



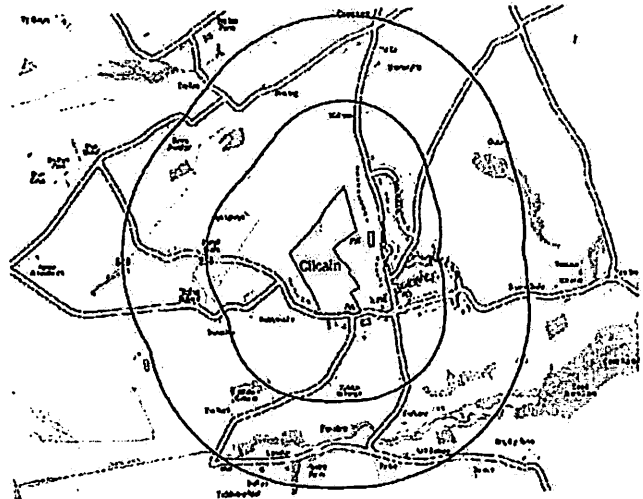
# GroundSure Screening

Address: LAND AT PLAS YN LLAN, MOUNTAIN ROAD, CILCAIN, MOLD, CH7 5PB

Date: 22 Jul 2013

Your Reference: 11400684

Client: TM Property



## Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
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Site Name: LAND AT PLAS YN LLAN, MOUNTAIN ROAD,  
CILCAIN, MOLD, CH7 5PB

Grid Reference: 317540,365259

Size of Site: 4.12 ha

Report Reference: 11400684



## Executive Summary

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.

### Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

### Recommendations

None Required.



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## Further Information

**Environmental Consultancy:** If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the GroundSure Helpline to discuss the findings free of charge.

**Phase 1 Environmental Risk Assessment:** If you would like to undertake a Phase 1 Environmental Risk Assessment, GroundSure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

**Environmental Insurance:** Environmental Insurance may be available for the subject property. Please contact GroundSure for further details.

## Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used for agricultural purposes.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	Potentially contaminative historic land uses of minor concern have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic and current land uses of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including adjacent residential properties and the underlying Principal aquifer within bedrock geology. In addition, a potable surface water abstraction point is located 498m to the south west and the site lies within an Area of Outstanding Natural Beauty.
Conclusion	GroundSure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the GroundSure Risk Assessment Methodology contained within this report.

## Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	Areas of infilled land have been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	The BGS has identified a high potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
Shallow Mining	The BGS has identified a low-moderate potential for the property to be affected by shallow mining. Further information may be available from a RICS accredited surveyor, local Building Control or direct from the BGS. Contact details are provided in Section 12 of this report.
Radon	10-30% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact the Health Protection Agency for further advice. Contact details are given in Section 12 of this report.
Radon Protection	Full radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or the Health Protection Agency for further guidance. Contact details are given in Section 12 of this report.
Coal Mining	No issues identified.

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If you would like any further assistance regarding this report then please contact  
TM Group on (T) 0844 249 9202, email: helpdesk@tmgroup.co.uk



# 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.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Historical Industrial Sites</b>						
<b>1.1 Potentially Contaminative Past Land Use</b>						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	5	-	-	-
<b>1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)</b>	0	0	0*	-	-	-
<b>1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)</b>	0	0	0*	-	-	-
<b>1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)</b>	0	0	0*	-	-	-
<b>1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)</b>	0	0	0*	-	-	-
<b>1.6 Potentially Infilled Land</b>						
Records of potentially infilled land (1:10,000) *51-100m	6	1	0*	-	-	-
<b>2. Environmental Permits, Incidents and Registers</b>						
<b>2.1 Industrial Sites Holding Environmental Permits and/or Authorisations</b>						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	6	2	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
<b>2.2 Records of COMAH and NIHHS sites</b>	0	0	0	0	-	-
<b>2.3 Environment Agency Recorded Pollution Incidents</b>						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
<b>2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990</b>	0	0	0	0	-	-

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3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>3.1 Landfill Sites</b>						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
<b>3.2 Landfill and Other Waste Sites Findings</b>						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	0	2	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
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. Source: Scale: 1:50,000 BGS Sheet 108	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?						Yes
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	1	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	1	0	3
6.6 Are there any Source Protection Zones within 500m of the study site?						No
<b>6.7 River Quality</b>	<b>on-site</b>	<b>0-50</b>	<b>51-250</b>	<b>251-500</b>	<b>501-1000</b>	<b>1001-1500</b>
Is there any Environment Agency Information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.8 Detailed River Network entries within 500m of the site	0	0	0	5	-	-
6.9 Surface water features within 250m of the study site	No	No	No	-	-	-

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## 7. Flooding

7.1 Are there any Environment Agency Indicative Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency Indicative Zone 3 floodplains within 250m of the study site?	No
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefitting from Flood Defences within 250m of the study site?	No
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very Low
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

## 8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	1	0	6
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	1	1	4
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	1	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

## 9. Additional Information

	on-site	0-50	51-250	251-500
9.1 Records of mobile phone transmitters	0	0	0	0
9.2 Records of potential sites of OfCom telecommunications masts	0	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

## 10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	High
10.2 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 in a Radon Affected Area, as between 10 and 30% of properties are above the Action Level
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?	Full radon protective measures are necessary

## 11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low-Moderate
11.3 Are there any brine affected areas within 75m of the study site?	No

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## 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 250m.

### 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 underground oil and gas pipelines.

### 5. Geology

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

### 6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

### 7. Flooding

Provides information on river and tidal 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 and World Heritage Sites. These searches are conducted using radii of up to 2000m.

### 9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

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## 10. 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.

## 11. Mining

Provides information on areas of coal and shallow mining.

## 12. 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.

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# GroundSure Risk Assessment Methodology

## Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part IIA of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

## Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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## Risk Assessment Definitions

**Acceptable Environmental Risk:** Significant potential environmental liabilities have not been identified

**In Need of Further Assessment:** Significant potential environmental liabilities have been identified

**Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?**

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

**Does the property represent Acceptable Banking Security from an environmental risk perspective?**

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

**Is there a risk that the property value may be impacted due to environmental liability issues?**

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

**What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?**

**Low:** There are unlikely to be significant environmental liabilities associated with the property

**Low-Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

**Moderate:** Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

**Moderate-High:** Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

**High:** Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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# 1. Historical Industrial Sites

## 1.1 Potentially Contaminative Uses identified from High Detail (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 250m of the search centre: 5**

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
204.0	NW	Unspecified Disused Kiln	1964
206.0	NW	Lime Kiln	1872
209.0	NW	Old Lime Kiln	1949
210.0	NW	Old Lime Kiln	1910
248.0	SE	Unspecified Pit	1872

## 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 100m of the search centre: 0**

Database searched and no data found.

## 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 100m of the search centre: 0**

Database searched and no data found.

## 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 100m of the search centre: 0**

Database searched and no data found.

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 TM Group on (T) 0844 249 9202, email: helpdesk@tmgroup.co.uk



## 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 100m of the search centre: **0**  
Database searched and no data found.

## 1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: **7**

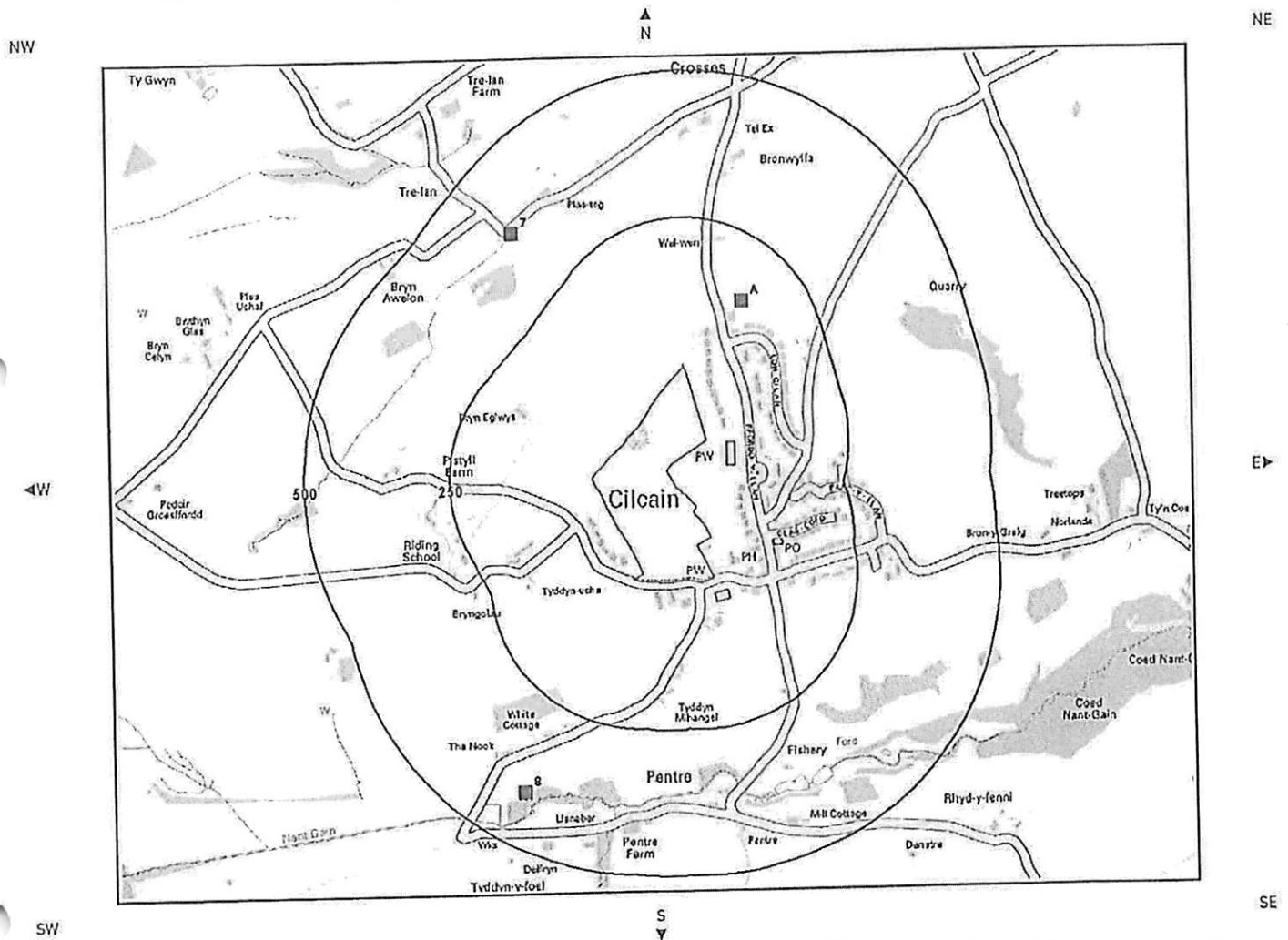
The following Historical Potentially Infilled Features derived from the Historical Mapping Information is provided by GroundSure:

Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Quarry	1949
0.0	On Site	Unspecified Quarry	1898
0.0	On Site	Cemetery	1964
0.0	On Site	Cemetery	1992
0.0	NE	Cemetery	1949
0.0	NE	Cemetery	1898
8.0	S	Grave Yard	1872

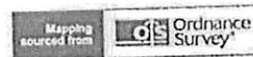
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## 2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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

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## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

**Records of historic IPC Authorisations within 500m of the study site:** 0  
Database searched and no data found.

**Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:** 0  
Database searched and no data found.

**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.

**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.

**Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:** 0  
Database searched and no data found.

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:** 0  
Database searched and no data found.

**Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:** 0  
Database searched and no data found.

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:** 0  
Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site:** 8

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The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
1A	147.0	NE	317681, 365658	Address: 5 Houses At Lon Cilan..., And Chestnut Lodge, Cilcaln, Mold, . Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: EPRRP3423KP Permit Version: 1 Receiving Water: Groundwaters Status: New Issued Under Epr 2010 Issue date: 7/6/2012 Effective Date: 7/6/2012 Revocation Date: -
2A	147.0	NE	317681, 365658	Address: 5 Houses At Lon Cilan..., And Chestnut Lodge, Cilcaln, Mold, . Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: EPRRP3423KP Permit Version: 1 Receiving Water: Groundwaters Status: New Issued Under Epr 2010 Issue date: 7/6/2012 Effective Date: 7/6/2012 Revocation Date: -
3A	147.0	NE	317681, 365658	Address: 5 Houses At Lon Cilan..., And Chestnut Lodge, Cilcaln, Mold, . Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: EPRRP3423KP Permit Version: 1 Receiving Water: Groundwaters Status: New Issued Under Epr 2010 Issue date: 7/6/2012 Effective Date: 7/6/2012 Revocation Date: -
4A	147.0	NE	317681, 365658	Address: 5 Houses At Lon Cilan..., And Chestnut Lodge, Cilcaln, Mold, . Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: EPRRP3423KP Permit Version: 1 Receiving Water: Groundwaters Status: New Issued Under Epr 2010 Issue date: 7/6/2012 Effective Date: 7/6/2012 Revocation Date: -
5A	147.0	NE	317681, 365658	Address: 5 Houses At Lon Cilan..., And Chestnut Lodge, Cilcaln, Mold, . Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: EPRRP3423KP Permit Version: 1 Receiving Water: Groundwaters Status: New Issued Under Epr 2010 Issue date: 7/6/2012 Effective Date: 7/6/2012 Revocation Date: -
6A	147.0	NE	317681, 365658	Address: 5 Houses At Lon Cilan..., And Chestnut Lodge, Cilcaln, Mold, . Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: EPRRP3423KP Permit Version: 1 Receiving Water: Groundwaters Status: New Issued Under Epr 2010 Issue date: 7/6/2012 Effective Date: 7/6/2012 Revocation Date: -
7	375.0	NW	317280, 365780	Address: Trelan - Chlorinated O/f, Trelan - Chlorinated O/f Effluent Type: Unspecified Permit Number: CM0206401 Permit Version: 1 Receiving Water: Ground Status: Consent Expired - Time Limit Issue date: 2/10/1989 Effective Date: 2/10/1989 Revocation Date: 17/3/1994
8	409.0	SW	317290, 364830	Address: Cilcaln Wtw-filter Backwash, Cilcaln Wtw-filter Backwash Effluent Type: Trade Discharges - Process Effluent - Water Company (wtw) Permit Number: CM0182701 Permit Version: 1 Receiving Water: Alun Status: New Consent, By Application (wra 91, Section 88) Issue date: 2/10/1989 Effective Date: 2/10/1989 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

## 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 Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

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TM Group on (T) 0844 249 9202, email: helpdesk@tmgroup.co.uk



---

**Records of National Incidents Recording System, List 1 within 250m of the study site:**

**0**

Database searched and no data found.

---

## **2.4 Sites Determined as Contaminated Land under Part IIA 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.

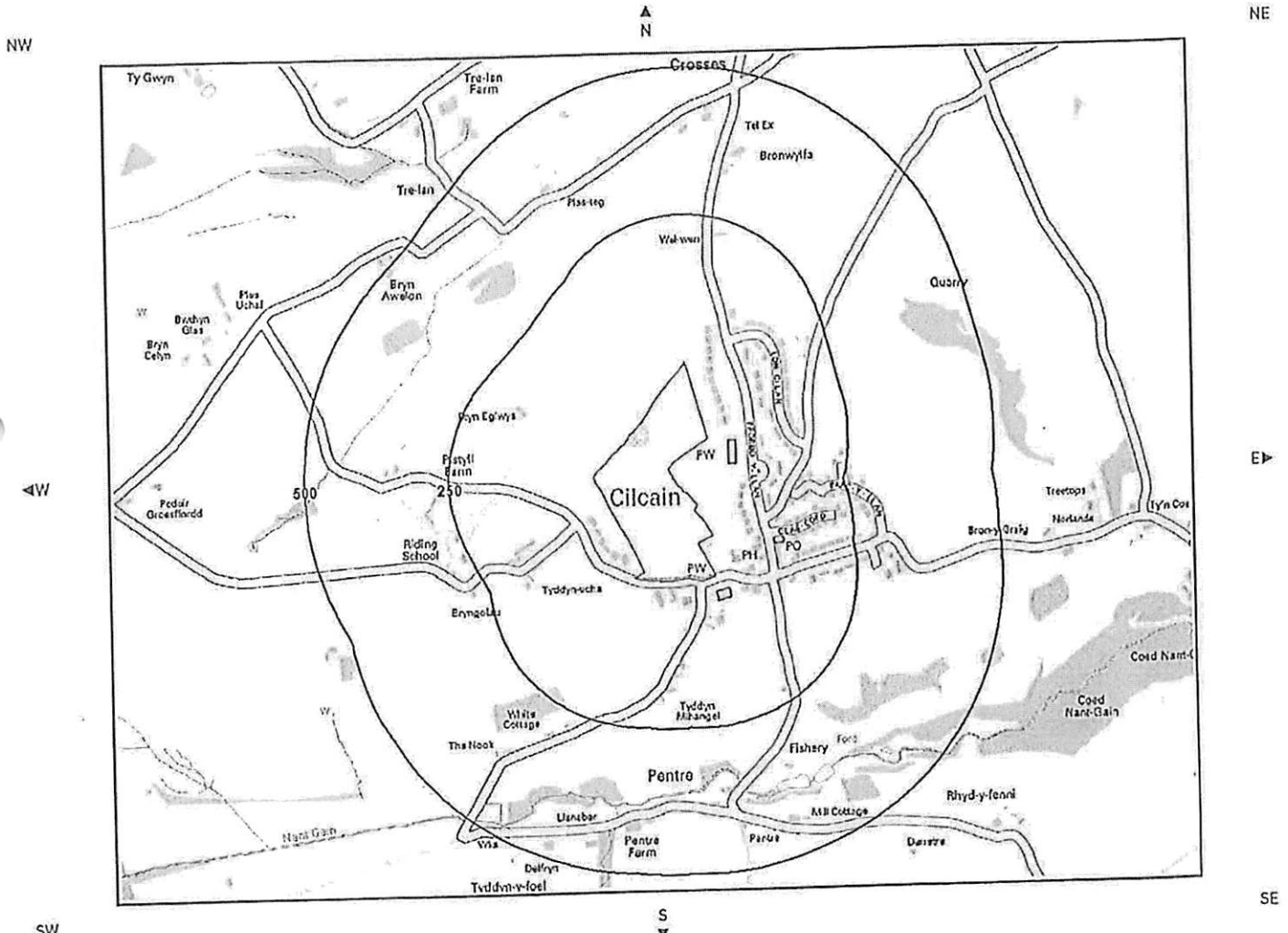
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**Report Reference: 11400684**

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### 3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



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- Site Outline
- Search Buffers (m)
- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)
- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

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## 3. Landfill and Other Waste Sites

### 3.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site: 0**

Database searched and no data found.

---

**Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

---

**Records of Environment Agency historic landfill sites within 1500m of the study site: 0**

Database searched and no data found.

---

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

---

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0**

Database searched and no data found.

---

**Records of Local Authority landfill sites within 1500m of the study site: 0**

Database searched and no data found.

---

### 3.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

---

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Environment Agency licensed waste sites within 1500m of the study site: 0**

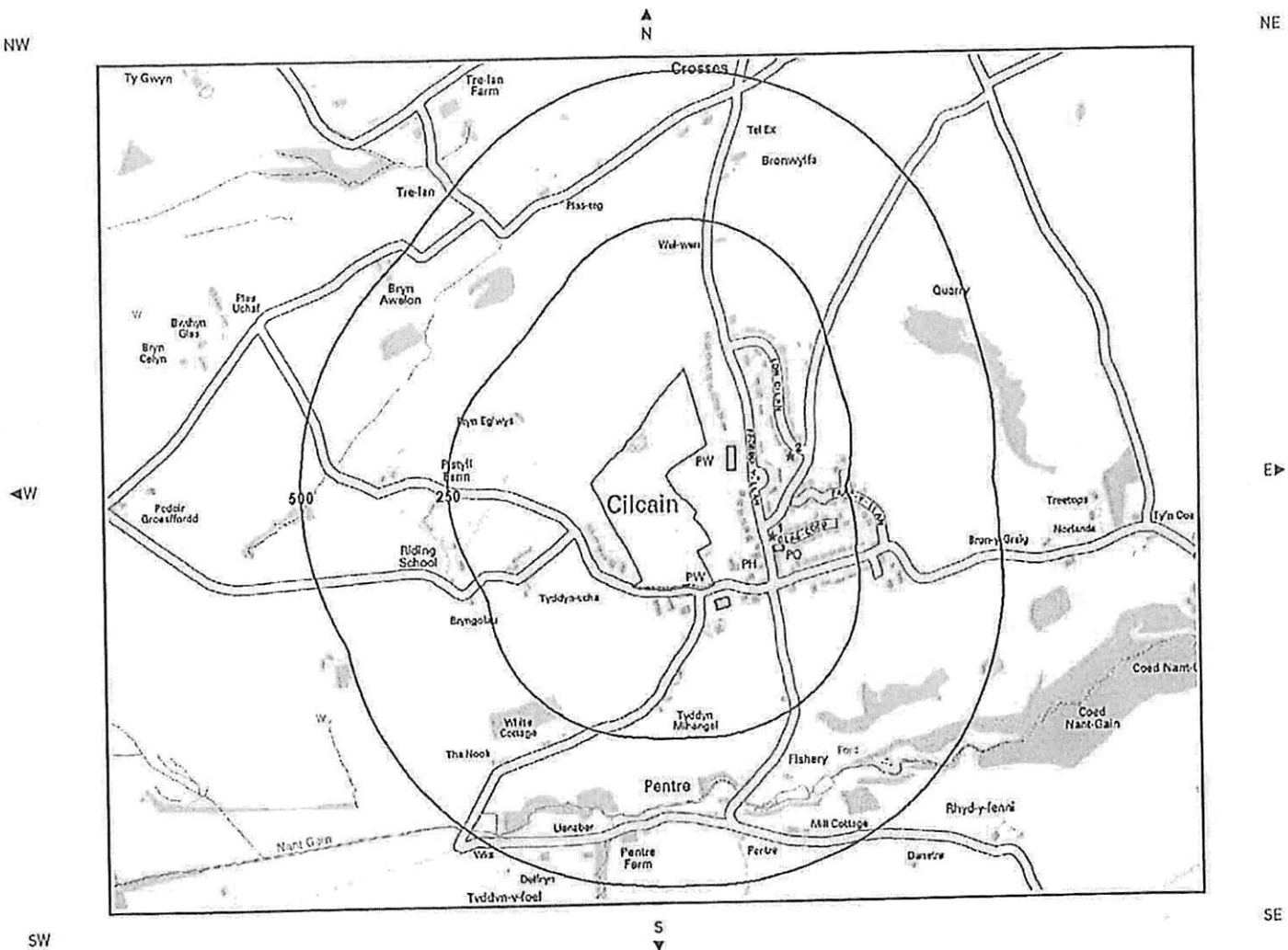
Database searched and no data found.

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# 4. Current Land Use Map



Current Land Use Legend



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-  Site Outline
-  Current Industrial Sites
-  Search Buffers (m)
-  Petrol & Fuel Sites
-  Underground High Pressure Oil & Fuel Pipelines

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## 4. Current Land Uses

### 4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 2

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	107.0	E	Electricity Sub Station	CH7	Electrical Features	Infrastructure and Facilities
2	146.0	E	Gareth Jones	18, Lon Cilan, Cilcain, Mold, CH7 5PL	Vehicle Repair, Testing and Servicing	Repair and Servicing

### 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 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site: 0

Database searched and no data found.

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## 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-DMTN	TILL, DEVENSIAN	DIAMICTON

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

### 5.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
LNML-LMST	LLANARMON LIMESTONE FORMATION	LIMESTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

Report Reference: 11400684

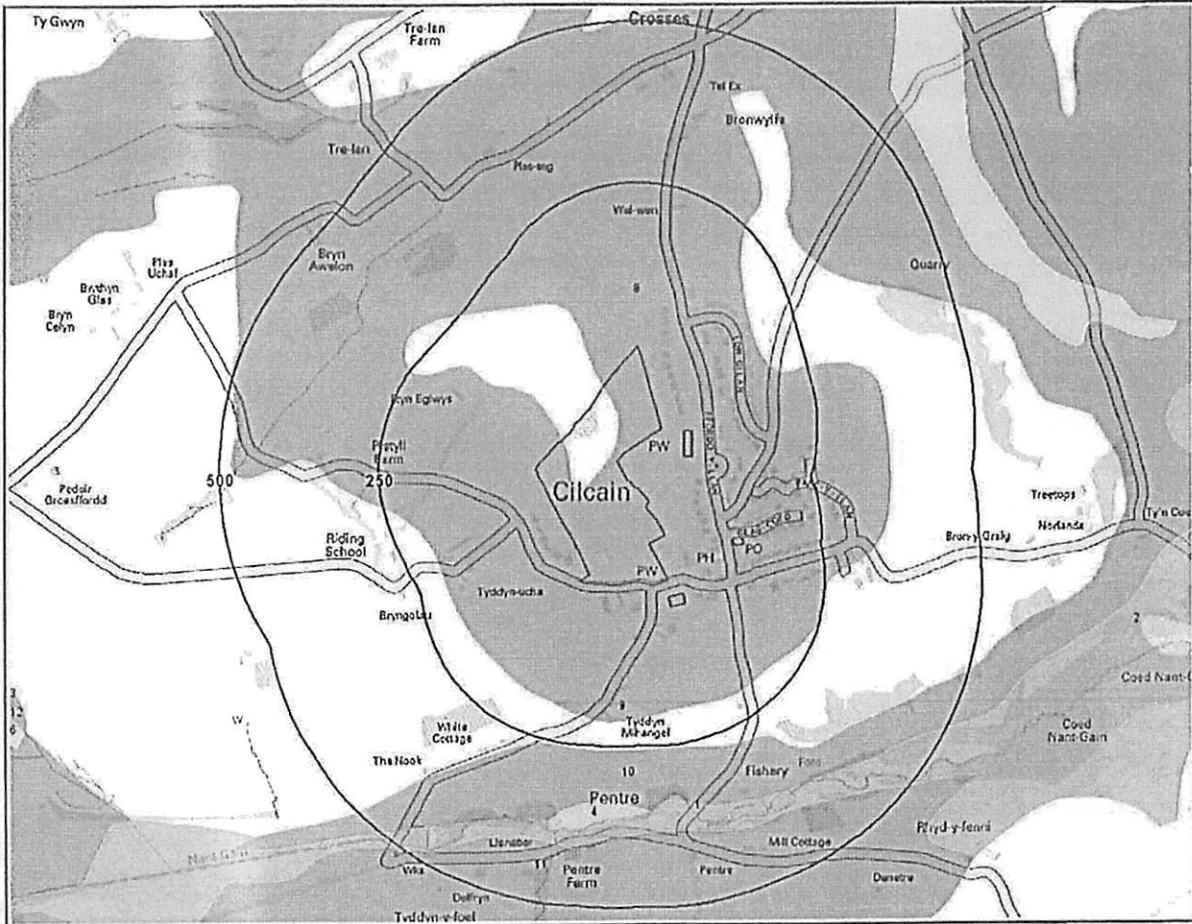
If you would like any further assistance regarding this report then please contact  
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# 6a. Hydrogeology - Aquifer Within Superficial Geology

NW

N

NE



W

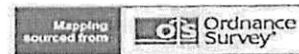
E

SW

S

SE

Aquifer Within Superficial Geology Legend



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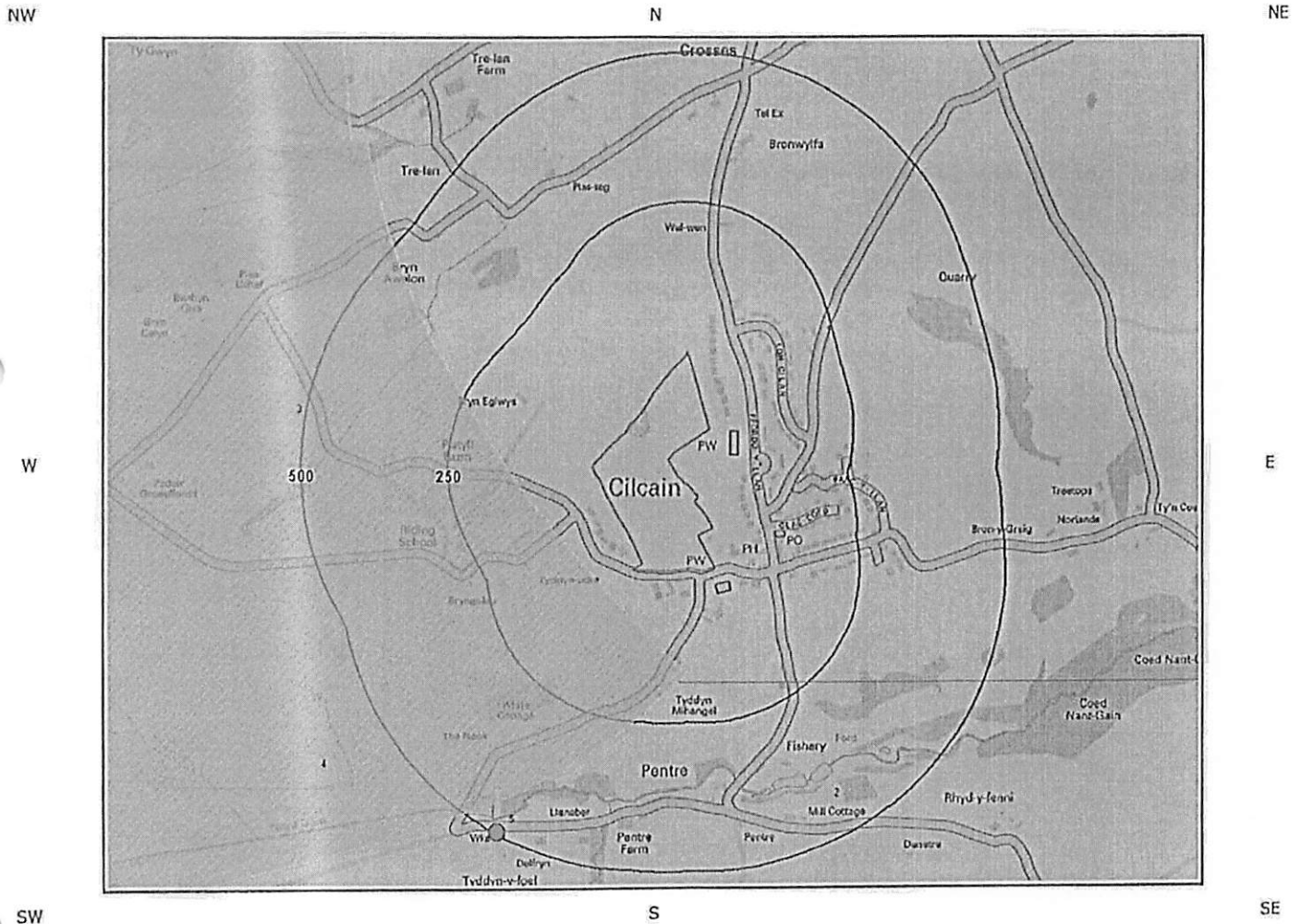
	Site Outline		Principal Aquifer		Secondary Aquifer - Undifferentiated Layers
	Search Buffers (m)		Secondary (A) Aquifer - Permeable Layers		Unproductive
			Secondary (B) Aquifer - Lower Permeability Layers		Unknown (lakes and landslip)

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# 6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

Mapping sourced from Ordnance Survey

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Report Reference: 11400684

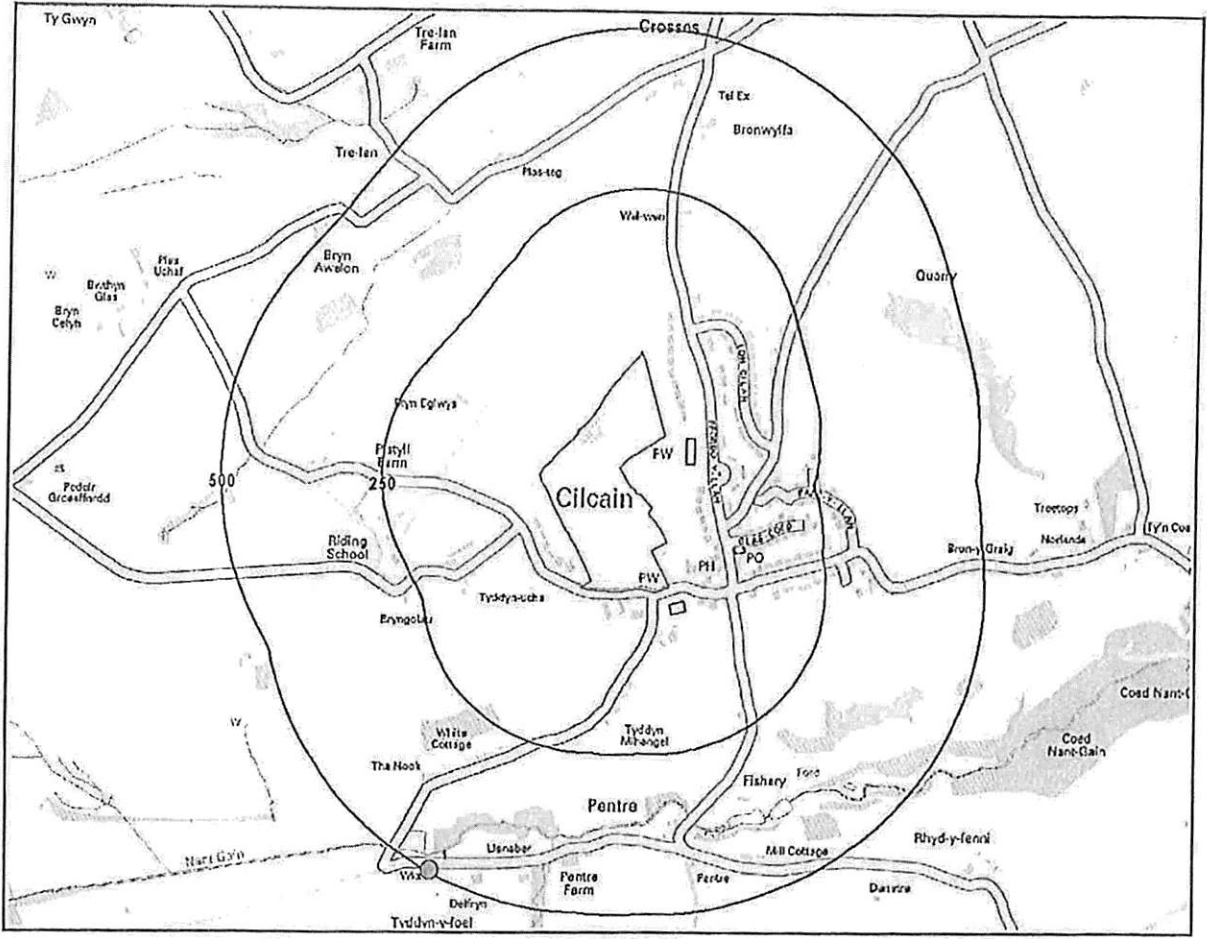
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# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

NW

N

W



SW

S

SPZ and Potable Water Abstraction Licenses Legend



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