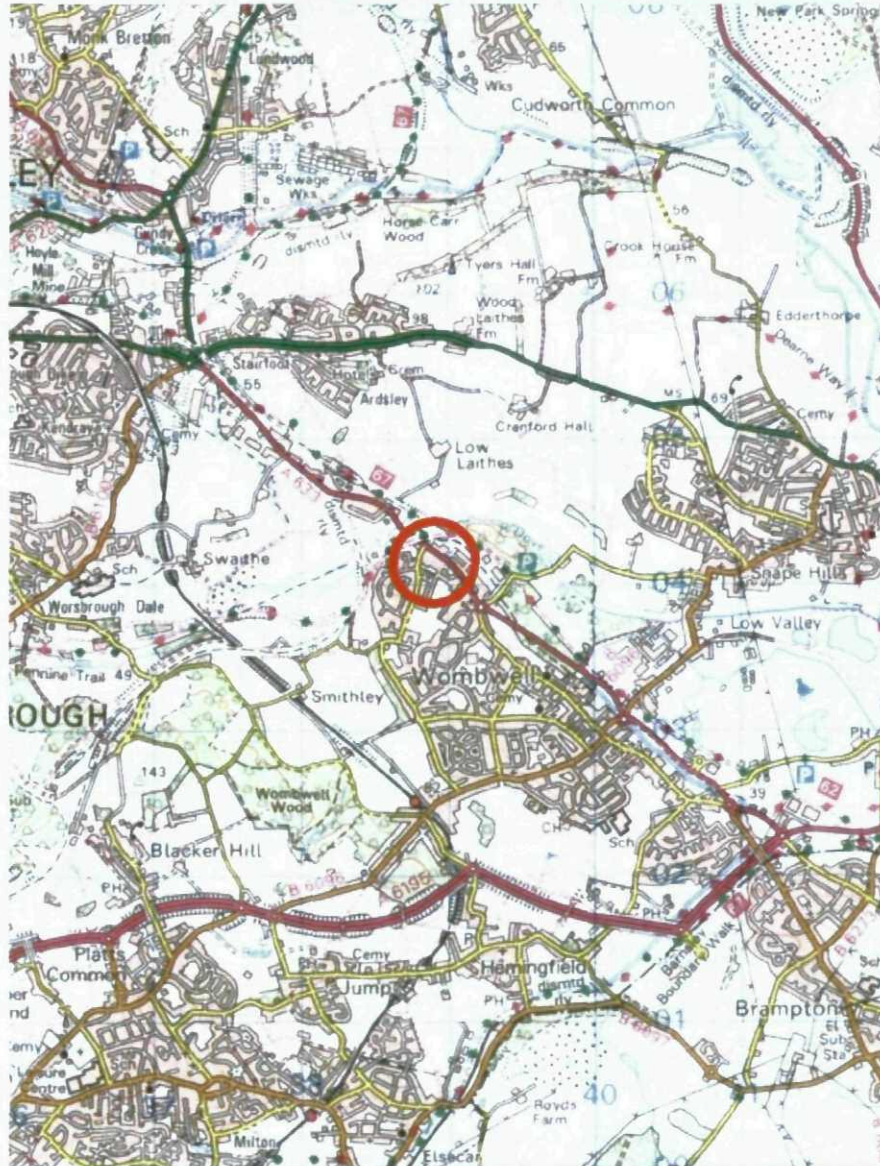


DRAWINGS

Wombwell Mills - WOMBWELL

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 1:50000 @ A4
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 Location Plan
 P.W.
 S.S.

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YORKSHIRE OFFICE:
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 Tel: 0113 300 2014 Fax: 0113 300 2576

MIDLANDS OFFICE:
 3 BRIDLEY PLACE, BIRMINGHAM B 2 1R
 Tel: 0121 698 8510 Fax: 0121 698 8600

NORTH OFFICE:
 116 QUAYSIDE, NEWCASTLE-UPON-TYNE NE1 3JY
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Site Plan

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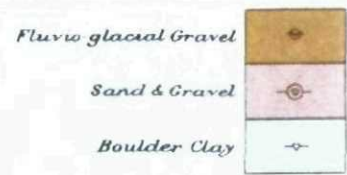
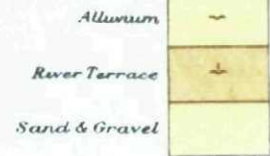
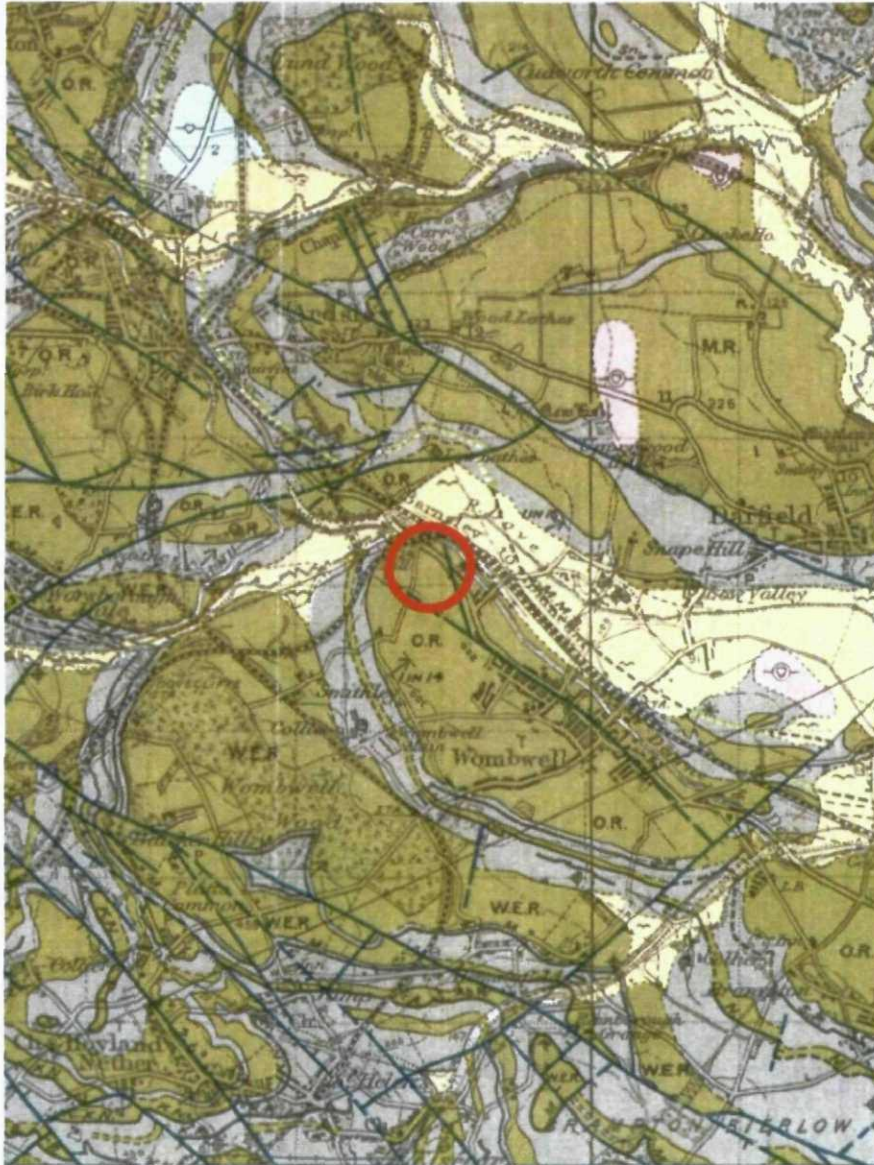
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 Tel: 0113 300 2014 Fax: 0113 300 2576

MIDLANDS OFFICE:
 3 BRINDLEY PLACE, BIRMINGHAM B1 3JH
 Tel: 0121 698 8530 Fax: 0121 698 8603

NORTH OFFICE:
 114 QUAYSIDE, NEWCASTLE-UPON-TYNE NE1 3JY
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Drift & Solid
 Geology Plan

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NORTHWEST OFFICE:
 100 VICTORIA ROAD, ACKHURST BUSINESS PARK,
 CHORLEY, LANCASHIRE PR7 1NY
 Tel: 01257 230 999 Fax: 01257 235 171

YORKSHIRE OFFICE:
 1 CITY SQUARE, LEEDS LS1 2ES
 Tel: 0113 300 2014 Fax: 0113 300 2576

MIDLANDS OFFICE:
 3 BRINDLEY PLACE, BIRMINGHAM B 2 1R
 Tel: 0121 698 8530 Fax: 0121 698 8603

NORTH OFFICE:
 116 QUAYSIDE, NEWCASTLE-UPON-TYNE NE1 3DQ
 Tel: 0191 206 4040 Fax: 0191 206 4250

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Legend:

- WTP01 Woodford Trial Pit Locations
- ✕ WWS01 Woodford Window Sample Locations
- WRO01 Woodford Rotary Open Locations



Wombwell Mills
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Site Investigation
Location Plan

1:1000 @ A3 P.W.

06.03.06 S.S.

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116 QUAYSIDE, NEWCASTLE-UPON-TYNE NE1 3DY
Tel: 0191 206 4040 Fax: 0191 206 4250

NORTHWEST OFFICE:
ARUNDEL HOUSE, ACKHURST BUSINESS PARK
CHORLEY, LANCASHIRE PR7 1NY
Tel: 01257 230 999 Fax: 01257 235 171

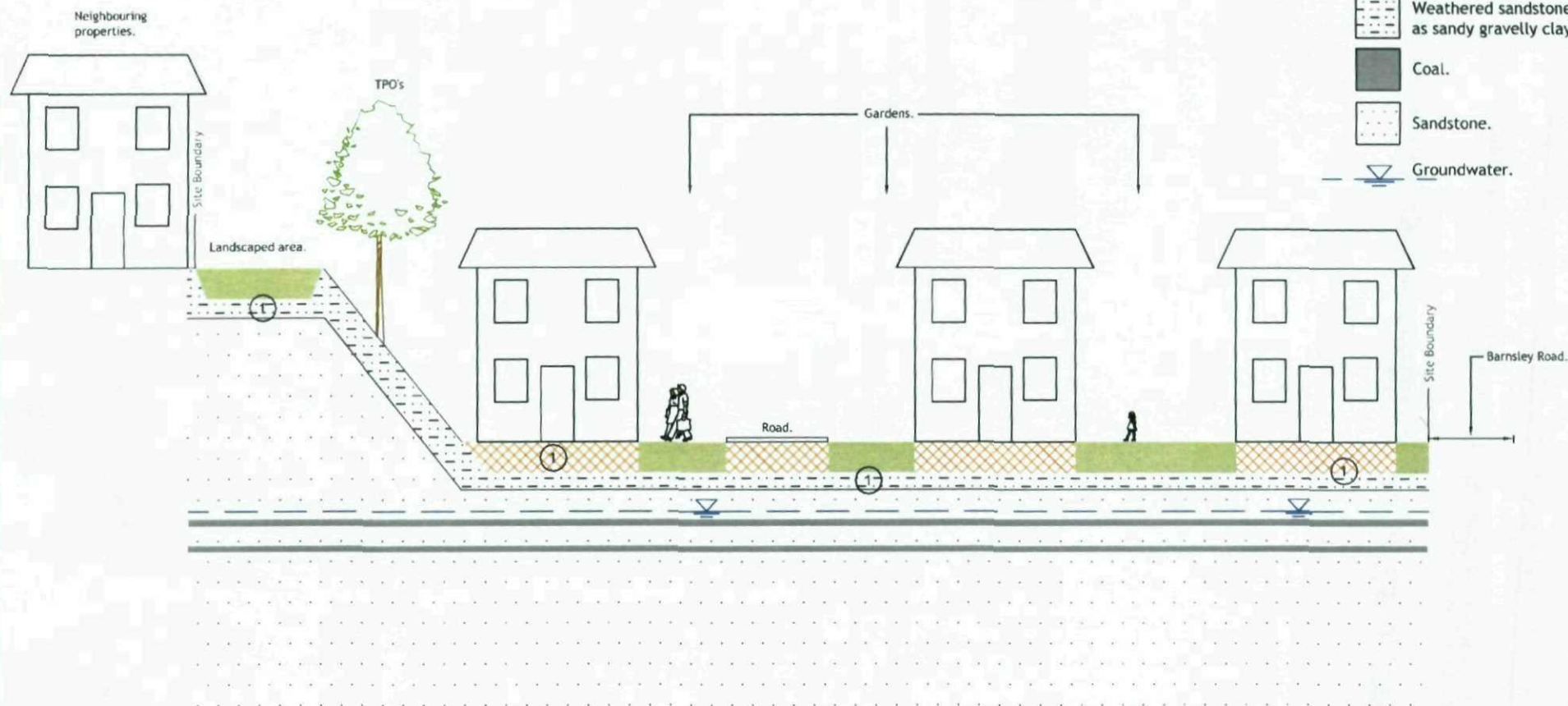
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1 CITY SQUARE, LEEDS LS1 2ES
Tel: 0113 300 2014 Fax: 0113 300 2576

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3 BRINDLEYPLACE, BIRMINGHAM B1 2JB
Tel: 0121 698 8530 Fax: 0121 698 8600

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Legend

-  Cover layer to be employed in garden and landscaped areas.
-  Made ground.
-  Weathered sandstone recovered as sandy gravelly clay.
-  Coal.
-  Sandstone.
-  Groundwater.



Sources

- ① Limited metal & organic contamination in made and natural ground.

Pathways

None given cover layer employed in gardens, and lack of migration to groundwater.

Receptors

None as humans are protected through the employed cover layer, and groundwater has been found to be uncontaminated.

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NORTH OFFICE
2ND FLOOR, BALTIC CHAMBERS, 3 BROAD CHAPE
NEWCASTLE UPON TYNE, NE1 2JQ
Tel: 0191 228 8130 Fax: 0191 280 5795

NORTHWEST OFFICE
ARNDICE HOUSE, ACHURST BUSINESS PARK
CHOTLEY, LANCASHIRE, BB7 1HJ
Tel: 01257 220 199 Fax: 01257 225 171

YORKSHIRE OFFICE
1 CITY SQUARE, LEEDS LS1 2ES
Tel: 0113 300 2014 Fax: 0113 300 2576

MIDLANDS OFFICE
198B DEKYLAC, SHARNBOROUGH BT 2JB
Tel: 01276 690 8531 Fax: 0121 690 8600

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Conceptual Site Model
(Projected Post
Remediation)

Not to scale

02.11.06




J.M.P.

S.S.

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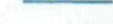
Legend:

-  TPO's in area of higher ground.
-  Hardstanding areas.
-  Buildings / Structures to be demolished and removed.

Notes:-

1. Soils within the site boundary currently pose a risk to human health in both the made and natural ground.
2. The existing landform is not suitable to house the proposed end use of residential houses with gardens.
3. The services on site are shown in approximate locations. The actual position of pipes / cables may vary as all have not been accurately surveyed in.

Services

-  Electricity
-  Foul / Combined Sewer
-  British Telecom
-  Water
-  Gas



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Pre Remediation
Constraints Plan

1:1000 @ A3 J.M.P.
03.11.06 S.S.

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Tel: 0191 206 4040 Fax: 0191 206 4250

NORTHWEST OFFICE:
ARUNDEL HOUSE, ACKHURST BUSINESS PARK
CHORLEY, LANCASHIRE PR7 1NY
Tel: 01257 230 999 Fax: 01257 235 171

YORKSHIRE OFFICE:
1 CITY SQUARE, LEEDS LS1 2ES
Tel: 0113 300 2014 Fax: 0113 300 2576

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3 BRINDLEYPLACE, BIRMINGHAM B1 2JB
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Service to be retained

- Electricity
- Foul / Combined Sewer
- British Telecom
- Water
- Gas

Service to be removed

- - - Electricity
- - - Foul / Combined Sewer
- - - British Telecom
- - - Water
- - - Gas

Notes:-

1. The services on site are shown in approximate locations. The actual position of pipes / cables may vary as all have not been accurately surveyed in.
2. The contractor shall ensure that all services are disconnected and safe prior to removal.
3. The contractor is to confirm the location of the combined sewer that is adopted by Yorkshire Water and the requirements for protecting this sewer prior to removing other obstructions.
4. All manholes, gullies, etc. that are not associated with the adopted combined sewer, that is shown to be retained, shall be removed.
5. The retained services are to be relocated as necessary by the ultimate developer of the site.

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Removal and Retention of
Services and Obstructions

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NORTH OFFICE:
116 QUAYSIDE, NEWCASTLE-UPON-TYNE NE1 3DY
Tel: 0191 206 4040 Fax: 0191 206 4250

NORTHWEST OFFICE:
ARUNDEL HOUSE, ACKHURST BUSINESS PARK
CHORLEY, LANCASHIRE PR7 1NY
Tel: 01257 230 999 Fax: 01257 235 171

YORKSHIRE OFFICE:
1 CITY SQUARE, LEEDS LS1 2ES
Tel: 0113 300 2014 Fax: 0113 300 2576

MIDLANDS OFFICE:
3 BRINDLEYPLACE, BIRMINGHAM B1 2JB
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APPENDIX A

Previous Reports
(Please see attached CD)

APPENDIX B

Correspondence with the Environment Agency

creating a better place

RECEIVED
23/11/06



Environment
Agency

Woodford Consulting Engineers Ltd
1 City Square
Leeds
LS1 2ES

Our ref: CL-2006-182
Your ref: SS/TS/896
Date: 23 November 2006

Fao. Mr Scott Smith,
Environmental Project Consultant

Dear Scott

Wombwell Mills, Barnsley Road, Wombwell

I have reviewed the Desk Study and Site Investigation Reports you submitted. On the basis of the information presented I agree with your conclusions that the site appears to pose little risk to controlled waters. This conclusion is however based on a limited review of the reports. Consequently, I would like to make you aware of the following:

The Environment Agency Groundwater and Contaminated Land Team for Ridings Area has taken a risk-based screening approach to deployment of its resources. We have decided to concentrate our efforts into those developments that may have the potential to pose the most significant risks to the water environment. Consequently we will not comment further on this site. The site owner/developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. It is an offence under the Water Resources Act (1991) to knowingly permit pollution of controlled waters.

Therefore, we strongly recommend that the site owner/developer should adhere to the following guidance: · Code of Practice for Investigation of Potentially Contaminated Sites (BS10175, 2001) · Planning Policy Statement 23 (PPS23), Planning and Pollution Control including Annex 2, Development on Land Affected by Contamination (ODPM, 2004) · Contaminated Land Report 11 (CLR11); Model Procedures for the Management of Land Contamination (EA/DEFRA, 2004) · Guidance on Requirements for Land Contamination Reports (EA, 2005) · The Definition of Waste: Developing Greenfield and Brownfield Sites (EA, 2006) · Monitoring Certification Scheme (MCERTS) for the Chemical Testing of Soils (EA, 2005, revised 2006)

Yours sincerely


Technical Officer, Groundwater & Contaminated Land

Direct dial: 0113 213 4818

Environment Agency
Phoenix House, Global Avenue, Leeds, LS11 3FG
Tel: 08708 506 506, Fax: 0113 213 4509

APPENDIX C

Proposed Layout