the maximum Running Sand hazard rating identified on the study site?

Very Low

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?

No

10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?

Yes

10.3 Are there any brine affected areas within 75m of the study site?

No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 30

ID	Distance [m]	Direction	Use	Date
1	0	On Site	Industrial Estate	1990
2	78	NE	Timber Yard	1990
3	115	E	Abattoir	1990
4	161	NW	Unspecified Depot	1990
5H	168	NE	Brick Works	1990
6	225	N	Unspecified Depot	1990
7A	314	NE	Unspecified Pit	1926
8A	314	NE	Unspecified Pit	1926
9A	314	NE	Unspecified Pit	1949
10A	315	NE	Unspecified Pit	1888
11A	315	NE	Unspecified Pit	1970
12A	315	NE	Unspecified Pit	1959
13A	315	NE	Unspecified Pit	1990
14G	330	SE	Unspecified Tanks	1990
15B	345	SE	Unspecified Tanks	1990
16B	347	SE	Unspecified Tanks	1990
17B	358	SE	Unspecified Tanks	1990
18C	361	N	Unspecified Old Quarry	1926
19C	364	N	Unspecified Quarry	1888
20C	364	N	Unspecified Old Quarry	1899
21C	364	N	Unspecified Old Quarry	1949
22C	364	N	Unspecified Old Quarry	1959
23	411	N	Unspecified Works	1990
24	423	NE	Unspecified Works	1990
25D	468	N	Unspecified Quarry	1926
26D	469	N	Unspecified Quarry	1949
27D	470	N	Unspecified Quarry	1899
28D	471	N	Unspecified Quarry	1959
29E	488	N	Unspecified Depot	1990
30E	488	N	Unspecified Depot	1970

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 6

ID	Distance (m)	Direction	Use	Date
31F	273	E	Tanks	1990
32F	273	E	Tanks	1990
33F	273	E	Tanks	1985
34G	324	SE	Tanks	1985
35G	324	SE	Tanks	1990
36G	324	SE	Tanks	1990

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 1

ID	Distance (m)	Direction	Use	Date
37	419	NE	Electricity Substation	1985

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

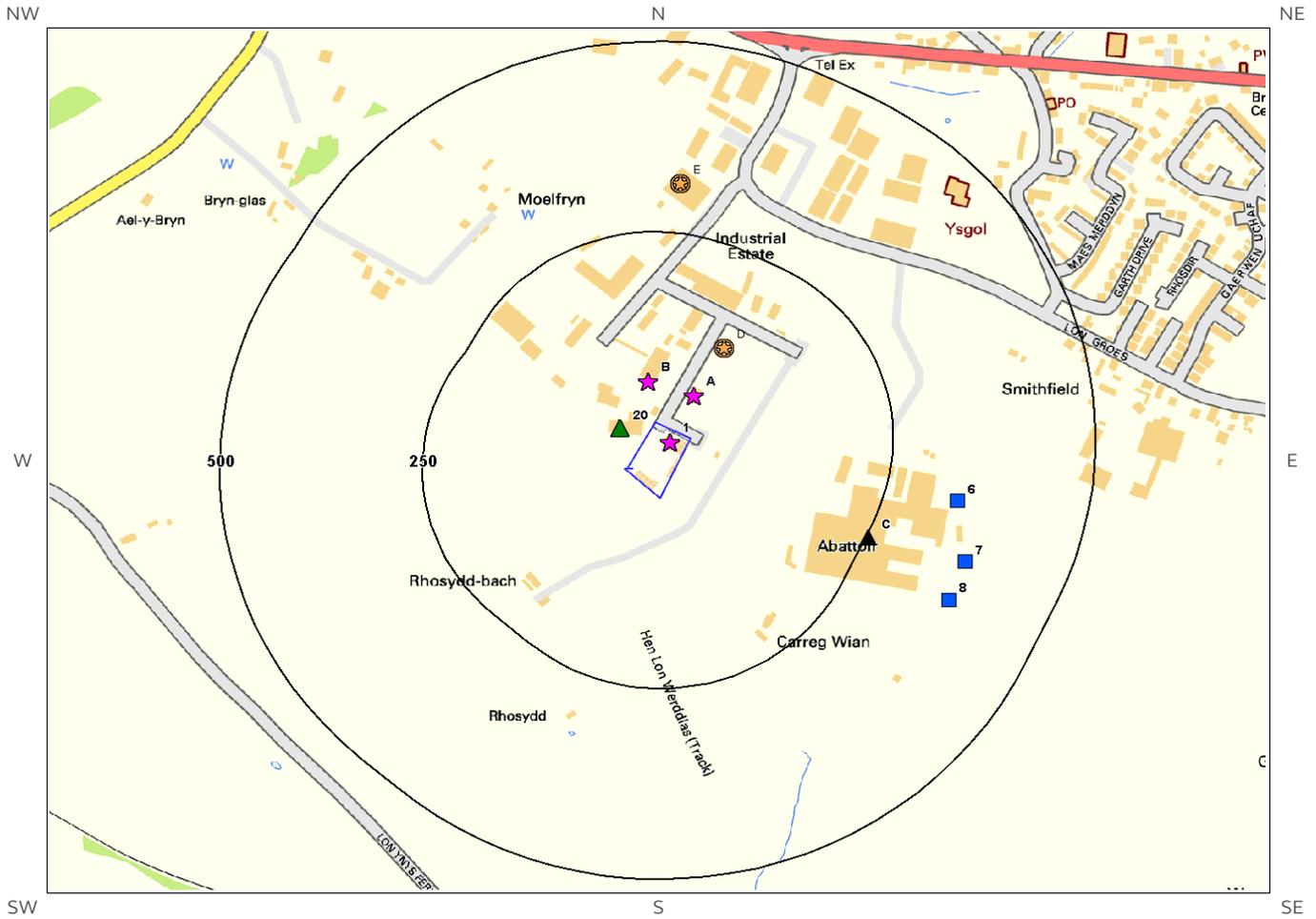
1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 17

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
38H	168	NE	Brick Works	1990
39A	314	NE	Unspecified Pit	1926
40A	314	NE	Unspecified Pit	1926
41A	314	NE	Unspecified Pit	1949
42A	315	NE	Unspecified Pit	1888
43A	315	NE	Unspecified Pit	1970
44A	315	NE	Unspecified Pit	1990
45A	315	NE	Unspecified Pit	1959
46C	361	N	Unspecified Old Quarry	1926
47C	364	N	Unspecified Old Quarry	1899
48C	364	N	Unspecified Old Quarry	1949
49C	364	N	Unspecified Quarry	1888
50C	364	N	Unspecified Old Quarry	1959
51D	468	N	Unspecified Quarry	1926
52D	469	N	Unspecified Quarry	1949
53D	470	N	Unspecified Quarry	1899
54D	471	N	Unspecified Quarry	1959

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|---|-------------------------------|---|--|---|---|
|  | Site Outline |  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |  | Part A(2) and Part B Authorised Processes |
|  | Dangerous Substances (List 2) |  | Water Industry Referrals |  | COMAH / NIHHS Sites |
|  | Search Buffers (m) |  | Licensed Discharge Consents |  | Sites Determined as Contaminated Land |
|  | 500 |  | Red List Discharge Consents |  | Hazardous Substance Consents and Enforcements |
|  | 250 | | | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

11

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
23C	254	SE	247840 371330	<p>Operator: W&we (wales And West England) Limited Installation Name: Welsh Country Foods Epr/rp3333hd Process: ANIMAL, VEGETABLE AND FOOD; SLAUGHTERING ANIMALS >50 T/DAY</p> <p>Permit Number: EP3631ZL Original Permit Number: RP3333HD EPR Reference: - Issue Date: 26/3/2013 Effective Date: 26/3/2013 Last date noted as effective: 2016-08-31 Status: Effective</p>
24C	254	SE	247840 371330	<p>Operator: W&we (wales And West England) Limited Installation Name: Welsh Country Foods Epr/rp3333hd Process: DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT</p> <p>Permit Number: EP3631ZL Original Permit Number: RP3333HD EPR Reference: - Issue Date: 26/3/2013 Effective Date: 26/3/2013 Last date noted as effective: 2016-08-31 Status: Effective</p>
25C	254	SE	247840 371330	<p>Operator: Vion Food Wales & West England Ltd Installation Name: Welsh Country Foods Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC ANIMAL RAW MATERIALS (NOT MILK) FOR FOOD >75T/D</p> <p>Permit Number: RP3333HD Original Permit Number: RP3333HD EPR Reference: - Issue Date: 24/8/2010 Effective Date: 24/8/2010 Last date noted as effective: 2016-08-31 Status: Superseded</p>

ID	Distance (m)	Direction	NGR	Details	
26C	254	SE	247840 371330	Operator: Vion Food Wales & West England Ltd Installation Name: Welsh Country Foods Process: ANIMAL, VEGETABLE AND FOOD; SLAUGHTERING ANIMALS >50 T/DAY	Permit Number: RP3333HD Original Permit Number: RP3333HD EPR Reference: - Issue Date: 24/8/2010 Effective Date: 24/8/2010 Last date noted as effective: 2016-08-31 Status: Superseded
27C	254	SE	247840 371330	Operator: Ww&e (wales And West England) Limited Installation Name: Welsh Country Foods Process: CREATED BY IED - DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT	Permit Number: EP3631ZL Original Permit Number: RP3333HD EPR Reference: - Issue Date: 26/3/2013 Effective Date: 26/3/2013 Last date noted as effective: 2013-07-01 Status: Effective
28C	254	SE	247840 371330	Operator: W&we (wales And West England) Limited Installation Name: Welsh Country Foods epr/rp3333hd Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC ANIMAL RAW MATERIALS (NOT MILK) FOR FOOD >75T/D	Permit Number: EP3631ZL Original Permit Number: RP3333HD EPR Reference: - Issue Date: 26/3/2013 Effective Date: 26/3/2013 Last date noted as effective: 2016-08-31 Status: Effective
29C	254	SE	247840 371330	Operator: Welsh Country Foods Ltd Installation Name: Welsh Country Foods Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC ANIMAL RAW MATERIALS (NOT MILK) FOR FOOD >75T/D	Permit Number: FP3637PX Original Permit Number: FP3637PX EPR Reference: - Issue Date: 25/4/2005 Effective Date: 25/4/2005 Last date noted as effective: 2016-08-31 Status: Superseded
30C	254	SE	247840 371330	Operator: Welsh Country Foods Ltd Installation Name: Welsh Country Foods Process: ANIMAL, VEGETABLE AND FOOD; SLAUGHTERING ANIMALS >50 T/DAY	Permit Number: FP3637PX Original Permit Number: FP3637PX EPR Reference: - Issue Date: 25/4/2005 Effective Date: 25/4/2005 Last date noted as effective: 2016-08-31 Status: Superseded
31C	254	SE	247840 371330	Operator: Welsh Country Foods Ltd Installation Name: Welsh Country Foods Process: ANIMAL VEGETABLE AND FOOD; TREATING ETC ANIMAL RAW MATERIALS (NOT MILK) FOR FOOD >75T/D	Permit Number: XP3835LD Original Permit Number: FP3637PX EPR Reference: - Issue Date: 11/3/2006 Effective Date: 11/3/2006 Last date noted as effective: 2016-08-31 Status: Superseded
32C	254	SE	247840 371330	Operator: Welsh Country Foods Ltd Installation Name: Welsh Country Foods Process: ANIMAL, VEGETABLE AND FOOD; SLAUGHTERING ANIMALS >50 T/DAY	Permit Number: XP3835LD Original Permit Number: FP3637PX EPR Reference: - Issue Date: 11/3/2006 Effective Date: 11/3/2006 Last date noted as effective: 2016-08-31 Status: Superseded
33C	254	SE	247840 371330	Operator: Farmers Choice Installation Name: Farmers Choice (angelsey) Ltd Process: -	Permit Number: AB3090HW Original Permit Number: - EPR Reference: - Issue Date: 8/2/2016 Effective Date: 23/11/2015 Last date noted as effective: 2016-08-31 Status: Effective

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
20	33	NW	247534 371473	Address: Mona Precast (Anglesey) Ltd, Gaerwen Works, Gaerwen Industrial Estate, Gaerwen, LL60 6HR Process: Use Of Bulk Cement Status: Current Permit Permit Type: Part B Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

3

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
6	339	E	247950 371380	Address: GAERWEN INDUSTRIAL ESTATE, GAERWEN INDUSTRIAL ESTATE, INDUSTRIAL ESTATE, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: CG0125203 Permit Version: 1 Receiving Water: TRIB. OF BRAINT Status: CONSENT EXPIRED - TIME LIMIT Issue date: 10/12/1985 Effective Date: 10-Dec-1985 Revocation Date: 29/01/1993
7	376	SE	247960 371300	Address: GAERWEN INDUSTRIAL ESTATE, GAERWEN INDUSTRIAL ESTATE, INDUSTRIAL ESTATE, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: CG0125202 Permit Version: 1 Receiving Water: TRIB. OF BRAINT Status: CONSENT EXPIRED - TIME LIMIT Issue date: 10/12/1985 Effective Date: 10-Dec-1985 Revocation Date: 29/01/1993
8	379	SE	247940 371250	Address: GAERWEN INDUSTRIAL ESTATE, GAERWEN INDUSTRIAL ESTATE, INDUSTRIAL ESTATE, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: CG0125201 Permit Version: 1 Receiving Water: TRIB. OF BRAINT Status: CONSENT EXPIRED - TIME LIMIT Issue date: 10/12/1985 Effective Date: 10-Dec-1985 Revocation Date: 29/01/1993

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

2

The following records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Application Reference Number	NGR	Application Status	Application Date	Address	Details	Details of Enforcement Action
34D	124	NE	H3717	247661 371580	Approved	No Details	Alta Gas Ltd, Gaerwen Industrial Estate, Gaerwen, Anglesey, Wales, LL60 6HR	Hazardous Substance Consent - No Details	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
35E	314	N	H4409	247608 371796	Approved	No Details	Cambrian Gas Ltd, aka Cam Gas Gaerwen, Industrial Estate Gaerwen, Anglesey, Wales, LL60 6HR	Hazardous Substance Consent - No Details	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

5

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	0	On Site	247595 371457	Incident Date: 28-Nov-2002 Incident Identification: 123574 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
2A	52	NE	247624 371518	Incident Date: 23-Oct-2002 Incident Identification: 116301 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Distance (m)	Direction	NGR	Details	
3A	52	NE	247624 371518	Incident Date: 23-Oct-2002 Incident Identification: 116301 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
4B	55	N	247568 371537	Incident Date: 03-Sep-2001 Incident Identification: 56575 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5B	55	N	247568 371537	Incident Date: 03-Sep-2001 Incident Identification: 56575 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

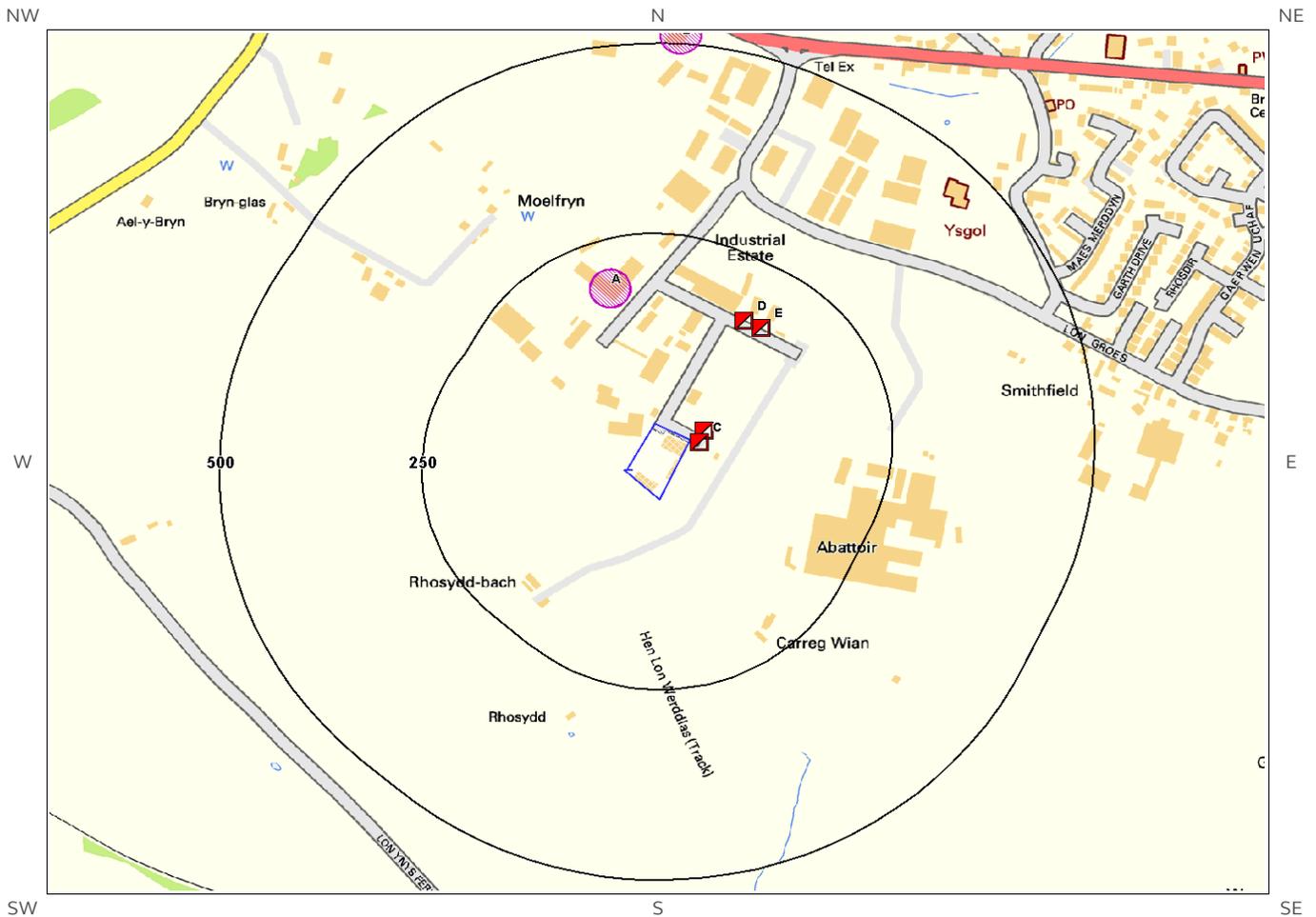
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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- | | | | | | |
|---|------------------------|---|---------------------------|---|---|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | 250 Search Buffers (m) |  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site |
|  | 500 Search Buffers (m) |  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

0

Database searched and no data found.

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

5

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details	
1A	161	N	247522 371660	Type of Site: Waste Transfer Site Site Address: Industrial Estate, GAERWEN, Gwynedd,	Planning Application Reference: 33C20P Date: - Further Details: Scheme proposes a waste transfer site with 2 storey administration building with office of 69 sqm net and vehicle workshop facilities of 72 sqm. Construction - Blockwork/profiled cladding walls; Profiled metal sheeting roofing; Aluminium window frams. An application (ref: 33C20P) for Detailed Planning permission was submitted to Anglesey C.C. on 7th May 1996. Data Source: Historic Planning Application Data Type: Point
2A	161	N	247522 371660	Type of Site: Recycling Facility Site Address: Gaerwen Highways Depot, GAERWEN, Gwynedd,	Planning Application Reference: 33LPA931/CC Date: 16/01/2012 Further Details: Scheme comprises demolition of depot building and public footpath and creation of an inert aggregate recycling facility. An application (ref: 33LPA931/CC) for detailed planning permission was submitted to Anglesey C.C. A detailed planning application has been submitted. Data Source: Historic Planning Application Data Type: Point
3A	161	N	247522 371660	Type of Site: Waste Disposal Centre (Conversion) Site Address: Gaerwen Industrial Estate, GAERWEN, Gwynedd, LL60 6HR	Planning Application Reference: 33C20R1 Date: - Further Details: Change of use from B8 to B2 with building extensions to form a healthcare waste disposal centre. An application (ref: 33C20R1) for Detailed Planning permission was submitted to Anglesey C.C. on 25th June 1997. Data Source: Historic Planning Application Data Type: Point

ID	Distance (m)	Direction	NGR	Details	
4B	487	N	247609 371994	Type of Site: Waste Transfer Station (Conversion) Site Address: Plot 4 Gaerwen Depot, Gaerwen Industrial Estate, GAERWEN, Gwynedd, LL60 6HR	Planning Application Reference: 33C20S/2/ECON Date: - Further Details: Scheme comprises change of use from recycling shed to a waste transfer station together with amendments to building approved under planning application 33C20G/2, and the installation of a weighbridge. An application (ref: 33C20S/2/ECON) for Detailed Planning permission was submitted to Anglesey C.C. on 30th June 2005. Data Source: Historic Planning Application Data Type: Point
5B	487	N	247609 371994	Type of Site: Waste Disposal Centre (Extension) Site Address: Former Haulage Depot, Gaerwen Industrial Estate, GAERWEN, Gwynedd, LL60 6HR	Planning Application Reference: 33C20Q/1 Date: - Further Details: Change of use of existing building of 1471 sqm, erection of an administration/utilities extension of 187 sqm and erection of a vehicle workshop extension of 216 sqm. Scheme includes 2 roller shutter doors. Construction - 2 roller shutter doors. An application (ref: 33C20Q/1) for Detailed Planning permission was submitted to Anglesey C.C. on 16th September 1996. Data Source: Historic Planning Application Data Type: Point

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

16

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

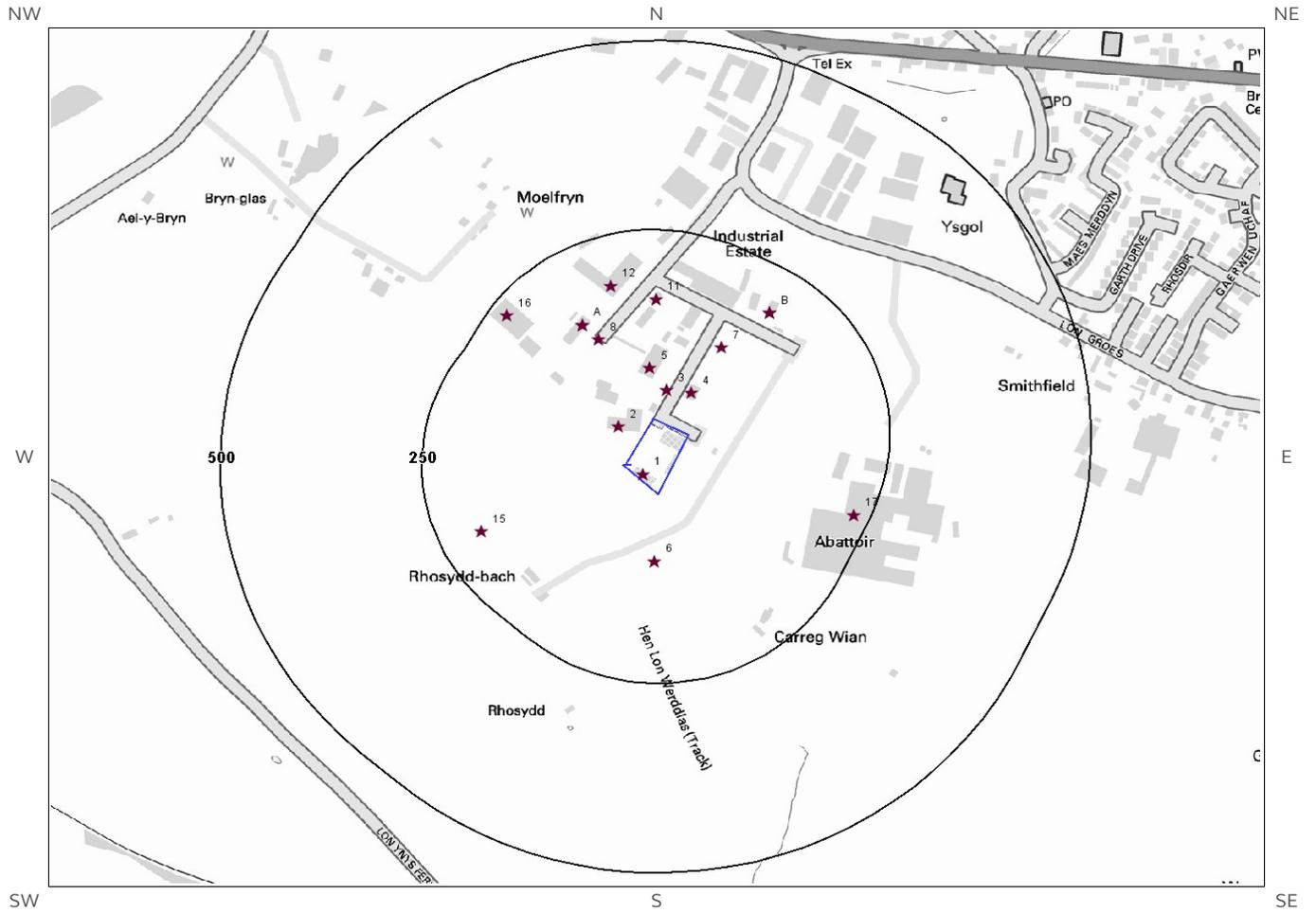
ID	Distance (m)	Direction	NGR	Details	
6C	11	E	247632 371459	Site Address: Green Skips Environmental Ltd, Gaerwen Ind Est, Gaerwen, Isle of Anglesey, LL60 6HR Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: EP3994FB EPR reference: - Operator: Green Skips (Environmental) Ltd Waste Management licence No: 0 Annual Tonnage: 0.0	Issue Date: 29/07/1998 Effective Date: 29/07/1998 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -

ID	Distance (m)	Direction	NGR	Details	
7C	11	E	247632 371459	<p>Site Address: Plot 10, Gaerwen Ind Est, Gaerwen, Ynys Mon, LL60 6HR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRE003 EPR reference: EP3994FB/V002 Operator: Green Skips (Environmental) Ltd Waste Management licence No: 37155 Annual Tonnage: 6060.0</p>	<p>Issue Date: 29/07/1998 Effective Date: - Modified: 10/12/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Green Skips Environmental Ltd Correspondence Address: -</p>
8C	21	NE	247638 371475	<p>Site Address: Plot 10, Gaerwen Ind Est, Gaerwen, Anglesey, LL60 6HR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRE003 EPR reference: - Operator: Green Skips (environmental) Ltd Waste Management licence No: 37155 Annual Tonnage: 0.0</p>	<p>Issue Date: 29/07/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Green Skips Environmental Ltd Correspondence Address: Gaerwen Ind Est, Gaerwen, Anglesey, LL60 6HR</p>
9D	170	NE	247687 371619	<p>Site Address: Cymru Lan Cyf, Gaerwen, Isle of Anglesey, LL60 6HR Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: QP3294FQ EPR reference: - Operator: Cymru Lan Cyfyngedig Waste Management licence No: 0 Annual Tonnage: 24999.0</p>	<p>Issue Date: 18/01/2007 Effective Date: 18/01/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -</p>
10D	170	NE	247687 371619	<p>Site Address: Plot 4, Gaerwent Industrial Estate, Gaerwen, Ynys Mon, LL60 6HR Type: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: CYM001 EPR reference: QP3294FQ/V002 Operator: Cymru Lan Cyfyngedig Waste Management licence No: 37296 Annual Tonnage: 0.0</p>	<p>Issue Date: 18/01/2007 Effective Date: - Modified: 01/10/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Cymru Lan Cyf Correspondence Address: -</p>
11D	170	NE	247687 371619	<p>Site Address: Plot 4, Gaerwent Industrial Estate, Gaerwen, Ynys Mon, LL60 6HR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CYM001 EPR reference: EA/EPR/QP3294FQ/V002 Operator: Cymru Lan Cyfyngedig Waste Management licence No: 37296 Annual Tonnage: 24999.0</p>	<p>Issue Date: 18/01/2007 Effective Date: - Modified: 01/10/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Cymru Lan Cyf Correspondence Address: -</p>
12E	171	NE	247708 371609	<p>Site Address: Unit 2, Gaerwen Ind Est, Gaerwen, Ynys Mon, Gwynedd, LL60 6HR Type: Metal Recycling Site (mixed MRS's) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: DAV004 EPR reference: ZP3094FM/V005 Operator: Alwyn Davies & Colin Davies Waste Management licence No: 37133 Annual Tonnage: 0.0</p>	<p>Issue Date: 30/05/1995 Effective Date: - Modified: 15/02/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Phoenix Metals And Colin Davies Non-ferrous Metals Correspondence Address: -</p>

ID	Distance (m)	Direction	NGR	Details	
13E	171	NE	247708 371609	<p>Site Address: Unit 2, Gaerwen Ind Est, Gaerwen, Ynys Mon, Gwynedd, LL60 6HR Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DAV004 EPR reference: EA/EPR/ZP3094FM/V005 Operator: Alwyn Davies & Colin Davies Waste Management licence No: 37133 Annual Tonnage: 24999.0</p>	<p>Issue Date: 30/05/1995 Effective Date: - Modified: 15/02/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Phoenix Metals And Colin Davies Non-ferrous Metals Correspondence Address: -</p>
14E	171	NE	247708 371609	<p>Site Address: Phoenix Metals And Colin Davies Non-ferrous Metals, Gaerwen, Ynys Mon, Isle of Anglesey, LL60 6HR Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: ZP3094FM EPR reference: - Operator: Alwyn Davies & Colin Davies Waste Management licence No: 0 Annual Tonnage: 24999.0</p>	<p>Issue Date: 30/05/1995 Effective Date: 30/05/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -</p>
Not shown	522	N	247632 372002	<p>Site Address: Enterprise Anglesey C C Highways Depot, Enterprise Anglesey C C Highways Depot, Gaerwen, Isle of Anglesey, LL60 6HR Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: GB3338RB EPR reference: - Operator: Enterprise (A O L) Ltd Waste Management licence No: 0 Annual Tonnage: 74999.0</p>	<p>Issue Date: 13/08/2012 Effective Date: 13/08/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -</p>
Not shown	522	N	247632 372002	<p>Site Address: Enterprise Anglesey C C Highways Depot, Holyhead Road, Gaerwen, Anglesey, LL60 6HR Type: Inert & excavation Waste TS + treatment Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: ENT063 EPR reference: GB3338RB/A001 Operator: Enterprise (A O L) Ltd Waste Management licence No: 104109 Annual Tonnage: 0.0</p>	<p>Issue Date: 13/08/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Enterprise Anglesey C C Highways Depot Correspondence Address: -</p>
Not shown	522	N	247632 372002	<p>Site Address: Enterprise Anglesey C C Highways Depot, Holyhead Road, Gaerwen, Anglesey, LL60 6HR Type: Inert & excavation Waste TS + treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ENT063 EPR reference: EA/EPR/GB3338RB/A001 Operator: Enterprise (A O L) Ltd Waste Management licence No: 104109 Annual Tonnage: 74999.0</p>	<p>Issue Date: 13/08/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Enterprise Anglesey C C Highways Depot Correspondence Address: -</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1212	N	247424 372685	<p>Site Address: K G Mathews, Bont Ddu, Pentre Berw, Gaerwen, Ynys Mon, LL60 6LF Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KGM001 EPR reference: ZP3794FA/A001 Operator: Matthews K G Waste Management licence No: 37141 Annual Tonnage: 3120.0</p> <p>Issue Date: 26/03/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: K G Matthews Auto Salvage Correspondence Address: -</p>
Not shown	1216	N	247427 372690	<p>Site Address: Matthews Auto Salvage, Pentre Berw, Gaerwen, Ynys Mon, LL60 6LF Type: Metal Recycling Site (Vehicle Dismantler) Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: MAT060 EPR reference: ZP3199VK/V002 Operator: Mr Lee Matthews & Mr Sion Matthews Waste Management licence No: 37141 Annual Tonnage: 0.0</p> <p>Issue Date: 26/03/1996 Effective Date: 15/06/2011 Modified: 01/03/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: K G Matthews Auto Salvage Correspondence Address: -</p>
Not shown	1216	N	247427 372690	<p>Site Address: K G Matthews Auto Salvage, Pentre Berw, Gaerwen, Isle of Anglesey, LL60 6LF Type: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: ZP3199VK EPR reference: - Operator: Mr Lee Matthews & Mr Sion Matthews Waste Management licence No: 0 Annual Tonnage: 3120.0</p> <p>Issue Date: 26/03/1996 Effective Date: 26/03/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective Site Name: - Correspondence Address: -</p>
Not shown	1216	N	247427 372690	<p>Site Address: Matthews Auto Salvage, Pentre Berw, Gaerwen, Ynys Mon, LL60 6LF Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAT060 EPR reference: EA/EPR/ZP3199VK/V002 Operator: Mr Lee Matthews & Mr Sion Matthews Waste Management licence No: 37141 Annual Tonnage: 3120.0</p> <p>Issue Date: 26/03/1996 Effective Date: 15/06/2011 Modified: 01/03/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: K G Matthews Auto Salvage Correspondence Address: -</p>

4. Current Land Use Map



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-  Site Outline
-  Current Industrial Sites
-  Electricity Transmission Cables
-  Petrol & Fuel Sites
-  Gas Transmission Pipelines
-  Search Buffers (m)

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

17

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Cymru Lan Ltd	247564 371411	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Recycling, Reclamation and Disposal	Recycling Services
2	34	NW	Mona Precast Anglesey Ltd	247534 371473	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Concrete Products	Industrial Products
3	42	N	Electricity Sub Station	247593 371522	LL60	Electrical Features	Infrastructure and Facilities
4	52	NE	Eric Lloyd Commercials	247623 371518	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	68	N	D Hughes Welding & Fabrication	247572 371551	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Cutting, Drilling and Welding Services	Construction Services
6	88	S	Pylon	247578 371296	LL60	Electrical Features	Infrastructure and Facilities
7	122	NE	Cam Gas	247660 371577	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
8	126	NW	Pearsons Farm Supplies Ltd	247509 371588	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Animal Feeds, Pet Foods, Hay and Straw	Foodstuffs
9A	153	NW	D J & M Haulage Contractors	247488 371607	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Distribution and Haulage	Transport, Storage and Delivery
10A	153	NW	Emyr Evans	247488 371607	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Agricultural Machinery and Goods	Industrial Products
11	159	N	C C Paints	247580 371642	Construction House, Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Paints, Varnishes and Lacquers	Industrial Products
12	185	N	G D Jones & Son	247524 371659	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
13B	190	NE	Phoenix Metals & Demolition Ltd	247721 371623	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Scrap Metal Merchants	Recycling Services
14B	190	NE	C Davies Non Ferrous Metals	247721 371624	Unit 2 Gaerwen Industrial Estate, Gaerwen, Gwynedd, LL60 6HR	Scrap Metal Merchants	Recycling Services
15	196	SW	Pylon	247364 371335	LL60	Electrical Features	Infrastructure and Facilities
16	229	NW	D J & M Jones	247395 371620	Gaerwen Industrial Estate, Gaerwen, LL60 6HR	Distribution and Haulage	Transport, Storage and Delivery
17	230	SE	Abattoir	247826 371357	LL60	Fish, Meat and Poultry Products	Foodstuffs

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TILLD	TILL, DEVENSIAN	DIAMICTON

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CABSZ-SCHM	CENTRAL ANGLESEY SHEAR ZONE AND BERW SHEAR ZONE (UNDIFFERENTIATED)	SCHIST, MICA

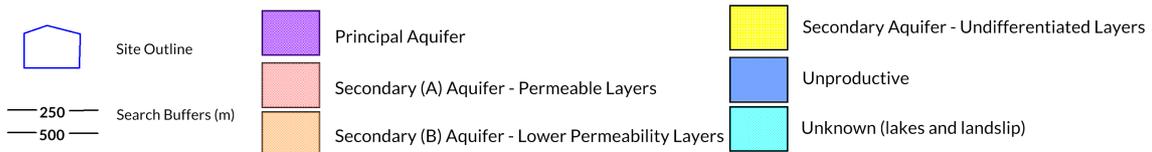
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

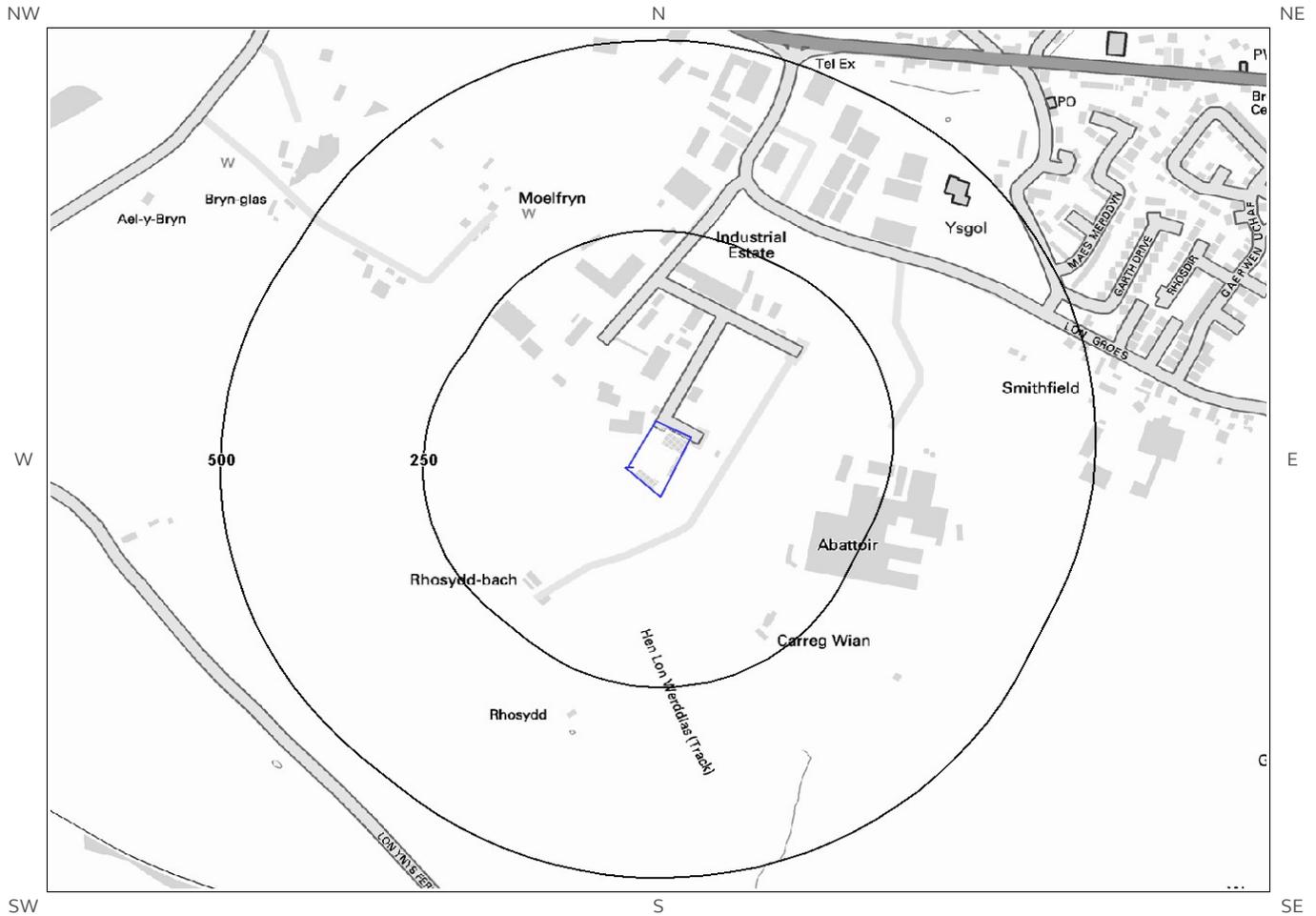
6a. Aquifer Within Superficial Geology



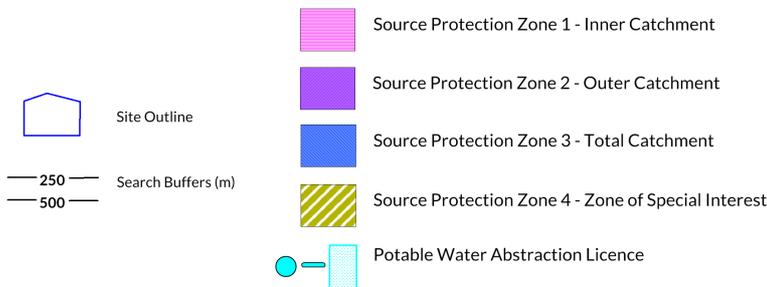
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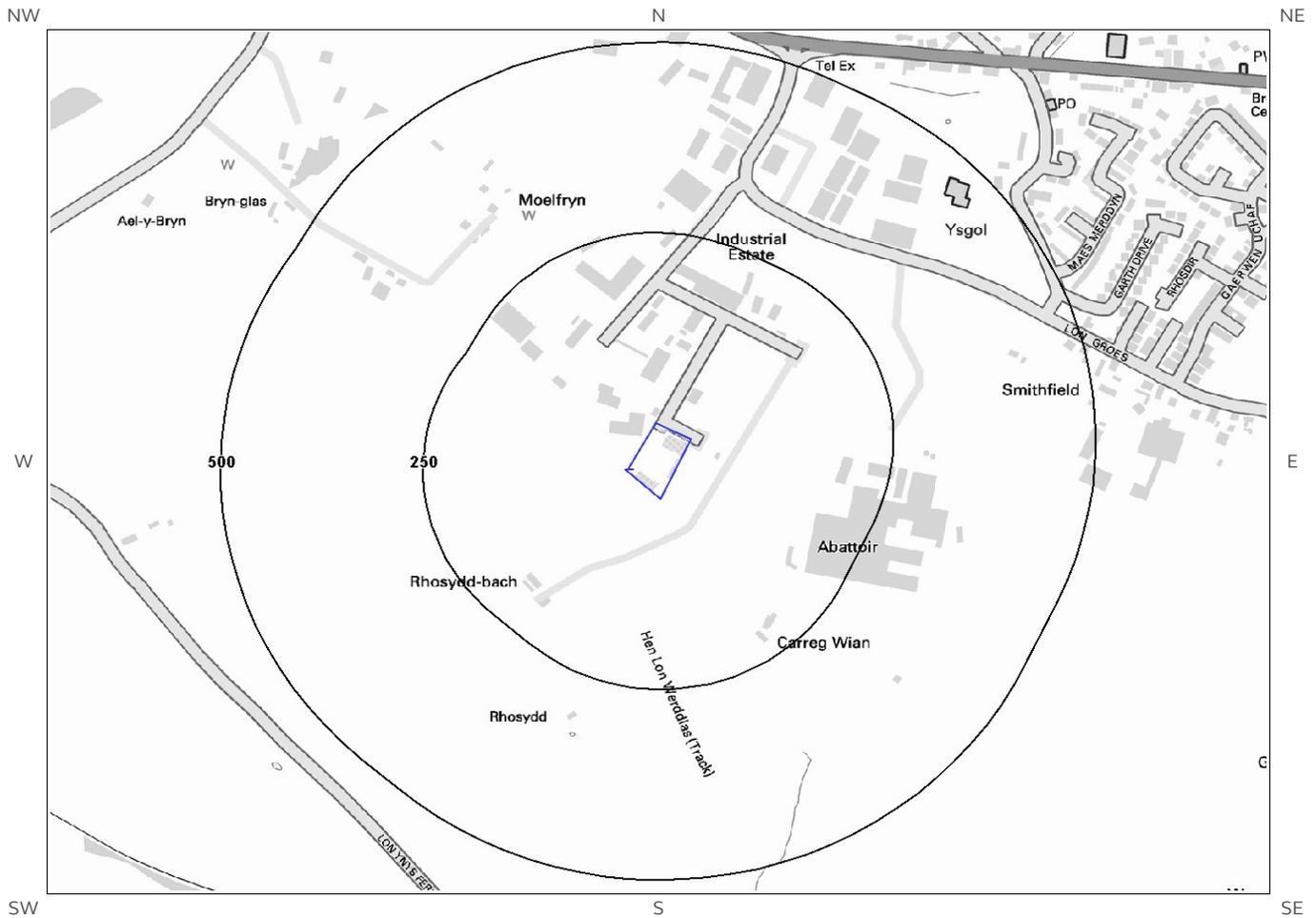
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



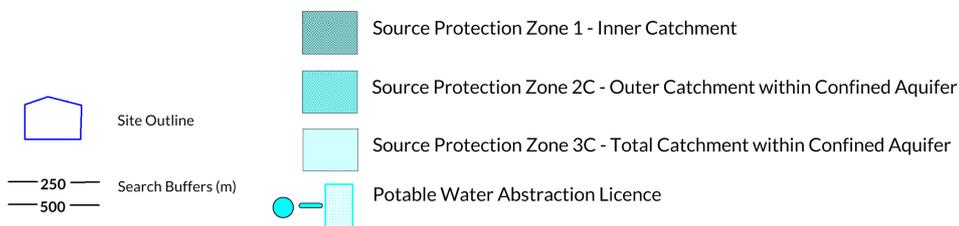
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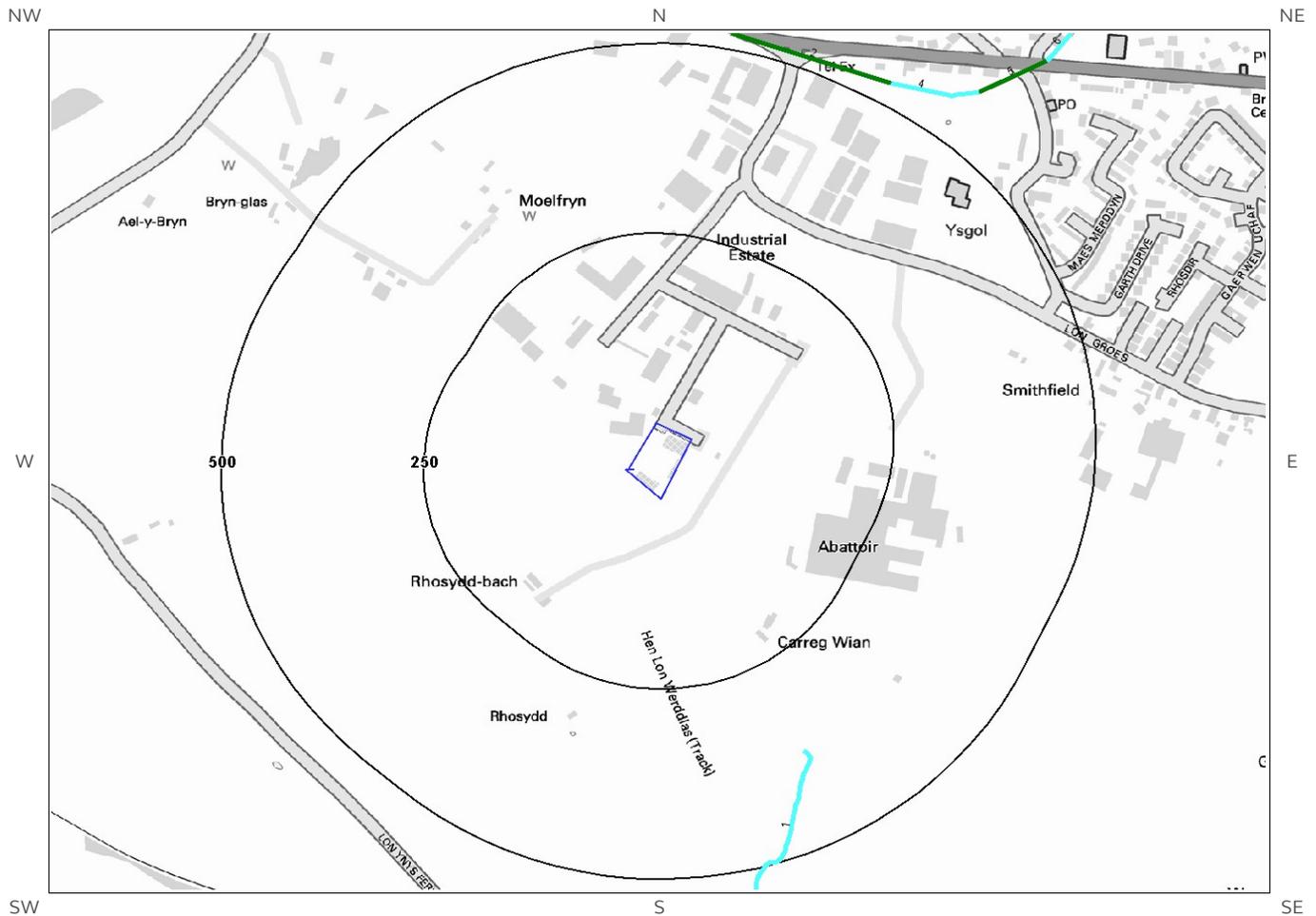
6d. Hydrogeology – Source Protection Zones within confined aquifer



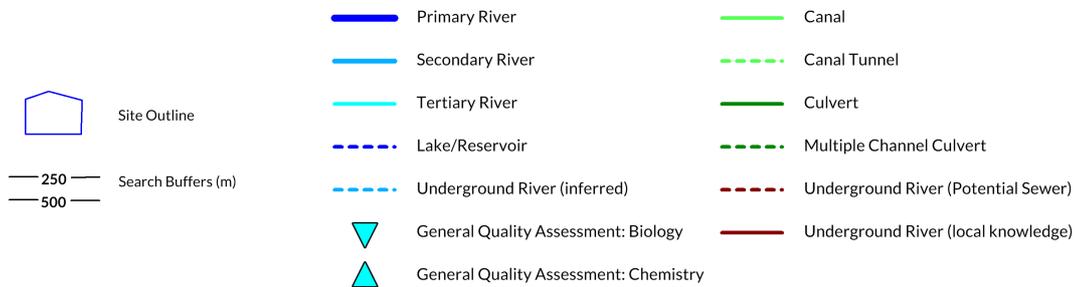
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
3	0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details	
Not shown	1385	NW	246490 372340	Status: Historical Licence No: 23/102/2/0009 Details: Lake & Pond Throughflow Direct Source: Eaw Surface Water Point: Number 10 Main Drain Data Type: Line Name: Rspb	Annual Volume (m ³): 364384 Max Daily Volume (m ³): 1468.8 Application No: C219/1768 Original Start Date: 12/4/1995 Expiry Date: 23/4/2014 Issue No: 101 Version Start Date: 30/7/2000 Version End Date:
Not shown	1426	NW	246610 372530	Status: Historical Licence No: 23/102/2/0012 Details: Lake & Pond Throughflow Direct Source: Eaw Surface Water Point: Nant Y Berw Data Type: Point Name: Rspb	Annual Volume (m ³): 1075000 Max Daily Volume (m ³): 53000 Application No: 2026 Original Start Date: 3/4/2006 Expiry Date: 31/3/2014 Issue No: 1 Version Start Date: 3/4/2006 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site? No

Database searched and no data found.

6.9 River Quality

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? No

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Database searched and no data found.

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	374	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

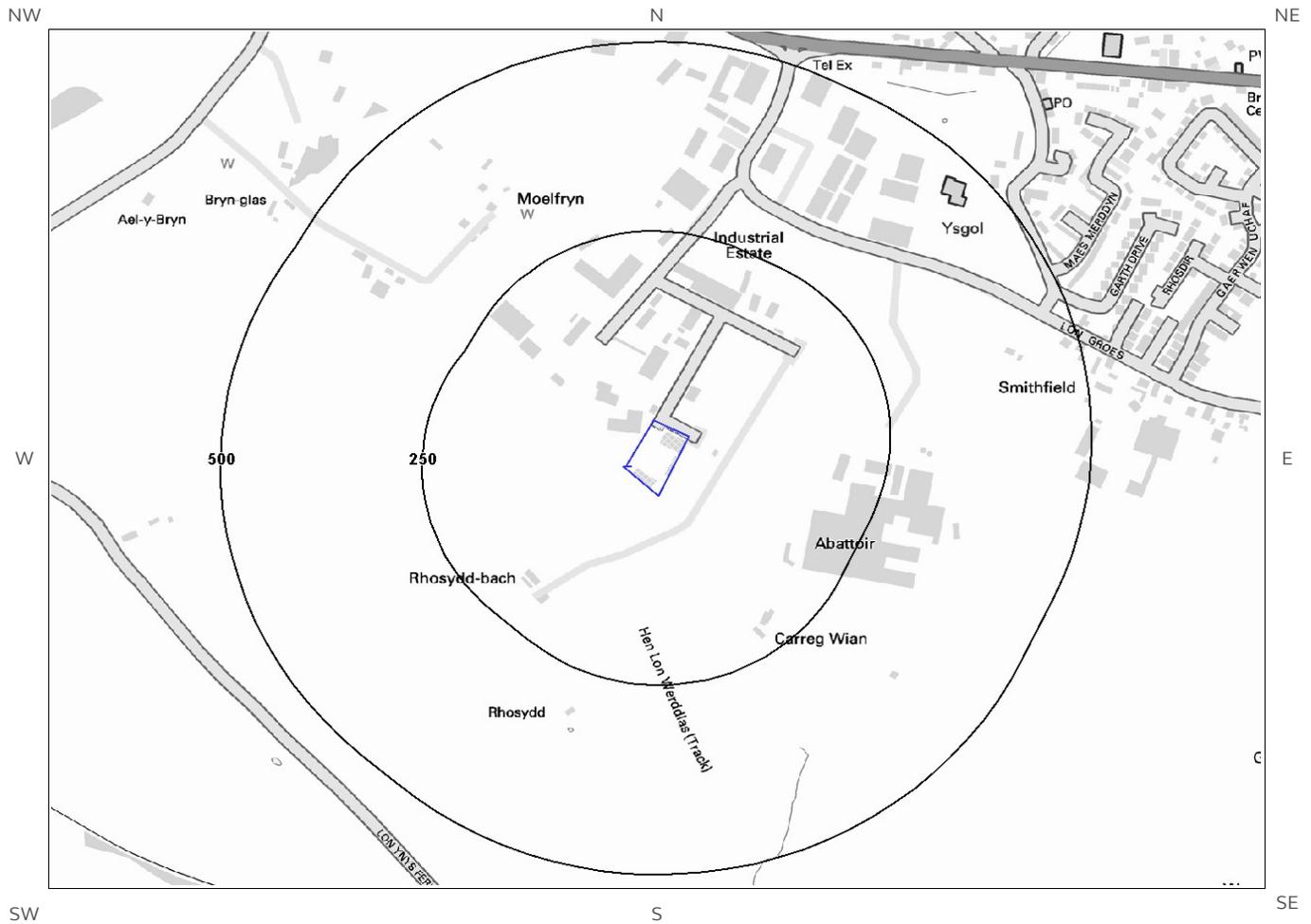
6.11 Surface Water Features

Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

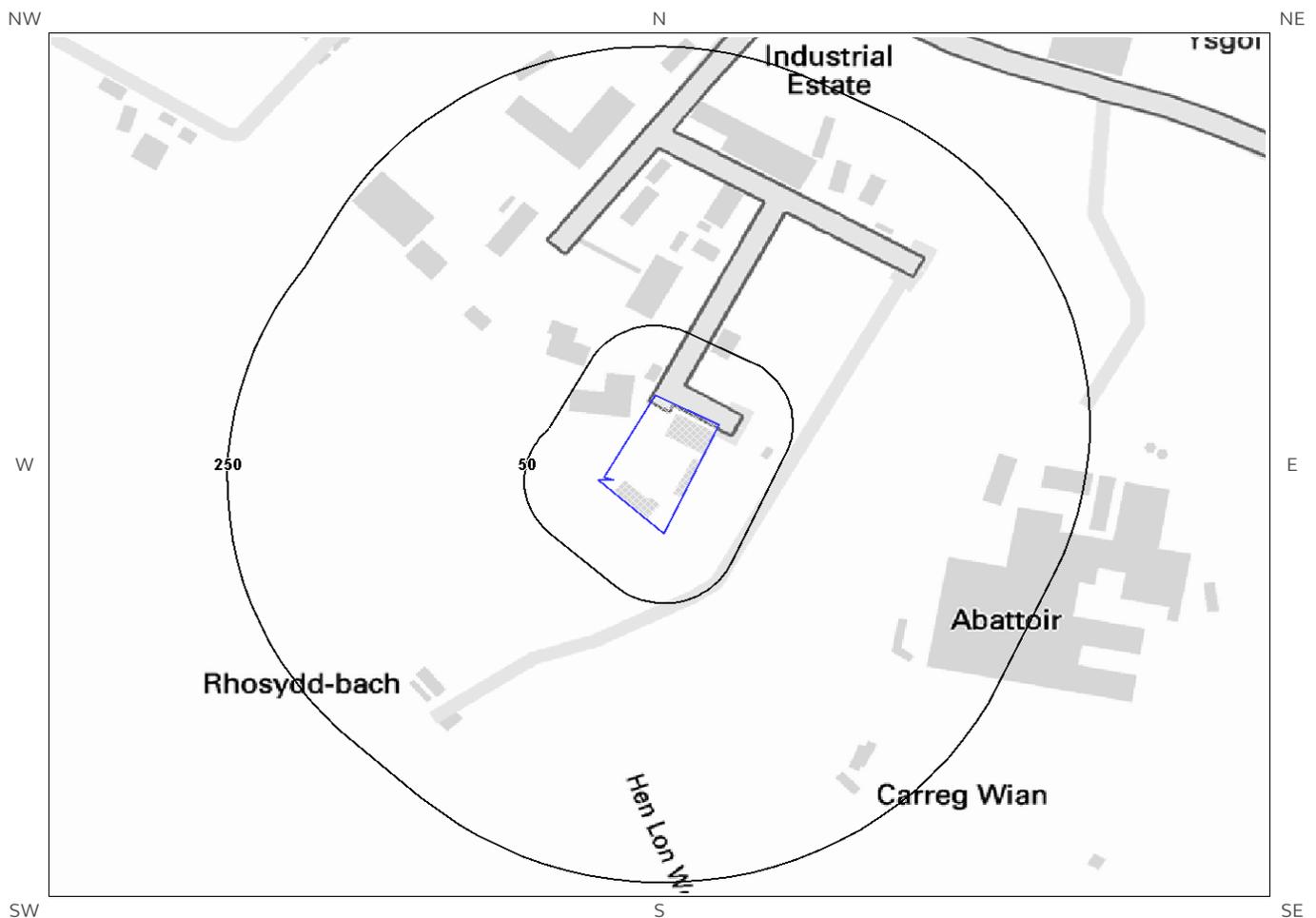
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



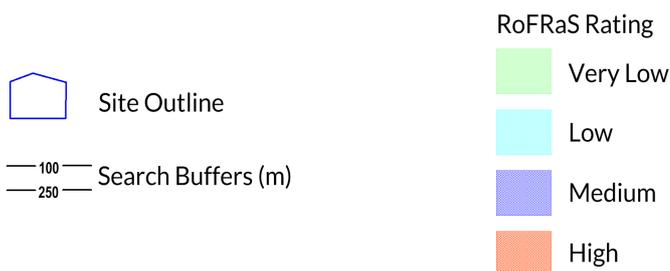
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? No

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? No

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential below Surface

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.8 Groundwater Flooding Confidence Areas

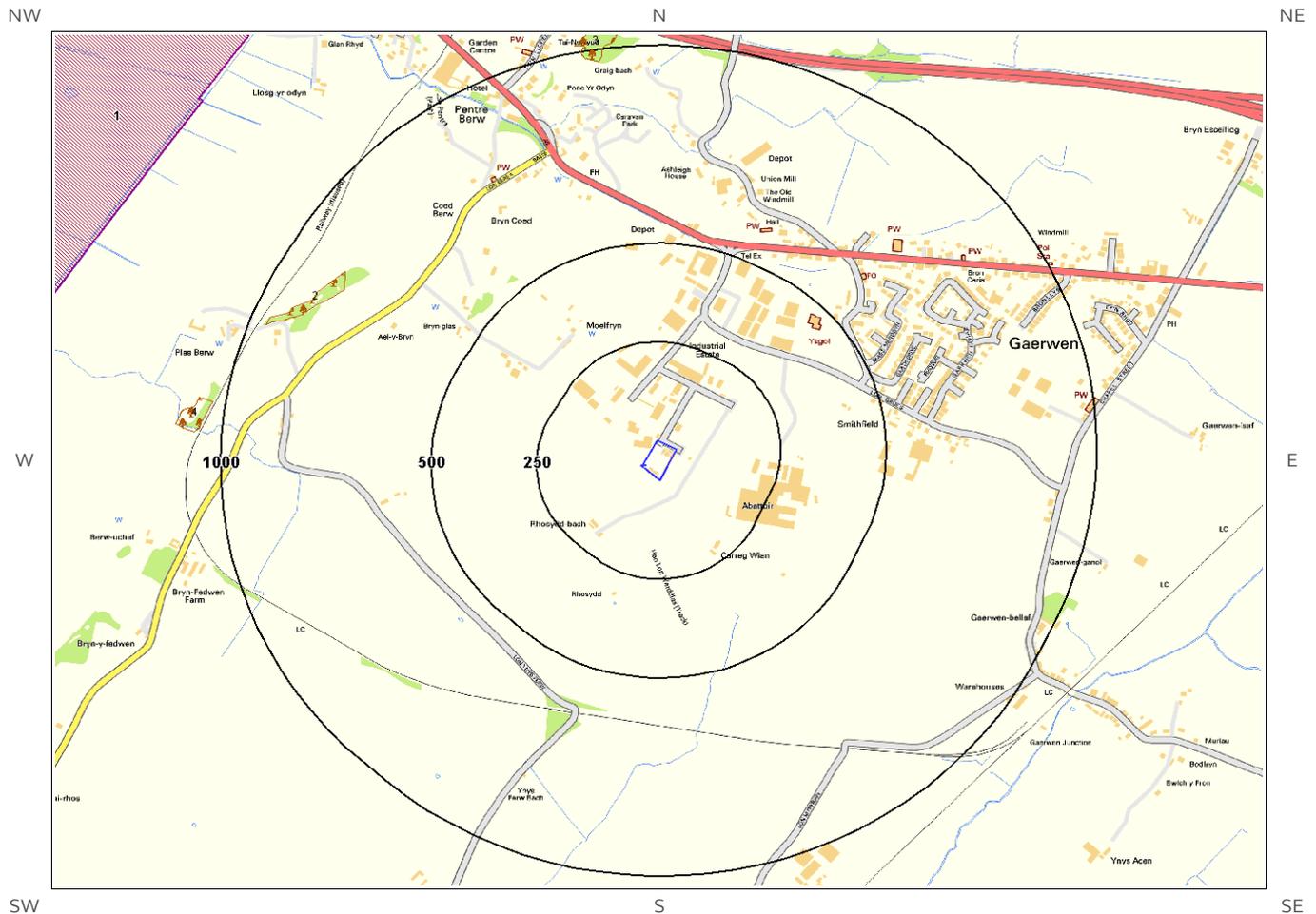
What is the British Geological Survey confidence rating in this result?

High

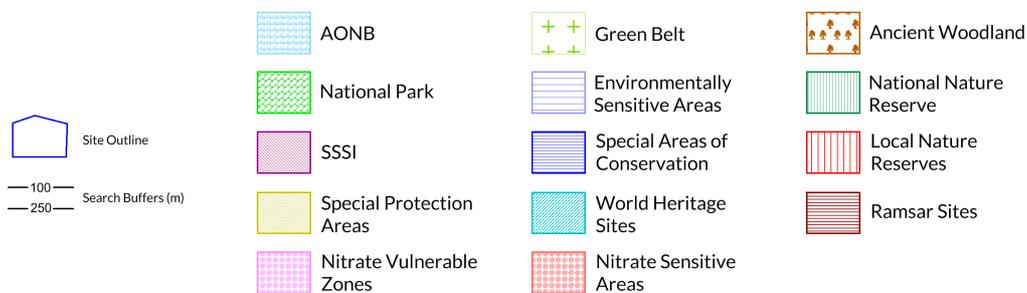
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

1

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	1380	NW	MALLTRAETH MARSH/CORS DDYGA	Natural Resources Wales

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

4

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
2	834	NW	Unknown	Ancient and Semi-Natural Woodland
3	969	N	Unknown	Ancient and Semi-Natural Woodland
4	1031	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1097	N	Unknown	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our [website](#). The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? No

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

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Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Natural Resources Wales

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
Tel: 0300 065 3000
Email: enquiries@naturalresourceswales.gov.uk

Public Health England

Public information access office
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133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority

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www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Sir Ynys Mon - Isle of Anglesey County Council
Phone: 01248 750 057
Web: <http://www.anglesey.gov.uk>
Address: Council Offices, Llangefni, Anglesey, LL77 7TW



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Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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<https://www.groundsure.com/terms-and-conditions-sept-2016>



Groundsure

LOCATION INTELLIGENCE

Caulmert Ltd

8 St Georges Court, Dairyhouse Lane,
Altrincham, WA14 5UA

Groundsure Reference: HMD-3519860

Your Reference: PO13804_Gaerwen_WTS

Report Date 12 Dec 2016

Report Delivery Method: Email - pdf

Groundsure Geo Insight

Address: UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Geoinsight

Groundsure Geo Insight

Address: UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR
Date: 12 Dec 2016
Reference: HMD-3519860
Client: Caulmert Ltd

NW N NE



SW S SE

Aerial Photograph Capture date: 18-Apr-2015
Grid Reference: 247595,371468
Site Size: 0.40ha

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Overview of Findings

The Groundsure Geo Insight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

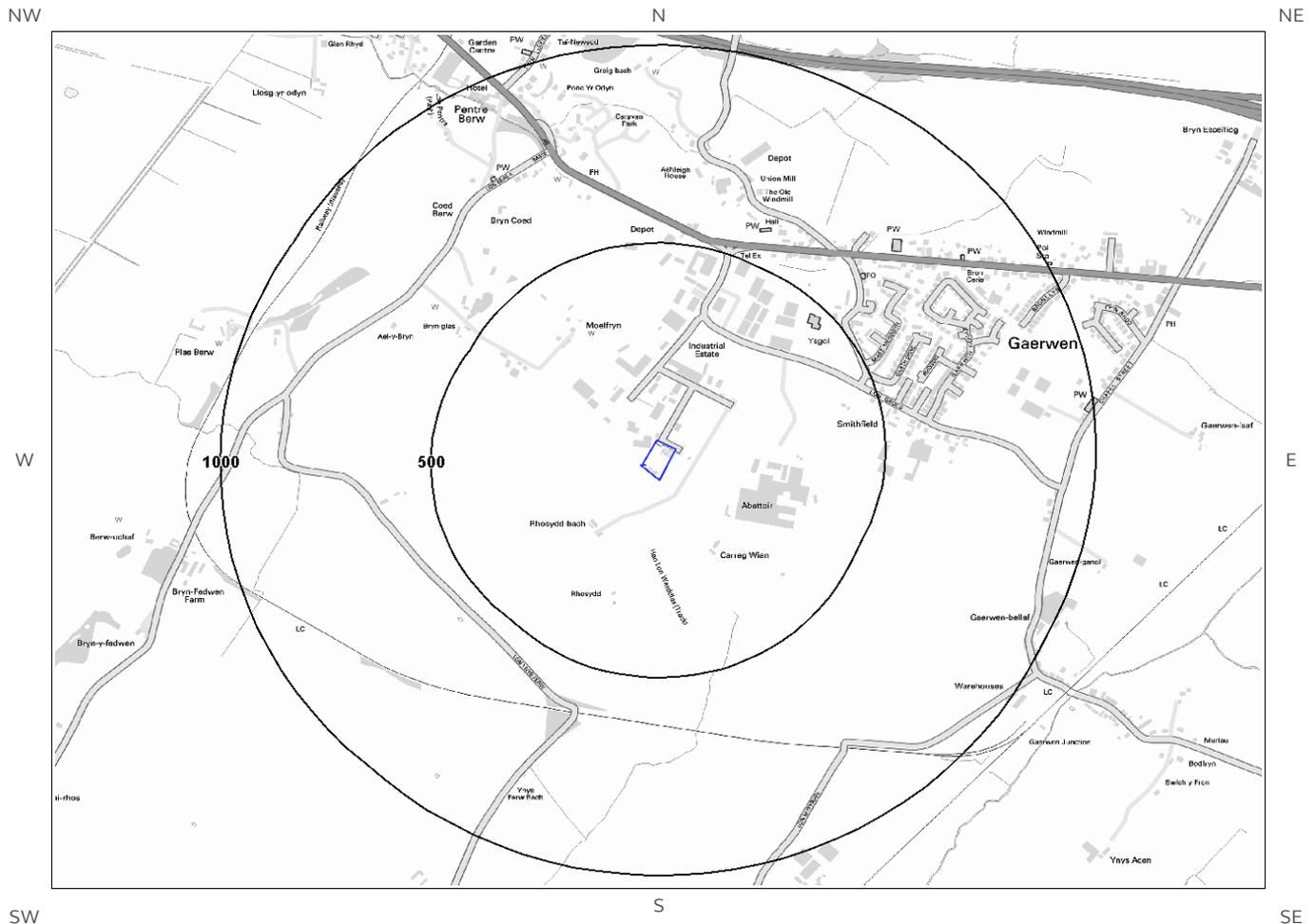
Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	1	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	2	3

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	1
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	1	0	0	0	2
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4: Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Very Low				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Negligible				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Very Low				
Section 5: Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	0	0	0		
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	1	2	3		
Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	0	Not Searched	
7.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	0	Not Searched	

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

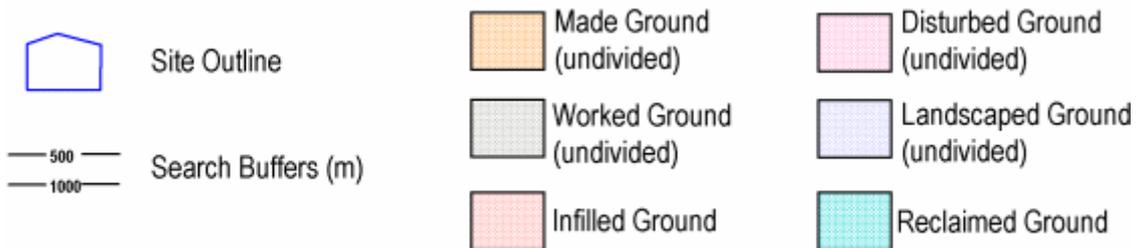
1 Geology

1.1 Artificial Ground Map



Artificial Ground Legend

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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:105

Are there any records of Artificial/Made Ground within 500m of the study site boundary? No

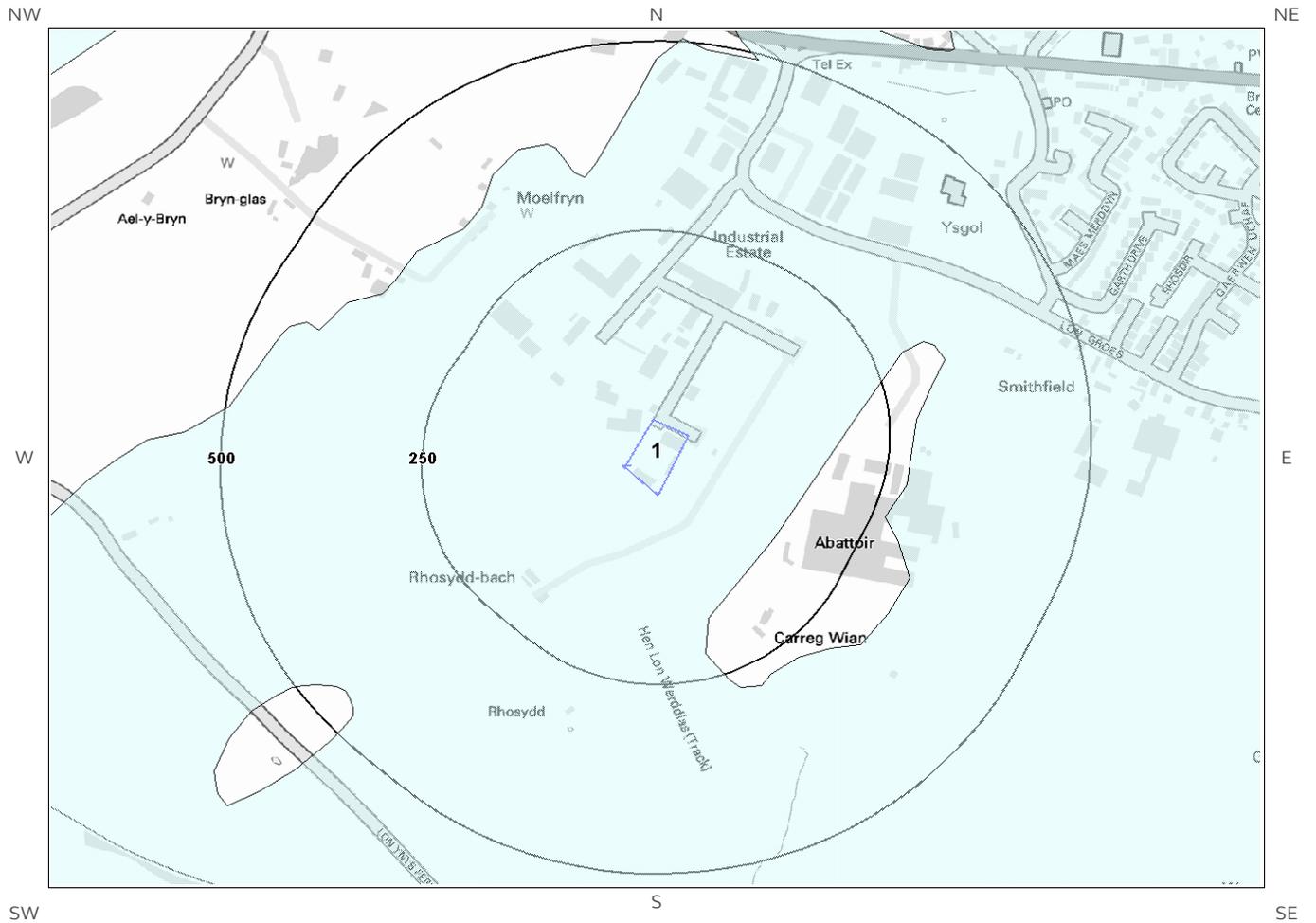
Database searched and no data found.

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

1.2 Superficial Deposits and Landslips Map

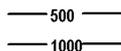


Superficial Deposits and Landslips Legend

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Site Outline



Search Buffers (m)

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

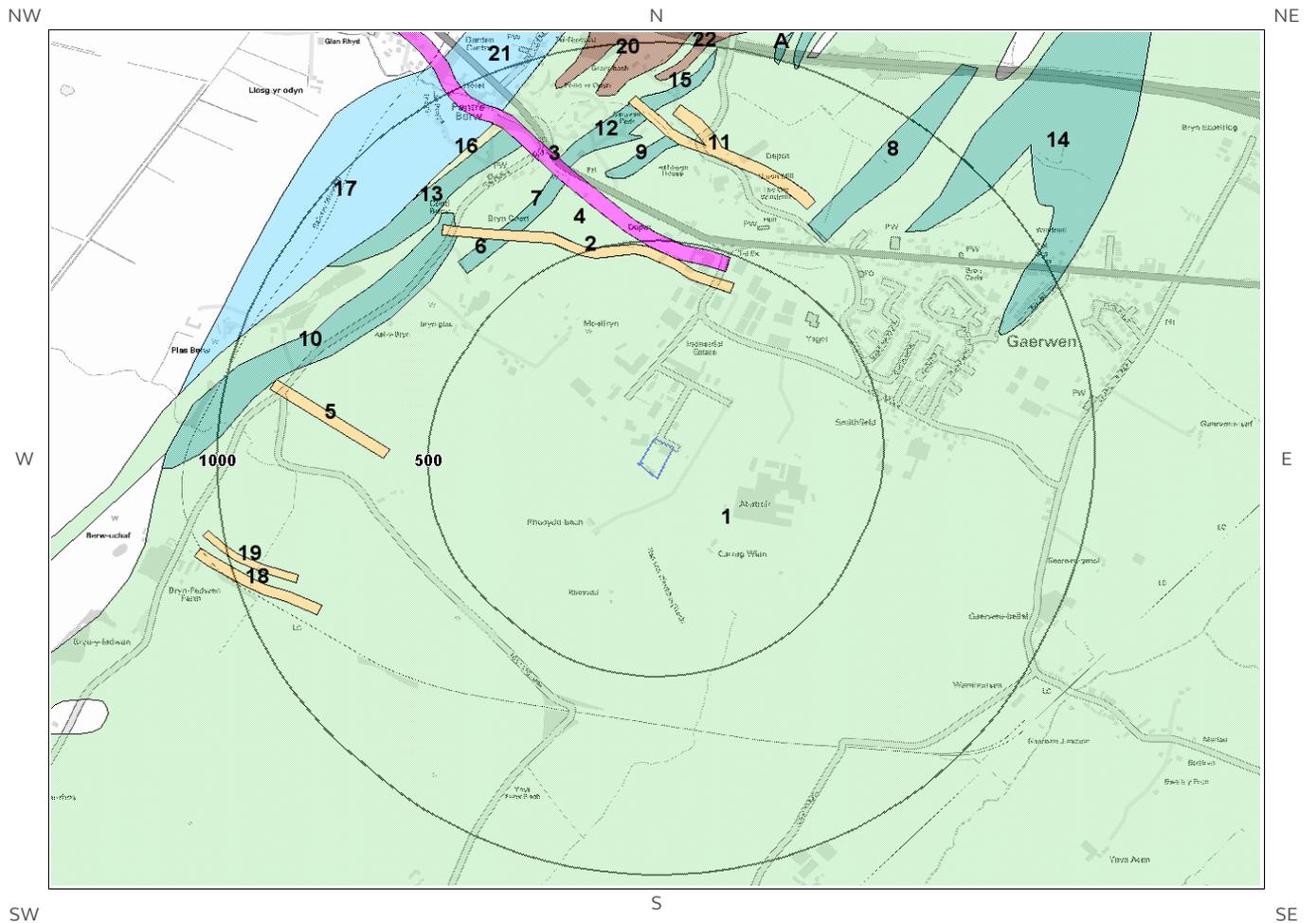
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site* boundary? No

Database searched and no data found.

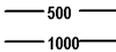
* This includes an automatically generated 50m buffer zone around the site

1.3 Bedrock and Faults Map



Bedrock and Faults Legend

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-  Site Outline
-  Search Buffers (m)

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:105

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	CABSZ-SCHM	Central Anglesey Shear Zone And Berw Shear Zone (undifferentiated) - Schist, Mica	No Details
2	407.0	N	UIIN-GMGD	Unnamed Igneous Intrusion Of Unknown Age - Gabbro, Microgabbro And Diorite	No Details
3	453.0	N	UDG-MCGB	Unnamed Dyke, Palaeogene - Microgabbro	No Details
4	485.0	N	CABSZ-SCHM	Central Anglesey Shear Zone And Berw Shear Zone (undifferentiated) - Schist, Mica	No Details

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? No

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

* This includes an automatically generated 50m buffer zone around the site

1.4 Radon Data

1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection

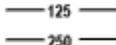
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

2 Ground Workings Map



Ground Workings Legend

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- | | | | |
|---|--------------------|---|----------------------------------|
|  | Site Outline |  | Historic Surface Ground Workings |
|  | Search Buffers (m) |  | Historic Underground Workings |
| | |  | Current Ground Workings |

2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1	168.0	NE	247694 371653	Brick Works	1990

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? No

Database searched and no data found.

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	378.0	N	247684 371846	Igneous & Metamorphic Rock	Moelfryn	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	494.0	N	247586 371977	Igneous & Metamorphic Rock	Bron-heulog	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	615.0	N	247715 372083	Igneous & Metamorphic Rock	Gaerwen	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	815.0	N	247675 372292	Igneous & Metamorphic Rock	Parc y Coed	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	847.0	W	246695 371475	Igneous & Metamorphic Rock	Nant-graig	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? Yes

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
518.0	N	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? Yes

The following non-coal mining information is provided by the BGS:

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
2	832.0	NW	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
Not shown	902.0	NW	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled “Review of mining instability in Great Britain, 1990” PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.10 Clay Mining

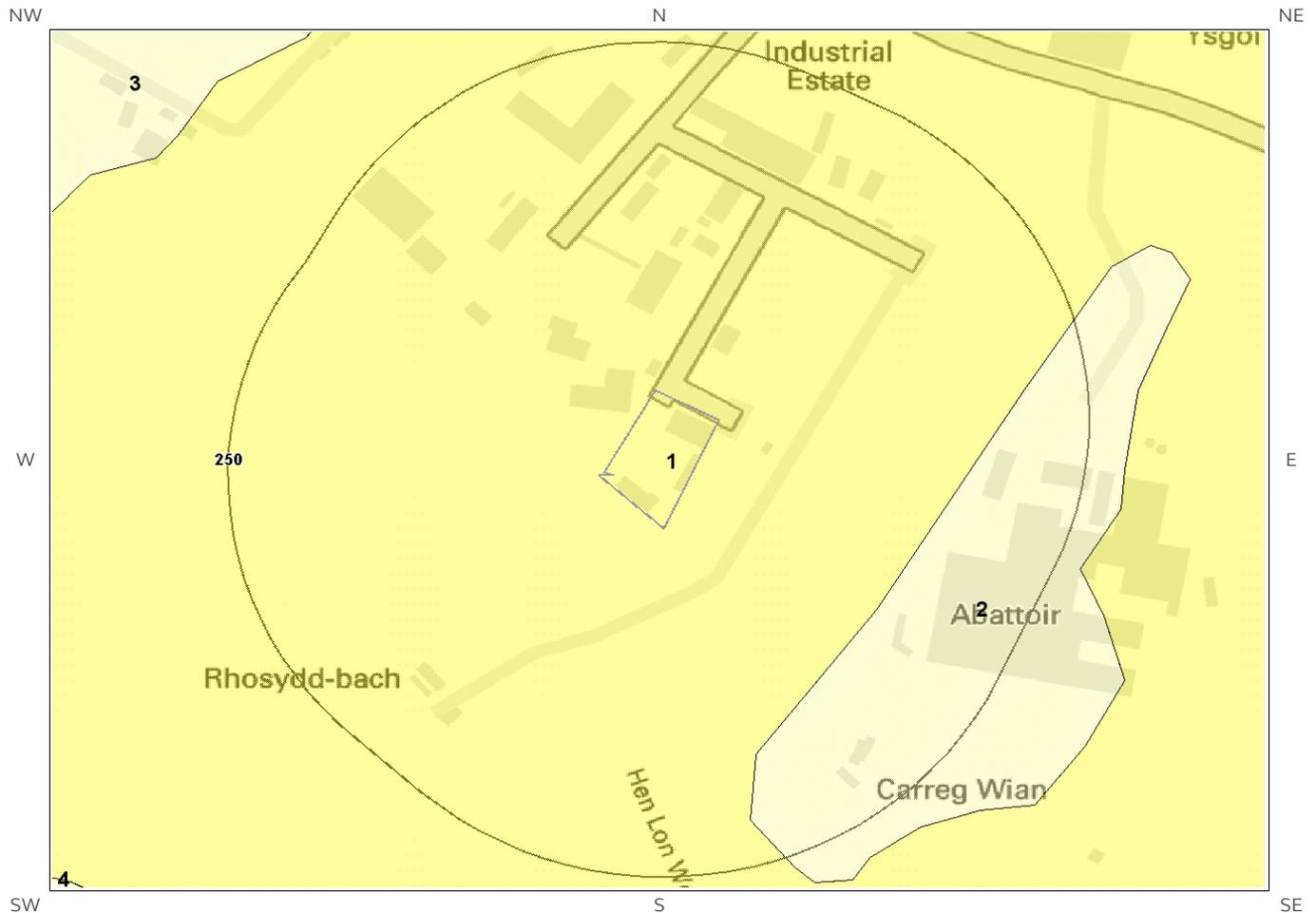
This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

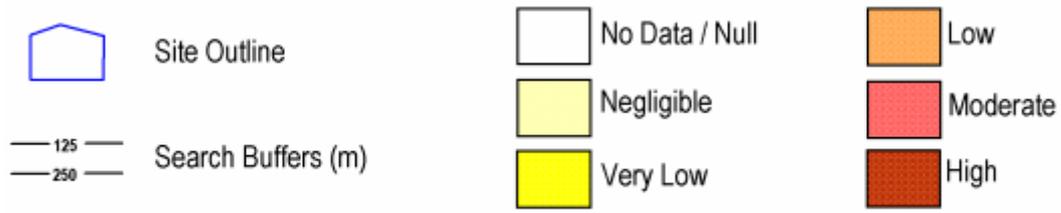
4 Natural Ground Subsidence

4.1 Shrink-Swell Clay Map

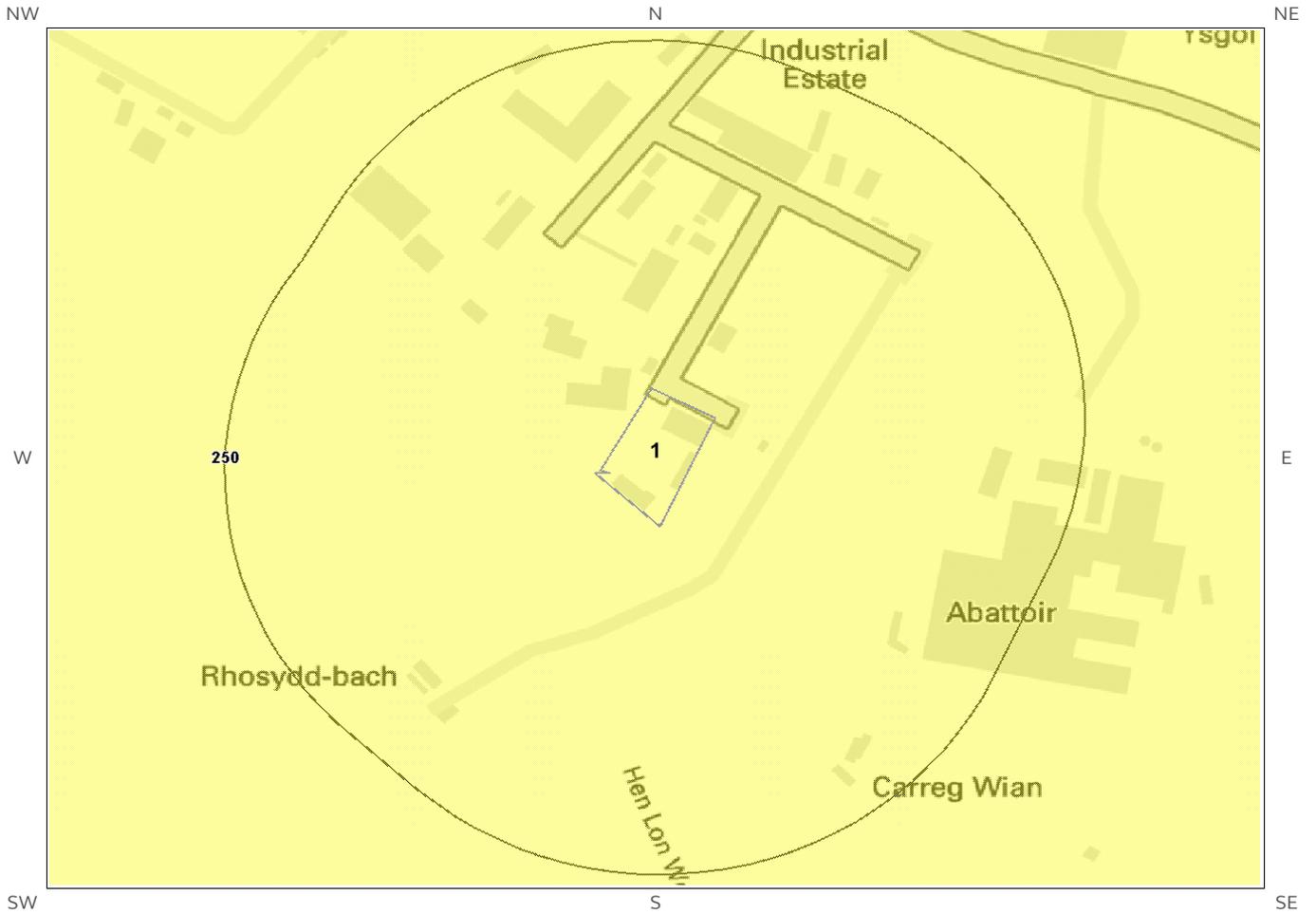


Shrink Swell Clay Legend

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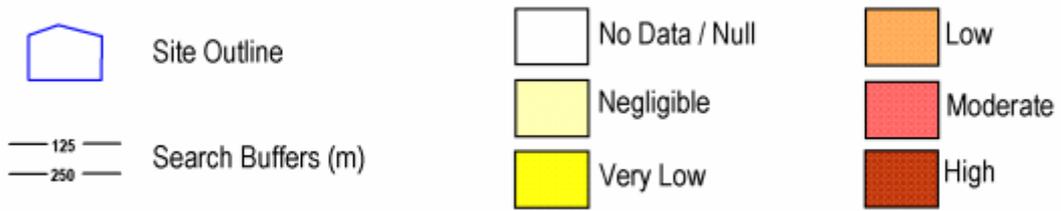


4.2 Landslides Map



Landslides Legend

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4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

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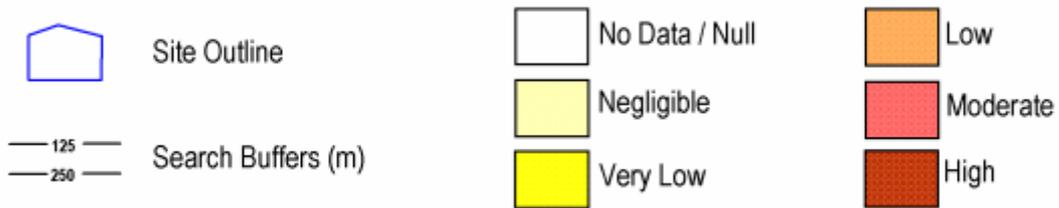


4.4 Compressible Deposits Map



Compressible Deposits Legend

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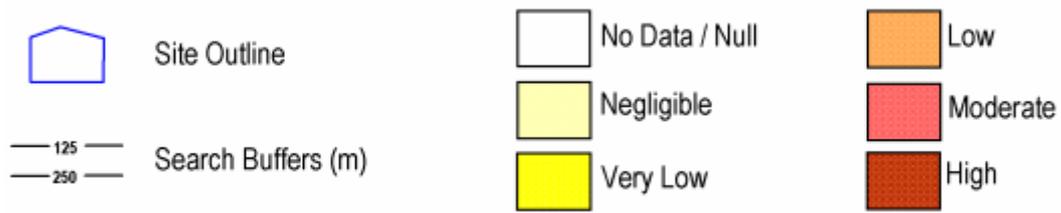


4.5 Collapsible Deposits Map



Collapsible Deposits Legend

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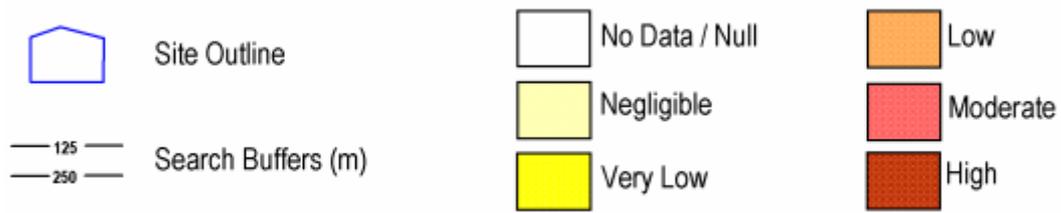


4.6 Running Sand Map



Running Sand Legend

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4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? Very Low

4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This includes an automatically generated 50m buffer zone around the site

4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

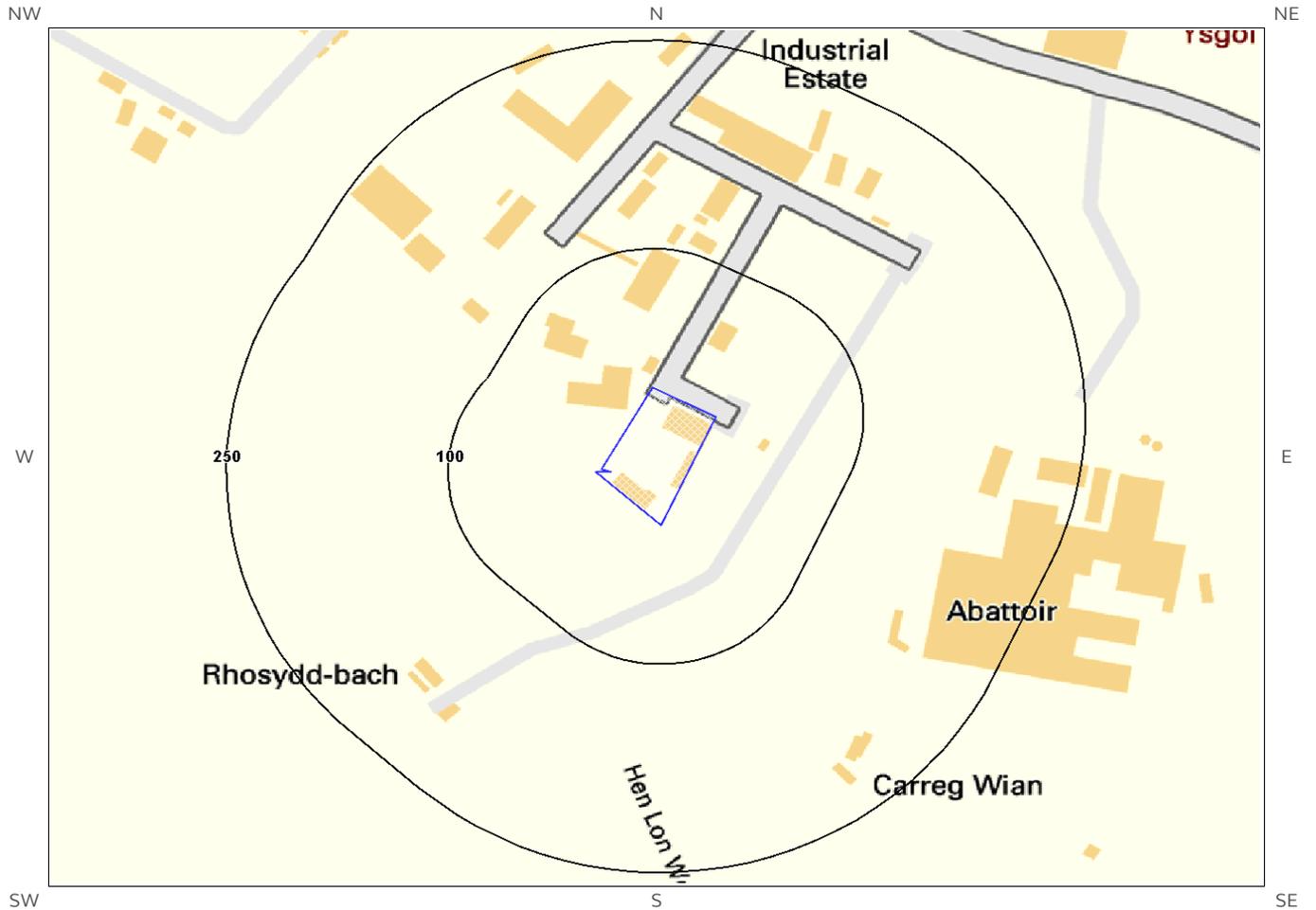
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

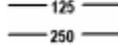
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5 Borehole Records Map



Borehole Records Legend

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-  Site Outline
-  Borehole Locations
-  Search Buffers (m)

5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary: 0

Database searched and no data found.

6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

6

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geo Insight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
17.0	N	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
40.0	W	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
76.0	NW	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
148.0	SE	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
220.0	E	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7 Railways and Tunnels Map



Railways and Tunnels Legend

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- | | | | | | |
|---|------------------------|---|--|---|---|
|  | Site Outline |  | Underground or Partially Underground Railway / Subway System |  | Railway Track (OpenStreetMap) |
|  | 250 Search Buffers (m) |  | Railway Tunnel (OS Mapping) |  | High Speed 2 |
|  | 500 Search Buffers (m) |  | Abandoned or Dismantled Railway (OpenStreetMap) |  | High Speed 2 Revised Proposed Route |
| | |  | Railway Track (OS Mapping) |  | Crossrail 1 |
| | | | |  | Railway and/or Tunnel Feature from Historical Mapping |

7 Railways and Tunnels

7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary?	No
Have any historical railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary?	No
Have any active railway lines been identified within 250m of the study site boundary?	No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project?	No
Is the study site within 500m of the route of the Crossrail 1 rail project?	No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

Crossrail route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

Contact Details

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Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



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The Coal Authority

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<https://www.gov.uk/government/organisations/public-health-england>
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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

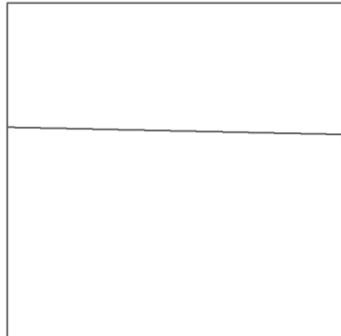
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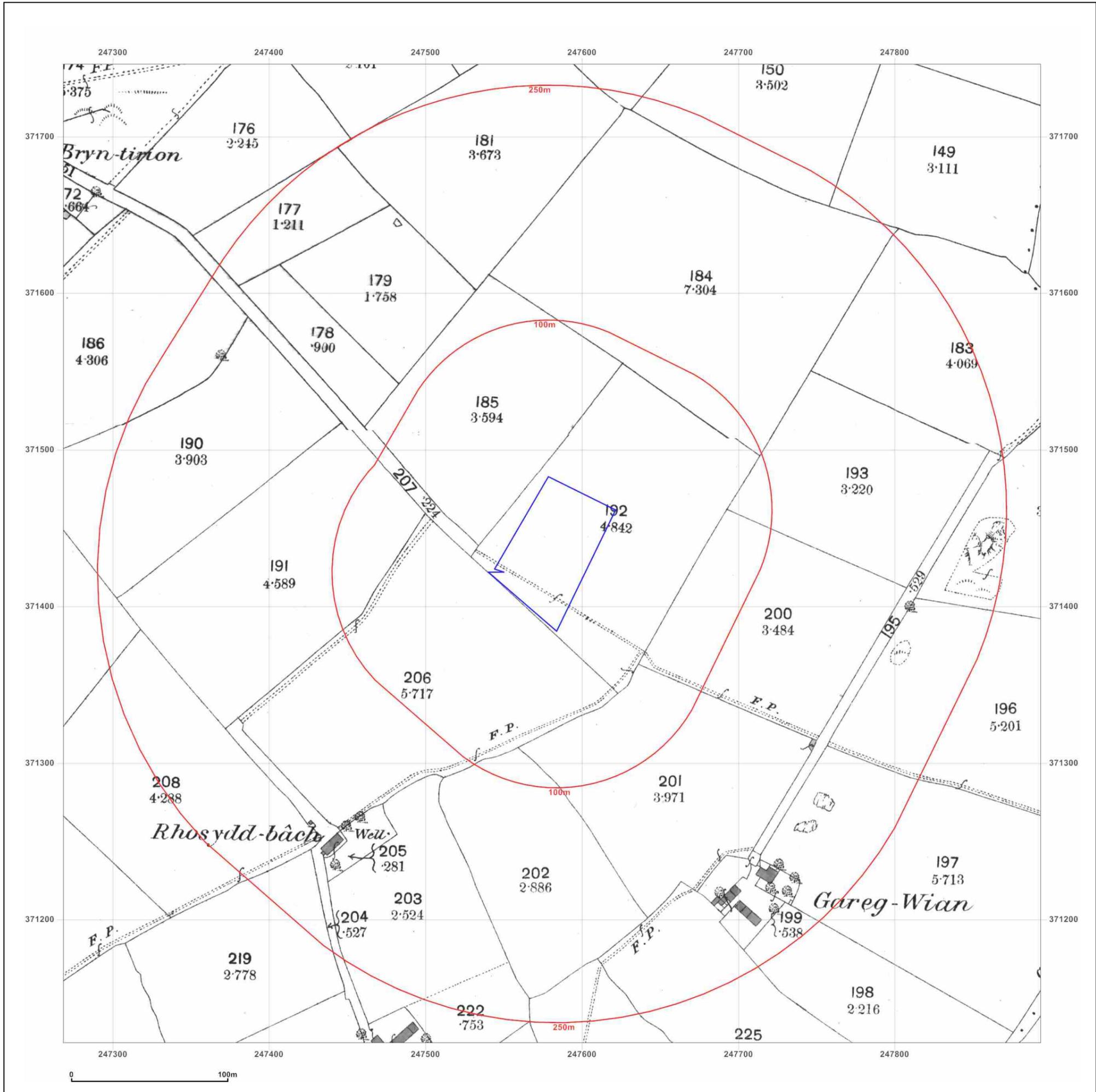
Printed at: 1:2,500





Surveyed 1889
 Revised 1889
 Edition N/A
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Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: County Series

Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



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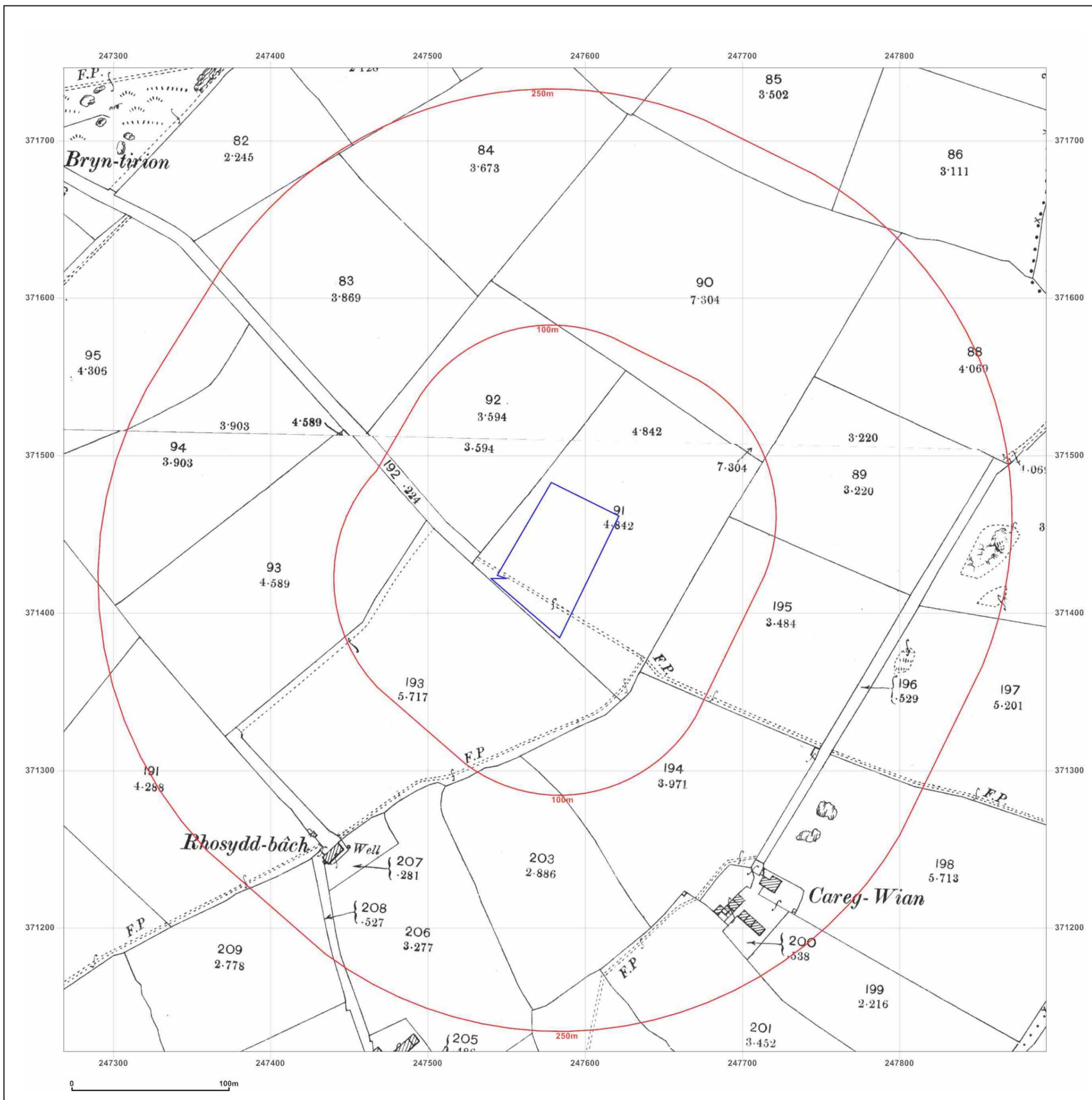


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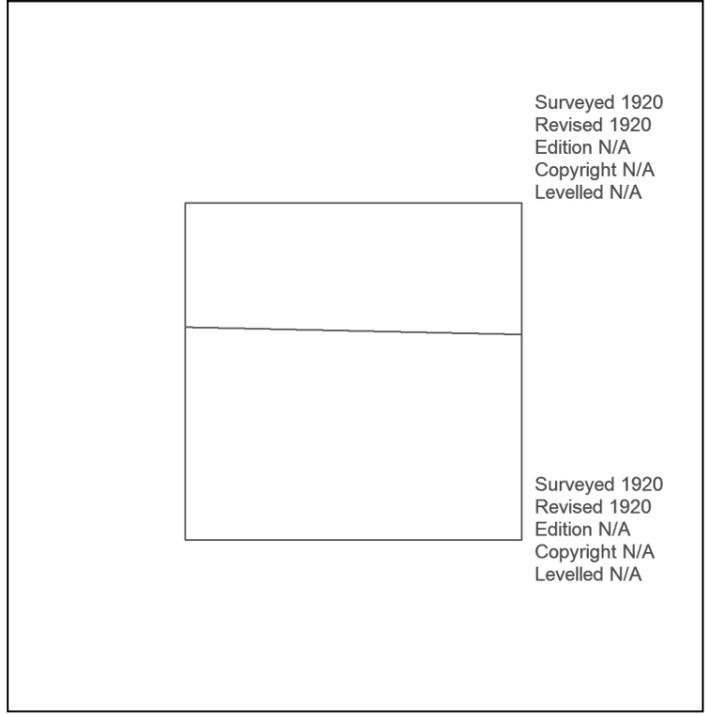
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Map Name: County Series

Map date: 1920

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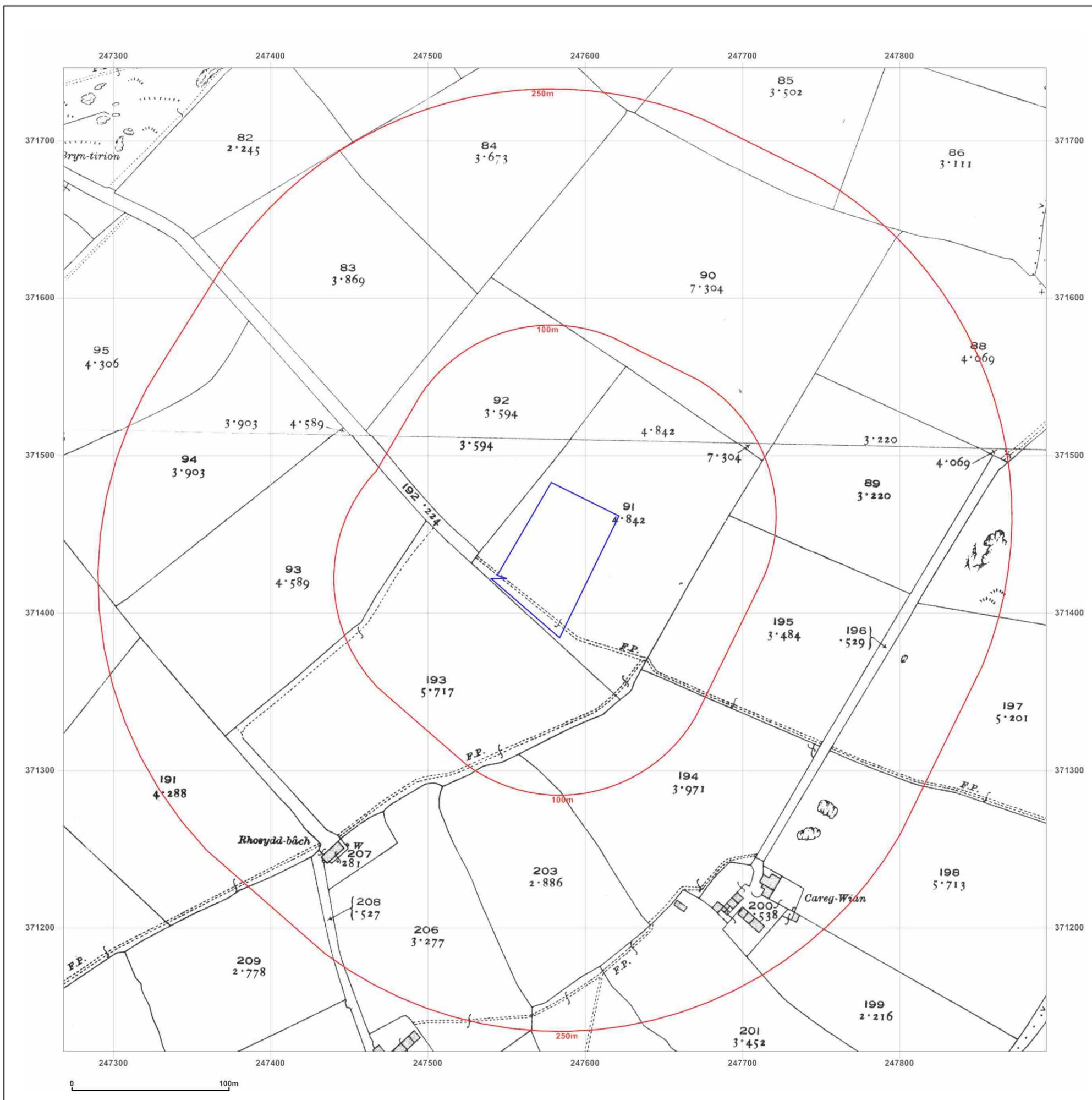


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Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
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Levelled 1955

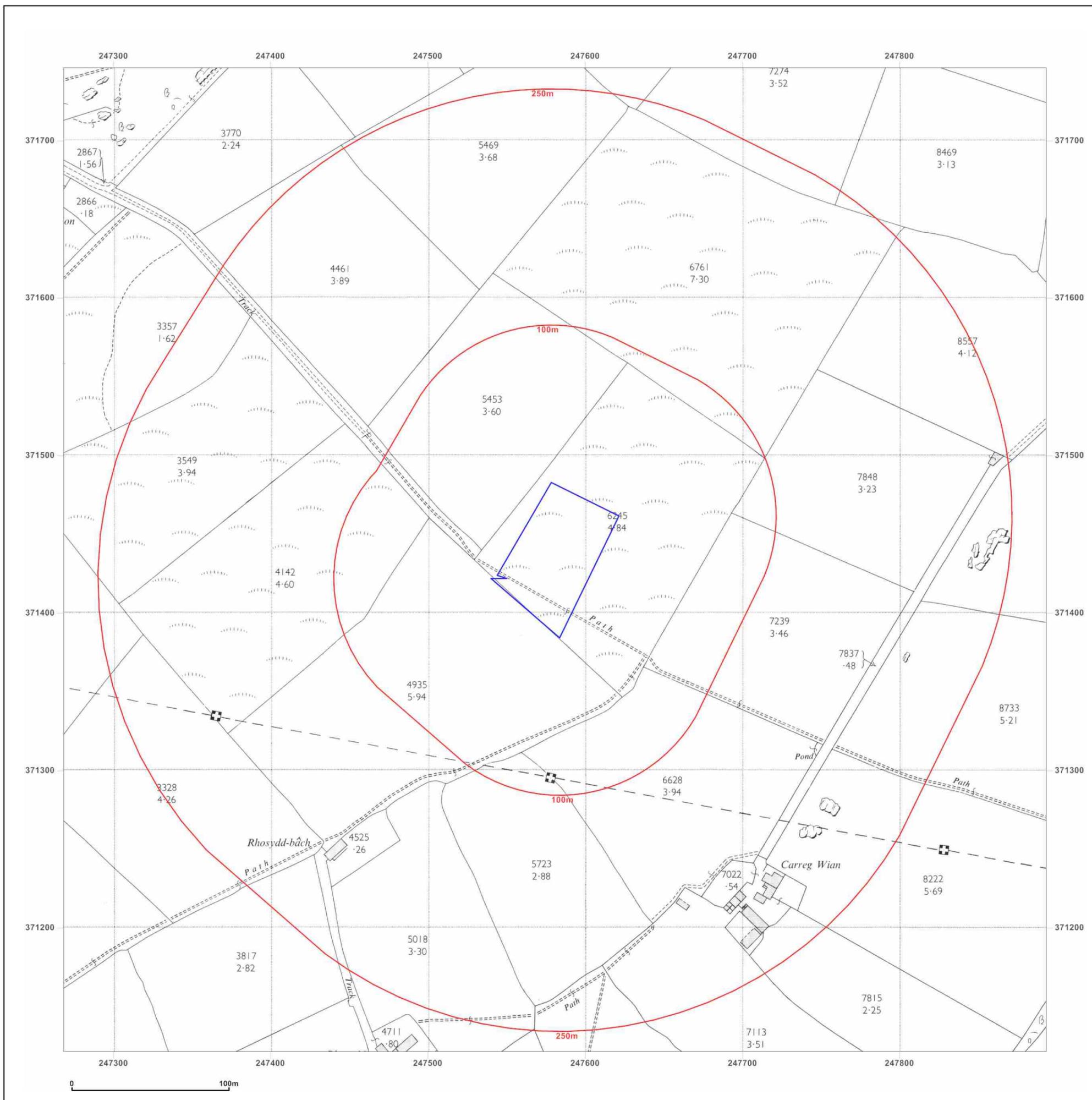


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Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1968
Edition N/A
Copyright 1969
Levelled 1955

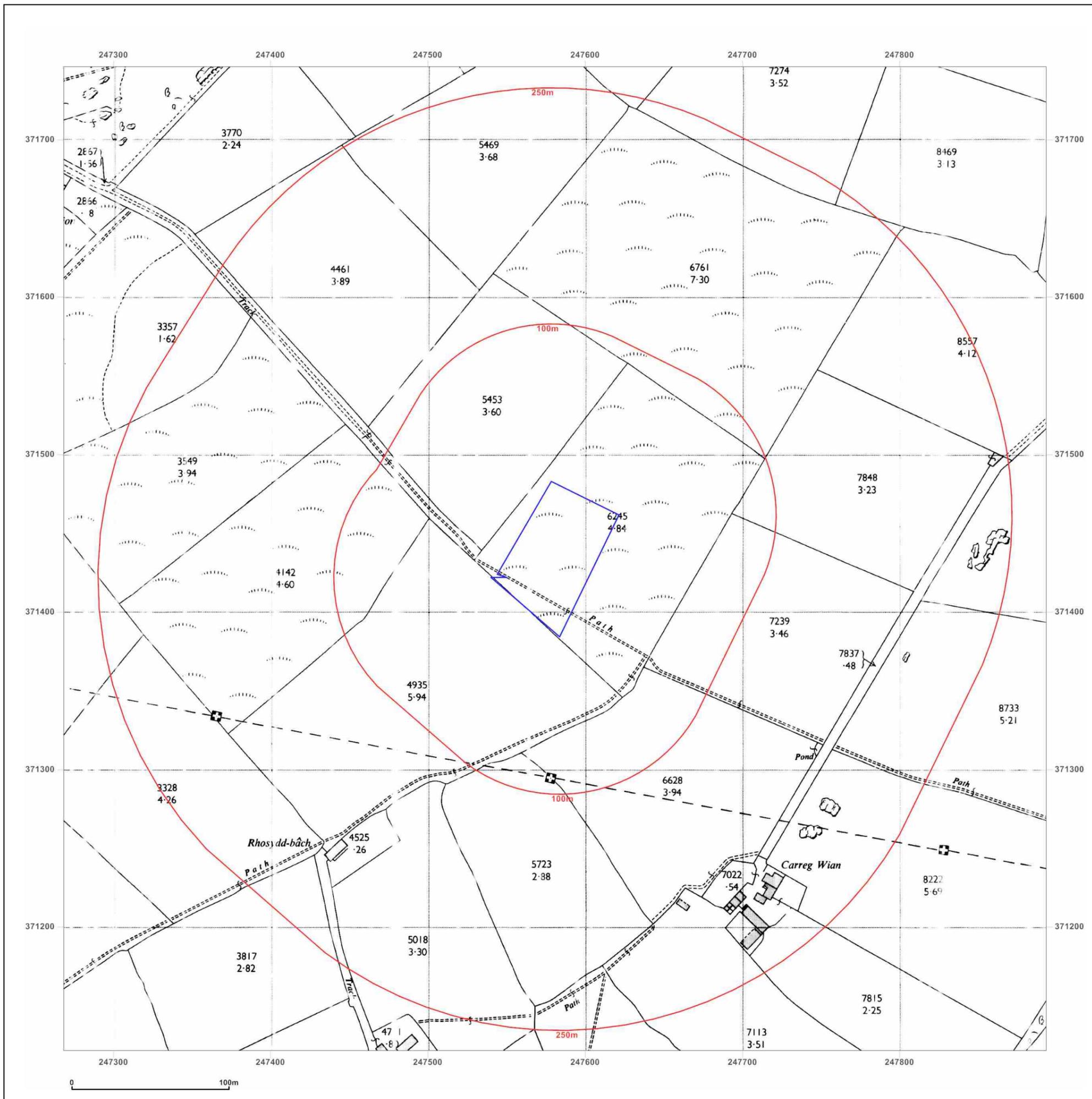


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Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

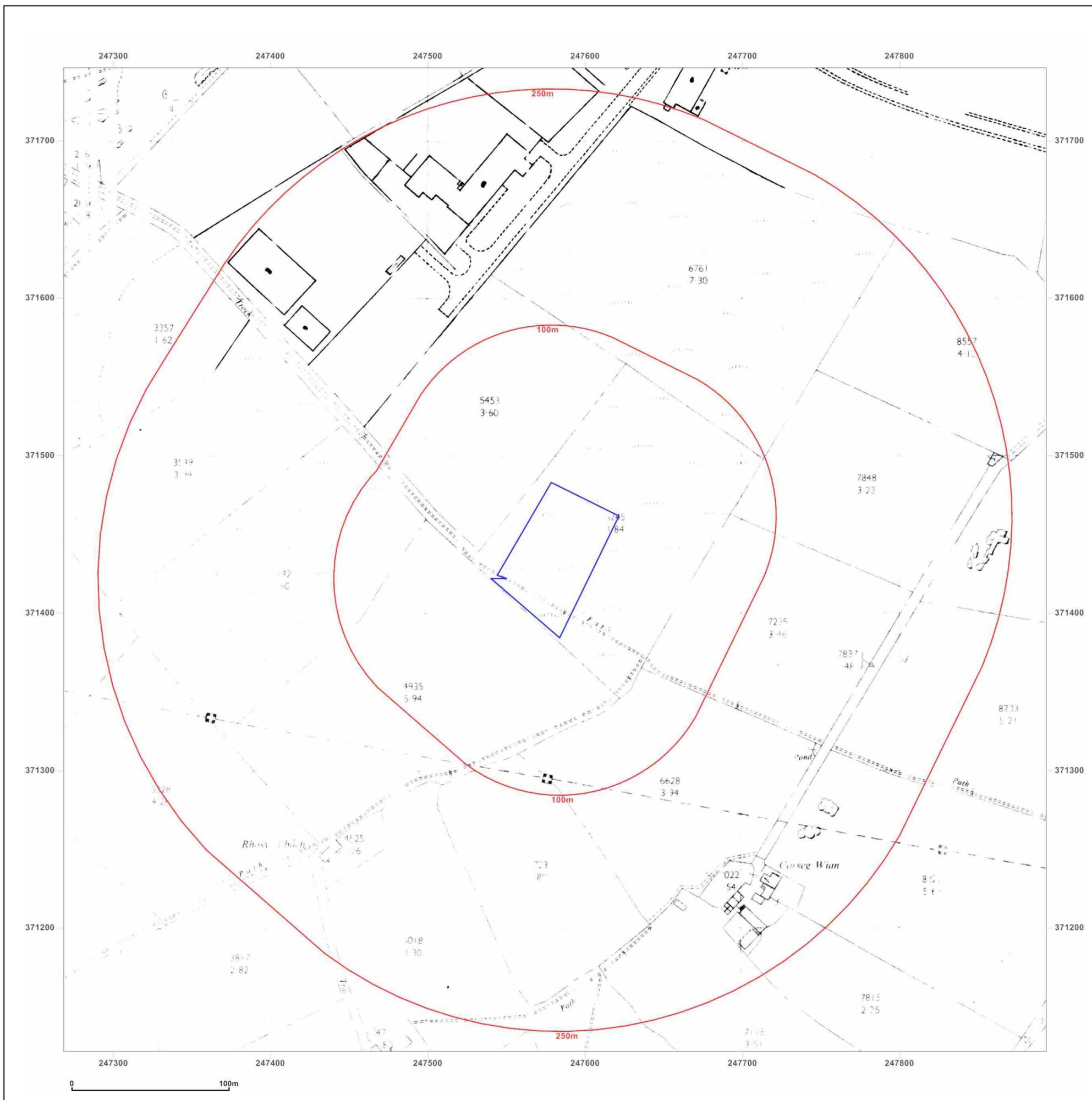


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Site Details:

UNIT 4-6, GAERWEN
INDUSTRIAL ESTATE,
GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1985

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1985
Edition N/A
Copyright 1985
Levelled 1974

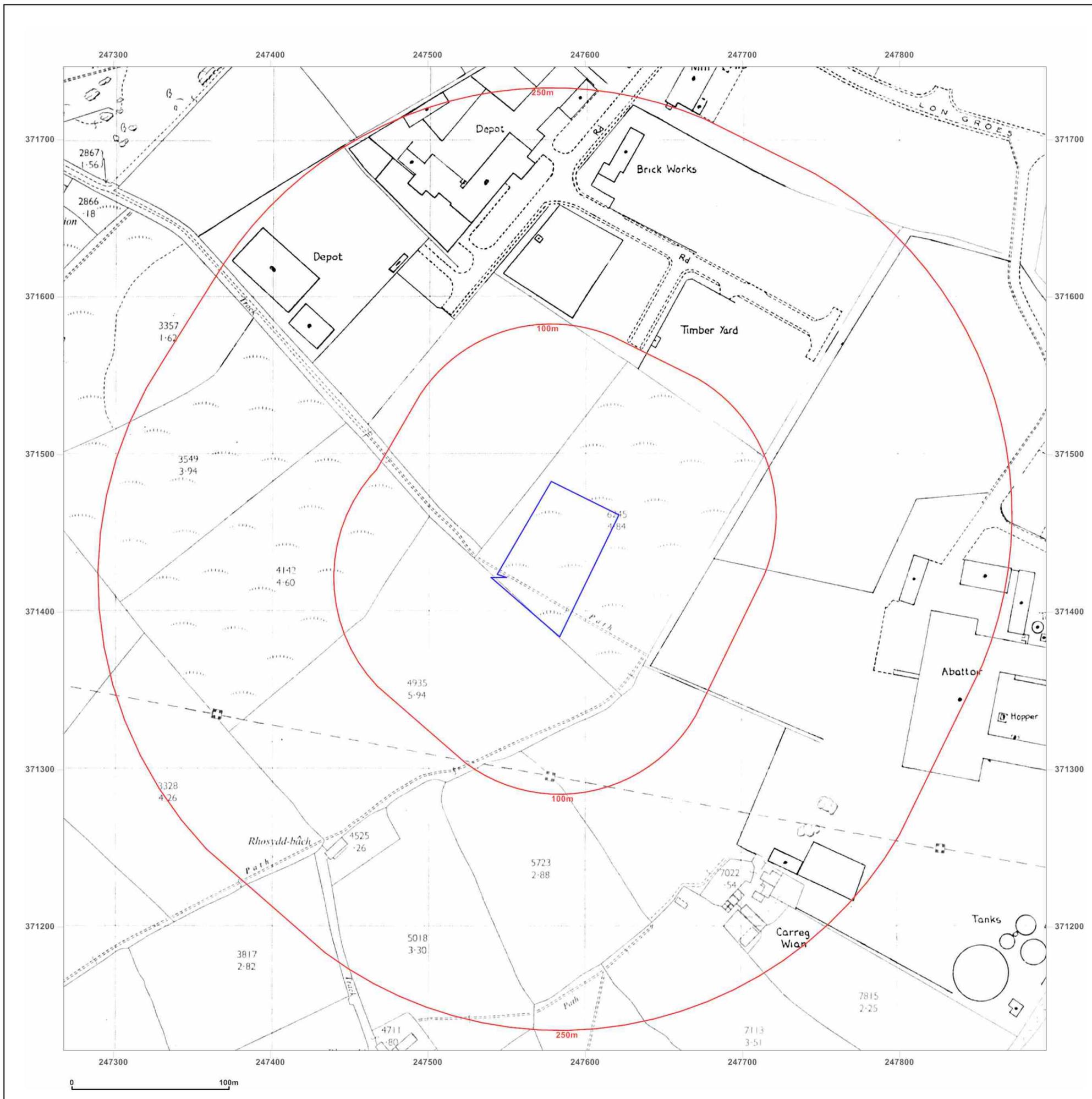


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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1974



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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

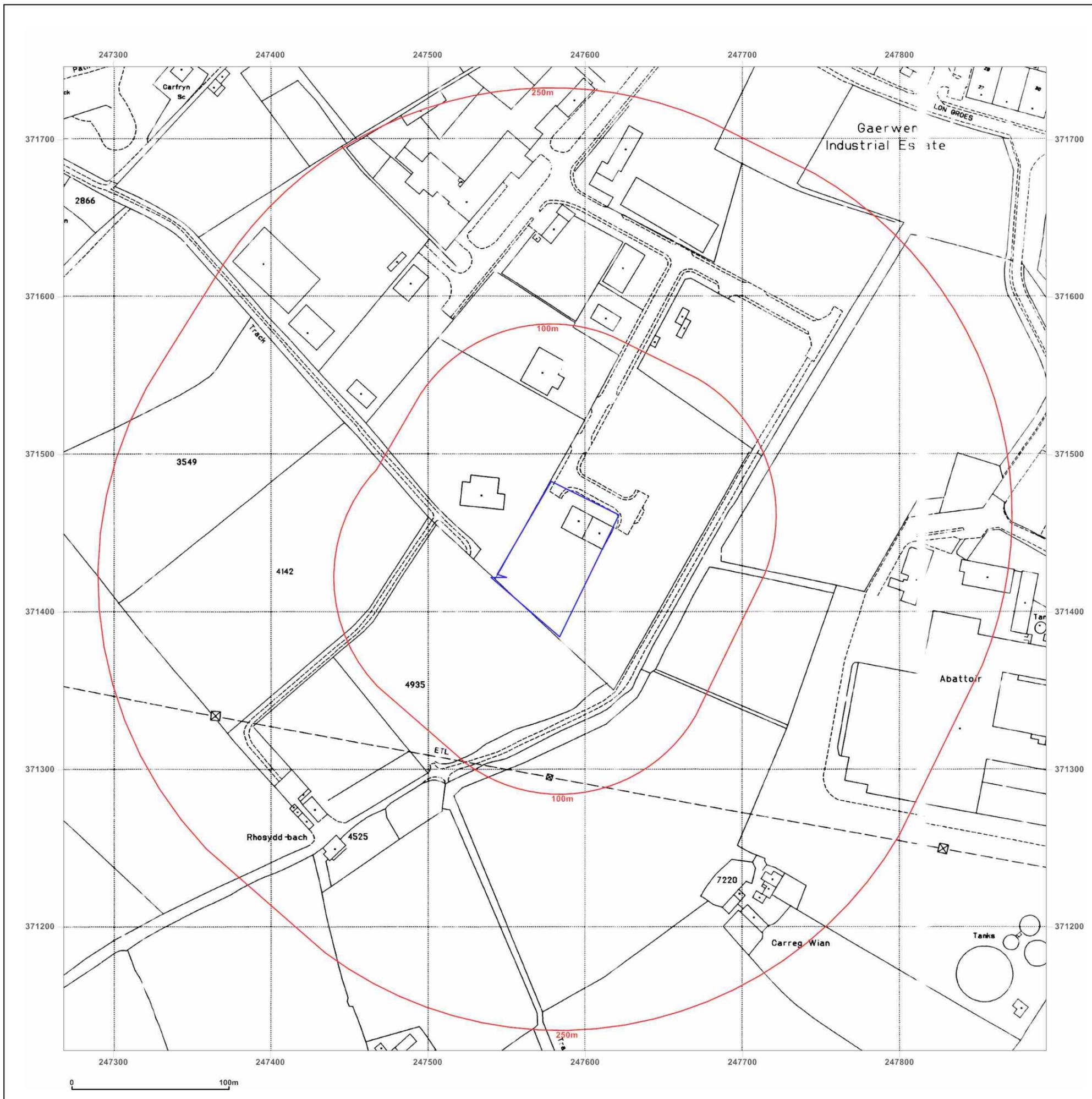


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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: County Series

Map date: 1888

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1888
 Revised 1888
 Edition N/A
 Copyright N/A
 Levelled N/A

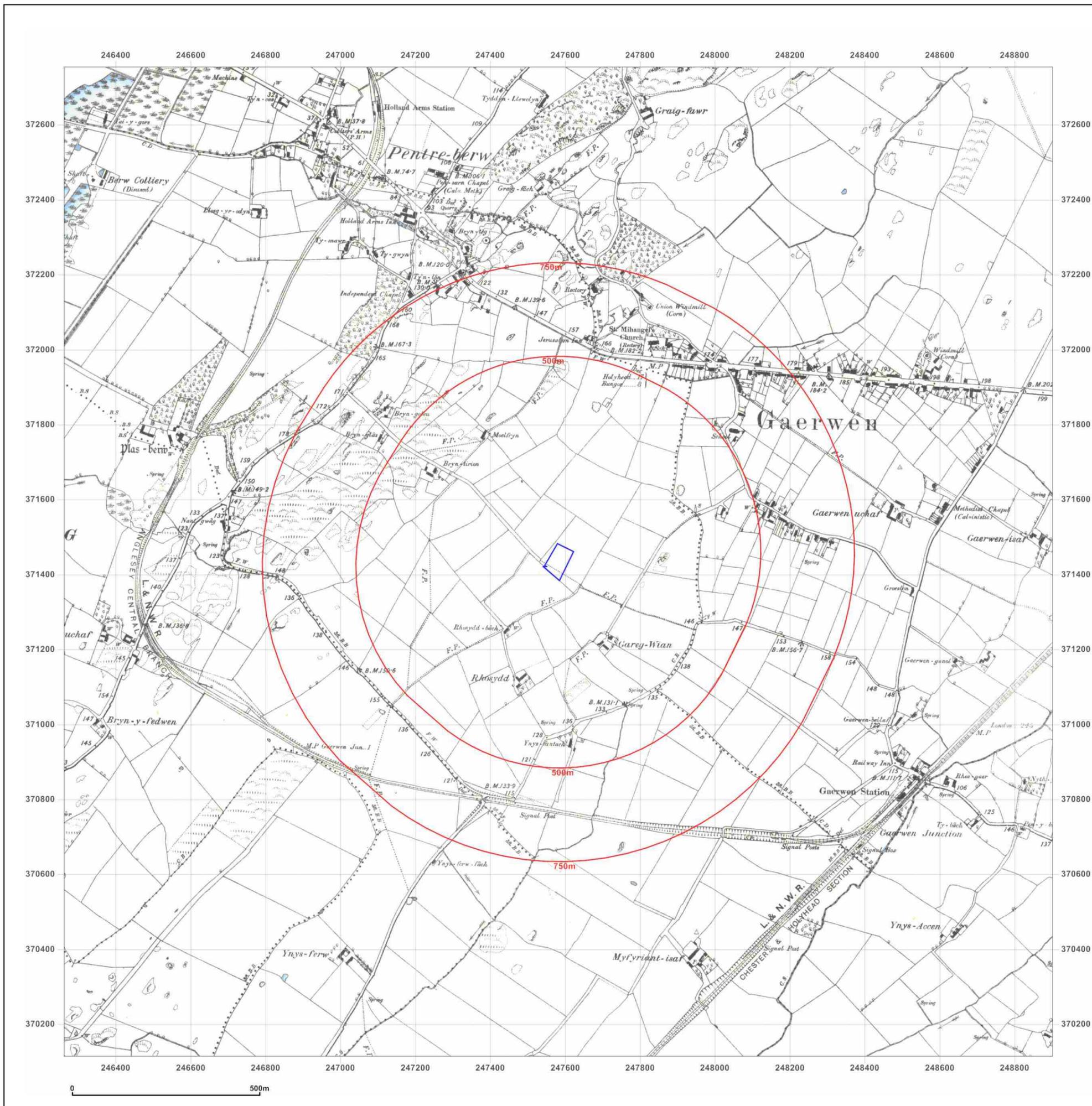


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Site Details:

UNIT 4-6, GAERWEN
INDUSTRIAL ESTATE,
GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

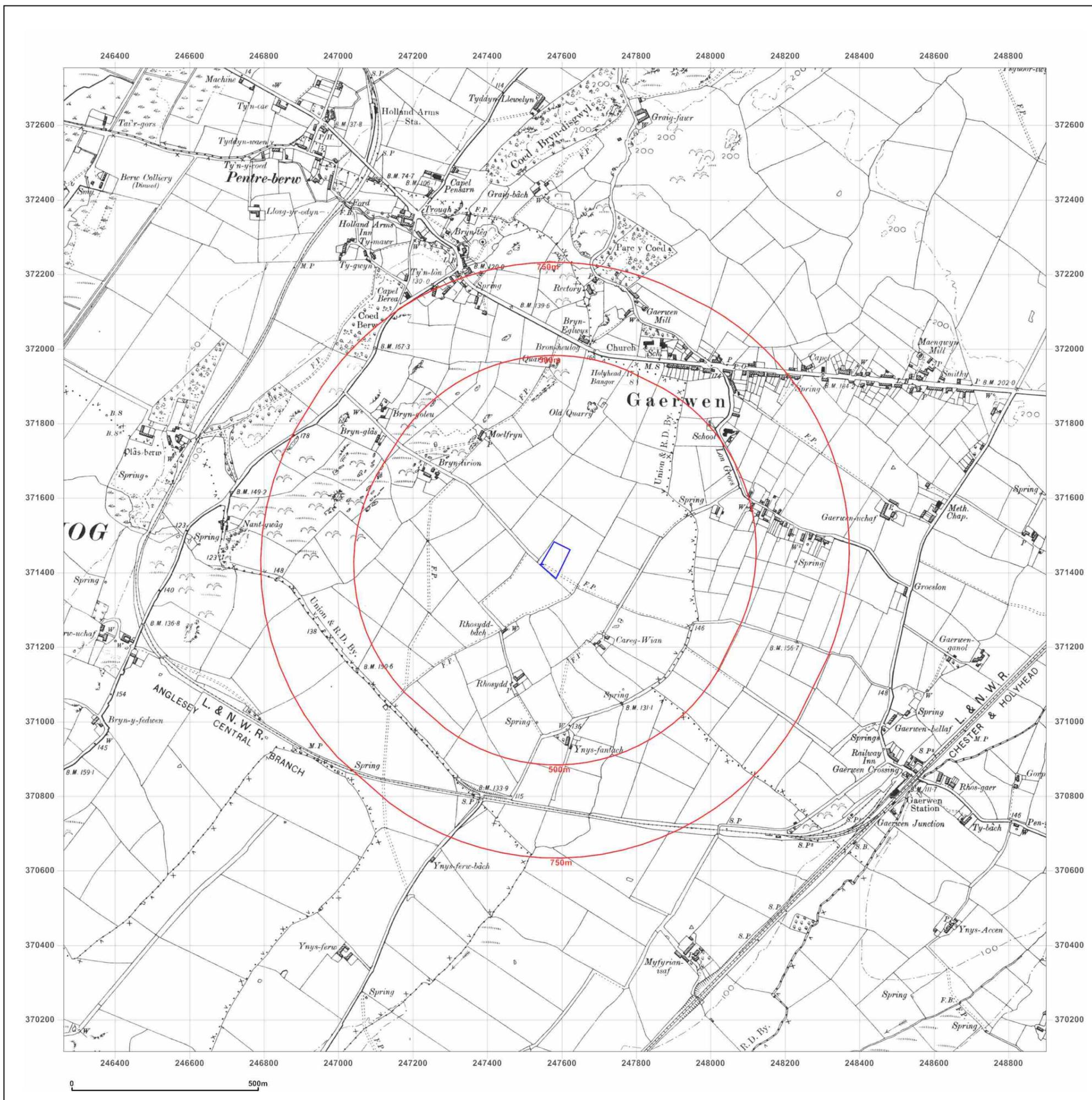


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Production date: 12 December 2016

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Site Details:

UNIT 4-6, GAERWEN
INDUSTRIAL ESTATE,
GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: County Series

Map date: 1926

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
Revised 1926
Edition 1926
Copyright N/A
Levelled N/A

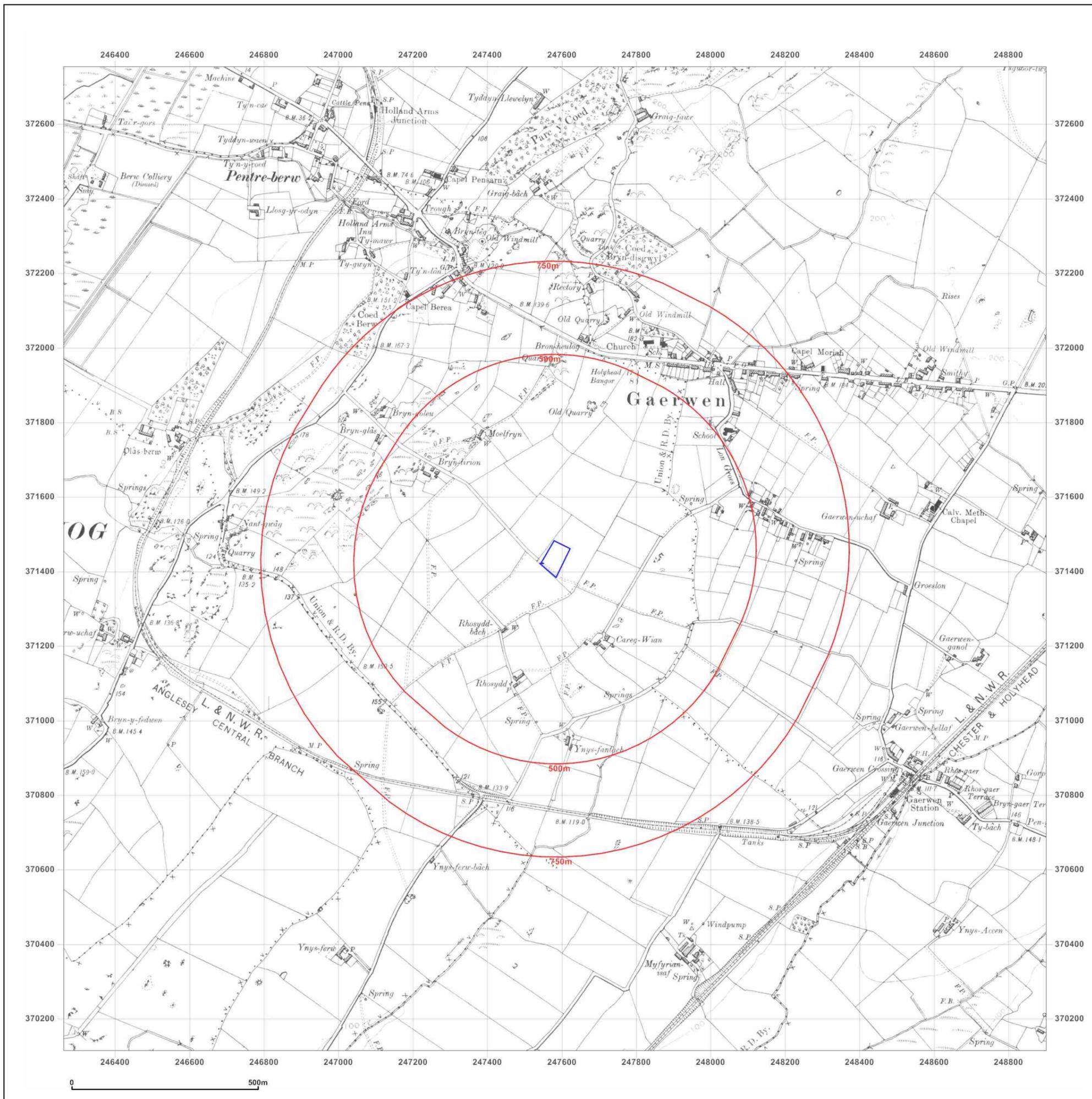


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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: County Series

Map date: 1949

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
 Revised 1949
 Edition N/A
 Copyright N/A
 Levelled N/A

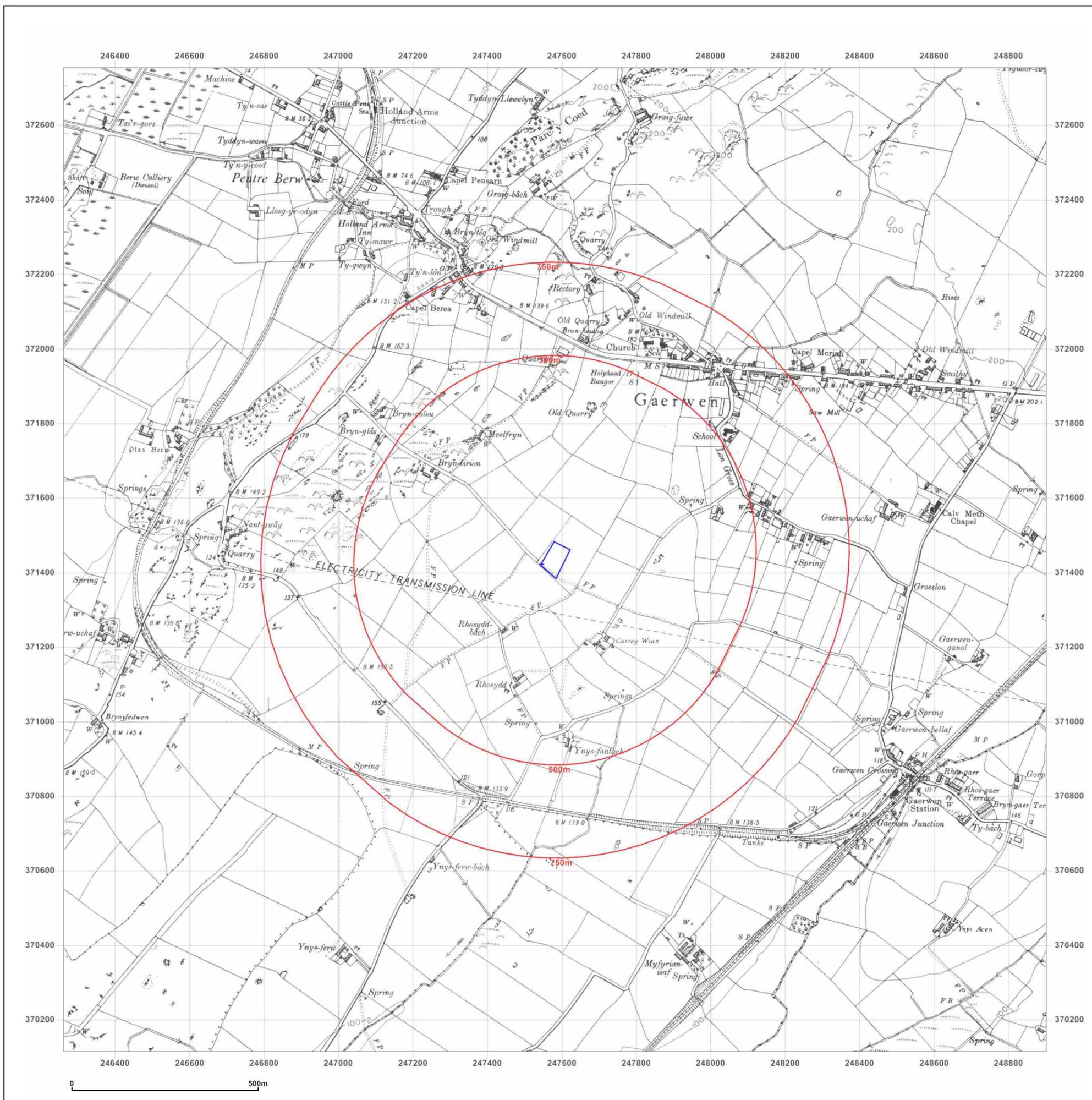


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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: Provisional

Map date: 1959

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright N/A
 Levelled N/A

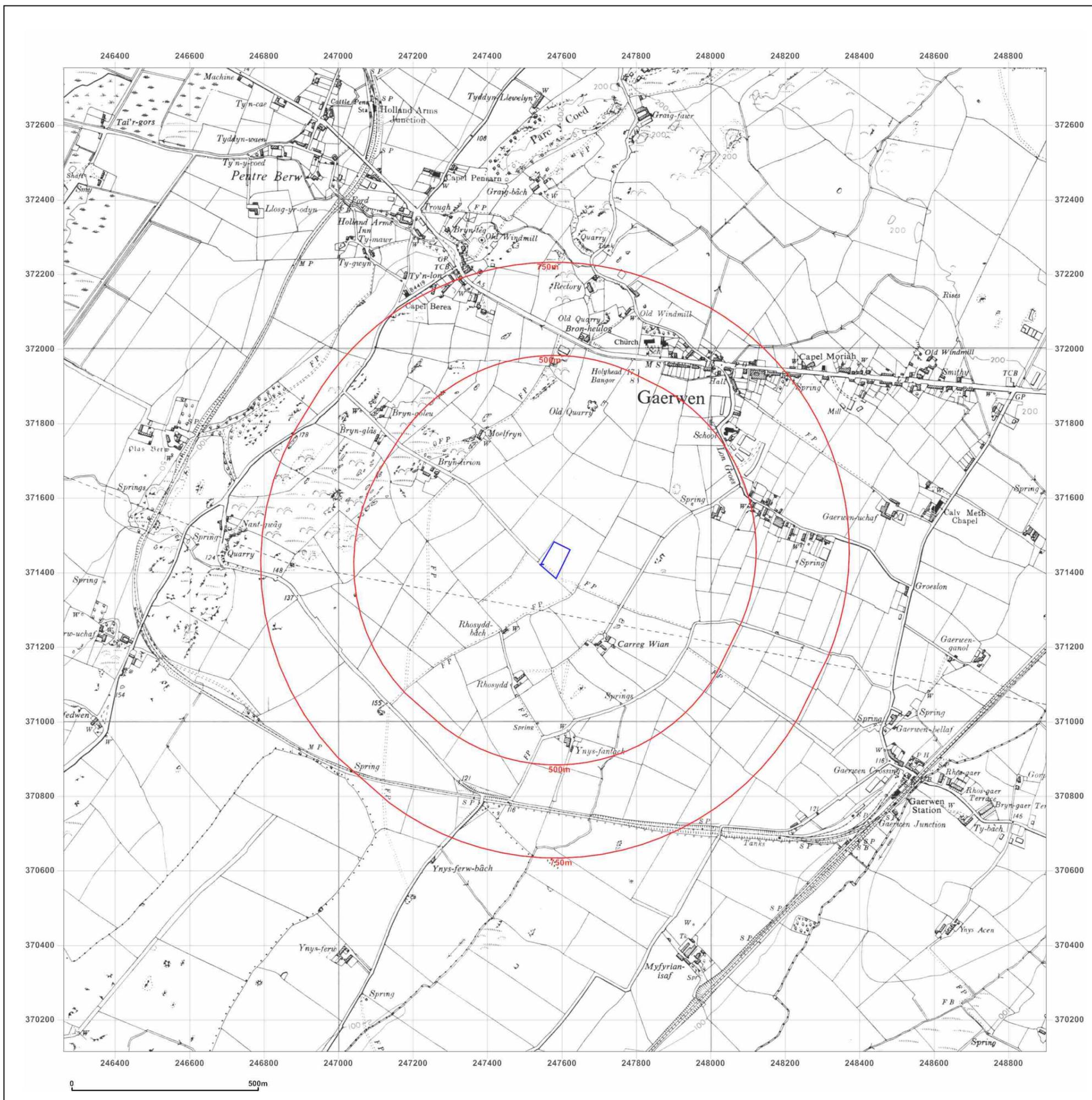


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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1970
 Revised 1972
 Edition N/A
 Copyright 1972
 Levelled 1971

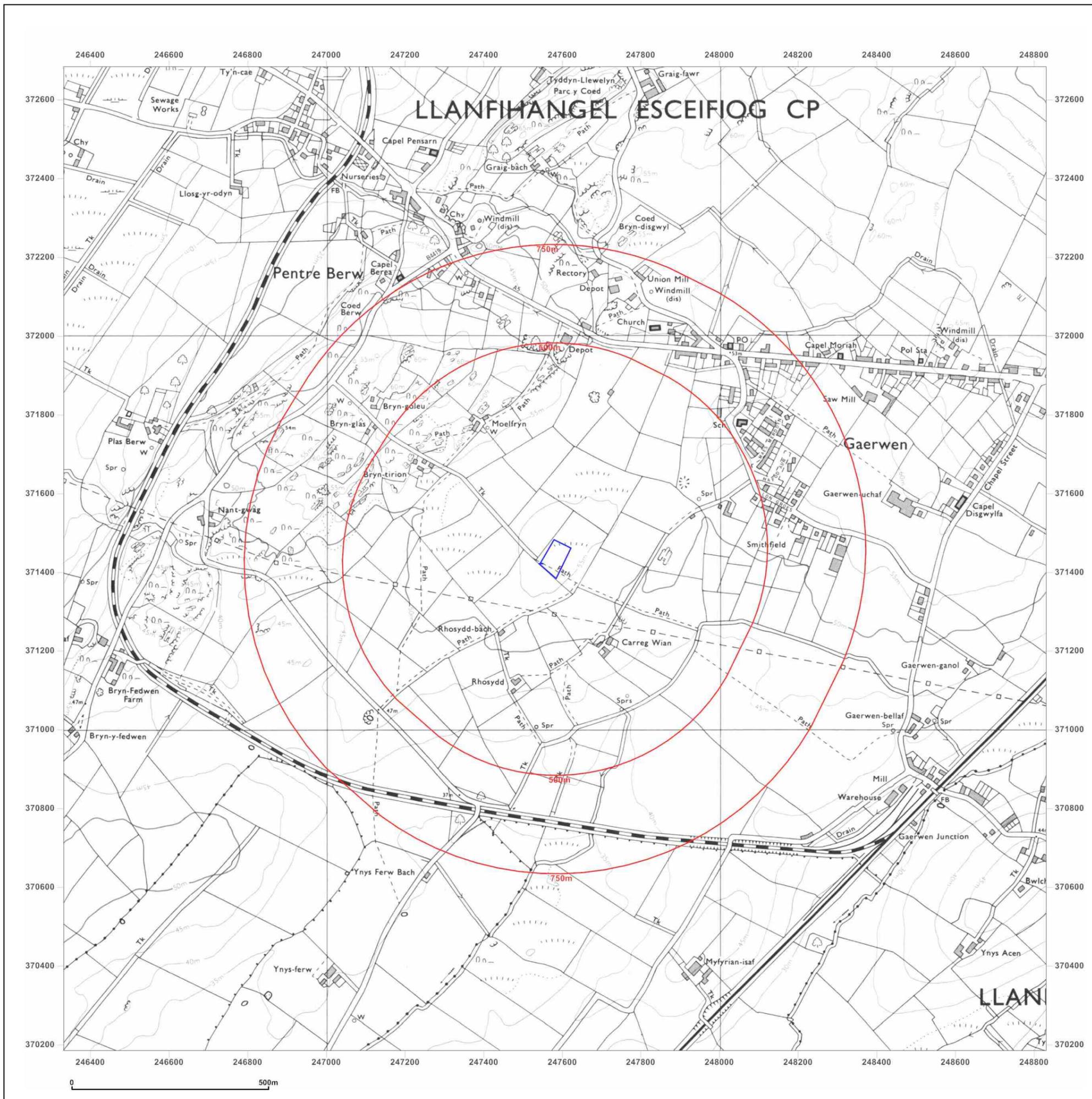


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Site Details:

UNIT 4-6, GAERWEN INDUSTRIAL ESTATE, GAERWEN, LL60 6HR

Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1983
 Revised 1990
 Edition N/A
 Copyright N/A
 Levelled N/A

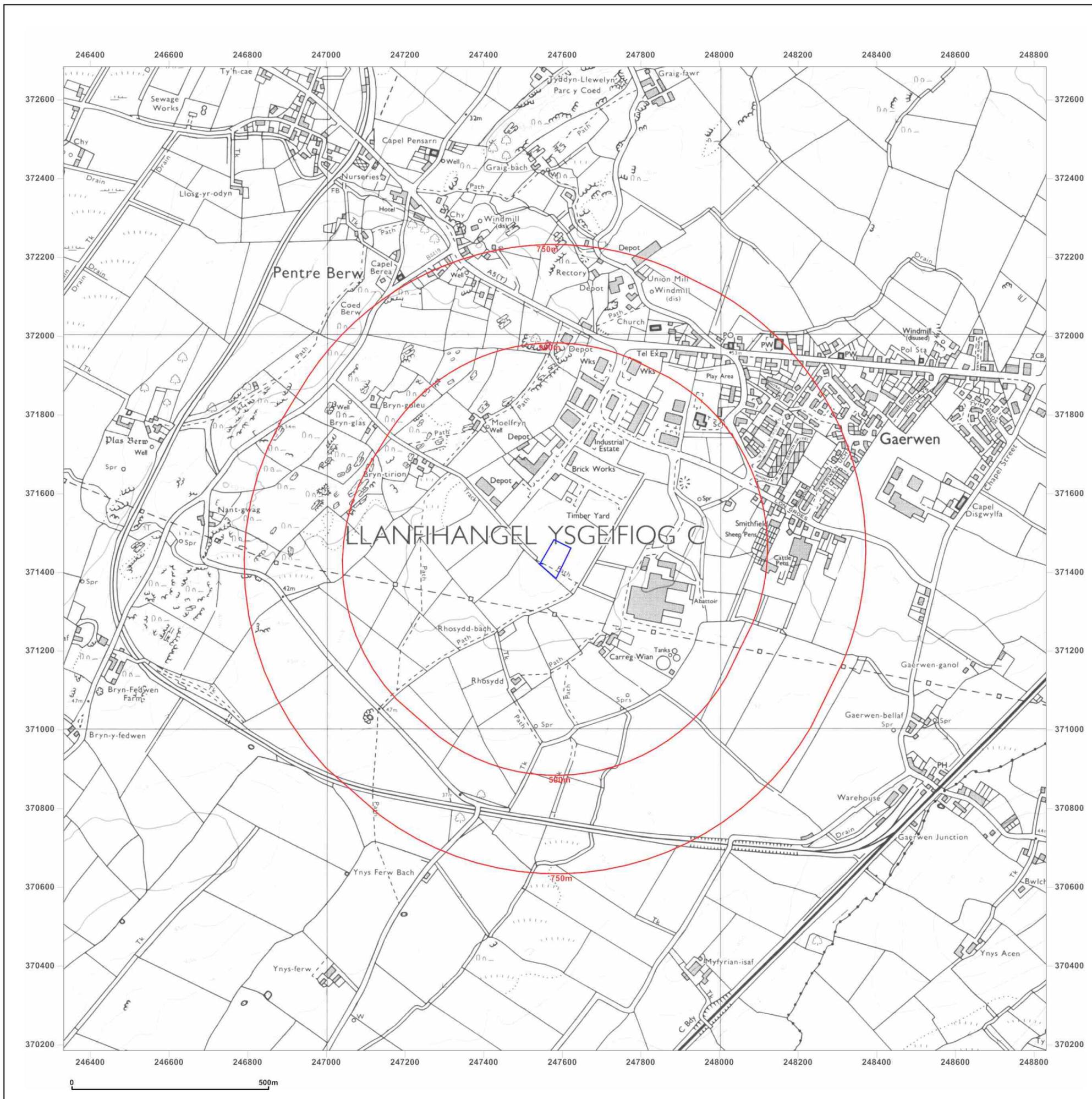


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Site Details:

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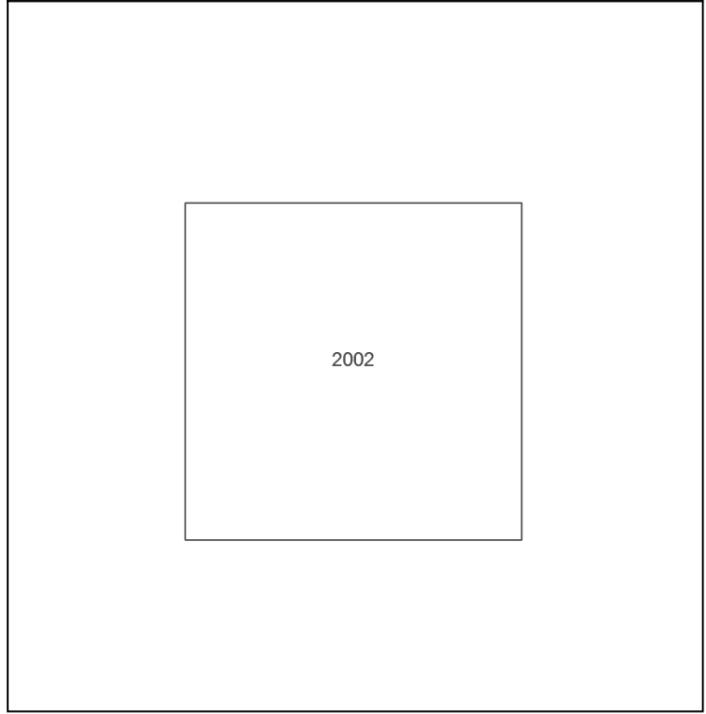
Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

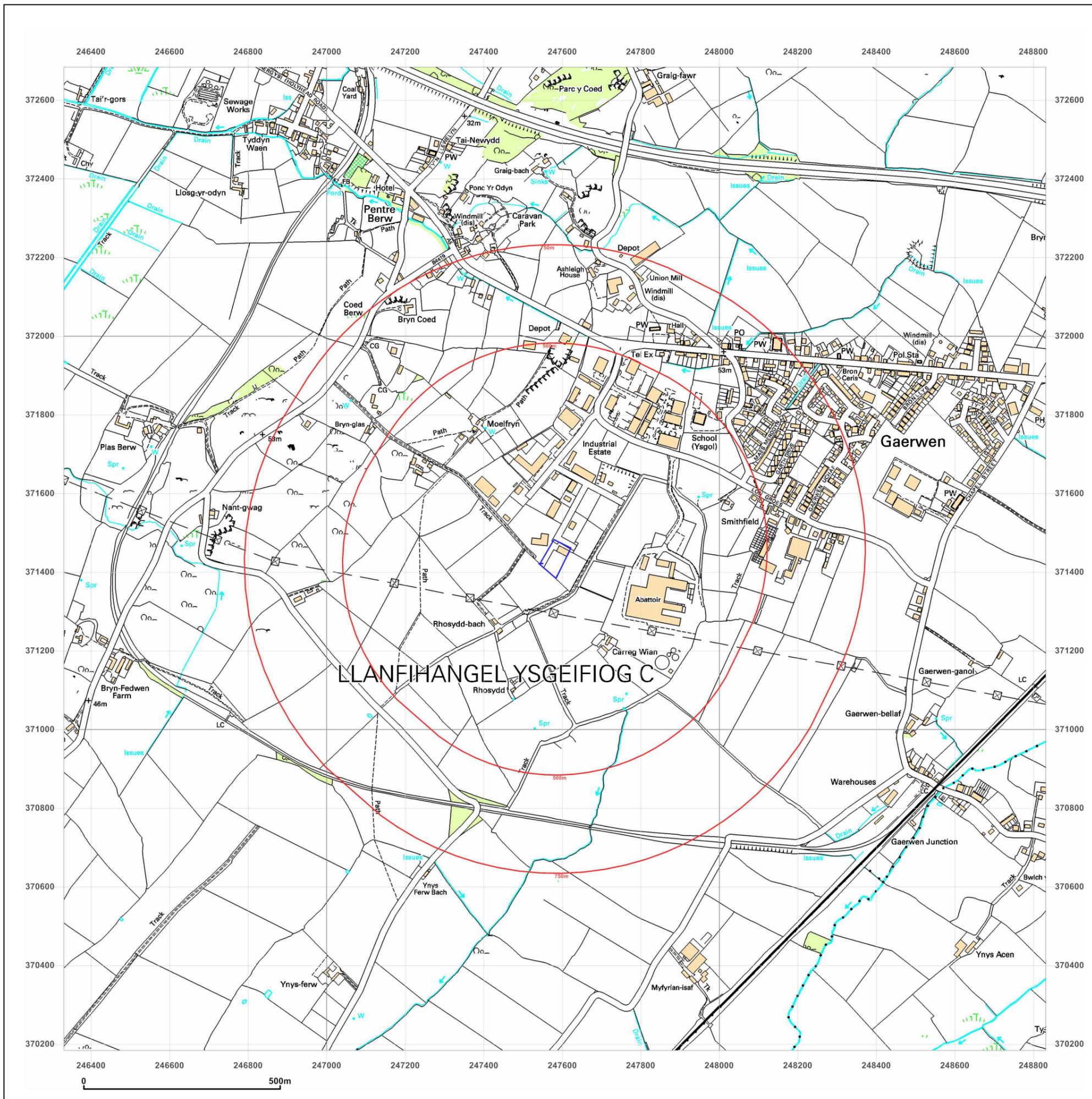


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Site Details:

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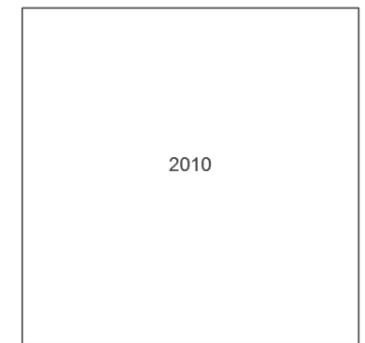
Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

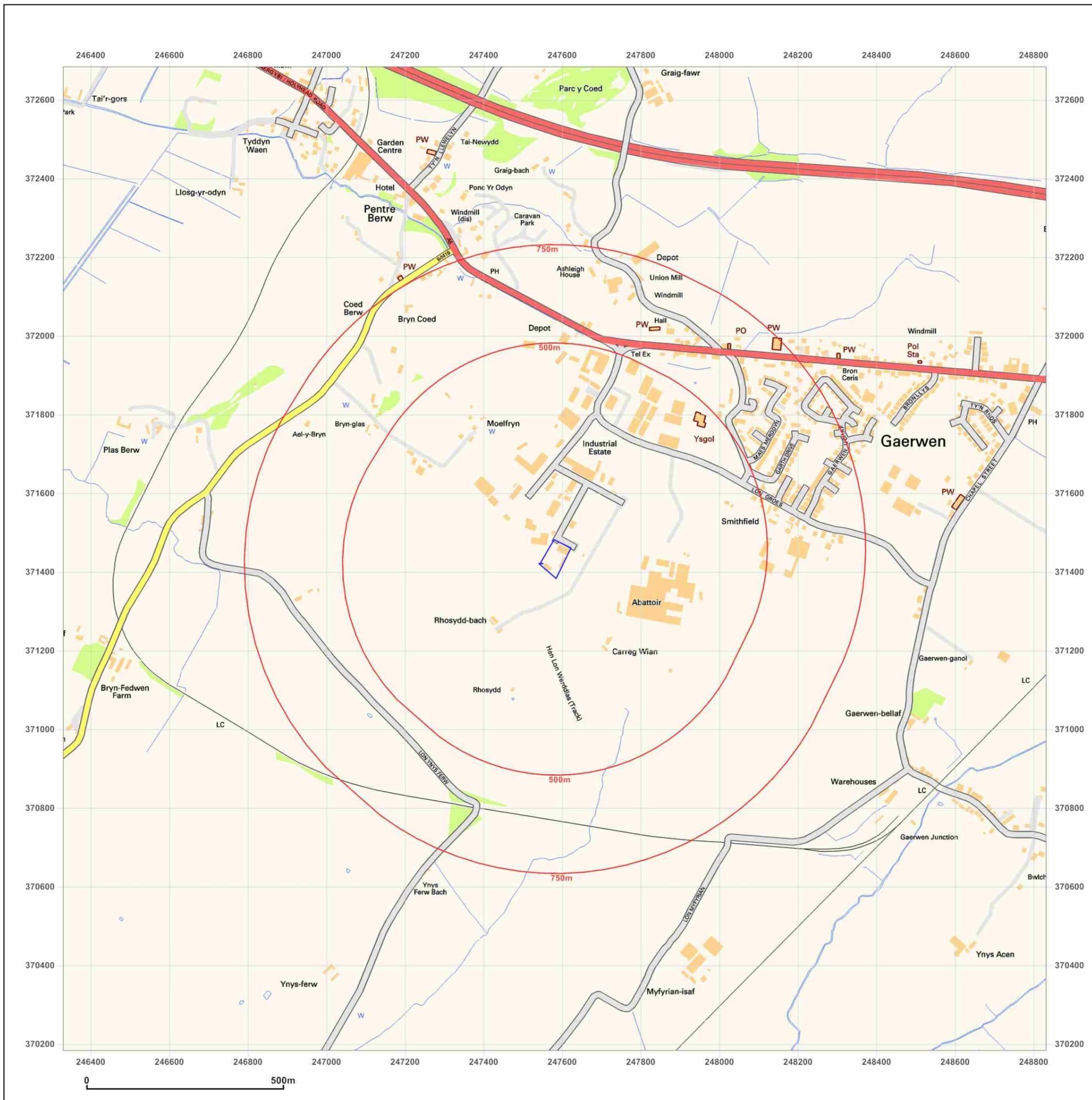


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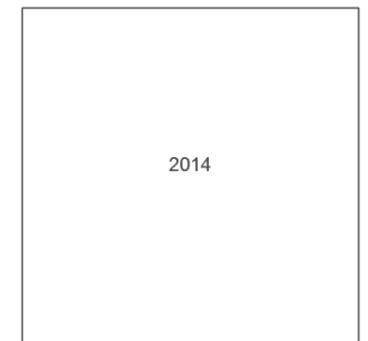
Client Ref: PO13804_Gaerwen_WTS
Report Ref: HMD-3519861
Grid Ref: 247581, 371434

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000

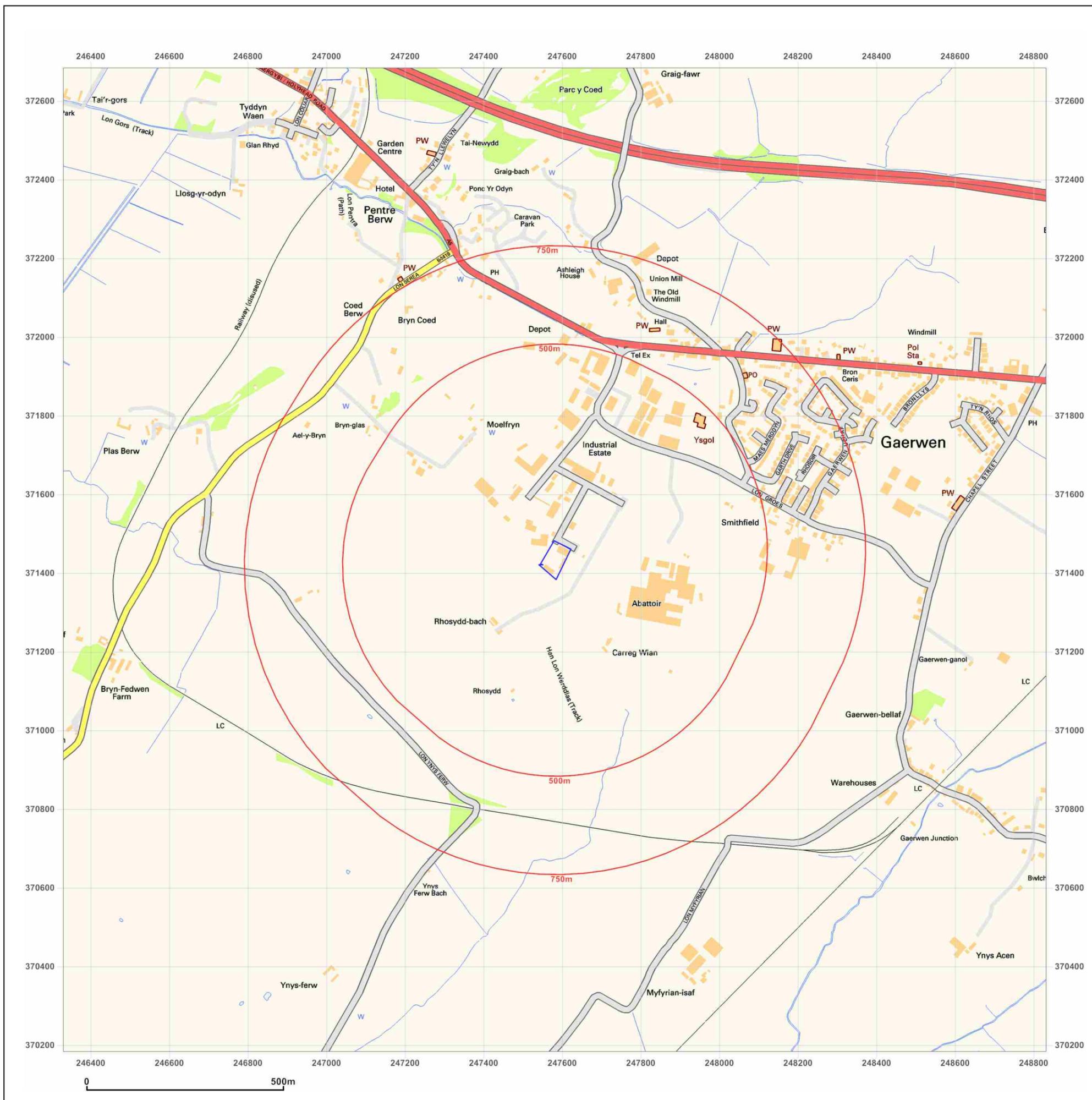


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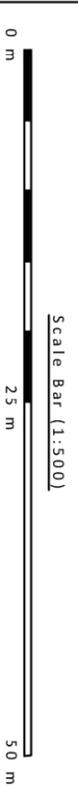
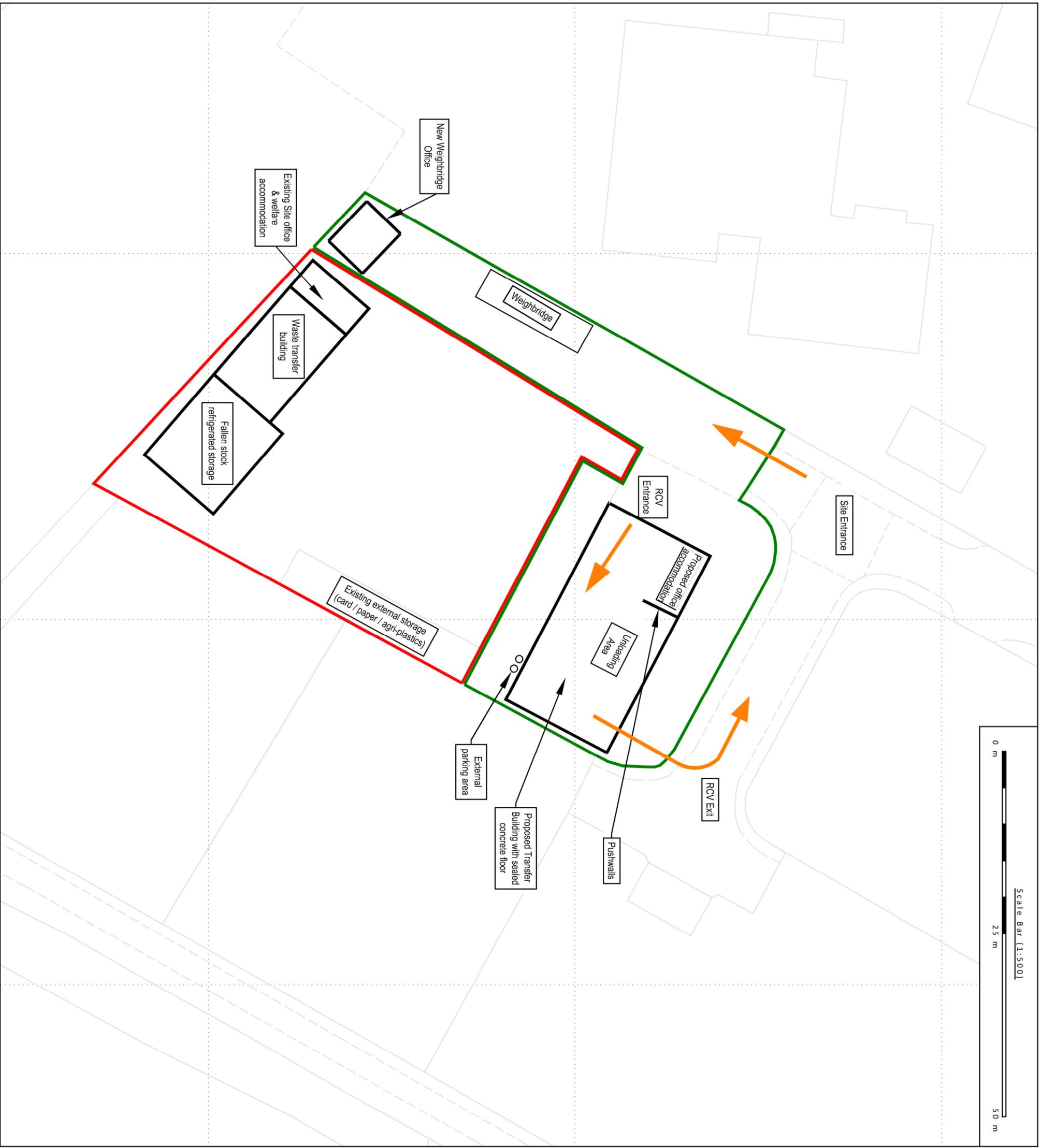
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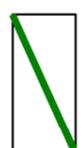
Production date: 12 December 2016

To view map legend click here [Legend](#)

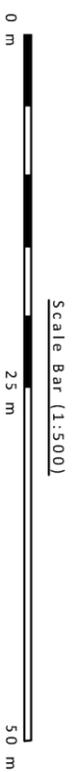


DRAWINGS



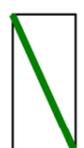
- Legend:
-  Existing Permit Boundary
 -  Area of land to be added

PROJECT	
GEARWEN	
DRAWING TITLE	
PROPOSED SITE LAYOUT & PERMIT BOUNDARY	
FIGURE 1	REPORT REF
	2993

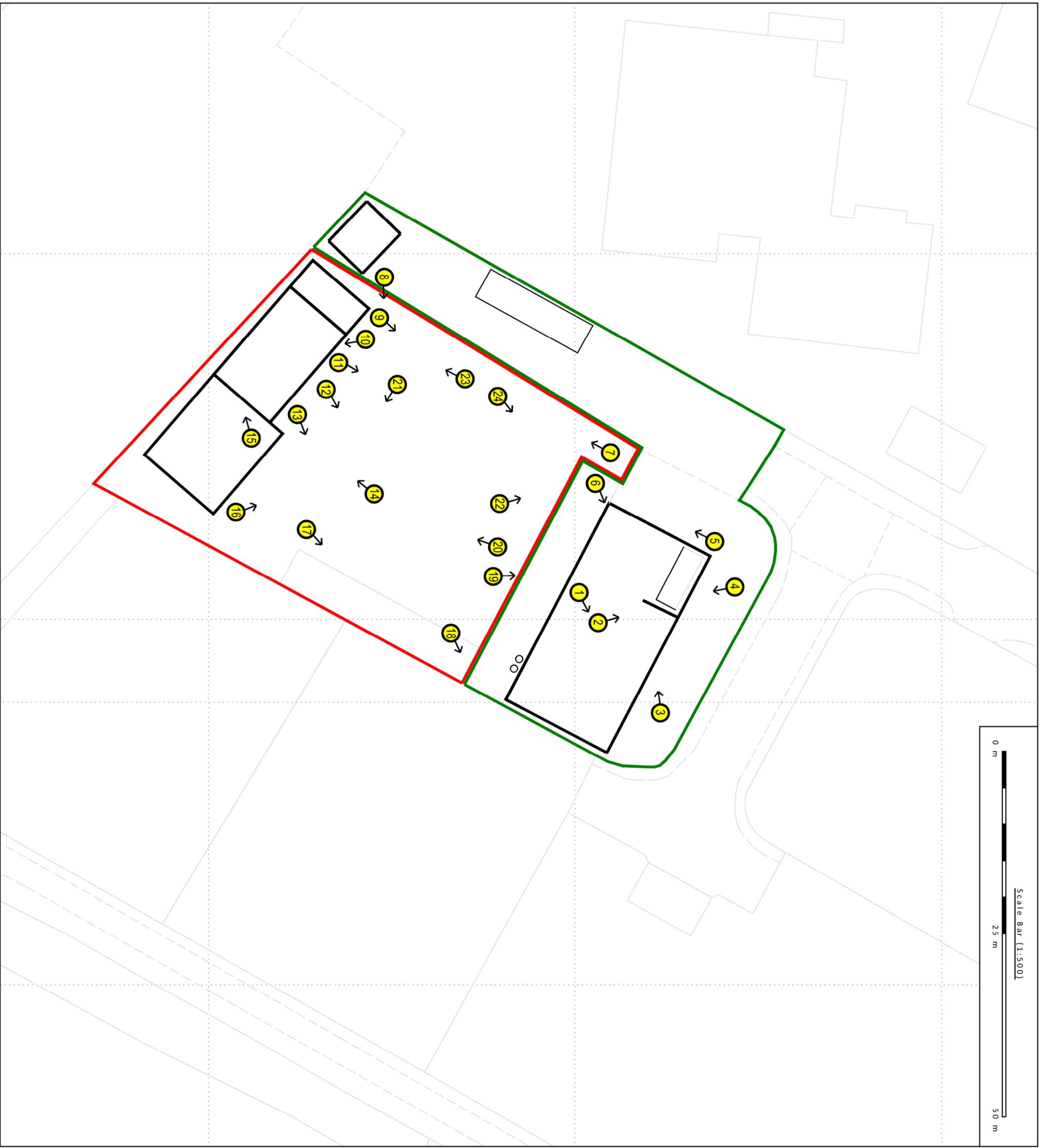


Legend:

 Existing Permit Boundary

 Area of land to be added

 Photograph location and direction of view taken



PROJECT	GEARWEN	
DRAWING TITLE	PHOTOGRAPH LOCATION PLAN	
FIGURE 2	REPORT REF.	2993





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