REPORT C3547
OCTOBER 2009

PRELIMINARY APPRAISAL

for land at
PEEL STREET, BARNSLEY

prepared for
OPUS LAND (NORTH) LTD

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PRELIMINARY APPRAISAL (DESK TOP STUDY)

For land at

PEEL STREET, BARNSLEY

Prepared for

OPUS LAND (North) LTD

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NTS: Not to Scale

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EXECUTIVE SUMMARY

Introduction	Sirius Geotechnical and Environmental Ltd (Sirius) were commissioned by Opus Land (North) Ltd to undertake a preliminary appraisal (desk top study) of land at Peel Street, Barnsley. The site is currently a former supermarket unit, with associated car parking. We understand the site is to be redeveloped for a commercial / retail end use.
Site Details	The site comprises a single building, approximately triangular in plan area. It includes a now disused retail (supermarket) unit in the eastern half of the site, with a 2 storey car park area over the western half of the site, which extends over the entire building at roof level. A concrete service yard exists to the east and south of the main building, with the southern part of the site cut into a former slope to leave an estimated 4m high retaining wall, which effectively retains the public highway of Pitt Street to the south. Pitt Street is linked to the site via a steel footbridge from the roof of the car park. The roof car park is currently leaking water into the former retail unit below, and some elements of structural distress are noted at the eastern and southern parts of the building exterior.
Site History	The site has had a long and relatively complex history, however in summary the southern part of the site was a Linen Mill with associated residential house to the south east until approximately 1948, when a cinema was built over the central area of the site. In the northern half of the site were 2 reservoirs straddling the west and north east boundaries, which were infilled / removed by 1960 / 1929 respectively. A watercourse, Sough Dike, is shown to pass west to east through approximately the centre of the site on maps pre-dating the construction of the existing building. The northern part of the site has been occupied by a variety of smaller structures which were part of a builder's yard with weighbridge and travelling crane, and to the north west of the site were the buildings associated with a depot.
Anticipated Ground Conditions	The solid geology is Coal Measures strata, including the Kent's Thick and Kent's Thin coal seams outcropping / subcropping below the site. *There is likely to be softer ground/ alluvium associated with the former*

	stream crossing the site (now assumed to be in culvert below the centre of the site). There may be made ground associated with the former reservoirs. The reservoir to the north east of the site was formerly part overlain by a petrol filling station and garage immediately beyond the site boundary. The southern parts of the site appear to have been significantly cut into the former slope of the surrounding land, so we would anticipate the remains of the Linen Mill on site (and to some extent the reservoir at the western extent of the site), to have been removed (at least in part) by the cut and fill process.
Ground Stability	Ground stability may be affected by • Unrecorded shallow mining within coal seams. • Soft soils (alluvium and made ground associated with former stream and reservoirs). • Variable weathering profile. The structural integrity and suitable design of the highways retaining wall to Pitt Street should be confirmed by an appropriately qualified structural engineer, and by confirmation that the Local Council has approved the existing / possible proposed design.
Foundations	Foundation designs may vary if shallow mining is proven, however if not present, we would anticipate a design comprising pad foundations to the rear / south of the site, and deeper foundations (possibly piled) to the north of the site. The foundation designs should take into account the possible presence of softer soils associated with the former stream (suspected to be in culvert), and possible made ground associated with the former reservoirs. If shallow mining is proven the workings should be treated by drilling and pressure grouting, and the building foundations designed accordingly. Shallow groundwater local to the culvert below the site may cause some difficulties for construction. Extensive substructures should be anticipated.
Contamination	Possible made ground associated with former builders yard, and depot to the north of the site may be present, as may be contaminated backfill to the former reservoirs, particularly the eastern reservoir, which was part overlain at one time by a garage and petrol filling station. There was

	also a petrol filling station to the north west of the site (the current location of KFC) in the past which may affect the site.
Gas Risk	There is a gas risk from the backfilled former reservoirs, possible organic rich natural soils associated with the former stream below the site and mines gas.
Further Works	An asbestos survey of the building, and a services search, in particular with respect to the former stream probably in culvert below the site, is advised; and implications on design thereon considered. An intrusive site investigation will be required in due course, either pre or post demolition to further assess issues raised by the desk study.

1. INTRODUCTION

Sirius Geotechnical and Environmental Ltd (Sirius) were commissioned by Opus Land (North) Ltd to undertake a preliminary appraisal (desk top study) of land at Peel Street, Barnsley (the "site"). It is understood that consideration is being given to the redevelopment of the site for a commercial (retail) end-use.

The objectives of this appraisal were:

- To establish the historical development of the site and immediate surrounding area from a review of available in-house and third party information.
- To establish the environmental setting of the site.
- To evaluate whether past mining or other extractive industries could have an influence on the site.
- To determine if historical or current activities could give rise to significant ground contamination.
- To assess the potential for hazardous ground gas, including radon.
- To determine the potential risks from contamination, both within the site and from adjacent properties and/or processes, specifically to include the potential for designation under Part IIA EPA.
- To make a preliminary assessment of potential construction constraints.

As part of this investigation, information from the following sources has been reviewed: GroundSure Environmental reports, the British Geological Survey (BGS), and the Coal Authority (CA).

This report presents the factual information derived during this investigation and includes a Conceptual Site Model, which presents ground-related risks/hazards.

This report, which was designed to meet the requirements of all relevant current guidance, presents the factual information available during this appraisal, interpretation of the data obtained and recommendations relevant to the defined objectives.

It has been assumed in the production of this report that the site is to be redeveloped for a commercial (retail) end-use. In addition, it is assumed that ground levels will not change significantly from those existing at the present time. If this is not the case, then amendments to the recommendations made in this report may be required.

Where the report refers to the potential presence of invasive plants (such as Japanese Knotweed) or asbestos-containing materials, such observations are for information only and should be verified by a suitably qualified expert.

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2. SITE DETAILS AND DESCRIPTION

Table 2.1 Current Site Overview

Location	The site at Peel Street, Barnsley lies approximately 300m to the southwest of the town centre. A site location plan is included as Drawing No. C3547/01 within Appendix A.
National Grid Reference	E 434259, N 406274.
Topography and Features	The site is approximately triangular in plan, and appears to be cut into the surrounding natural ground which slopes from a level of approximately 110m AOD on Pitt Lane to the south, to a level of approximately 104m AOD on Peel Street to the north.
Approximate Site Area	0.97 hectares (2.4 acres)
Site Boundaries	The northern boundary with Peel Street is at street level. Other boundaries are marked by a series of concrete retaining walls to various heights. The southern site boundary with Pitt Street appears to comprise an older retaining wall, comprising sandstone blocks, which has been further retained subsequently by a concrete retaining wall when the current store was built. (The store is first shown on maps of 1982). The car park and grounds of the former Pitt Street Methodist Church (now a children's nursery), is similarly supported by a retaining wall varying from a retaining height of approximately 1.5m up to 3.5m, within the site boundary. The West Way Road to the south west of the site is at grade with the main site levels at the roundabout to the west of the site, but is elevated by a maximum of approximately 1.5m above site levels at the southern corner of the site.

Current Land Use	The site is currently a disused retail (supermarket) unit over the eastern half of the site, with car parking access over the western half of the site, which leads to a roof car park over the entire plan area of the building. External to the building is a concrete service yard to the south and east. The main building, particularly over its eastern elevations, shows signs of generally minor structural distress, and the roof car park has been leaking water into the retail unit area below.
Invasive Plant Species	None noted.
Adjacent Land Uses	The site lies close to Barnsley town centre, and is therefore surrounded by predominantly commercial / retail land uses, and car parking. There is a relatively high number of Churches in the vicinity of the site, and a number of residential premises over shops etc. A former swimming baths to the west of the site has been part demolished, with new build and old building converted to sheltered housing. There is some light industrial activity (a wrought iron fence manufacturer / fencing supplier and furniture manufacturer) off Race Common Road to the west of the site.

The main site features are shown on Drawing No. C3547/02 within Appendix A.

3. ENVIRONMENTAL SETTING

3.1. Introduction

Published environmental, geological and historical data relating to the site has been reviewed. A summary of relevant information is provided below and a copy of the GroundSure report is enclosed as Appendix B. A copy of the Coal Authority Mining Report is included in Appendix C.

3.2. Site History

Table 3.1 presents a summary of the site history from 1889 to 2008. It is not the intention of this report to describe, in detail, all of the changes that have occurred on or adjacent to the site, only those pertinent to the proposed development.

Table 3.1 Site History

Map Dates	On-Site Features	Off-Site Features of Significance
1889 1: 500 scale 1890 1:10,560 scale 1893 1:2,500 scale	The main building which occupies the southern 30% of the site, and extends beyond the site boundary to the south west is the Bore Spring Mill (a linen mill). There are 3 smaller attached buildings to the immediate east of the mill building within the site, a possible residential building (Ivy House), plus 3 smaller buildings that may be outhouses, or mill buildings, plus some greenhouses. The site is bisected by a watercourse, the Sough Dike (shown to flow from west to east on later maps). Two reservoirs, presumably associated with the Linen Mill building on site (and a second mill to the north of Peel Street) straddle the west and north east site boundaries. There are 3 smaller unnamed buildings that mark the site's northern boundary with Peel Street; however to the south of these buildings is a large area of open land with no buildings or uses noted.	The site surrounds are already well built up by 1889, with many buildings and land uses noted within 250m of the site, which include: • 5 no timber yards to the north west and east / south east. • 4 no textiles mills (for linen and calendar), all with associated water reservoirs, the closest of which is the Taylor Linen Mill to the immediate north of Peel Street. • A Corn Mill (with 2 associated smaller reservoirs) 50m to the east. • A Mill 100m to the south east (no product specified). • 2 no foundries plus associated reservoirs 240m to the south east. • 2 no carriage works at 50m to the south east, and 240m to the south west. • Many other uses including chapels, schools, churches, and to the immediate west of the site a 'Circus'. • A gas works is present 450m to the east.

Map Dates	On-Site Features	Off-Site Features of Significance
1904 1:10,560 scale 1906 1:2,500 scale	All the above buildings remain, however there are 3 new buildings added within the area of former vacant land in the northern half of the site, plus a number of smaller outhouse sized structures.	Most of the buildings described above remain, although they are not all labelled with their function. A mill building approximately 100m to the north west (Unity Mill) plus 2 associated reservoirs are removed by this date.
1929 1:10,560 scale	There have been further new buildings within the northern half of the site, and a new building has been built over the reservoir area that formerly straddled the eastern site boundary.	Several buildings /houses 200m and 400m to the south east of the site have been cleared; no other significant changes.
1938 1:10,560 scale 1948 1:10,560 scale	No significant changes shown on 1938 plan. Mill building in south of site reduced in size significantly on 1948 plan.	No significant changes.
1951 1:10,560 scale	Building (use unrecorded) in centre of site, extended to north (to Peel Street), crossing Sough Dike.	The 'Circus' to the immediate west of the site is now removed. No other significant changes.
1959-60 1:2,500 scale 1960-61 1:2,500 scale 1965-66 1:10,560 scale	Main building on site annotated as Ritz Cinema. There are some small buildings present to the north of the site that are labelled as a builder's yard with a weighbridge and a travelling crane. A number of small buildings are present within the north western quarter of the site, some may be of residential use, and the very western part of the site straddles a car park that formerly was part of the 'Circus' land. New buildings are also now present within the sites north eastern boundary, including the area of former reservoir. The reservoir straddling the western boundary of the site is now removed, and shown as an area of earthworks, with a small watercourse emerging from its former location. Sough Dike is shown to be culverted in 2 or 3 locations.	The building shown over the location of the former reservoir, beyond the eastern site boundary, is shown to be a garage premises. Many of the former surrounding mill buildings are shown as 'works' buildings and warehouses. The vicinity of the site is becoming increasingly commercial and non residential / non industrial in nature.

Map Dates	On-Site Features	Off-Site Features of Significance
1968-72 1:1,250 scale 1973-74 1:10,000 scale	Various buildings in the north western part of the site have been removed with new buildings in their place. This part of the site is now shown as a 'depot'.	The garage building to the immediate north east of the site is now shown as a smaller building, probably a petrol filling station. The former Taylors Linen Mill to the immediate north of Peel Street is now removed and replaced with a series of smaller units. A former iron foundry 240m to the south east is now shown as a textile engineering works, and a former textile works 230m to the north west, is now shown as a 'metal box works.'
1981-86 1:1,250 scale 1982-87 1;1,250 scale 1982 1:10,000 scale 1984-89 1:1,250 scale	The site is shown as completely cleared with a single new building, triangular in plan view, occupying the majority of the site area, apart from the eastern and southern boundaries. A footbridge is shown from Pitt Street to the south of the site. A roof car park is shown on the 1984 - 89 map. An electricity substation is shown in the north western corner of the site.	A new garage forecourt has been built to the immediate north west of the site, to the opposite side of Peel Street. A building 25m to the south west of the site is shown as County Council Offices.
1991 1:1,250 scale 1992-93 1:10,000 scale	No significant changes.	The Council Offices and other buildings to the immediate south west of the site have been removed.
1993 1:250 scale 2002 1:10,000 scale 2008 1:10,000 scale 2008 1:2,500 scale	No significant changes.	The West Way Road constructed to the immediate south west of the site.

3.3. Published Geological Information

A summary of available published geological information is provided in Table 3.2 below.

Table 3.2 Geological Summary

Sources of Information	BGS 1:50,000 scale geological map Sheet 87 – Barnsley (Solid and Drift edition). BGS 1:10,000 scale geological map SE30NW (Solid and Drift edition).
Made Ground	None recorded on the published maps, but likely to be present given the history of the site.

Drift Geology	None shown, but alluvium or softer soils associated with the former stream through the site is likely.	
Solid Geology	Carboniferous Middle Coal Measures. The succession shows the range from the Kent's Rock sandstone, through the Kent's Thin and Kent's Thick coals, and including coal measures strata including sandstones and mudstones. The Kent's Thick coal is known to often be subject to recorded and unrecorded shallow mining activities. Shallow mining is also known in the Kent's Thin coal where it is sufficiently thick. There are no faults shown within influencing distance of the site. Strata are shown to dip to the east and southeast at between 5-7 degrees.	
Mining and Quarrying	**Coal Seams:**	Two coal seams are shown outcropping on site and lying at shallow depth beneath. The Kent's Thin coal 0.29m to 0.76m in thickness, and the Kent's Thick, 0.91 to 1.22m in thickness.
	Recorded	
	Coal Mining:	Workings recorded in one seam of coal at 100m depth. Last date of working 1875.
	Known	
	Mine Entries:	None recorded on site or within 20m of the site.
	Opencast Coal:	None in the vicinity of the site.
	Quarries:	None known.

Anticipated Ground Conditions	Made ground probably comprising reworked natural soils, with ash and associated historic industrial waste. These soils may be up to around 3-5m deep in area of former basements/reservoirs. The reservoir backfill may be more recent materials and could possibly contain organic soils if the reservoirs were not cleaned out prior to infilling / removal. Natural soils are expected to be residual Coal Measures clays and sands overlying less weathered strata, including mudstone, sandstone and coal seams. Shallow groundwater may be anticipated local to the former stream, also localised perched water is likely, particularly in the locations of former reservoirs, where puddle clay may be present.

3.4. Hydrology and Hydrogeology

A summary of available information pertaining to hydrology and hydrogeology is present in Tables 3.3 to 3.5 below.

Table 3.3 Surface Water Features

	Presence/location	**Comments**
EA GQA Classified Watercourses (within 500m)	None	
Unclassified Watercourses (within 500m)	One within 250m. Assumed to be the former Sough Dike, thought to now be in culvert below the site. Sough Dike emerges to the east of the site to the immediate north of the former Pitt Street Methodist Church.	The watercourse is overgrown with weeds and contained rubbish when we did the site walkover. No water flow was evident.
Licensed Surface Water Abstractions (within 1000m)	None	

	Presence/location	Comments
Surface Water Features (Canals, Ponds, Lakes, etc.) (within 250m)	None, but refer to historical search regarding former reservoirs on and local to site.	
Flood Risk Status	Not in a zone 2 or 3 floodplain.	
Other	Culvert runs beneath site – once fed mill reservoirs.	Status / location, and implication on redevelopment, needs to be ascertained.

Environment Agency GQA assessments: A = very good to E = poor

Table 3.4 ***Groundwater Occurrence and Abstraction***

	Presence/location	Comments
Licensed Abstractions (within 1000m)	4 no - but none within 474m of site.	Abstraction 474m south west of site for potable water; taken from Middle Coal Measures.
Private Wells	NR	
Source Protection Zones (within 500m)	NR	
Springs	NR	

NR - none recorded.

Table 3.5 Groundwater Vulnerability Status

	Environment Agency Classification
Groundwater Classification	Coal Measures are a Minor Aquifer (variably permeable)
Soil Classification	Intermediate leaching potential

3.5. Landfilling and Waste Management

Table 3.6 Waste Management Activities

	Presence / Location	Comments
EA Historic Recorded Landfills (within 1500m)	20	None considered of significance – refer to GroundSure report. The closest is 291m to the south.
Local Auhority Landfills (within 1500m)	5	None considered of significance.
Other Licensed Waste Management Facilities (within 500m)	2	Transfer station 388m south east of the site.
Evidence of Landfilling On or Within 250m of Site	Yes. Former reservoirs revealed in historical searches.	Further works required to assess the possible risks.
Walkover Evidence of Fly-Tipping on Site?	None	
Ground Gas Risk Assessment Required?	Yes	Associated with possible made ground, natural organic (alluvial) soils and potential unrecorded shallow mineworkings.

NR - none recorded

3.6. Radon Risk

To determine whether the site is at risk from radon gas, the BRE Document "BRE 211 - Radon: Guidance on the protective measures for new dwellings" together with the National Radiological Protection Board (NRPB) "Radon Atlas of England and Wales" have been referenced.

These documents, together with a geological assessment contained within the GroundSure report, which includes information obtained from the Health Protection Agency and British Geological Survey, state that the site lies within an area in which **no radon protective measures are required**.

3.7. Other

Other potentially contaminative activities or environmental constraints are listed below. The entries relate to activities within approximately 250m of the site, with the exception of COMAH facilities where the assessment is extended to a distance of approximately 1km from the site.

- None other than mentioned in historical searches and environmental summaries above.

4. CONCEPTUAL SITE MODEL

Based on the desk study, a conceptual site model has been developed for the site. This summarises the understanding of surface and sub-surface features, the potential contaminant sources, transport pathways and receptors in order to assess potential pollutant linkages. In assessing the potential contaminants present at the site, reference has been made to the relevant sections of CLR 8, the Industry Profile report series issued by the Department of the Environment and other relevant supporting documentation.

A qualitative risk assessment has been made of the likelihood of any pollutant linkage operating and its potential significance.

The conceptual model is presented in schematic form in Drawing No. C3547/03 in Appendix A.

In summary, the CSM has identified the following potential pollutant linkages which could result in an unacceptable risk to the proposed end-use:

- Ingestion, inhalation of dust and dermal contact with potential heavy metals and hydrocarbons in made ground and from hydrocarbon spillages associated with the former site activities, including linen mill, council depot, builder's yard and adjacent petrol forecourt uses.
- Inhalation of vapours from possible hydrocarbon spillages.
- Leachate migrating to / from adjacent properties, and the underlying aquifer.
- Surface water contamination of Sough Dike.
- Gas risk from made ground, natural organic rich soils and potential shallow mineworkings.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1. General

This preliminary appraisal has been performed for land at Peel Street, Barnsley.

The conclusions and recommendations outlined in the following sections are based on the understanding that the site is to be redeveloped for a Commercial (retail) end-use.

5.2. Flood Risk

The site is not located in an area known to be potentially vulnerable to flooding from major rivers, however there is a minor watercourse in culvert below the site.

5.3. Geotechnical

Mining and Quarrying

Based on published geological information, it is considered that there is a risk of surface subsidence from potential unrecorded abandoned shallow mineworkings associated specifically with the Kent's Thick seam, and possibly the Kent's Thin seam.

For typical Coal Measures bedrock, it is generally accepted that there is a risk of surface instability where the thickness of competent bedrock above the worked coal seam is less than 10x the seam thickness. Further investigation will be required to confirm if the above seams have been worked beneath the site and determine the extent of areas requiring stabilisation.

No mine entries are known to exist on the site, however the possibility of encountering unrecorded mine entries should not be discounted. It is recommended that all excavations are examined for evidence of mine entries. If a mine entry is suspected, advice should be sought immediately from a suitably qualified engineer. No quarrying activities are known to have taken place on site.

Foundations

The published geological information, and other data gathered by this desk study indicates that the site is likely to be underlain by Coal Measures strata varying from mudstone to sandstone, with 2 named coal seams present. Shallow drift deposits of alluvium are likely to be present associated with the culverted watercourse, and made ground associated with former reservoirs and other historic land uses. The rear (south) of the site has been cut into the existing topography, and any

made ground / alluvium is likely to have been removed (at least in part) from this location to expose rock/weathered rock. Shallow soils to the north of the site are likely to be made ground and more weathered strata.

Based on the anticipated geology and general ground conditions (and assuming that mining will not affect surface stability), it is considered likely that spread foundations (probably pad foundations) should be suitable for the majority of the site. However, deeper foundations (possibly piled) may be required in areas of deeper made ground, for example, associated with backfilled reservoirs, or softer alluvium. Made ground is considered unsuitable as a bearing stratum using shallow spread foundations due to the potential for excessive total and differential settlements.

The foundation designs will need to take account of the culverted watercourse, and will also need to consider shallow mining issues.

A ground investigation is required to confirm the detailed site geology and ground conditions, and from this foundation solutions. If shallow workings are present, foundations may need to be thickened and strengthened or piled foundations may need to be considered.

5.4. Contamination Constraints

Risk Evaluation for the Proposed Land Use (Retail)

The conceptual site model confirms significant pollutant linkages may exist for construction workers, site end-users, foundations and controlled waters.

Potential heavy metals and hydrocarbons in the made ground may pose a potential risk to construction workers, site end-users and controlled waters. Investigation and assessment of possible contamination will need to be undertaken as part of any further site investigations.

It is not considered, on the basis of the available information, that the Local Authority would be likely to designate the site under Part IIA EPA '90.

5.5. Ground Gas

There is a potential risk from ground gas ingress from a variety of sources, requiring investigation and assessment.

5.6. Invasive Plants

Invasive plant species were not observed during the site walkover.

6. FURTHER INVESTIGATION

The following ground investigation works are recommended to allow detailed design and derivation of abnormal development costs related to the ground:

- Window sample holes / cable tool boring to investigate deeper made ground likely to be associated with former reservoirs and to install ground gas / groundwater monitoring instrumentation and investigate the ground conditions in areas of restricted access. If carried out pre-demolition the window sample holes should be excavated through the existing building floor slabs to enable the construction details to be assessed in addition to the underlying ground conditions.
- Rotary boreholes to investigate for potential shallow mineworkings.
- Gas / groundwater monitoring.
- Chemical and geotechnical laboratory testing.
- Type 3 asbestos survey. We understand this is being carried out by others currently.
- Services searches, in particular enquiries regarding the former Sough Dike, where the culvert runs beneath the site, its condition, and whether there is any easement / restriction for future construction works in its vicinity.

Intrusive ground investigation works should be carried out by a suitably qualified geoenvironmental consultant.

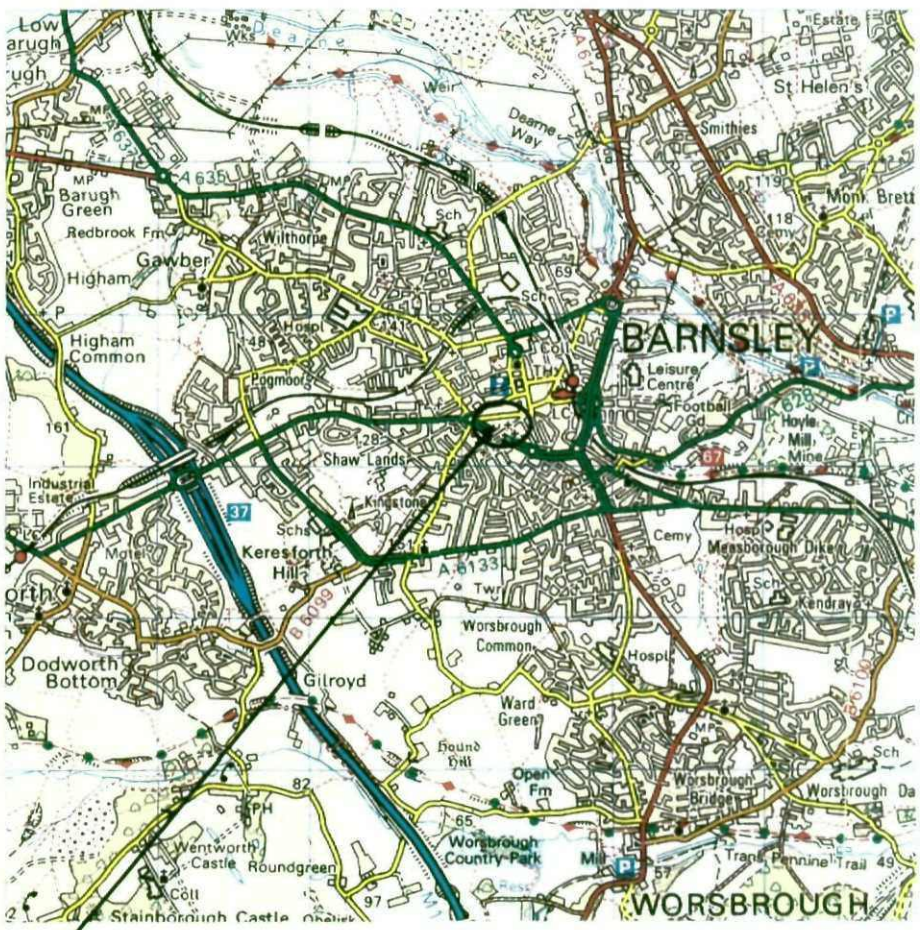


APPENDIX A

FIGURES AND DRAWINGS

Site Location Plan

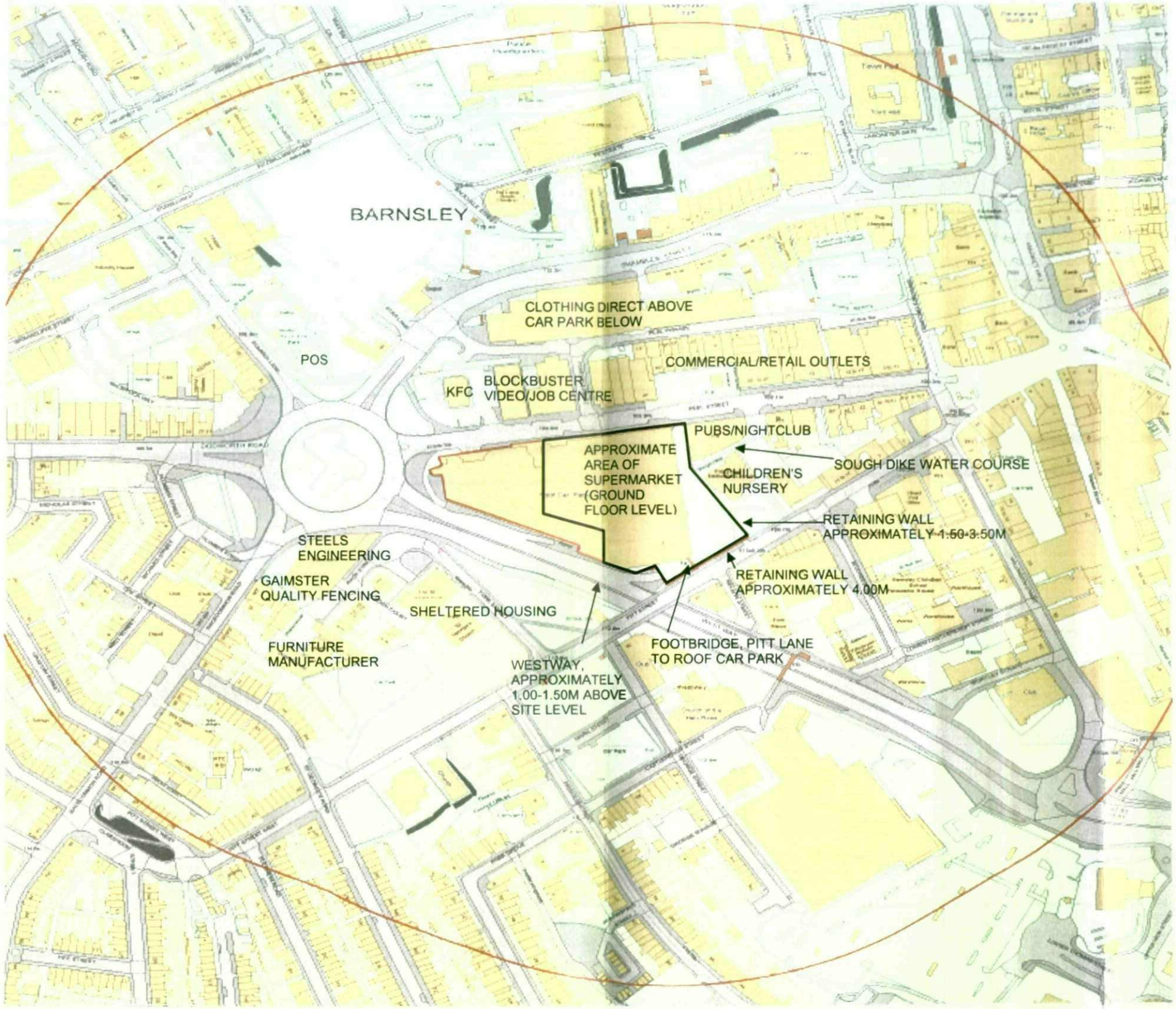
Contract Number	C3547
Contract	Peel Street Barnsley
Client	Opus Land (North) Ltd



THE SITE

Reproduced from the Ordnance Survey 1:50,000 scale Landranger® map with the permission of The Controller of Her Majesty's Stationary Office, © Crown Copyright. All rights reserved.
Sirius Geotechnical & Environmental Ltd, Suite 2, Russel House, Mill Road, Langley moor, Durham DH7 8HJ.
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Scale	1:50,000		
Drawn by	JC	Approved	RT
Drawing Number	C3547/01		



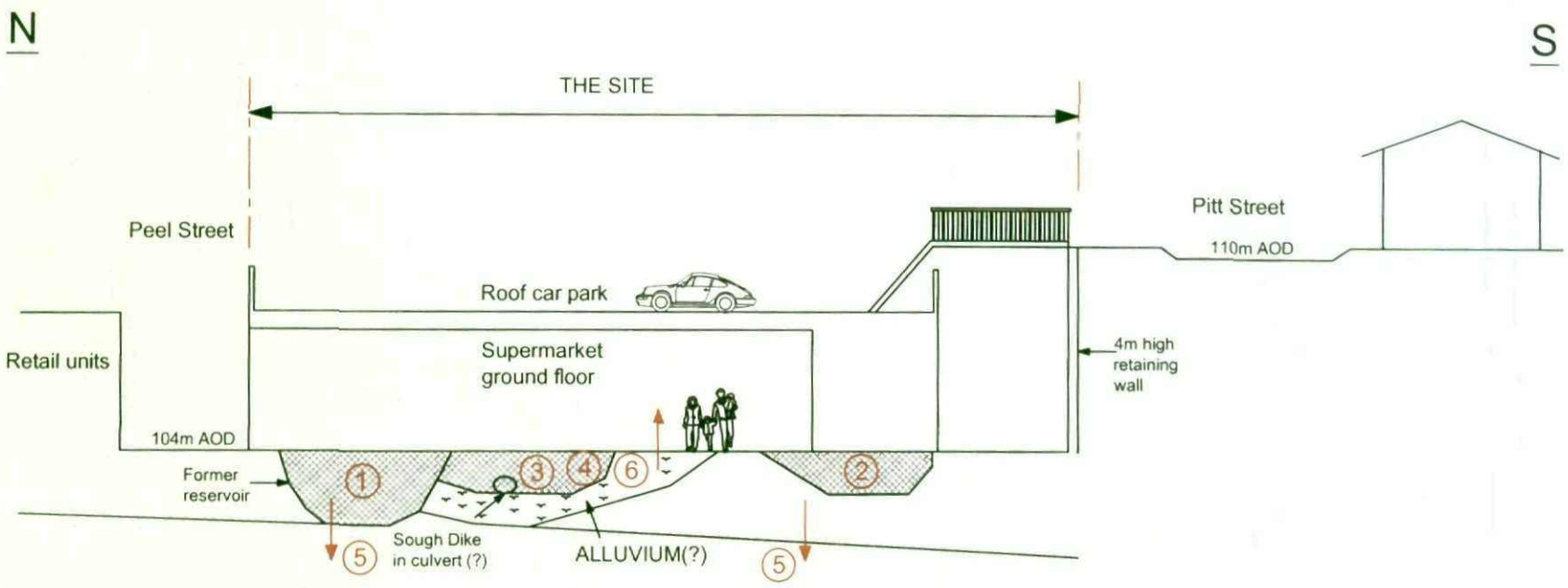
Contract Number	C3547	**Scale**	NTS
Contract	Peel Street, Barnsley	**Drawn by** JC	**Approved** RT
		Drawing Number	C3547/02
Client	Opus Land (North) Ltd		

SiriUS

Site Plan

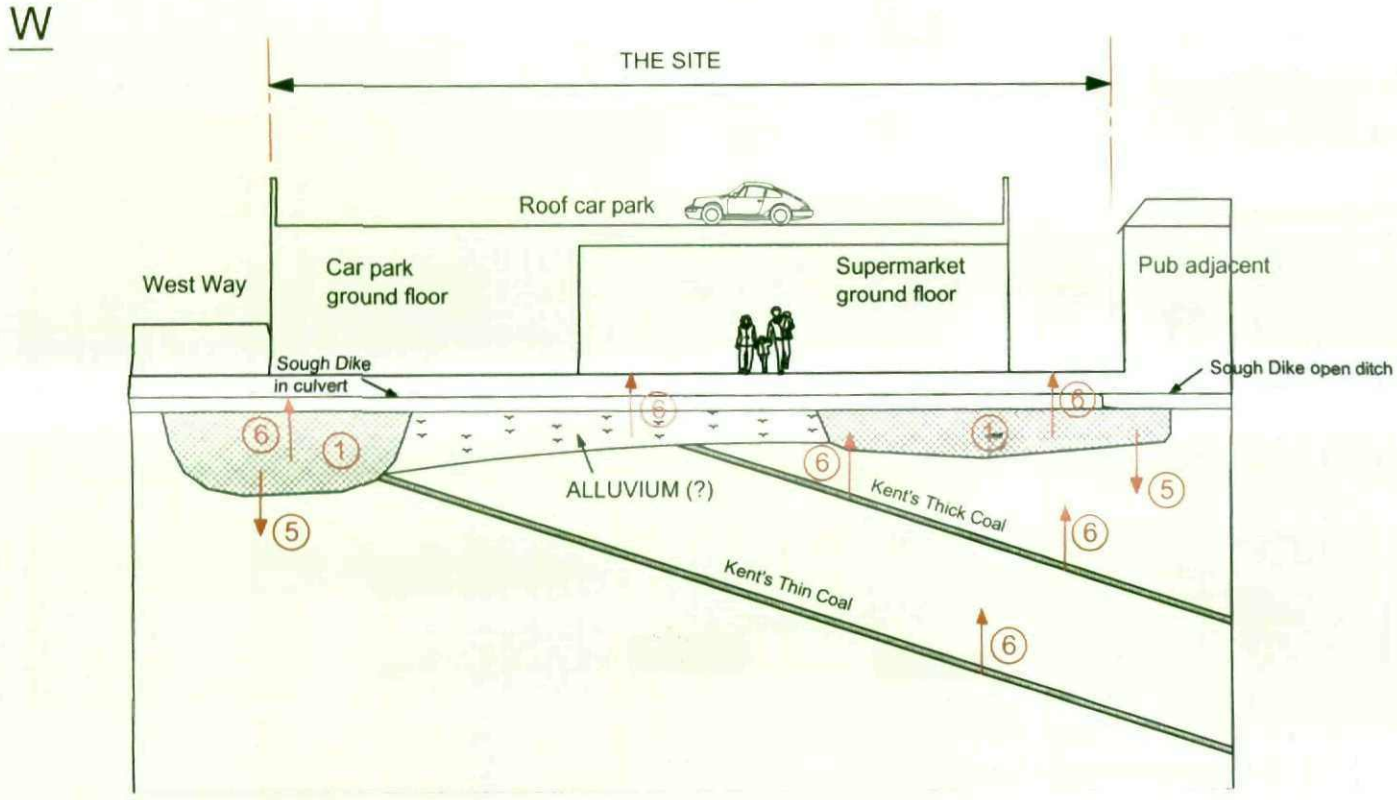
NOTES

NORTH-SOUTH SECTION



1. Possible hydrocarbon / heavy metal contaminated backfill to reservoir
2. Possible contamination associated with former Linen Mill
3. Possible direct contamination to Sough Dike and surface waters
4. Possible contamination in backfill to Sough Dike or below floor slab
5. Leaching of contaminants into groundwaters (minor aquifer)
6. **Possible gas migration from coal seams, organic backfill to reservoir or natural alluvium**

WEST-EAST SECTION



REVISION	
0	>>
A	>>
B	>>
C	>>
D	>>

SIRIUS GEOTECHNICAL & ENVIRONMENTAL
4245 Park Approach,
Thorpe Park,
Leeds
LS15 8GB
www.thesiriusgroup.com
TEL: 0113 264 9960
FAX: 0113 264 9962

CLIENT

OPUS LAND (NORTH) LTD

SITE

PEEL STREET, BARNSLEY

DRAWING TITLE

CONCEPTUAL SITE MODEL

DRAWING NO.	REVISION NO.
C3547/03	0
DRAWN BY	APPROVED BY
JW	RT
DATE	SCALE	PAPER SIZE
OCT-2009	NTS	A3



APPENDIX B

GROUNDSURE REPORT

GroundSure

GroundSure EnviroInsight

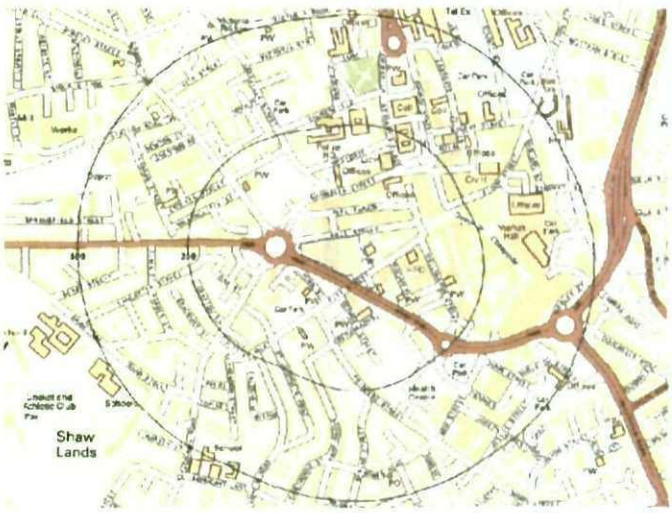
Address: Peel Street, Barnsley, S70 2RL

Date: Oct 22, 2009

GroundSure Reference: HMD-283-599239

Your Reference: C3547/RT/1807

Client: Sirius Geotechnical & Environmental Limited



Brought to you by GroundSure

If you would like any further assistance regarding this report then please contact GroundSure on (T) 01273 819700, (F) 01273 377902, email: info@groundsure.com

Aerial Photograph of Study Site

NW N NE



◄W E►

SW S SE

Aerial photography supplied by Getmapping PLC.
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Site Name: Peel Street, Barnsley, S70 2RL
Grid Reference: 434259,406274

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					
1. Authorisations, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Licences and/or Authorisations						
Records of IPC Authorisations	0	0	0	0	-	-
Records of IPPC Authorisations	0	0	16	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 LAPPC Authorisations	0	0	2	4	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	1	-	-
Records of Licensed Discharge Consents	0	0	1	0	-	-
Records of Planning Hazardous Substance Consents	0	0	0	0		
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
1.5 Planning Hazardous Substance Enforcements	0	0	0	0	-	-
2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
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	1	6	13
Landfill Data - Non-Operational Landfill Sites	0	0	0	0	4	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	1
GroundSure Local Authority Landfill Sites Data	0	0	0	1	0	4
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	2	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	0	1	5
3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	3	62	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	1	2	-	-

3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology

	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	

Source: Scale: 1:50,000 BGS Sheet 087

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

5. Hydrogeology and Hydrology

	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Environment Agency Groundwater Vulnerability and Soil Classification						
Is a Minor Aquifer present on site?	Yes	-	-	-	-	-
Is a Major Aquifer present on site?	No	-	-	-	-	-
Are there any Soil Classification records present on site?	Yes	-	-	-	-	-
5.2 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	2	2	-
5.3 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.4 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	2	2	0
5.5 Are there any Source Protection Zones within 500m of the study site?			No			
5.6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	No	No	No	No	-	-
5.7 Main Rivers within 500m of the study site.	0	0	0	0	-	-
5.8 Surface water features within 250m of the study site	No	Yes	No	-	-	-

6. Flooding

6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	No
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Applicable
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderately High

7. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-1500
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	-	-
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	-	-
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	-	-
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	-	-
7.6 Records of Ramsar sites	0	0	0	0	-	-
7.7 Records of World Heritage Sites	0	0	0	0	-	-
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	-	-
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	-	-
7.10 Records of National Parks	0	0	0	0	-	-

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	-	-
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	-	-
7.12 Records of Nitrate Vulnerable Zones	1	0	0	0	-	-

8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Low

9. Mining

9.1 Are there any coal mining areas within 75m of the study site?	Yes
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low-Moderate
9.3 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. Authorisations, 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.

2. 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.

3. 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.

4. Geology

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

5. 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.

6. Flooding

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

7. 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. These searches are conducted using radii of up to 500m.

8. 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.

9. Mining

Provides information on areas of coal and shallow mining.

10. 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 (01273 819700) 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".

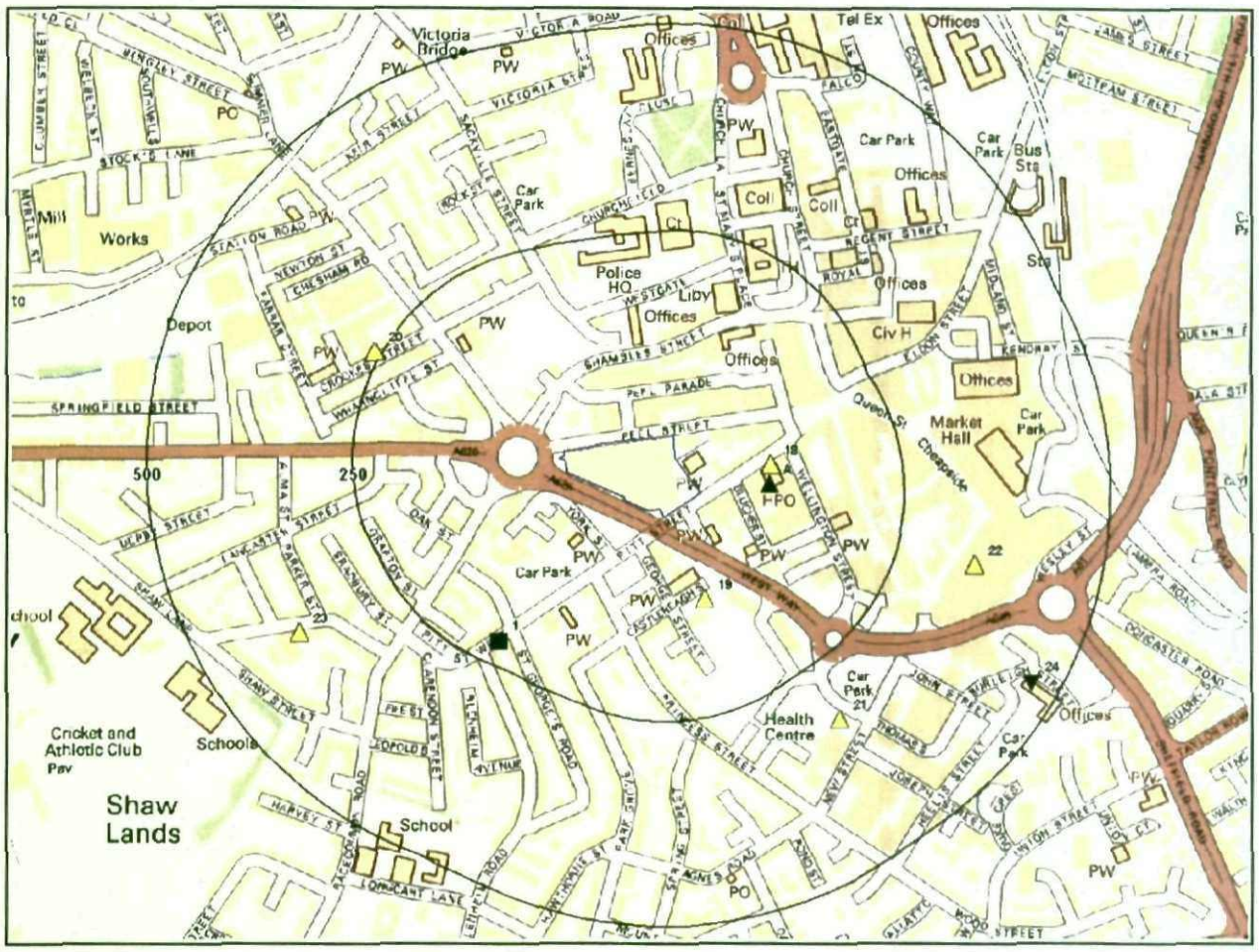
All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Authorisations, Incidents and Registers Map

NW N NE

W E

SW S SE



Authorisations,Incidents and Registers Legend

Enabled by Ordnance Survey

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- Site Outline
- Search Buffers (m) — 250 — 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- IPPC & IPC Authorisations
- LAPPC Authorisations
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents
- Hazardous Substance Enforcements

1.Authorisations, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

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

Records of IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of IPPC Authorisations within 500m of the study site: 16

The following IPPC Authorisations are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
2A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Other Mineral Activities; Crushing Etc Of Coal Etc (unless Exempt Location)	Permit Number: AP3135GS Original Permit Number: BK3441IA Issue Date: - Effective Date: - Status: Refused
3A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Organic Chemicals; Hydrocarbons Eg Aromatics	Permit Number: AP3135GS Original Permit Number: BK3441IA Issue Date: - Effective Date: - Status: Refused
4A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Inorganic Chemicals; Bases Eg Ammonium Hydroxide	Permit Number: AP3135GS Original Permit Number: BK3441IA Issue Date: - Effective Date: - Status: Refused
5A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Combustion; Any Fuel =→20mw But ←50mw (unless 1.1 A(1) B)	Permit Number: AP3135GS Original Permit Number: BK3441IA Issue Date: - Effective Date: - Status: Refused
6A	84.0	E	434380, 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: Combustion; Any Fuel =→20mw But ←50mw (unless 1.1 A(1) B)	Permit Number: MP3636SN Original Permit Number: BK3441IA Issue Date: 16/12/2005 Effective Date: 16/12/2005 Status: Superceded
7A	84.0	E	434380, 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: Other Mineral Activities; Crushing Etc Of Coal Etc (unless Exempt Location)	Permit Number: MP3636SN Original Permit Number: BK3441IA Issue Date: 16/12/2005 Effective Date: 16/12/2005 Status: Superceded
8A	84.0	E	434380, 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: Organic Chemicals; Hydrocarbons Eg Aromatics	Permit Number: MP3636SN Original Permit Number: BK3441IA Issue Date: 16/12/2005 Effective Date: 16/12/2005 Status: Superceded
9A	84.0	E	434380, 406240	Operator: Monckton Coke & Chemical Company Ltd Installation Name: The Monckton Coke And Chemical Co Ltd Process: Inorganic Chemicals; Bases Eg Ammonium Hydroxide	Permit Number: MP3636SN Original Permit Number: BK3441IA Issue Date: 16/12/2005 Effective Date: 16/12/2005 Status: Superceded
10A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: Other Mineral Activities; Crushing Etc Of Coal Etc (unless Exempt Location)	Permit Number: PP3639KE Original Permit Number: BK3441IA Issue Date: 22/6/2009 Effective Date: 22/7/2009 Status: Not Yet Effective

11A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: Organic Chemicals; Hydrocarbons Eg Aromatics	Permit Number: PP3639KE Original Permit Number: BK3441IA Issue Date: 22/6/2009 Effective Date: 22/7/2009 Status: Not Yet Effective
12A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: Inorganic Chemicals; Bases Eg Ammonium Hydroxide	Permit Number: PP3639KE Original Permit Number: BK3441IA Issue Date: 22/6/2009 Effective Date: 22/7/2009 Status: Not Yet Effective
13A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Eaeprbk3441iav010 Process: Combustion; Any Fuel =→20mw But ←50mw (unless 1.1 A(1) B)	Permit Number: PP3639KE Original Permit Number: BK3441IA Issue Date: 22/6/2009 Effective Date: 22/7/2009 Status: Not Yet Effective
14A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Other Mineral Activities; Crushing Etc Of Coal Etc (unless Exempt Location)	Permit Number: YP3934UX Original Permit Number: BK3441IA Issue Date: 11/10/2007 Effective Date: 11/10/2007 Status: Effective
15A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Organic Chemicals; Hydrocarbons Eg Aromatics	Permit Number: YP3934UX Original Permit Number: BK3441IA Issue Date: 11/10/2007 Effective Date: 11/10/2007 Status: Effective
16A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Inorganic Chemicals; Bases Eg Ammonium Hydroxide	Permit Number: YP3934UX Original Permit Number: BK3441IA Issue Date: 11/10/2007 Effective Date: 11/10/2007 Status: Effective
17A	84.0	E	434380, 406240	Operator: Monckton Coke And Chemical Company Limited Installation Name: The Monckton Coke And Chemical Co Ltd Process: Combustion; Any Fuel =→20mw But ←50mw (unless 1.1 A(1) B)	Permit Number: YP3934UX Original Permit Number: BK3441IA Issue Date: 11/10/2007 Effective Date: 11/10/2007 Status: Effective

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 LAPPC Authorisations within 500m of the study site: 6

The following LAPPC (LAPC) Authorisations are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details

18	92.0	E	434382, 406264	Address: Johnson Dry Cleaner Limited, 14 Peel Square,barnsley,s70 1ya Process: Dry Cleaners	Status: Pending Date: Not given
19	112.0	SE	434300, 406100	Address: Westway Fill Stn West Way, Barnsley,s70 1pn Process: Petrol Vapour Recovery Process	Status: Revoked Date: 2000
20	257.0	NW	433900, 406400	Address: Wharncliffe Gge Summer Lane, Barnsley,s70 6bn Process: Petrol Vapour Recovery Process	Status: Current Date: 2000
21	325.0	SE	434466, 405953	Address: Wm Morrison Supermarkets Plc, Lower Thomas Street,off West Way, Barnsley,s70 1lq Process: Petrol Vapour Recovery	Status: Current Date: Not given
22	346.0	E	434630, 406142	Address: Advace Dry Cleaners, Unit K2,new Street, Barnsley,s70 1sb Process: Dry Cleaners	Status: Pending Date: Not given
23	378.0	SW	433810, 406058	Address: Seals Packaging And Gaskets, Shaw Lane, Barnsley,s70 6he Process: Asbestos Process	Status: Revoked Date: Not given

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 1

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
24	465.0	SE	434700, 406000	Address: Property Holdings North East, Joseph Locke House,heelis Street, Barnsley, South Yorkshire, S70 1LW Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission Number: AC4341 Original Permission Number: AC4341	Status: Revoked/cancelled Date Approved: 21-5-1992 Effective Date: 21-5-1992

Records of Licensed Discharge Consents within 500m of the study site: 1

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

ID	Distance	Direction	NGR	Details	
1	221.0	S	434050, 406050	Address: Goodison, Round Green Lane, Stainborough, Barnsley, South Yorkshire Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 22 Permit Version: 1	Receiving Water: Trib Of Carr Dike Status: Transferred From Rippla 1951-1961 Issue date: 28/5/1952 Effective Date: 28/5/1952 Revocation Date: -

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

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

1.3 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.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990[1]

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.

1.5 Planning Hazardous Substance Enforcements

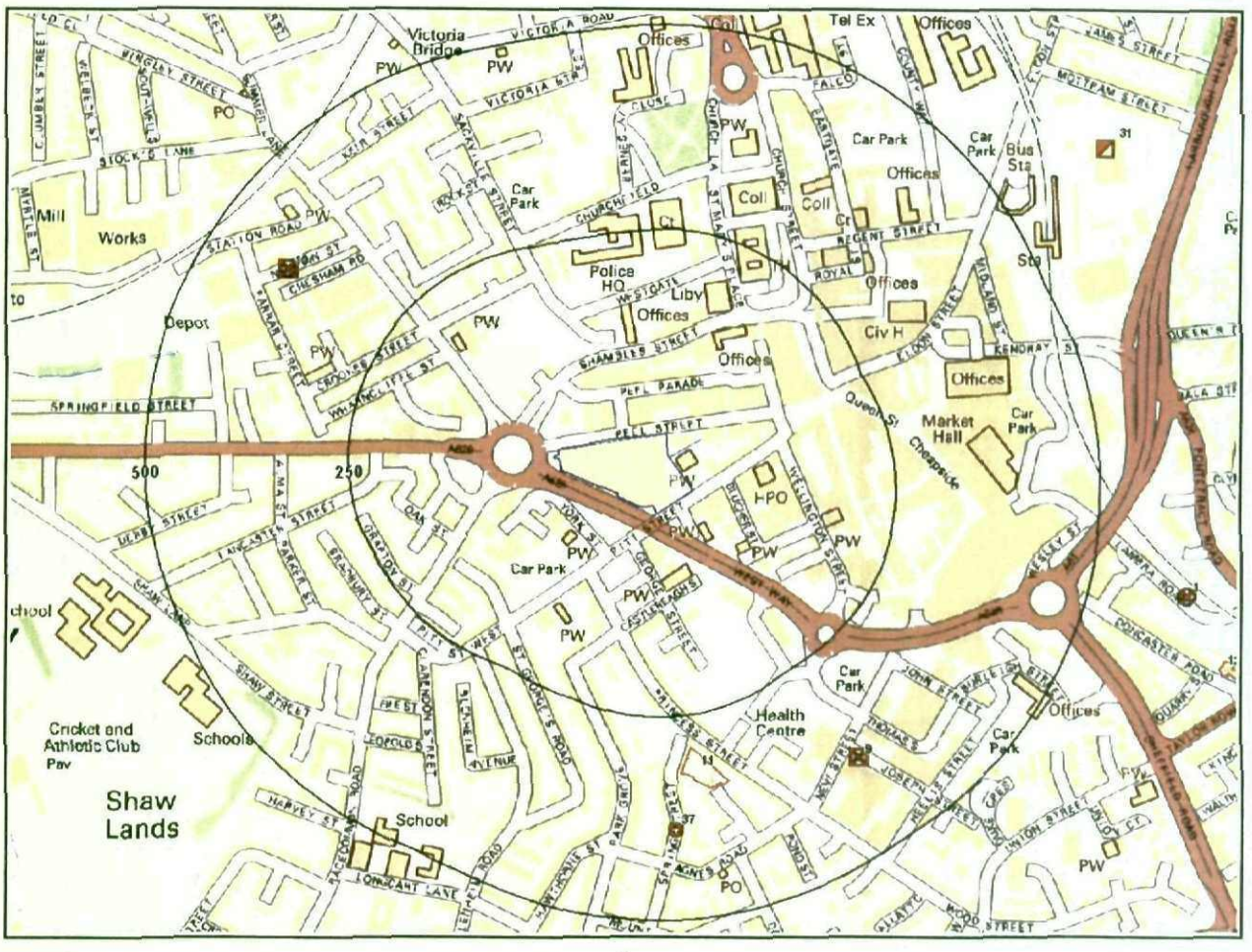
Records of planning hazardous substance enforcements within 500m of the study site: 0

Database searched and no data found.

[1]Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

2. Landfill and Other Waste Sites Map

NW N NE



W E

SW S SE

Landfill & Other Waste Sites Legend

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- Site Outline
- 250 / 500 — 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

2. Landfill and Other Waste Sites

2.1 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: 20

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details	
11	291.0	S	434300,405800.0	Site Address: Spring Street, Barnsley Waste Licence: - Site Reference: 4400/[159], [159]B, WD24 B343, WD34.16.16 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mr A J Shaw
12	682.0	E	434900,406000.0	Site Address: The Old Vicarage, Doncaster Road, Barnsley Waste Licence: Yes Site Reference: WD20 B812, 20B812 Waste Type: Commercial Regis Reference: -	Licence Issue: 17-Jul-1991 Licence Surrendered: 17-Jan-1994 Licence Hold Address: Oak House, Doncaster Road, Barnsley Operator: -
Not shown	720.0	N	434400,407000.0	Site Address: Land off Old Mill Lane, Town Centre, Barnsley Waste Licence: Yes Site Reference: WD20 B446 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 14-Nov-1984 Licence Surrendered: 30-Mar-1994 Licence Hold Address: c/o Twibell Plant Limited, Twibell Street, Barnsley Operator: Mr M White
Not shown	815.0	W	433200,406400.0	Site Address: Land West of Summer Lane Dairy, Stocks Lane, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: 20B38[61], 4400/B19, 4400/B38, WD20 B38 Waste Type: Inert, Industrial, Commercial Regis Reference: -	Licence Issue: 18-Nov-1982 Licence Surrendered: 03-Jun-1988 Licence Hold Address: Wellington Street, Barnsley Operator: Co-op Retail Services
Not shown	901.0	W	433100,406400.0	Site Address: West Road, Pogmoor, Barnsley Waste Licence: Yes Site Reference: WD2 B19, 20B572[57], WD20 B572, 4400/B572, 4400/0459 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 15-Jul-1987 Licence Surrendered: 31-Dec-1990 Licence Hold Address: Public Services Department, Central Offices, Kendray Street, Barnsley or West Carr Road, Retford, Notti Operator: Barnsley Metropolitan Borough Council
Not shown	914.0	NW	433100,406600.0	Site Address: Allotment Gardens, Pogmoor Waste Licence: - Site Reference: 4400/B197 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	985.0	NE	434800,407100.0	Site Address: Disused Canal, Old Mill Lane, Barnsley Waste Licence: - Site Reference: 4400/[22] Waste Type: Inert Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Barnsley Metropolitan Borough Council
Not shown	1039.0	W	433000,406400.0	Site Address: Land North of Dodworth Road, Pogmoor Waste Licence: - Site Reference: 4400/[139] Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Polar Motors

Not shown	1111.0	E	435400,406200.0	Site Address: Barnsley Football Ground, Oakwell Road, Barnsley Waste Licence: - Site Reference: 4400/(164) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Mowlem Construction
Not shown	1125.0	W	432900,406000.0	Site Address: Disused Quarry, Dodworth Road, Barnsley, Yorkshire Waste Licence: - Site Reference: - Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Barnsley County Borough Council
Not shown	1146.0	W	432900,406100.0	Site Address: S.R. Gents, Dodworth Road, Barnsley Waste Licence: - Site Reference: 4400/(131) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1159.0	NE	434800,407300.0	Site Address: Star Paper Mill, Barnsley Waste Licence: - Site Reference: 4400/B59, WD20/B4(ii) Waste Type: Inert Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Star Paper Mill
Not shown	1194.0	NE	434800,407500.0	Site Address: Star Paper Limited, Old Mill Lane, Barnsley Waste Licence: Yes Site Reference: WD20 B4(i), 4400/B4 Waste Type: Inert, Liquid sludge Regis Reference: -	Licence Issue: 11-Jan-1978 Licence Surrendered: 25-Feb-1982 Licence Hold Address: - Operator: Star Paper Limited
Not shown	1214.0	NE	435200,407000.0	Site Address: Canal to the rear of Twibell Street, Barnsley Waste Licence: Yes Site Reference: WD20 B369, 4400/B369, 20B369(83) Waste Type: Inert Regis Reference: -	Licence Issue: 16-Sep-1982 Licence Surrendered: 06-Jun-1988 Licence Hold Address: 8A, Eastgate, Barnsley Operator: Barnsley Trades Council
Not shown	1242.0	NE	435100,407200.0	Site Address: Emgas Depot, Old Mill Lane, Barnsley Waste Licence: Yes Site Reference: WD20 B187, 4400/B187, 20B187(71) Waste Type: Inert Regis Reference: -	Licence Issue: 11-Jan-1978 Licence Surrendered: 11-May-1984 Licence Hold Address: PO Box 145, De Montfort Street, Leicester Operator: East Midlands Gas
Not shown	1249.0	E	435500,406000.0	Site Address: Mount Osborne Industrial Park, Barnsley, South Yorkshire Waste Licence: Yes Site Reference: 4400/B62 Waste Type: Inert Regis Reference: -	Licence Issue: 11-Jul-1995 Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1271.0	NE	434900,407500.0	Site Address: The Fleets Dam, Off Smithies Lane, Barnsley Waste Licence: Yes Site Reference: WD20 B774, 4400/B774, 20B774 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 05-Sep-1990 Licence Surrendered: Licence Hold Address: Stainborough Fisheries, The Wickets, Low Lane, Stainborough, Barnsley Operator: -
Not shown	1279.0	W	432800,406400.0	Site Address: Recreation Ground, Pogmoor Road, Barnsley Waste Licence: - Site Reference: 4400/(134) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1308.0	W	432700,406300.0	Site Address: Quarry at Higher Spring Head Farm, Oakworth, Keighley Waste Licence: Yes Site Reference: 671, 4400/(130) Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 21-Aug-1988 Licence Surrendered: Licence Hold Address: 30 Exley Head, Keighley Operator: -
Not shown	1447.0	SE	435500,405400.0	Site Address: South East Corner Cemetery Road, Barnsley Cemetery, Barnsley Waste Licence: - Site Reference: 4400/(148) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Barnsley Metropolitan Borough Council

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 4

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details	
1	618.0	E	434900,406100	Site Address: The Old Vicarage, Doncaster Road, BARNSLEY, South Yorkshire Landfill Licence: 37AAANAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Jul-1991 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Medium (← 75,000 tonnes/year)
Not shown	834.0	W	433300,406400	Site Address: Summer Lane Dairy, Stocks Lane, BARNSLEY, South Yorkshire, Landfill Licence: 37AAGVAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Jul-1983 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Very Small (←10,000 tonnes/year)
Not shown	951.0	W	433200,406500	Site Address: West Road, Pogmoor, BARNSLEY, South Yorkshire, Landfill Licence: 37AAVMAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Sep-1987 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Medium (← 75,000 tonnes/year)
Not shown	980.0	W	433200,406600	Site Address: West Road, Pogmoor, BARNSLEY, South Yorkshire Landfill Licence: 37ABCFAL Agency Reference: Waste Type: Inert Waste Description: Inert Landfill Known Restrictions: No known restriction on source of waste	Record Date: 01-Jul-1987 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Large (← 250,000 tonnes/year)

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details	
Not shown	1137.0	W	433000,406100	Address: Disused Quarry, Dodworth Rd, Barnsley, Yorks BGS Number: 1892.0	Risk: No risk to aquifer Waste Type: N/A

Records of Local Authority landfill sites within 1500m of the study site: 5

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance	Direction	Site Address	Source	Data Type
37	389.0	S	Spring Street	Barnsley Metropolitan Borough Council	Point
Not shown	1172.0	W	Refuse Tip	1969 mapping	Polygon
Not shown	1225.0	S	Refuse Tip	1969 mapping	Polygon
Not shown	1452.0	NE	Refuse Tip	1972 mapping	Polygon
Not shown	1454.0	E	Refuse Tip	1970 mapping	Polygon

2.2 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: 2

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

ID	Distance	Direction	NGR	Details	
9	388.0	SE	434500,405900	Site Address: Upper New Street, BARNSLEY, South Yorkshire, S70 1YC Landfill Licence: 37ABCPAL EA Reference: - Waste Type: Difficult Waste Description: Difficult Known Restrictions: No known restriction on source of waste	Record Date:01-Sep-1992 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: TRANSFER Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Very Small (←10,000 tonnes/year)
10	395.0	NW	433800,406500	Site Address: Chesham Road, off Summer Lane, BARNSLEY, South Yorkshire, Landfill Licence: 37AAAJAL EA Reference: - Waste Type: Difficult Waste Description: Difficult Known Restrictions: No known restriction on source of waste	Record Date:01-Nov-1980 Transfer Date: Modification Date: 01-May-1981 Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: STORAGE Regulator: EA - North East Region - Ridings Area (Rotherham) Size: Very Small (←10,000 tonnes/year)

Records of Environment Agency (REGIS) waste sites within 1500m of the study site: 6

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

ID	Distance	Direction	NGR	*Details*	
31	641.0	NE	434800,406650	Site Address: Harborough Hill Road, Harborough, Barnsley, S Yorks, S71 1BD Type: Transfer Stations Size: ← 25000 tonnes Regis Licence Number: YOR005 Operator: Yorkshire Electricity Surrendered Date: 13/05/1999 Waste Management licence No: 60598 Annual Tonnage: 0.0	Issue Date: 14/09/1992 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: - Cancelled Date: - Correspondence Address: -, 98, Aketon Road, Castleford, WF10 5DS
Not shown	1039.0	W	433100,406450	Site Address: Haulage Yard, Off West Road, Pogmoor, Barnsley, S Yorks, S75 2DH Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: LYC001 Operator: Lycett Dennis Surrendered Date: - Waste Management licence No: 60564 Annual Tonnage: 0.0	Issue Date: 13/04/1987 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Andrich Skip Hire Cancelled Date: - Correspondence Address: -, 2, Intake Gardens, Barnsley Road, Barnsley, S Yorks, S75 2DP
Not shown	1079.0	W	433077,406535	Site Address: Haulage Yard, Off West Road, Pogmoor, Barnsley, South Yorkshire, S75 2DH Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: LYC001 Operator: Lycett D Surrendered Date: - Waste Management licence No: 60564 Annual Tonnage: 25000.0	Issue Date: 4/13/1987 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Andrich Skip Hire Cancelled Date: - Correspondence Address: -, 2, Intake Gardens, Barnsley Road, Barnsley, South Yorkshire, S75 2DP

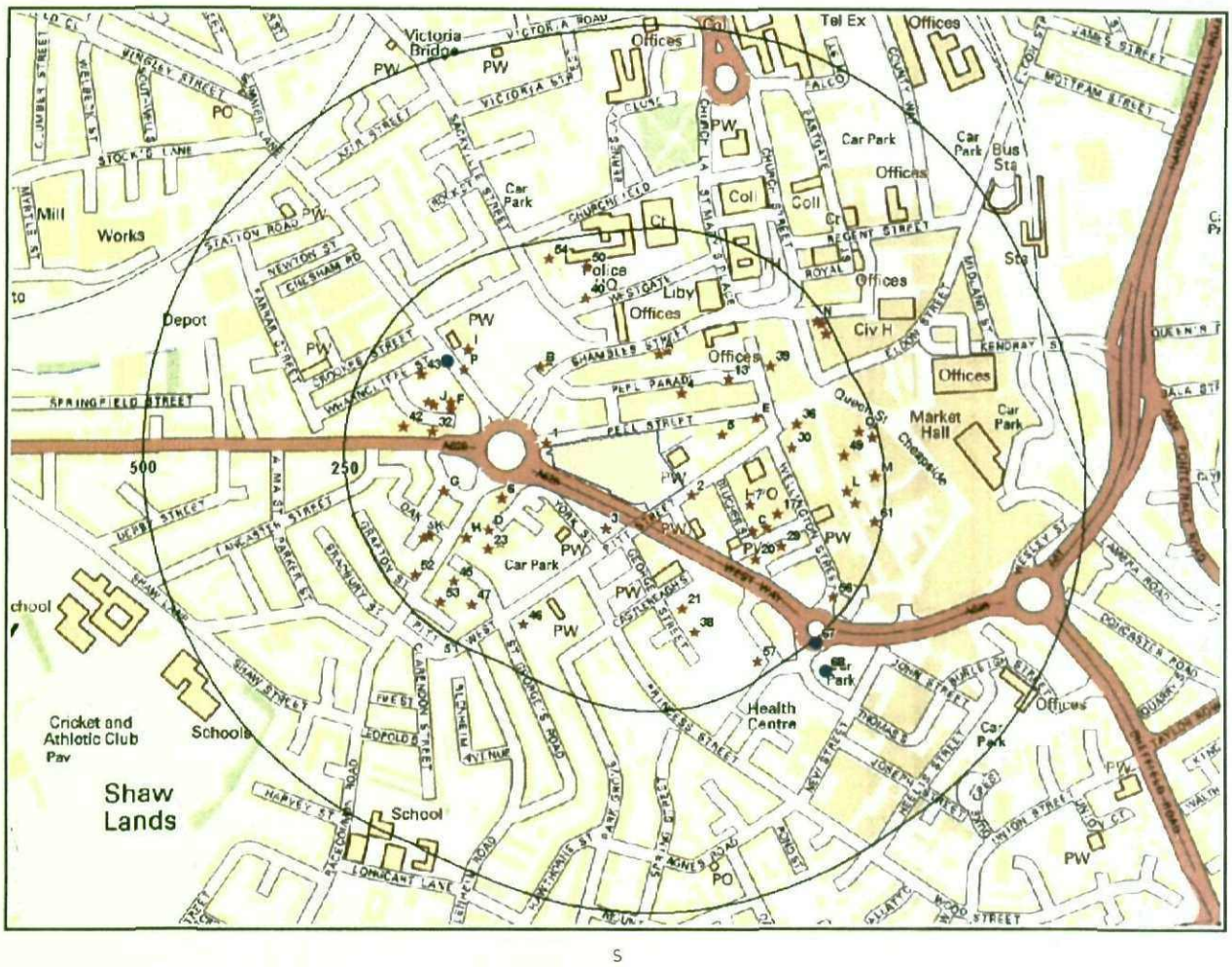
Not shown	1306.0	E	435600,406300	Site Address: Unit 43, Lidgate Crescent, Langthwaite Grange Indust, South Kirkby, West Yorkshire, WF9 3NR Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: OPT001 Operator: Optimum Group Ltd Surrendered Date: 17/04/2001 Waste Management licence No: 65054 Annual Tonnage: 0.0	Issue Date: 15/10/1999 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Optimum Group Ltd Cancelled Date: - Correspondence Address: -, Hornby Dock, Regent Road, Bootle, Merseyside, L20 1BG
Not shown	1358.0	E	435650,406130	Site Address: Unit 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorkshire, S71 1HX Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: SRW001 Operator: S R Waste Recycling Ltd Surrendered Date: - Waste Management licence No: 100239 Annual Tonnage: 0.0	Issue Date: 12/03/2008 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: S R Waste Recycling Ltd Cancelled Date: - Correspondence Address: -, 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorks, S71 1HX
Not shown	1370.0	NE	435200,407300	Site Address: Old Mill Lane, Barnsley, S Yorks Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: TRA002 Operator: British Gas Transco Plc Surrendered Date: 06/09/2000 Waste Management licence No: 60545 Annual Tonnage: 0.0	Issue Date: 15/07/1993 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Barnsley Depot Cancelled Date: - Correspondence Address: -, Transco, Effingham Street, Sheffield, S Yorks, S4 7YP

3. Current Land Use Map

NW N NE

W E

SW S SE



Current Land Use Legend

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Site Outline

250 / 500 Search Buffers (m)

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 65

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

ID	Distance	Direction	Company	Address	Activity	Category
1	7.0	NW	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
2	13.0	SE	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
3	42.0	SW	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
4	54.0	NE	Richies Fashion Shops	2, Peel Street Arcade, Barnsley, S70 2RS	Clothing	Clothing And Accessories
5	75.0	NE	Herbert Brown & Son Ltd	28, Peel Street, Barnsley, S70 2QX	Jewellery and Fashion Accessories	Clothing And Accessories
6	76.0	SW	Warehouse	-	Container and Storage	Transport, Storage And Delivery
7	85.0	E	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
8A	94.0	N	Extra Technology Services Ltd	52-56, Shambles Street, Barnsley, S70 2SH	Electrical Equipment Repair and Servicing	Repair And Servicing
9B	99.0	N	National Tyre Service Ltd	Shambles Street, Barnsley, S70 2SB	Vehicle Parts and Accessories	Motoring
10C	100.0	SE	Works	-	Unspecified Works Or Factories	Industrial Features
11A	100.0	N	Bravo	42-44, Shambles Street, Barnsley, S70 2SH	Clothing	Clothing And Accessories
12B	103.0	N	Depot	-	Container and Storage	Transport, Storage And Delivery
13	109.0	NE	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
14D	113.0	SW	Warehouse	-	Container and Storage	Transport, Storage And Delivery
15C	114.0	SE	Warehouse	-	Container and Storage	Transport, Storage And Delivery
16D	115.0	SW	Works	-	Unspecified Works Or Factories	Industrial Features
17	121.0	E	Warehouse	-	Container and Storage	Transport, Storage And Delivery
18E	122.0	NE	T W Davison Ltd	2-8, Peel Street, Barnsley, S70 2QX	Jewellery and Fashion Accessories	Clothing And Accessories
19E	122.0	NE	Distinct Designs	2-8, Peel Street, Barnsley, S70 2QX	Jewellery, Gems, Clocks and Watches	Consumer Products
20	125.0	SE	M C Mills & Co Ltd	Lower Castlereagh Street, Barnsley, S70 1AR	General Purpose Machinery	Industrial Products
21	128.0	S	Compass Engineering Ltd	Compass House, Castlereagh Street, Barnsley, S70 1BA	Car Ports and Steel Buildings	Industrial Products
22F	131.0	NW	Works	-	Unspecified Works Or Factories	Industrial Features
23	132.0	SW	Warehouse	-	Container and Storage	Transport, Storage And Delivery
24F	134.0	NW	Works	-	Unspecified Works Or Factories	Industrial Features
25G	136.0	W	The School Shop	2, Richard Street, Barnsley, S70 6DR	Clothing	Clothing And Accessories
26G	136.0	W	Russell Adams	2, Richard Street, Barnsley, S70 6DR	Clothing, Components and Accessories	Consumer Products

27H	140.0	SW	Carline Collision & Body Repairs	20a, Racecommon Road, Barnsley, S70 1BH	Vehicle Repair and Servicing	Repair And Servicing
28H	140.0	SW	R S Motorbike Paint	20a, Racecommon Road, Barnsley, S70 1BH	Paints, Varnishes and Lacquers	Industrial Products
29	141.0	SE	Depot	-	Container and Storage	Transport, Storage And Delivery
30	142.0	E	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
31P	143.0	NW	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
32	144.0	W	Car Radio Centre	29, Dodworth Road, Barnsley, S70 6DW	Vehicle Repair and Servicing	Repair And Servicing
33J	153.0	NW	S C H Services Ltd	Newburgh Building, McLintock Way, Barnsley, S70 6BF	Industrial Coatings and Finishings	Industrial Products
34I	158.0	NW	Enterprise Garage Ltd	Summer Lane, Barnsley, S70 2NW	Vehicle Repair and Servicing	Repair And Servicing
35I	158.0	NW	Tints Jt	Summer Lane, Barnsley, S70 2NW	Industrial Coatings and Finishings	Industrial Products
36	160.0	NE	Phoenix	10, Peel Square, Barnsley, S70 1YA	Jewellery and Fashion Accessories	Clothing And Accessories
37J	160.0	NW	Fairclough Radiators	1 Jacksons Yard, Dodworth Road, Barnsley, S70 6DZ	Vehicle Repair and Servicing	Repair And Servicing
38	161.0	S	Works	-	Unspecified Works Or Factories	Industrial Features
39	162.0	NE	Currys	11, Market Hill, Barnsley, S70 2PX	Electrical Goods and Components	Household, Office, Leisure And Garden
40	173.0	N	Works	-	Unspecified Works Or Factories	Industrial Features
41K	177.0	SW	Depot	-	Container and Storage	Transport, Storage And Delivery
42	181.0	W	Emp Auto Electrical Ltd	41, Dodworth Road, Barnsley, S70 6DY	Vehicle Repair and Servicing	Repair And Servicing
43	183.0	NW	Wharncliffe Garage	Summer Lane, Barnsley, S70 6BN	Petrol and Fuel Stations	Road And Rail
44K	185.0	SW	Kwik-Fit GB Ltd	Racecommon Road, Barnsley, S70 6AB	Vehicle Parts and Accessories	Motoring
45	189.0	SW	Sea Cadets Headquarters	-	Armed Services	Central And Local Government
46	196.0	SW	Warehouse	-	Container and Storage	Transport, Storage And Delivery
47	200.0	SW	Works	-	Unspecified Works Or Factories	Industrial Features
48L	201.0	E	Best Jean Co	42, Market Street, Barnsley, S70 1SN	Clothing	Clothing And Accessories
49	203.0	E	Brighthouse Ltd	25-27, Market Street, Barnsley, S70 1SN	Electrical Goods and Components	Household, Office, Leisure And Garden
50	210.0	N	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
51L	213.0	E	Greenwoods Menswear Ltd	48, Market Street, Barnsley, S70 1SN	Clothing	Clothing And Accessories
52	219.0	SW	Aesthetic Dental Ceramics	55, Racecommon Road, Barnsley, S70 6AB	Dental Laboratories	Health Practitioners And Establishments
53	219.0	SW	ATC HQ	-	Armed Services	Central And Local Government
54	227.0	N	Warehouses	-	Container and Storage	Transport, Storage And Delivery
55O	227.0	E	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
56	230.0	SE	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
57	231.0	SE	Works	-	Unspecified Works Or Factories	Industrial Features
58M	237.0	E	Superdrug Stores Plc	24-32, Cheapside, Barnsley, S70 1RR	Chemists and Pharmacies	Health Practitioners And Establishments
59M	237.0	E	New Look Ltd	Unit 2 24-32, Cheapside, Barnsley, S70 1RR	Clothing	Clothing And Accessories
60N	239.0	NE	Pollyanna Barnsley Ltd	14-16, Market Hill, Barnsley, S70 2QE	Clothing	Clothing And Accessories

61	241.0	E	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
62N	241.0	NE	Gallery	18, Market Hill, Barnsley, S70 2QE	Clothing	Clothing And Accessories
63O	242.0	E	P & J Textiles	8-10, Cheapside, Barnsley, South Yorkshire, S70 1RQ	Curtains and Blinds	Consumer Products
64N	243.0	NE	Rehab	2-4, The Arcade, Barnsley, S70 2QN	Clothing	Clothing And Accessories
65O	245.0	E	Ernest Jones Ltd	4, Cheapside, Barnsley, S70 1RR	Jewellery and Fashion Accessories	Clothing And Accessories

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 3

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance	Direction	NGR	Company	Address	LPG	Status
66P	166.0	NW	434000, 406385	Total	Wharncliffe Garage, Summer Lane, Summer Lane, Barnsley, South Yorkshire, S70 6BN	No	Open
67	255.0	SE	434459, 406035	Obsolete	Westways Service Station, 1, Westways, Westways, Barnsley, South Yorkshire, S70 1PN	Not Applicable	Obsolete
68	290.0	SE	434471, 406000	Morrisons	Morrisons Barnsley, Lower Thomas Street, Lower Thomas Street, Kingstone, Barnsley, South Yorkshire, S70 1LQ	Yes	Open

3.3 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.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

4.3 Bedrock and Solid Geology

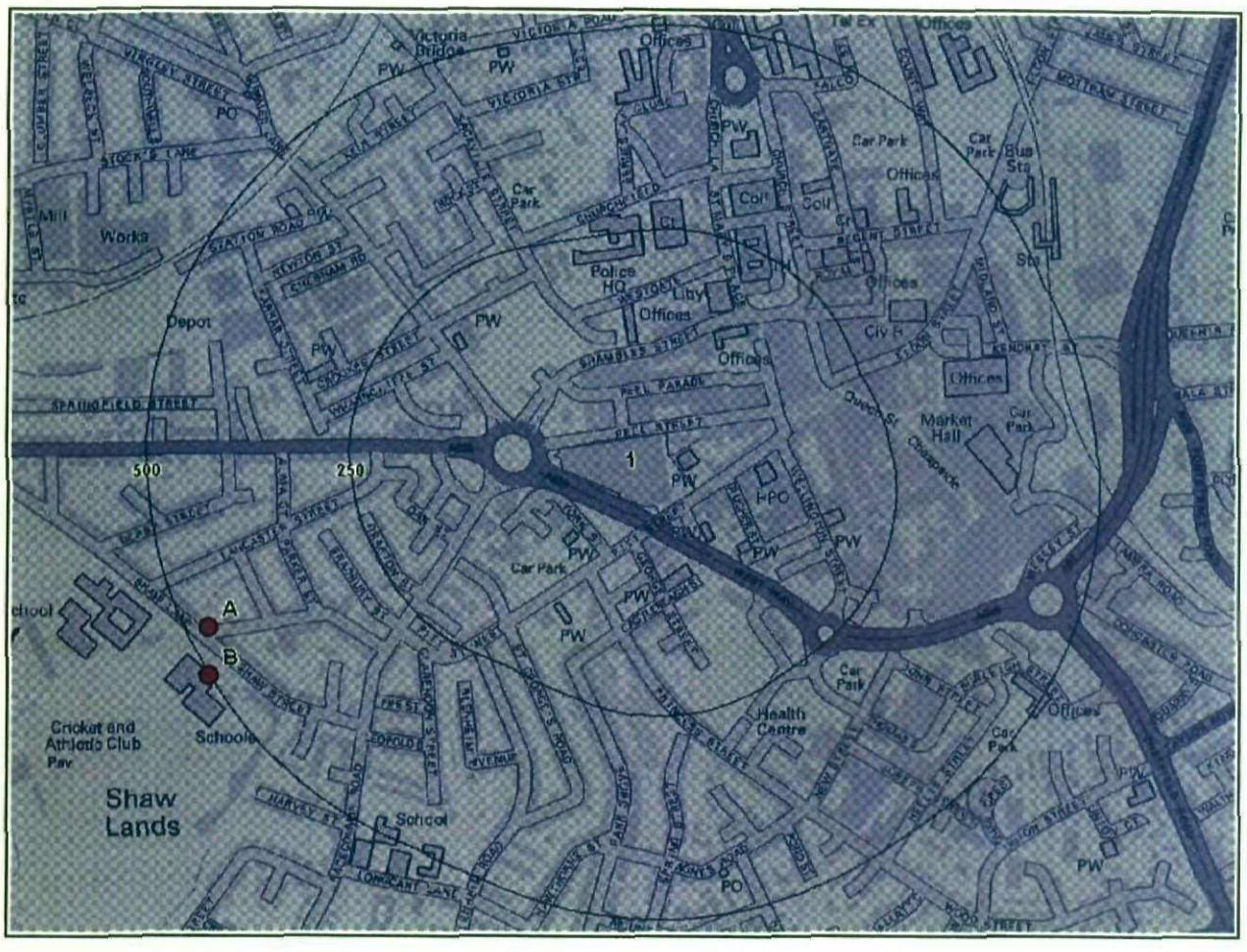
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
KNR-SDST	KENT'S ROCK	SANDSTONE
PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PMCM-SDST	PENNINE MIDDLE COAL MEASURES FORMATION	SANDSTONE

(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 GeoInsight". Available from our website.

5. Hydrogeology and Hydrology - Aquifer and Abstraction Licence Map



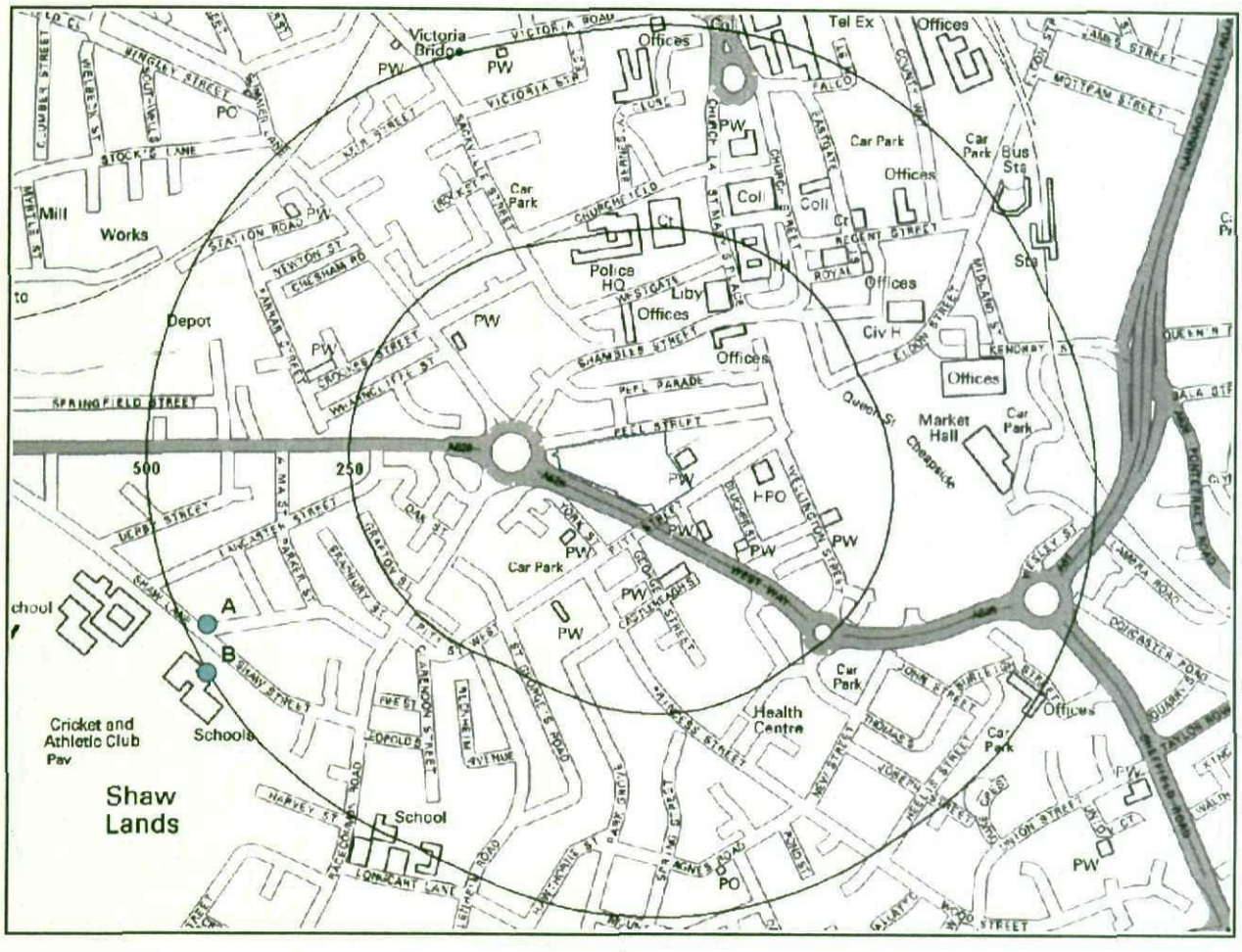
Hydrogeology and Hydrology Legend

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- Site Outline
- 250 / 500 — Search Buffers (m)
- Minor Aquifer - Low Leaching Potential
- Minor Aquifer - Intermediate Leaching Potential
- Minor Aquifer - High Leaching Potential
- Major Aquifer - Low Leaching Potential
- Major Aquifer - Intermediate Leaching Potential
- Major Aquifer - High Leaching Potential
- Main River
- Groundwater Abstraction Licence
- Surface Water Abstraction Licence

5b. Hydrogeology and Hydrology - SPZ and Potable Water Abstraction Map



Hydrogeology and Hydrology Legend

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- Site Outline
- Search Buffers (m) — 250 / 500
- Source Protection Zone 1 - Inner Catchment
- Source Protection Zone 2 - Outer Catchment
- Source Protection Zone 3 - Total Catchment
- Source Protection Zone 4 - Zone of Special Interest
- Potable Water Abstraction Licence

5. Hydrogeology and Hydrology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site: **Yes**

The following groundwater information is represented as polygons on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	Classification
1	0.0	On Site	Minor Aquifer/High Leaching Potential

5.2 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? **Yes**

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	NGR	Details	
2A	474.0	SW	433700,406060	Licence No: 2/27/08/133	Original Application No:
				Details: Water Bottling	Original Start Date: 1/1/2004
				Direct Source: Groundwaters	Expiry Date: 31/3/2017
				Point: Spring - Sandstone&middle Coal	Issue No: 1
				Measures - Barnsley	Version Start Date: 1/1/2004
				Data Type: Point	Version End Date: -
3A	474.0	SW	433700,406060	Licence No: 2/27/08/133	Original Application No:
				Details: Water Bottling	Original Start Date: 1/1/2004
				Direct Source: Groundwaters	Expiry Date: 31/3/2017
				Point: Spring-sandstone/middle Coal	Issue No: 1
				Measures-shaw Lane	Version Start Date: 1/1/2004
				Data Type: Point	Version End Date: -
4B	503.0	SW	433700,406000	Licence No: 2/27/08/110	Original Application No:
				Details: Water Bottling	Original Start Date: 23/3/1994
				Direct Source: Groundwaters	Expiry Date: 31/12/2003
				Point: Well/spring - Sandstone/middle Coal	Issue No: 100
				Measures - Shaw Lane	Version Start Date: 1/12/1999
				Data Type: Point	Version End Date: -
5B	503.0	SW	433700,406000	Licence No: 2/27/08/110	Original Application No:
				Details: Water Bottling	Original Start Date: 23/3/1994
				Direct Source: Groundwaters	Expiry Date: 31/12/2003
				Point: Spring-sandstone/middle Coal	Issue No: 101
				Measures-shaw Lane	Version Start Date: 8/4/2003
				Data Type: Point	Version End Date: -

5.3 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? **No**

Database searched and no data found.

5.4 Potable Water Abstraction Licences

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

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Map:

ID	Distance	Direction	NGR	Details

1A	474.0	SW	433700,406060	Licence No: 2/27/08/133 Details: Water Bottling Direct Source: Groundwaters Point: Spring-sandstone/middle Coal Measures-shaw Lane Data Type: Point	Original Application No: Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 1/1/2004 Version End Date: -
2A	474.0	SW	433700,406060	Licence No: 2/27/08/133 Details: Water Bottling Direct Source: Groundwaters Point: Spring - Sandstone&middle Coal Measures - Barnsley Data Type: Point	Original Application No: Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 1/1/2004 Version End Date: -
3B	503.0	SW	433700,406000	Licence No: 2/27/08/110 Details: Water Bottling Direct Source: Groundwaters Point: Well/spring - Sandstone/middle Coal Measures - Shaw Lane Data Type: Point	Original Application No: Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 100 Version Start Date: 1/12/1999 Version End Date: -
4B	503.0	SW	433700,406000	Licence No: 2/27/08/110 Details: Water Bottling Direct Source: Groundwaters Point: Spring-sandstone/middle Coal Measures-shaw Lane Data Type: Point	Original Application No: Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 101 Version Start Date: 8/4/2003 Version End Date: -

5.5 Source Protection Zones

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

Database searched and no data found.

5.6 River Quality

Is there any Environment Agency information on river quality within 500m of the study site? **No**

Database searched and no data found.

5.7 Main Rivers

Are there any Main Rivers within 500m of the study site? **No**

Database searched and no data found.

5.8 Surface Water Features

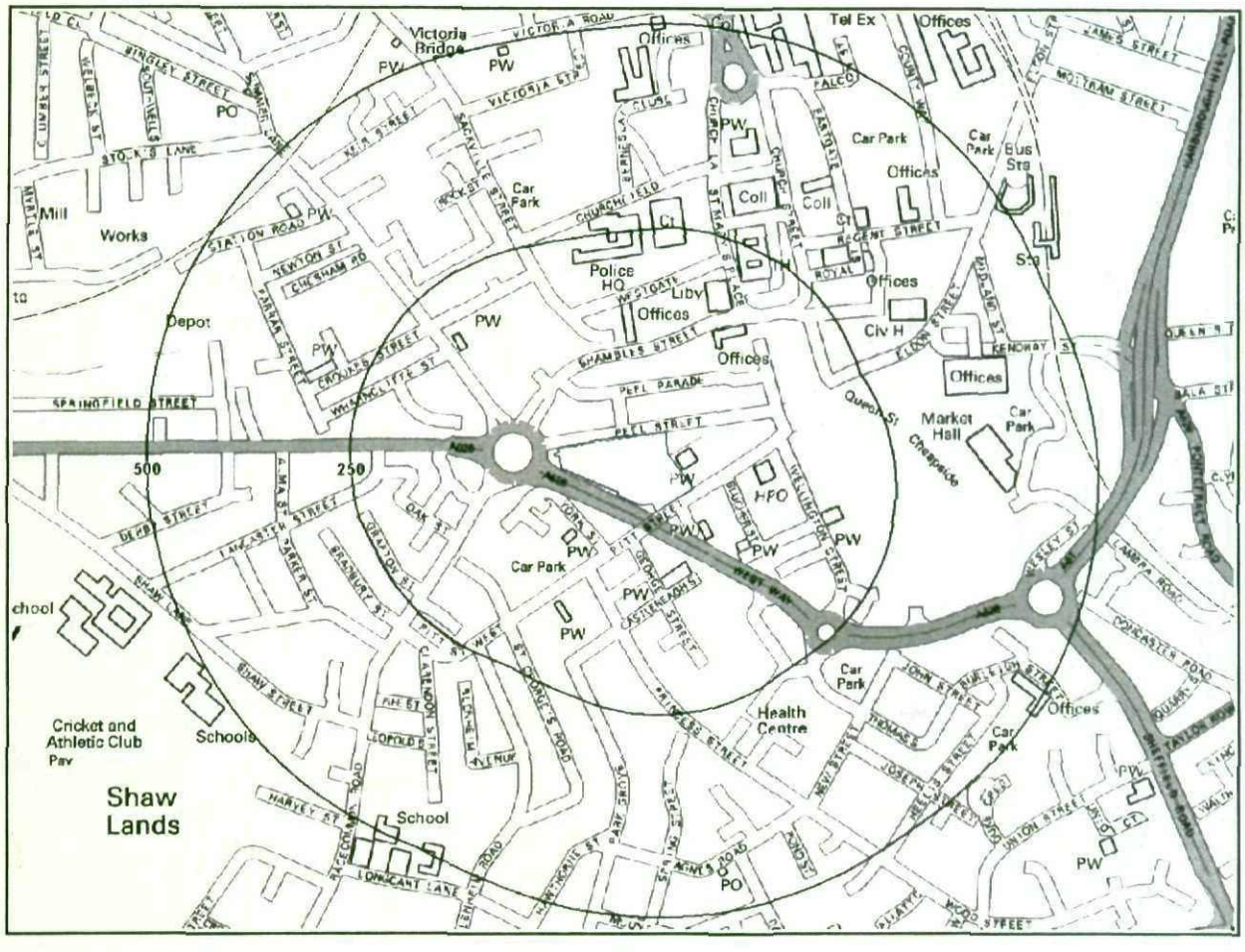
Are there any surface water features within 250m of the study site? **Yes**

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	Yes	No

6. Surface Water Flood Map

NW N NE



W E

S

SW SE

Surface Water Flood Legend

Enabled by Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Zone 2 Floodplain

Zone 3 Floodplain

Flood Storage Area

Area Benefiting from Flood Defences

Flood Defences

6. Flooding

6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **No**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

Database searched and no data found.

6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **No**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

Database searched and no data found.

6.3 Flood Defences

Are there any Flood Defences within 250m of the study site ? **No**

6.4 Areas benefiting from Flood Defences

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

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

6.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? **No**

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

6.6 Groundwater Flooding Susceptibility Areas

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

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? **Not Applicable**

Guidance: Where groundwater flooding susceptibility is not applicable, this means that you need take no further action in relation to groundwater hazard in this area.

6.7 Groundwater Flooding Confidence Areas

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

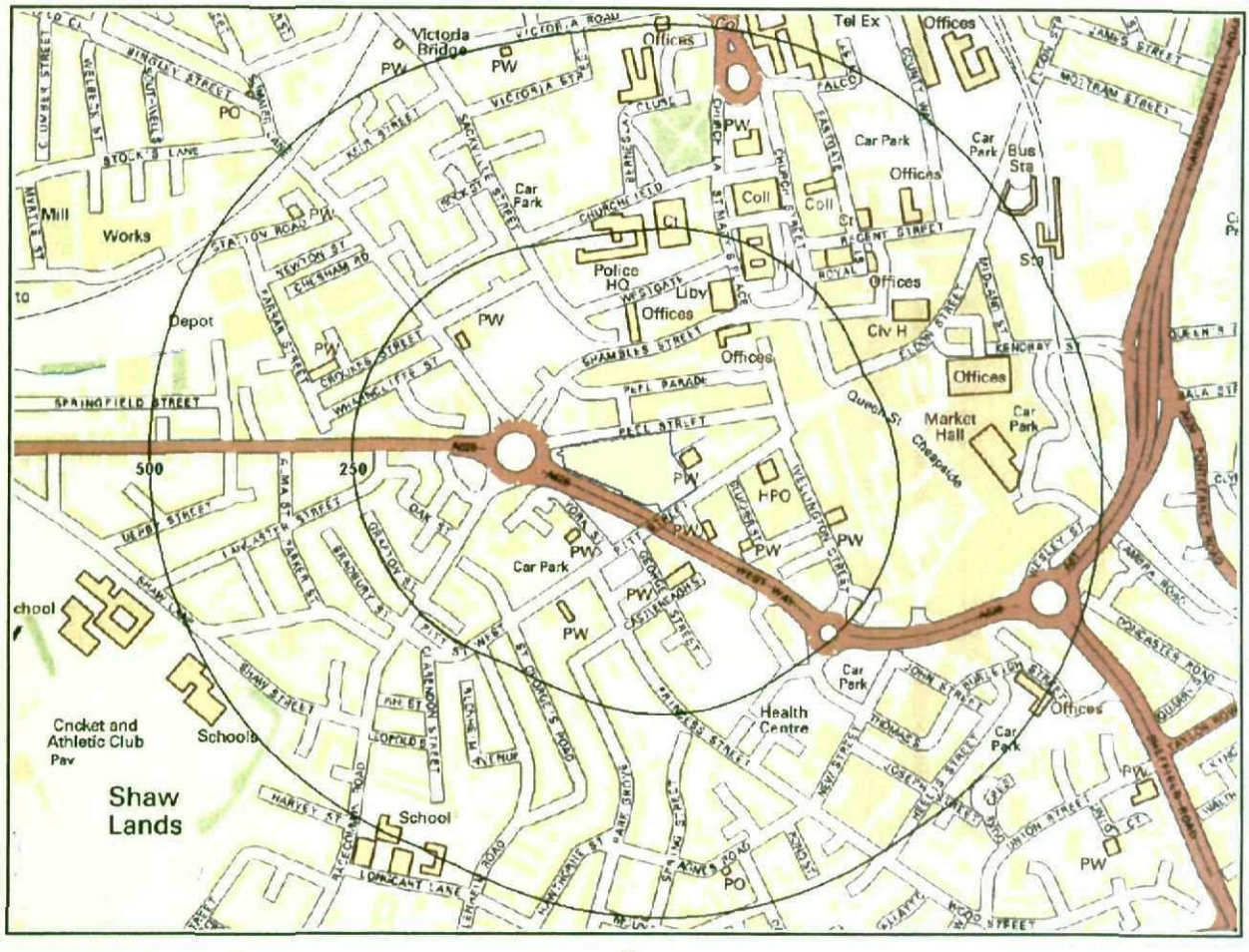
Notes:

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 fivefold scale - Low, Moderately Low, Moderate, Moderately High 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.

7.Designated Environmentally Sensitive Sites Map

NW N NE



W E

SW S SE

Designated Environmentally Sensitive Sites Legend

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- Site Outline
- Search Buffers (m) — 250 / 500
- SAC
- SSSI
- NNR
- World Heritage Sites
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

7.Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 500m of the study site?	**Yes**

Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: 0

Database searched and no data found.

Records of National Nature Reserves (NNR) within 500m of the study site: 0

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 500m of the study site: 0

Database searched and no data found.

Records of Special Protection Areas (SPA) within 500m of the study site: 0

Database searched and no data found.

Records of Ramsar sites within 500m of the study site: 0

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 500m of the study site: 0

Database searched and no data found.

Records of World Heritage Sites within 500m of the study site: 0

Database searched and no data found.

Records of Environmentally Sensitive Areas within 500m of the study site: 0

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site: 0

Database searched and no data found.

Records of National Parks (NP) within 500m of the study site: 0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 500m of the study site: 0

Database searched and no data found.

Records of Nitrate Vulnerable Zones within 500m of the study site: 1

The following Nitrate Vulnerable Zone records produced by DEFRA are not represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NVZ Name	Data Source
	0.0	On Site	No place name provided	DEFRA

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure GeoInsight. Available from our website. The following information has been found:

8.1.1 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.

8.1.2 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.

8.1.3 Soluble Rocks

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

Soluble rocks are not present in the search area. 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.

8.1.4 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.

8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? **Null - Negligible**

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

8.1.6 Running Sand

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

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

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build – consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property – no significant increase in insurance risk due to running sand problems is likely.

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

9.Mining

9.1 Coal Mining

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

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

Distance	Direction	Details
0.0	On Site	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.

9.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on-site (including a 150m buffer) ? **Low-Moderate**

Guidance: Where low-moderate potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, and that such working may be possible in your area. In these cases it is recommended that you seek further advice from a Royal Institute Chartered Surveyor (RICS), the local Building Control Officer, or by ordering a Geological Report from the BGS. It is also recommended that you obtain a Coal Authority mining search, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

9.3 Brine Affected Areas

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

Database searched and no data found.

10.Contacts

GroundSure Helpline
Telephone: 01273 819700
info @ groundsure.com

British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Environment Agency
National Customer Contact Centre
PO Box 544
Rotherham
S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Health Protection Agency
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 www.hpa.org.uk/radiation
Radon measures and general radon information and guidance

The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848. DX 716176 Mansfield 5
www.coal-authority.co.uk
Coal mining reports and related enquiries

Ordnance Survey
Romsey Road
Southampton SO16 4GU
Tel: 08456 050505

Local Authority
Authority: Barnsley Metropolitan Borough Council
Phone: 01226 770770
Web: www.barnsley.gov.uk/index.asp
Address: Town Hall, Barnsley, South Yorkshire, S70 2TA

Get Mapping PLC
Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444

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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, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"Home Information Pack" means a combination of reports required when selling a residential property.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental, GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.
2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.
2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.
2.5 In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in that respect and GroundSure will have no liability therefore.
2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).
3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.
3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3.
4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply.
4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.
4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.
4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.
5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time.
5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property

6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.
6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.
6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary.

7. Liability

7.1 Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.
7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
7.8 Subject to the provisions of condition 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
7.9 Subject to the provisions of clause 7.1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims.
7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee s computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack:

(i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
(ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part II(A) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions.

7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
7.13 Subject to the provisions of clause 7.1, GroundSure shall not be liable for any losses (whether direct or indirect) and including (but not limited to) loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party.
7.14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; or
(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv) the Client breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client s Right to Terminate and Suspend

9.1 Subject to condition 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure s possession or control.
10.2 In the event of termination/suspension of the Contract under conditions 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
11.4 Save as expressly provided in conditions 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 11.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;
(ii) fire, storm, flood, tempest or epidemic;
(iii) Acts of God or the public enemy;
(iv) riot, civil commotion or war;
(v) strikes, labour disputes or industrial action;
(vi) acts or regulations of any governmental or other agency;
(vii) suspension or delay of services at public registries by Data Providers; or
(viii) changes in law.

11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
11.12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner.

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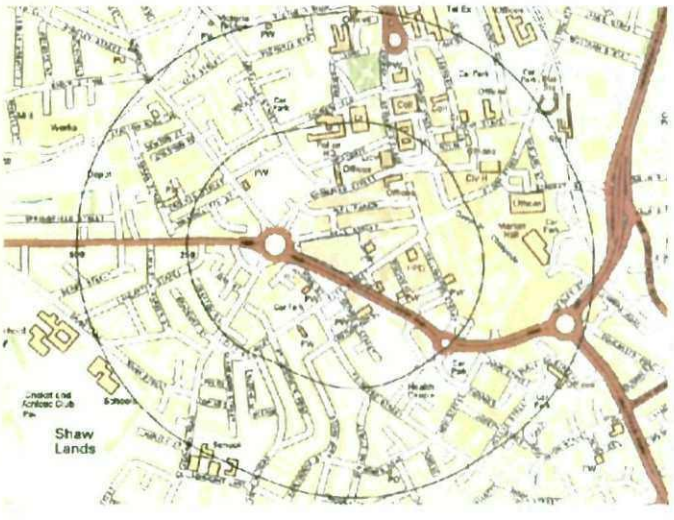
GroundSure GeoInsight

Address: Peel Street, Barnsley, S70 2RL

Date: Oct 22, 2009

GroundSure Reference: HMD-283-599240

Your Reference: C3547/RT/1807



Brought to you by GroundSure

If you would like any further assistance regarding this report then please contact GroundSure on (T) 01273 819700, (F) 01273 377902, email: info@groundsure.com

Aerial Photograph of Study Site

NW N NE



W E

SW S SE

Aerial photography supplied by Getmapping PLC.
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Site Name: Peel Street, Barnsley, S70 2RL
Grid Reference: 434259,406274

Overview of Findings

The GroundSure GeoInsight 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 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.

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
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 & Landslips	
1.2.1 Is there any Superficial Ground /Drift Geology present beneath the study site? *	No
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	No
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?	Yes
1.3.4 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
1.3.5 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 Resea rch Establishment?	No radon protective measures are necessary

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

Source:Scale 1:50,000 BGS Sheet No:087

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	3	0	5	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	1	6
2.3 Current Ground Workings	0	0	0	0	9

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	1	6
3.2 Coal Mining	1	0	0	0	0
3.3 Shallow Mining*	2	-	-	-	-
3.4 Non - Coal Mining Cavities	0	0	0	0	0
3.5 Natural Cavities	0	0	0	0	0
3.6 Brine Extraction	0	0	0	0	0
3.7 Gypsum Extraction	0	0	0	0	0
3.8 Tin Mining	0	0	0	0	0
3.9 Clay Mining	0	0	0	0	0

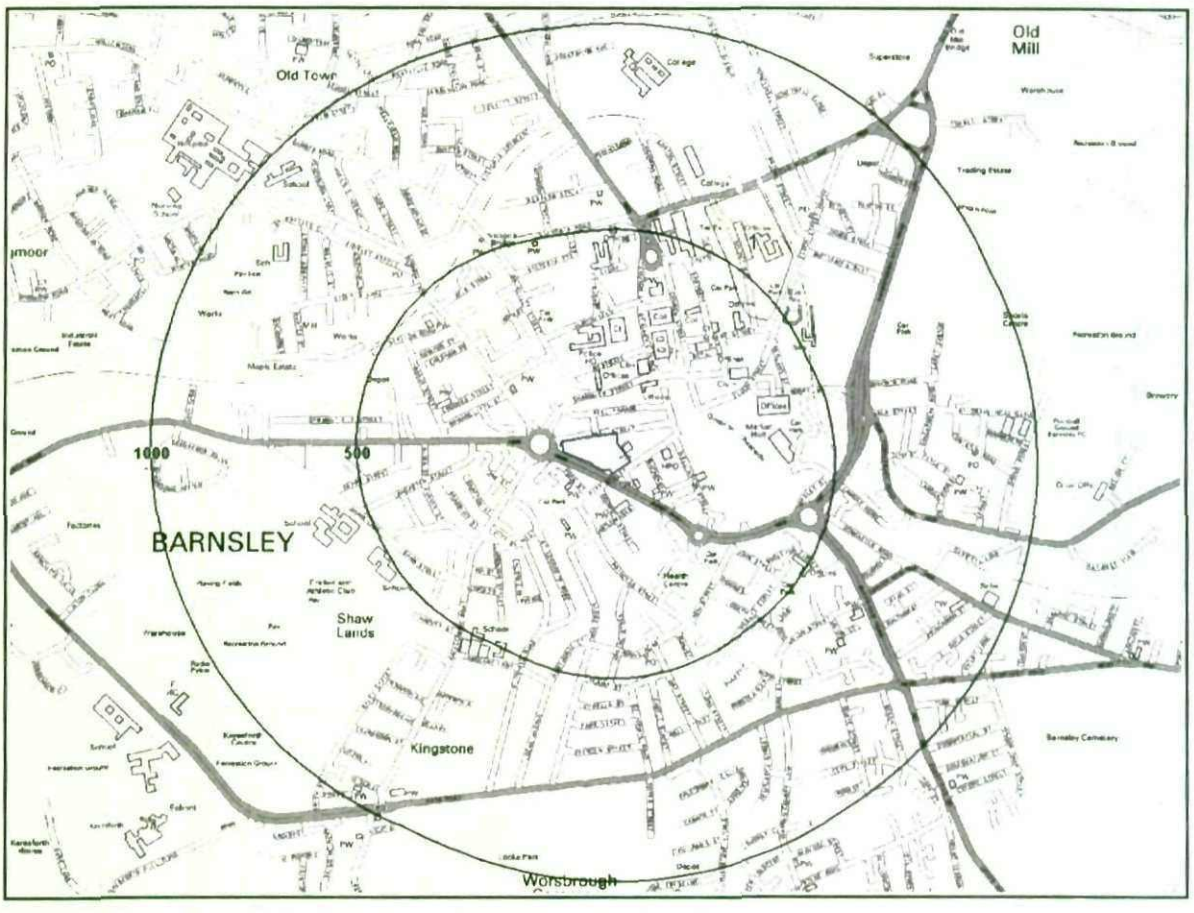
*This includes an automatically generated 150m buffer zone around the site

4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
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	Negligible	-	-	-	-
4.6 Running Sand	Low	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	6	3	32	-	-

1.1 Artificial Ground Map



Artificial Ground Legend

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Site Outline

500
1000
Search Buffers (m)

Made Ground (undivided)

Disturbed Ground (undivided)

Worked Ground (undivided)

Landscaped Ground (undivided)

Infilled Ground

Reclaimed Ground

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

1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:087

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary: **Yes**

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	432.0	NE	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

1.1.2 Permeability of Artificial Ground

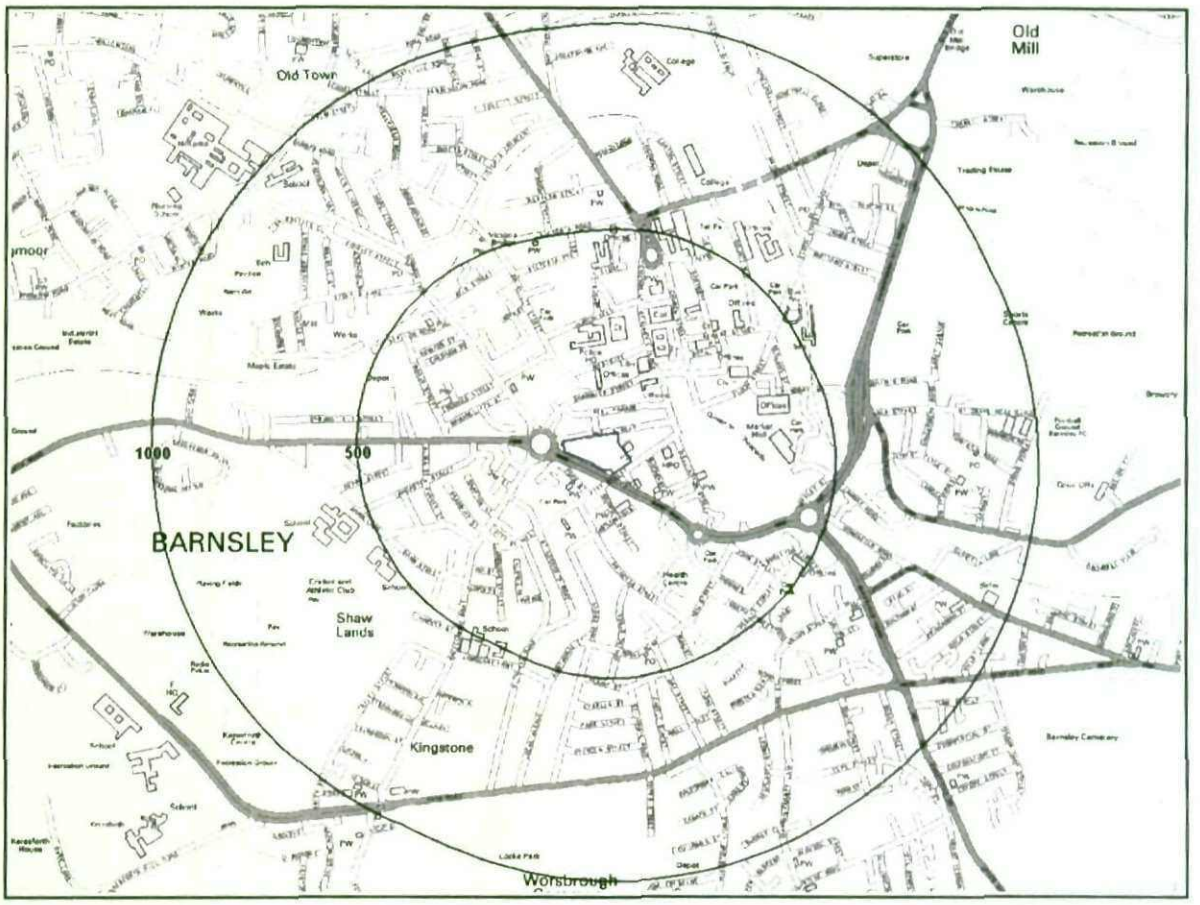
Are there any records relating to permeability of artificial ground within the study site* boundary: **No**

Database searched and no data found.

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

1.2 Superficial Deposits and Landslips Map

NW N NE



W E

SW S SE

Superficial and Landslips Legend

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Site Outline

500
1000
Search Buffers (m)

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

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Database searched and no data found.

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary: **No**

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary: **No**

Database searched and no data found.

1.2.3 Landslip

Database searched and no data found.

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

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 discreet 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

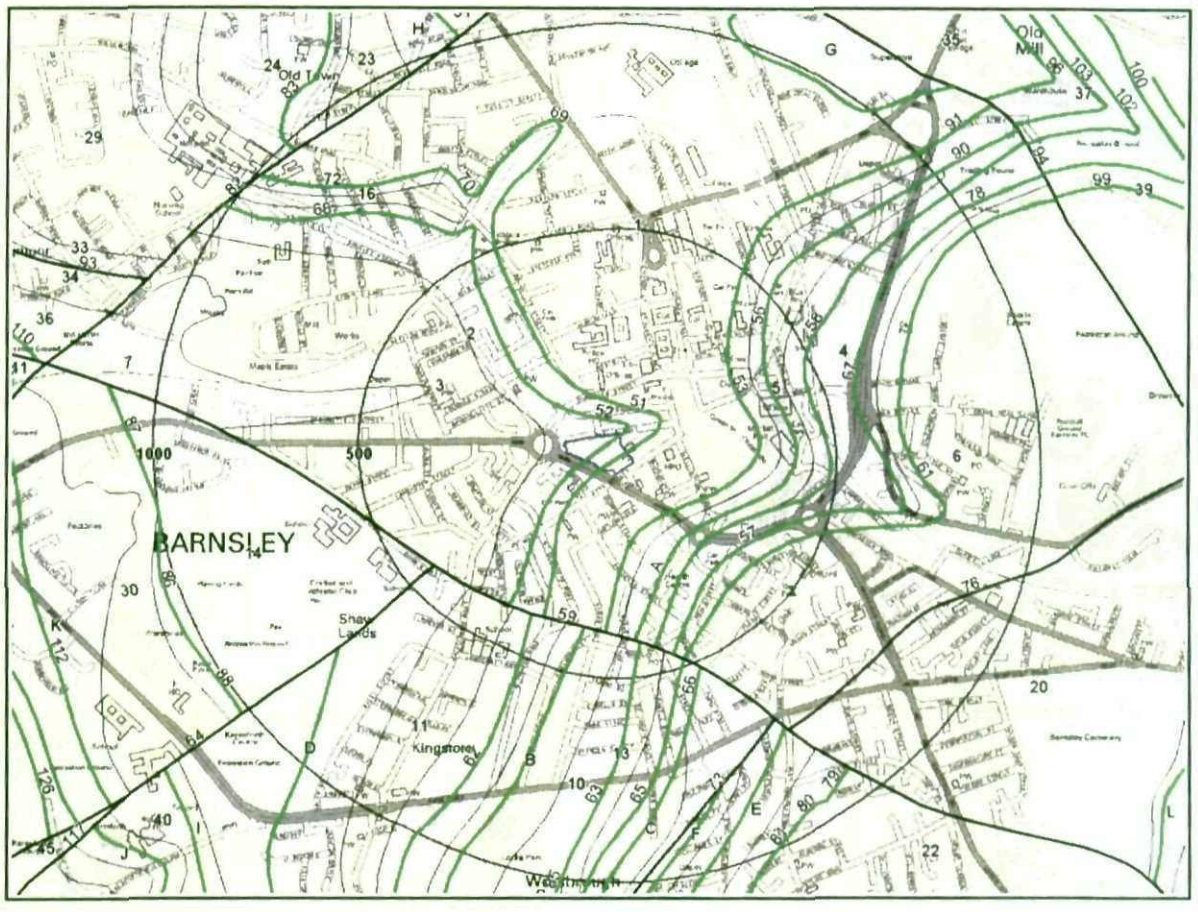
Are there any records relating to permeability of landslips within the study site* boundary: **No**

Database searched and no data found.

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

1.3 Bedrock and Faults Map

NW ◄W N ▲ NE



E► SW S ▼ SE

Bedrock & Faults Deposits Legend

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Site Outline

500
1000
Search Buffers (m)

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

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:087

1.3.1 Bedrock/Solid Geology

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

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	KNR-SDST	Kent's Rock - Sandstone	Duckmantian (westphalian B)
2	0.0	On Site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
3	45.0	W	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
4	181.0	SE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
5	222.0	SE	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
6	327.0	SE	WE-SDST	Woolley Edge Rock - Sandstone	Duckmantian (westphalian B)
7	355.0	NW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
8B	380.0	S	KNR-SDST	Kent's Rock - Sandstone	Duckmantian (westphalian B)
9	382.0	S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
10	398.0	S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
11	400.0	SW	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
12D	406.0	SW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
13	414.0	S	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
14	424.0	SW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)
15	448.0	S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian (westphalian C) / Duckmantian (westphalian B)

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	High	Moderate
0.0	On Site	Fracture	Moderate	Low
45.0	W	Fracture	High	Moderate

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Category Description	Feature Description
51	0.0	On Site	ROCK	Coal seam, inferred coincident with bedrock geology boundary

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

52	0.0	On Site	ROCK	Coal seam, inferred
53	146.0	SE	ROCK	Coal seam, inferred
54A	222.0	SE	ROCK	Coal seam, inferred coincident with bedrock geology boundary
55A	259.0	SE	ROCK	Coal seam, inferred coincident with bedrock geology boundary
56	314.0	E	ROCK	Coal seam, inferred coincident with bedrock geology boundary
57	327.0	SE	ROCK	Coal seam, inferred coincident with bedrock geology boundary
58	350.0	E	ROCK	Coal seam, inferred
59	380.0	S	FAULT	Normal fault, inferred
60B	380.0	S	ROCK	Coal seam, inferred
61	382.0	SE	ROCK	Coal seam, inferred
62	394.0	SW	ROCK	Coal seam, inferred
63	414.0	S	ROCK	Coal seam, inferred coincident with bedrock geology boundary
64	424.0	SW	FAULT	Normal fault, inferred
65	482.0	S	ROCK	Coal seam, inferred

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 discreet 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.

1.3.4 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

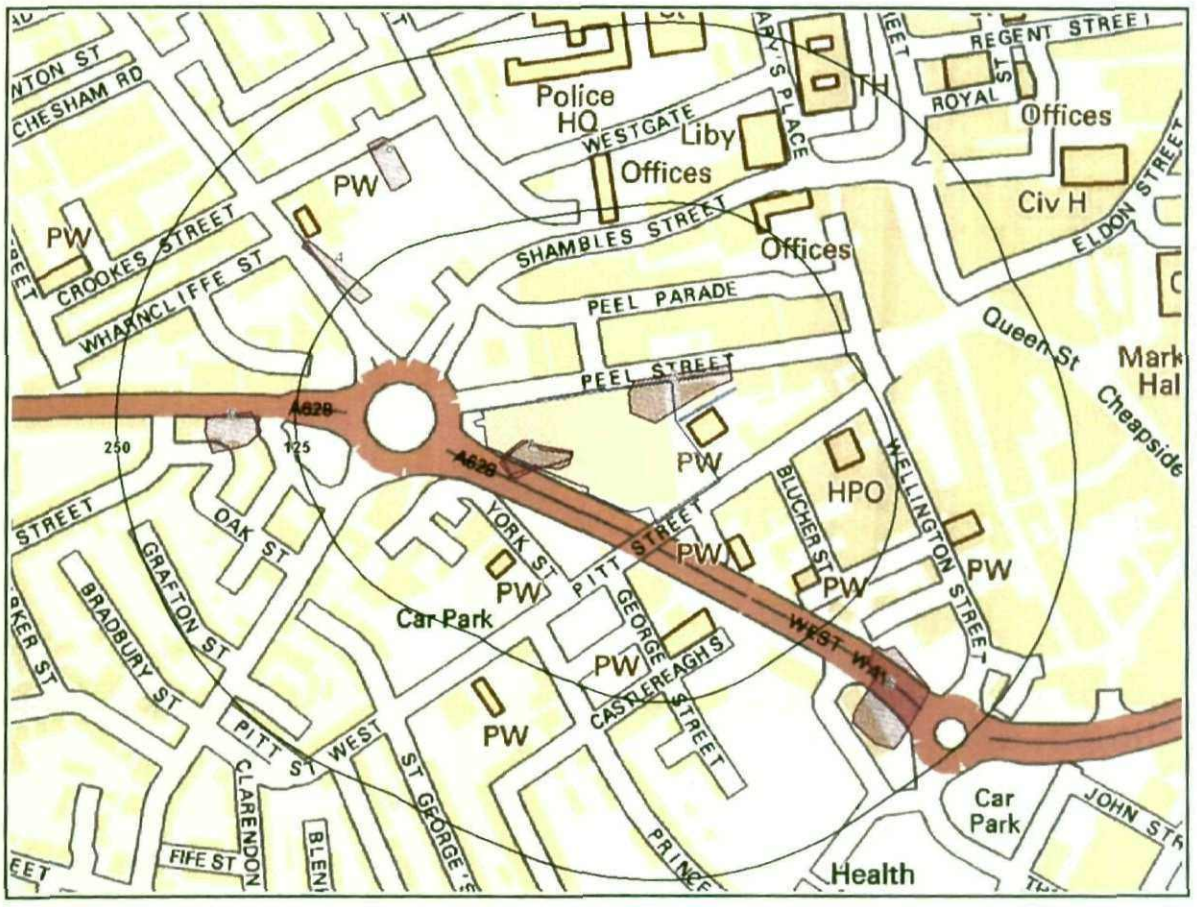
1.3.5 Radon Protection

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

NW N NE



W E

SW S SE

Ground Workings Legend

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Site Outline

125
250
Search Buffers (m)

Historic Surface Ground Workings

Historic Underground Workings

Current Ground Workings

2. Ground Workings

2.1 Historical Surface Ground Working Features derived from the 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
1A	0.0	On Site	434167,406246	Pond	1951
2A	0.0	On Site	434168,406247	Pond	1890
3	0.0	On Site	434268,406292	Ponds	1890
4	111.0	NW	434028,406378	Pond	1890
5	149.0	W	433956,406265	Pond	1890
6B	160.0	SE	434417,406079	Pond	1904
7B	160.0	SE	434417,406079	Pond	1890
8	165.0	N	434064,406453	Pond	1890

2.2 Historical Underground Workings Features derived from the 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? **Yes**

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	403.0	S	434408,405657	Colliery	1890
Not shown	764.0	NE	435025,406567	Colliery	1948
Not shown	770.0	NE	435027,406568	Colliery	1951
Not shown	816.0	NE	435046,406567	Disused Air Shaft	1966
Not shown	821.0	NE	435046,406575	Unspecified Drift	1948
Not shown	830.0	E	435072,406541	Unspecified Drift	1951
Not shown	970.0	NW	433251,406706	Unspecified Old Shaft	1904

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**

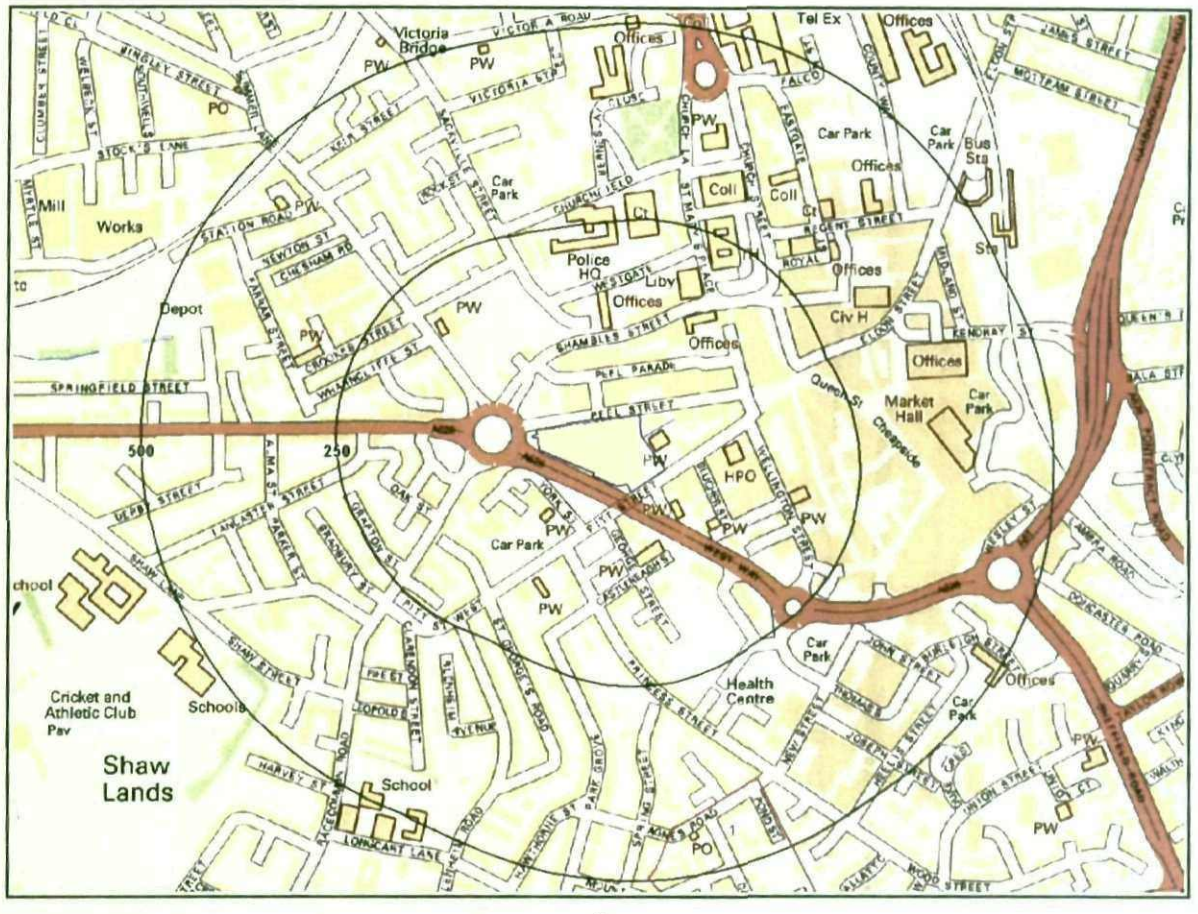
The following Current Ground Workings information is provided by British Geological Society:

ID	Distance (m)	Direction	NGR	Use	Date Updated

Not shown	575.0	SE	434754.0,405884.0	Sandstone	16-Jul-2007
Not shown	642.0	N	434177.0,406937.0	Coal, Deep	
Not shown	651.0	SE	434897.0,405981.0	Sandstone	
Not shown	824.0	SE	434709.0,405515.0	Clay & Shale	
Not shown	877.0	SE	434634.0,405412.0	Clay & Shale	
Not shown	878.0	E	435173.0,406196.0	Sandstone	
Not shown	902.0	S	433983.0,405340.0	Sandstone	
Not shown	927.0	SE	434696.0,405387.0	Clay & Shale	
Not shown	987.0	W	433195.0,406605.0	Clay & Shale	

3. Mining, Extraction & Natural Cavities Map

NW N NE



W E

SW S SE

Mining, Extraction & Natural Cavities Legend

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Site Outline

250
500
Search Buffers (m)

Historical Mining

Non-Coal Mining Cavities

Natural Cavities

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? **Yes**

The following Historical Mining information is provided by Groundsure :

ID	Distance (m)	Direction	NGR	Details	Date
1	403.0	S	434408,405657	Colliery	1890
Not shown	764.0	NE	435025,406567	Colliery	1948
Not shown	770.0	NE	435027,406568	Colliery	1951
Not shown	816.0	NE	435046,406567	Disused Air Shaft	1966
Not shown	821.0	NE	435046,406575	Unspecified Drift	1948
Not shown	830.0	E	435072,406541	Unspecified Drift	1951
Not shown	970.0	NW	433251,406706	Unspecified Old Shaft	1904

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
0.0	On Site	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 Shallow Mining

This dataset refers to the (largely very old) extraction of mineral deposits by means of near surface underground workings.

What is the maximum hazard rating of subsidence relating to shallow mining within the study site* boundary? **Low - Moderate**

*This includes an automatically generated 150m buffer zone around the study site boundary

The following Shallow Mining information provided by the British Geological Survey is not represented on Mapping:

Distance (m)	Direction	Hazard Rating	Details
0.0	On Site	Low - Moderate	Where low-moderate potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, and that such working may be possible in your area. In these cases it is recommended that you seek further advice from a Royal Institute Chartered Surveyor (RICS), the local Building Control Officer, or by ordering a Geological Report from the BGS. It is also recommended that you obtain a Coal Authority mining search, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.
0.0	On Site	Low - Moderate	Where low-moderate potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, and that such working may be possible in your area. In these cases it is recommended that you seek further advice from a Royal Institute Chartered Surveyor (RICS), the local Building Control Officer, or by ordering a Geological Report from the BGS. It is also recommended that you obtain a Coal Authority mining search, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

43.0	W	Low - Moderate	Where low-moderate potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, and that such working may be possible in your area. In these cases it is recommended that you seek further advice from a Royal Institute Chartered Surveyor (RICS), the local Building Control Officer, or by ordering a Geological Report from the BGS. It is also recommended that you obtain a Coal Authority mining search, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

3.4 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.

3.5 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.

3.6 Brine Extraction

This dataset provides information from the Brine compensation board which has been discontinued and is now covered by the Coal Authority.

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

Database searched and no data found.

3.7 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.

3.8 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records.

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

Database searched and no data found.

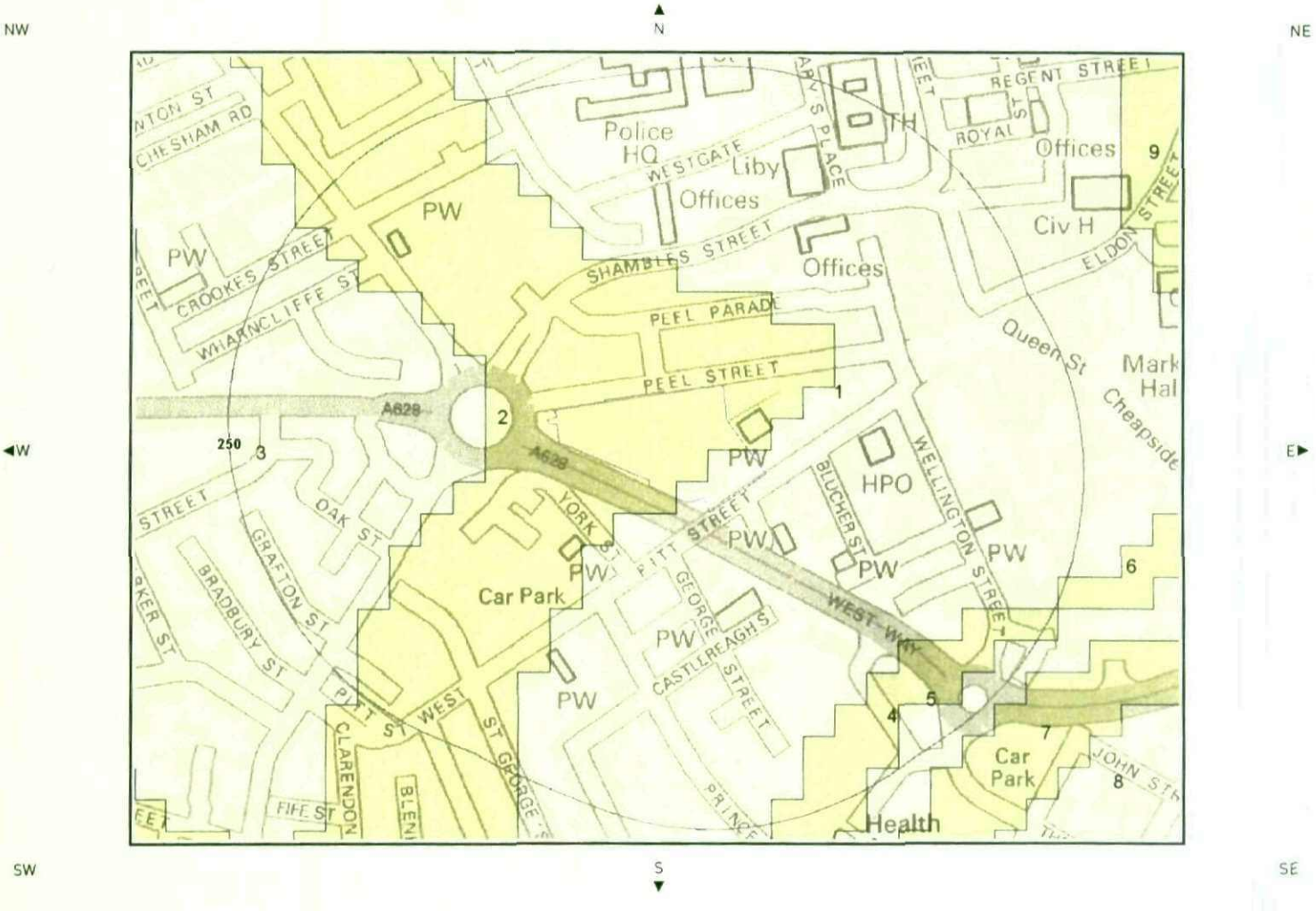
3.9 Clay Mining

This dataset provides information on Kalin 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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Site Outline

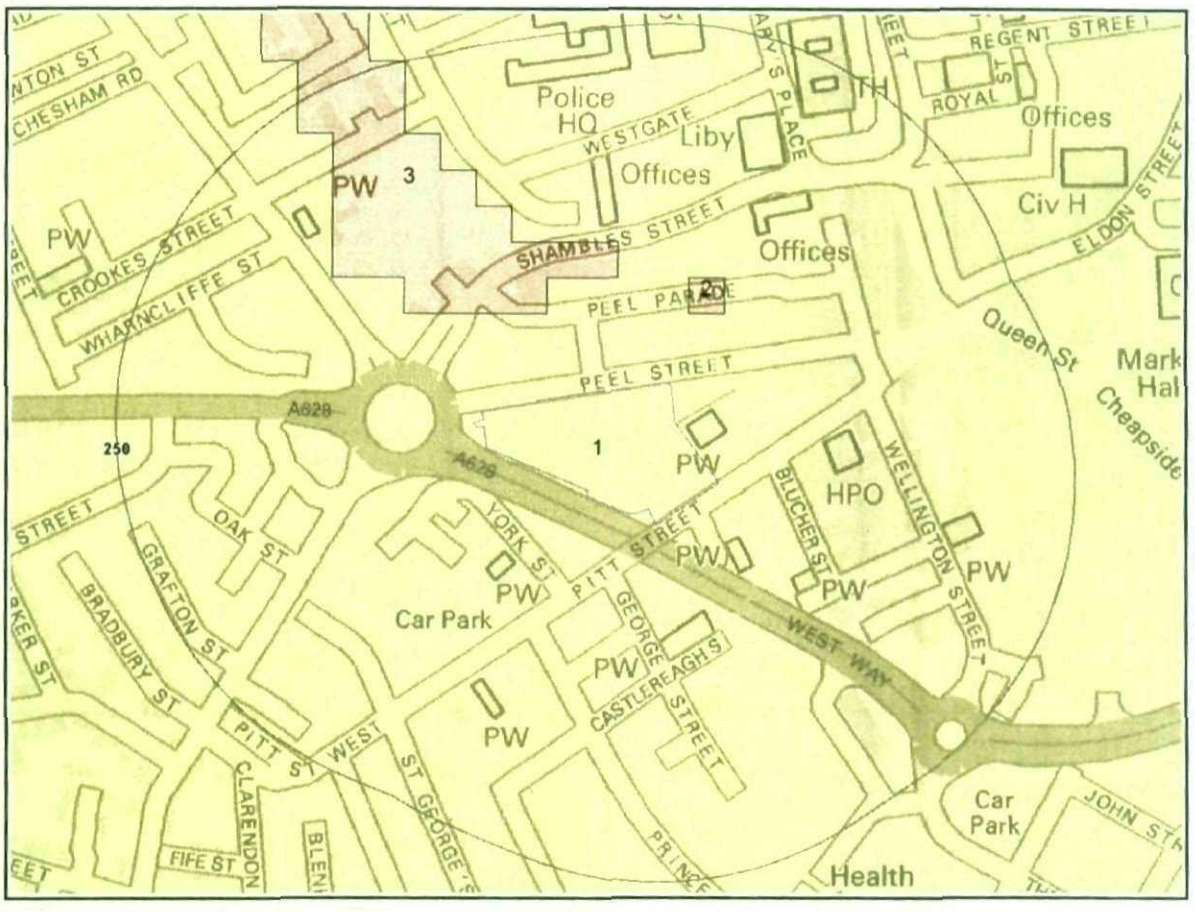
125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.2 Landslides Map

NW N NE



W E

SW S SE

Landslides Legend

Enabled by Ordnance Survey

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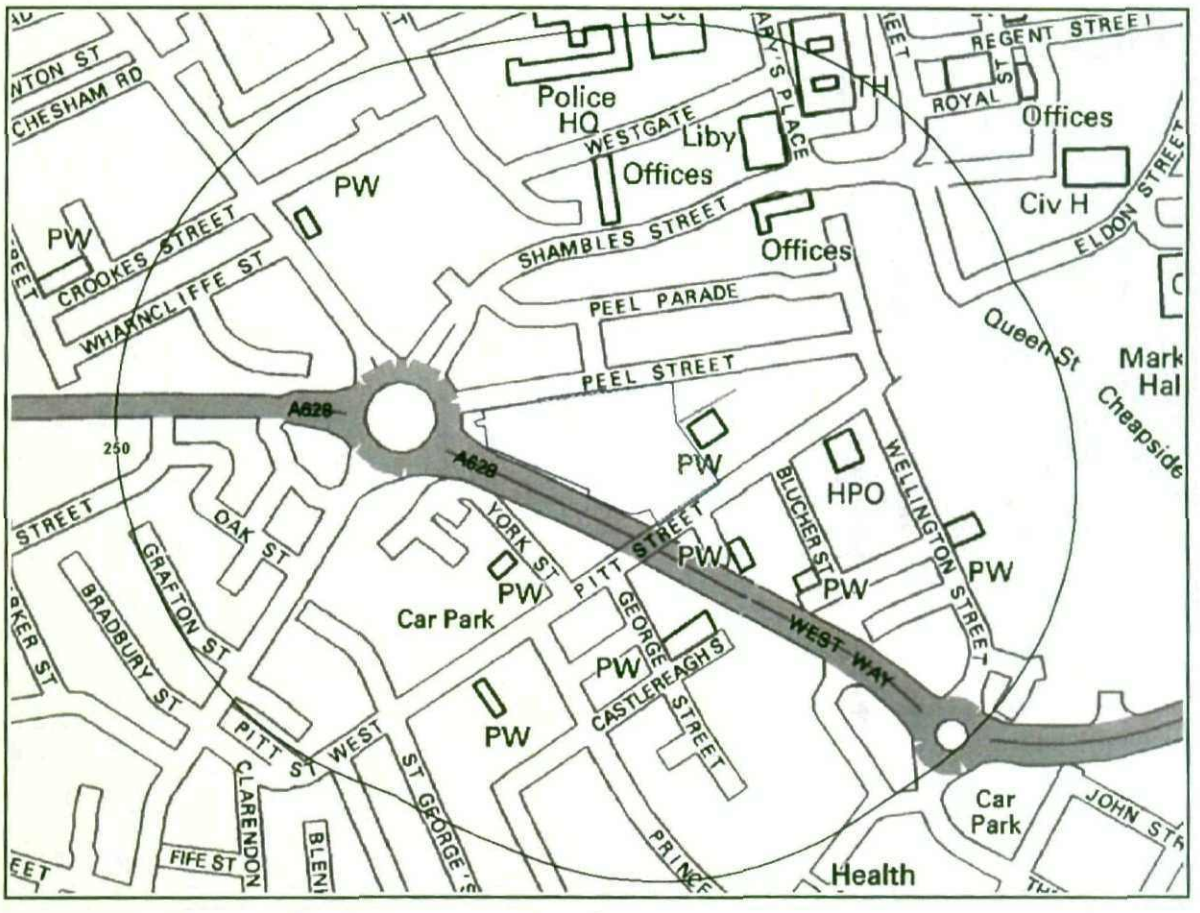
Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.3 Ground Dissolution Soluble Rocks Map



Ground Dissolution Soluble Rocks Legend

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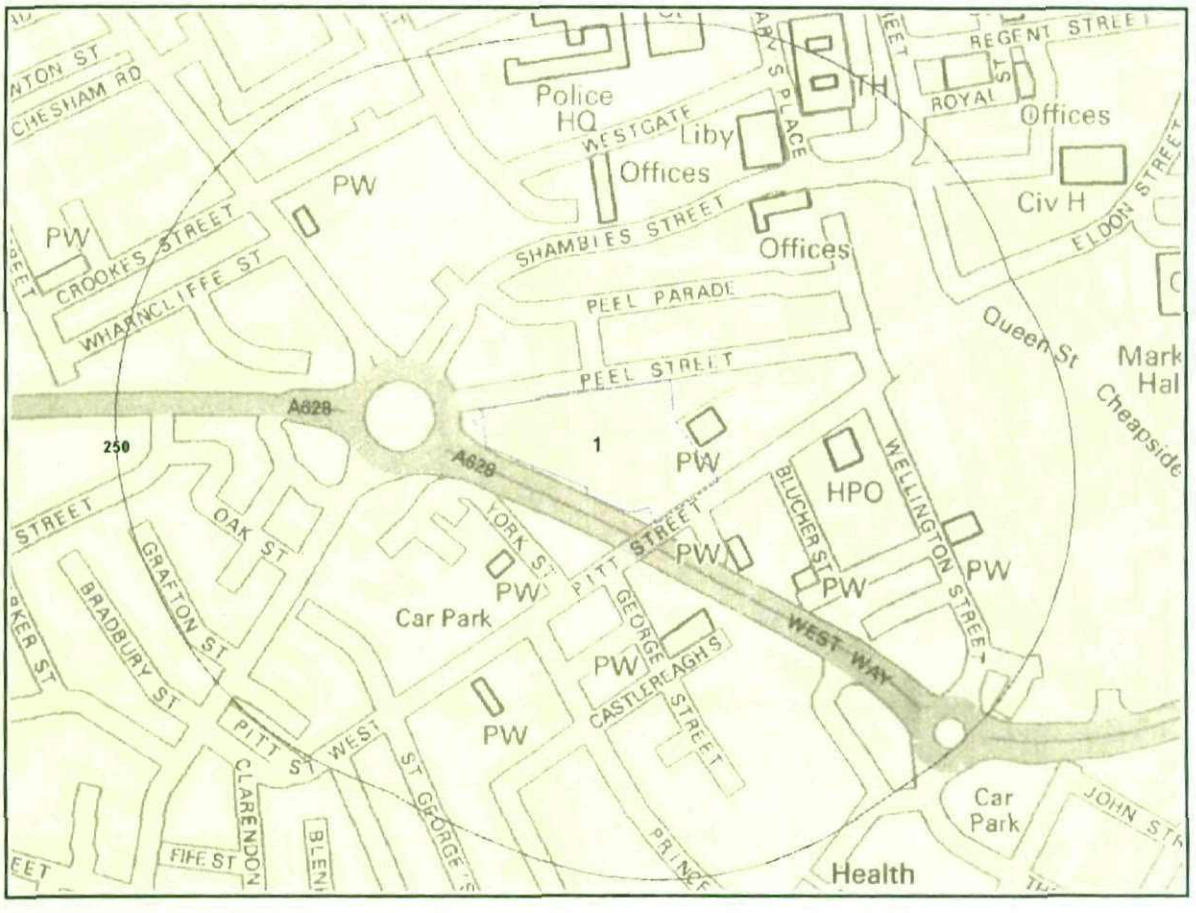
Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.4 Compressible Deposits Map



Compressible Deposits Legend

Enabled by Ordnance Survey

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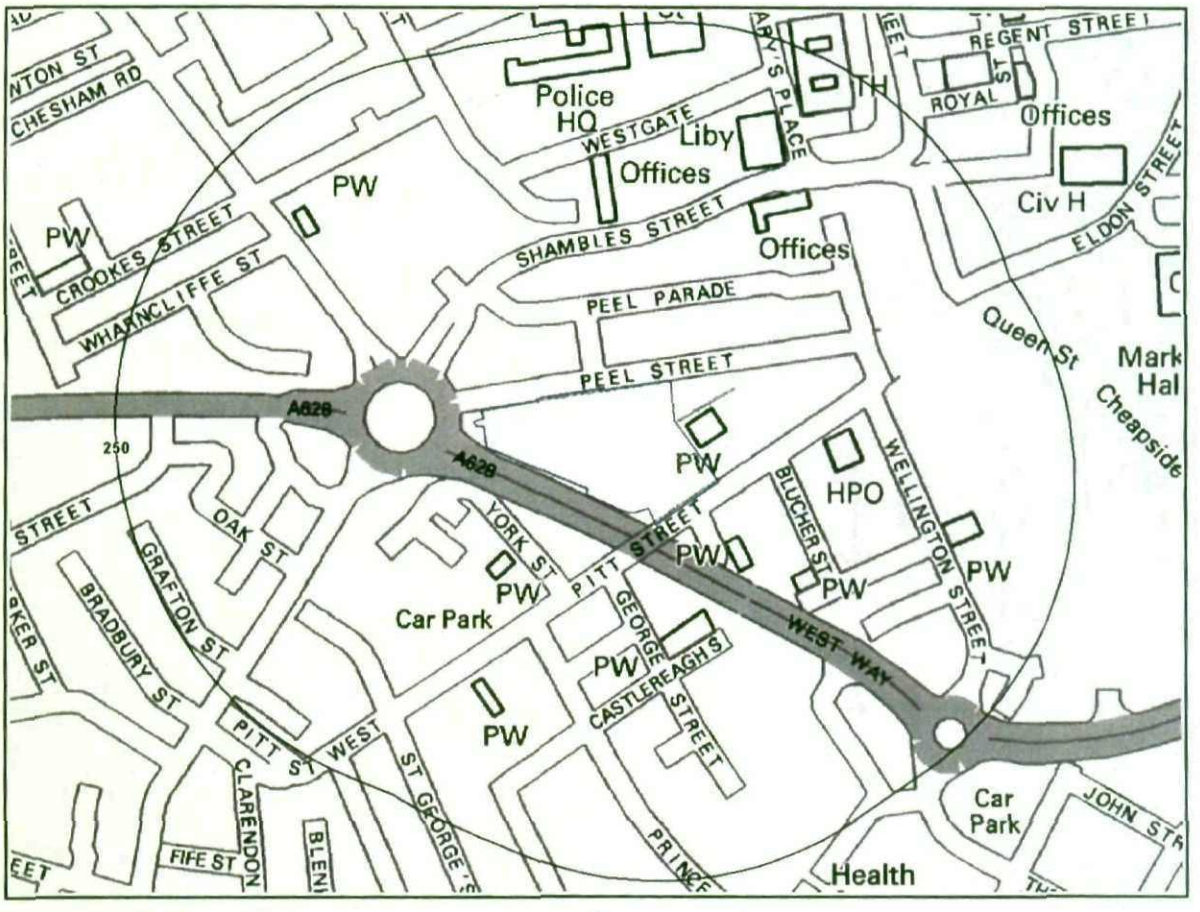
Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

4.5 Collapsible Deposits Map



Collapsible Deposits Legend

Enabled by Ordnance Survey

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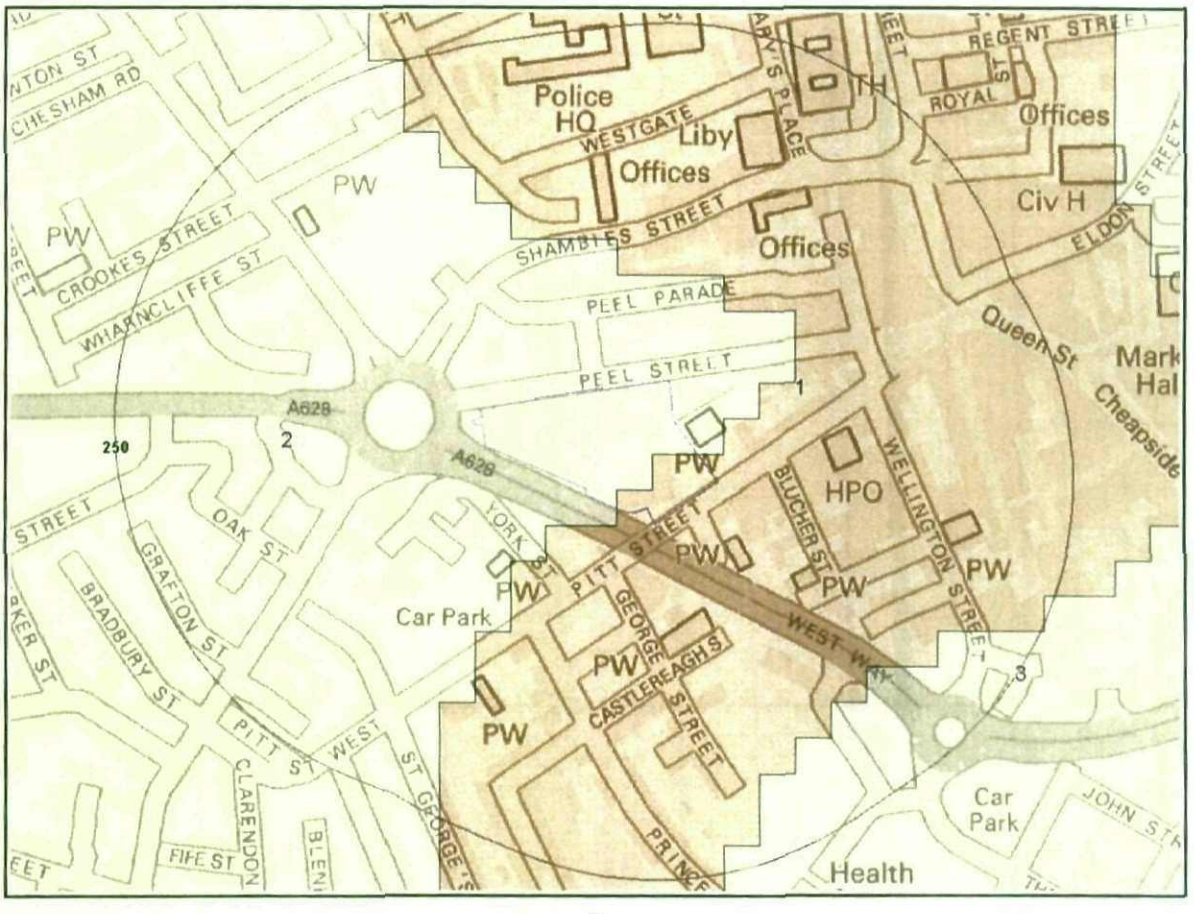
Site Outline

No Data / Null

125
250
Search Buffers (m)

Significant

4.6 Running Sand Map



Running Sand Legend

Enabled by Ordnance Survey

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Site Outline

125
250
Search Buffers (m)

No Data / Null
Negligible
Very Low

Low
Moderate
High

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? **Low**

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

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	Negligible	Ground conditions predominantly non-plastic. 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 likely due to potential problems with shrink-swell clays.
2	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.
3	49.0	W	Negligible	Ground conditions predominantly non-plastic. 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 likely 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 Soluble Rocks information provided by the British Geological Survey:

Distance (m)*	Direction	Hazard Rating	Details
0	On site	Null-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.

4.4 Compressible Deposits

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	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.

4.5 Collapsible Deposits

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

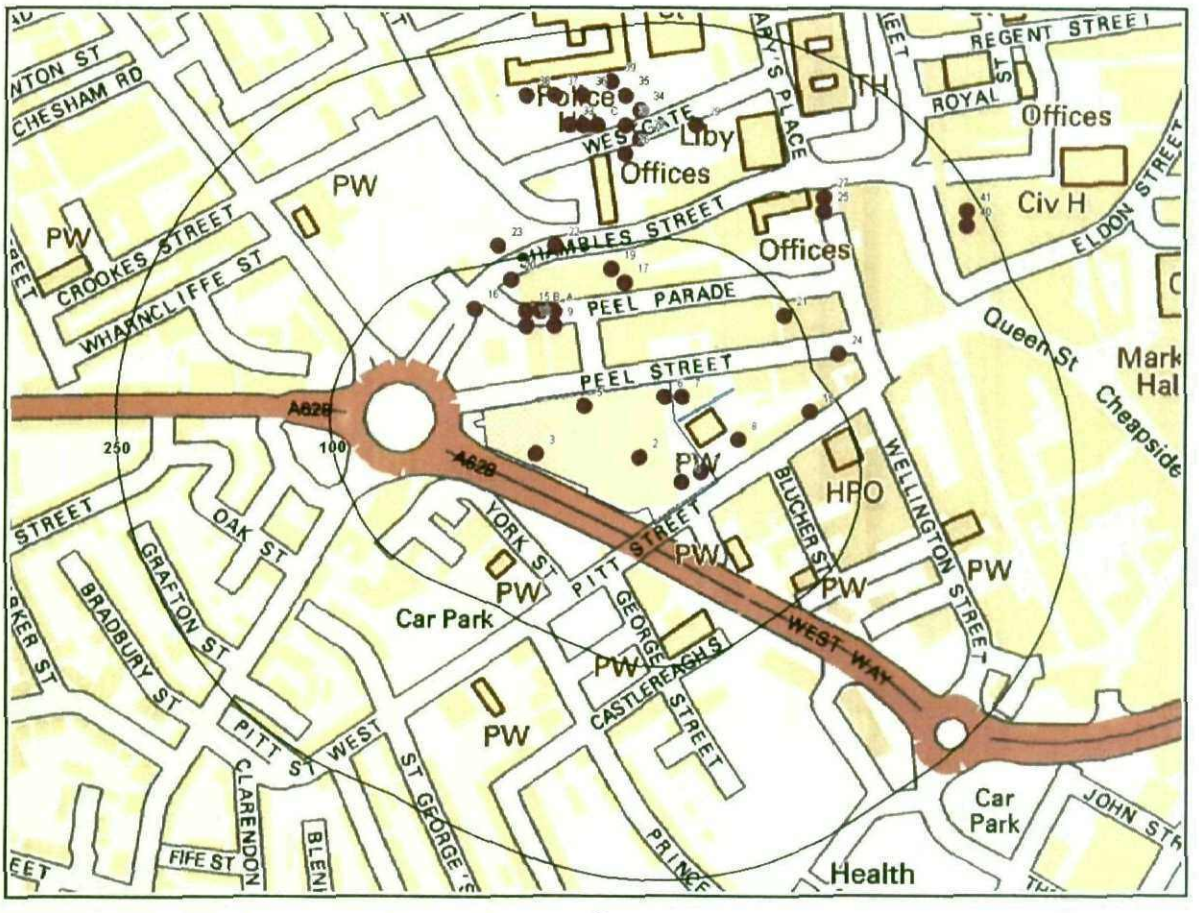
Distance (m)*	Direction	Hazard Rating	Details
0	On site	Null-Negligible	No Indicators for collapsible deposits identified. No Special actions required to avoid problems due to collapsible deposit.

4.6 Running Sands

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

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Low	Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build – consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property – no significant increase in insurance risk due to running sand problems is likely.
2	0.0	On Site	Negligible	No indicators for running sand identified. 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

Enabled by Ordnance Survey

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Site Outline

Borehole Locations

125
250
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: **41**

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	0.0	On Site	434284,0406237	SE30NW280	8.0	PEEL ST BARNSLEY 1
2	0.0	On Site	434240,0406247	SE30NW282	2.0	PEEL ST BARNSLEY 3
3	0.0	On Site	434167,0406250	SE30NW284	8.0	EEL ST BARNSLEY 5
4	0.0	On Site	434270,0406230	SE30NW673	-1.0	PEEL STREET BARNSLEY 2
5	0.0	On Site	434201,0406284	SE30NW283	1.0	PEEL ST BARNSLEY 4
6	0.0	On Site	434258,0406290	SE30NW281	8.0	PEEL ST BARNSLEY 2
7	7.0	E	434270,0406290	SE30NW672	-1.0	PEEL STREET BARNSLEY 1
8	28.0	NE	434310,0406260	SE30NW674	-1.0	PEEL STREET BARNSLEY 3
9	49.0	N	434180,0406340	SE30NW258	8.0	PEEL ST/SHAMBLES ST 9
10	52.0	N	434160,0406340	SE30NW255	7.0	PEEL ST/SHAMBLES ST 6
11A	59.0	N	434180,0406350	SE30NW252	15.0	PEEL ST/SHAMBLES ST 3
12A	60.0	N	434170,0406350	SE30NW256	2.0	PEEL ST/SHAMBLES ST 7
13B	60.0	N	434170,0406350	SE30NW251	9.0	PEEL ST/SHAMBLES ST 2
14B	60.0	N	434170,0406350	SE30NW257	2.0	PEEL ST/SHAMBLES ST 8
15	62.0	N	434160,0406350	SE30NW250	17.0	PEEL ST/SHAMBLES ST 1
16	71.0	N	434124,0406352	SE30NW39/A	2.5	SHAMBLES STREET BARNSLEY 1
17	73.0	N	434230,0406370	SE30NW254	14.0	PEEL ST/SHAMBLES ST 5
18	81.0	NE	434360,0406280	SE30NW675	-1.0	PEEL STREET BARNSLEY 4
19	84.0	N	434220,0406380	SE30NW253	15.0	PEEL ST/SHAMBLES ST 4
20	85.0	N	434150,0406372	SE30NW39/B	2.5	SHAMBLES STREET BARNSLEY 2
21	93.0	NE	434342,0406348	SE30NW762	6.0	13 PEEL STREET, BARNSLEY 1
22	104.0	N	434181,0406396	SE30NW39/D	12.5	SHAMBLES STREET BARNSLEY 3
23	110.0	N	434141,0406396	SE30NW39/C	12.0	SHAMBLES STREET BARNSLEY 4
24	120.0	E	434380,0406320	SE30NW676	-1.0	PEEL STREET BARNSLEY 5
25	161.0	NE	434370,0406420	SE30NW259	15.0	SHAMBLES ST BARNSLEY 1
26	162.0	N	434230,0406460	SE30NW873	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 15
27	168.0	NE	434370,0406430	SE30NW260	8.0	SHAMBLES ST BARNSLEY 2
28	170.0	N	434240,0406470	SE30NW872	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 14
29	180.0	N	434280,0406480	SE30NW871	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 13
30	182.0	N	434230,0406480	SE30NW866	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 6
31C	184.0	N	434210,0406480	SE30NW867	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 7
32C	185.0	N	434200,0406480	SE30NW868	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 8
33	186.0	N	434190,0406480	SE30NW869	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 11
34	190.0	N	434240,0406490	SE30NW865	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 5
35	201.0	N	434230,0406500	SE30NW870	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 12
36	205.0	N	434200,0406500	SE30NW863	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 3
37	207.0	N	434180,0406500	SE30NW862	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 2
38	210.0	N	434160,0406500	SE30NW861	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 1
39	213.0	N	434220,0406510	SE30NW864	-1.0	BARNSLEY COUNCIL OFFICES DEVELOPMENT 4
40	235.0	NE	434470,0406410	SE30NW553	2.0	YORKSHIRE BANK MARKET HILL BARNSLEY 2
41	240.0	NE	434470,0406420	SE30NW552	3.5	YORKSHIRE BANK MARKET HILL BARNSLEY 1

Contacts

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



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Getmapping PLC
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Acknowledgements

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with condition 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"Home Information Pack" means a combination of reports required when selling a residential property.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Risk Screening Report" means one of GroundSure's risk screening reports such as GroundSure Homebuyers, GroundSure Home Environmental GroundSure SiteGuard, GroundSure Screening, GroundSure Review, GroundSure Developer Review, or any other risk screening report available from GroundSure.

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 *In the event that a Client/Beneficiary opts to take out insurance in conjunction with or as a result of the Services, such insurance shall be subject solely to the terms of any policy issued to it in* that respect and GroundSure will have no liability therefore.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party, but such third party cannot rely on the same unless expressly permitted under condition 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to use the information contained in the Report, Mapping or in a report prepared by GroundSure in respect of or arising out of the Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in conditions 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. For the avoidance of doubt, such persons shall include any entity necessary under the Housing Act 2004 (as amended). Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in condition 7 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in conditions 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report shall not except as permitted herein or by separate agreement with GroundSure: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping, (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping, (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service, or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding condition 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgement) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property

6.1 Subject to the provisions of condition 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Content where such Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of condition 6.1 against the Client or Beneficiary.

7. Liability

7.1 *Nothing in these terms and conditions shall limit GroundSure's liability for causing death or personal injury through negligence or wilful default.*
7.2 Save as otherwise set out in these conditions, any information provided by one party ("Disclosing party") to the other party ("Receiving Party") shall be treated as confidential except so far as authorised by the Disclosing Party to provide such information in whole or in part to a third party.
7.3 Nothing in these conditions shall affect the statutory rights of a consumer under the applicable consumer protection legislation from time to time.
7.4 In relation to Data Reports, Mapping and Risk Screening Reports, GroundSure's liability under the Contract shall cease upon the expiry of six years from the date when the Beneficiary became aware that it may have a claim against GroundSure in respect of the Services provided always that there shall be no liability at the expiration of twelve years from the completion of the Contract. For the avoidance of doubt, any claims in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause shall survive the expiry of those time periods provided any such claim is actually commenced within six months of notification.
7.5 In relation to Consultancy Services GroundSure's liability under the Contract shall cease upon the expiry of six years from the date the Services were completed.
7.6 GroundSure shall not be liable to the Client or any person to whom the Client provides a copy of a Data Report, Mapping or Risk Screening Report in any circumstances whatsoever unless arising out of a breach on its part of the obligations set out in the Contract.
7.7 GroundSure shall not be liable if the Data Reports, Mapping or Risk Screening Report are used otherwise than as provided or referred to in these conditions and the relevant User Guide.
7.8 Subject to the provisions of condition 7.3, GroundSure makes no representation, warranties, express or implied, as to the accuracy, reliability, completeness, validity or fitness for purpose of any Content and shall not be liable for any omission, error or inaccuracy in relation thereto unless GroundSure should reasonably have been alerted to any omission, error or inaccuracy in the Content.
7.9 Subject to the provisions of clause 7.1 notwithstanding anything to the contrary contained elsewhere in the Contract, and irrespective of whether multiple parties make use of the same Services, the total liability of GroundSure under or in connection with the Contract, whether in contract in tort for breach of statutory duty or otherwise shall not exceed £5 million per claim or series of connected claims.
7.10 Whilst GroundSure will use all reasonable endeavours to maintain operability of its internet ordering service it will not be liable for any loss or damages caused by a delay or loss of use of such service. The Client shall use GroundSure's internet ordering service at its own risk. GroundSure shall not be responsible for any damage to a Client or permitted assignee's computer, software, modem, telephone or other property resulting from the use of GroundSure's internet ordering service.
7.11 The Client accepts, and shall use all reasonable endeavours to procure that anyone who is provided with a copy of the Report accepts, that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of such Data Providers including Content supplied by them save for where a Risk Screening Report comprises part of a Home Information Pack:

(i) the Data Providers set out in the relevant User Guide shall be responsible for the quality and accuracy of the data supplied by them; and
(ii) where GroundSure makes an assessment of a Site to determine if it is likely to fall within Part IIIA) of the Environmental Protection Act 1990, GroundSure shall be responsible for the interpretation of any Content provided by a Data Provider subject to the limitations set out in these terms and conditions.

7.12 GroundSure shall provide the Services using reasonable skill and care, however, GroundSure shall not be liable for any inaccurate statement or risk rating in a Report which resulted from a reasonable interpretation of the Content.
7.13 Subject to the provisions of clause 7.1, GroundSure shall not be liable for any losses (whether direct or indirect) and including (but not limited to) loss of profit caused by the suspension or reduction of activity on a Site, business interruption, all third party off-Site claims or any loss in value of a Site, loss of goodwill, loss of business opportunity or other similar losses alleged to be sustained by the Client, the Beneficiary or any third party.
7.14 GroundSure undertakes for the duration of the liability periods referred to in conditions 7.4 and 7.5 to maintain professional indemnity insurance in respect of its liabilities in respect of the Contract for £5 million in the aggregate which amount shall first include the whole of any sum payable for death or personal injury provided such insurance is readily available at commercially viable rates or for a lesser amount to be agreed with the Client should the cost of such insurance become commercially unviable. GroundSure shall produce evidence of such insurance if requested by the Client. A greater level of cover may be available upon request and agreement with the Client.

8 GroundSure right to suspend or terminate

8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:

(i) the Client shall fail to pay any sum due to GroundSure within 28 days of the due date for payment; or
(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
(iv) the Client breaches any material term of the Contract (including, but not limited to, the obligations in condition 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to condition 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
10.2 In the event of termination/suspension of the Contract under conditions 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
11.4 Save as expressly provided in conditions 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey, may enforce breach of conditions 6.1 or 11.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;
(ii) fire, storm, flood, tempest or epidemic;
(iii) Acts of God or the public enemy;
(iv) riot, civil commotion or war;
(v) strikes, labour disputes or industrial action;
(vi) acts or regulations of any governmental or other agency;
(vii) suspension or delay of services at public registries by Data Providers; or
(viii) changes in law.

11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
11.12 If the Client or Beneficiary has a complaint about the Services, notice should be given in writing to the Compliance Officer at GroundSure who will respond in a timely manner.

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GroundSure

Site Details:

Peel Street, Barnsley, S70 2RL

Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: MasterMap

Map date: **2008**

Scale: 1:2,500

Printed at: 1:2,500

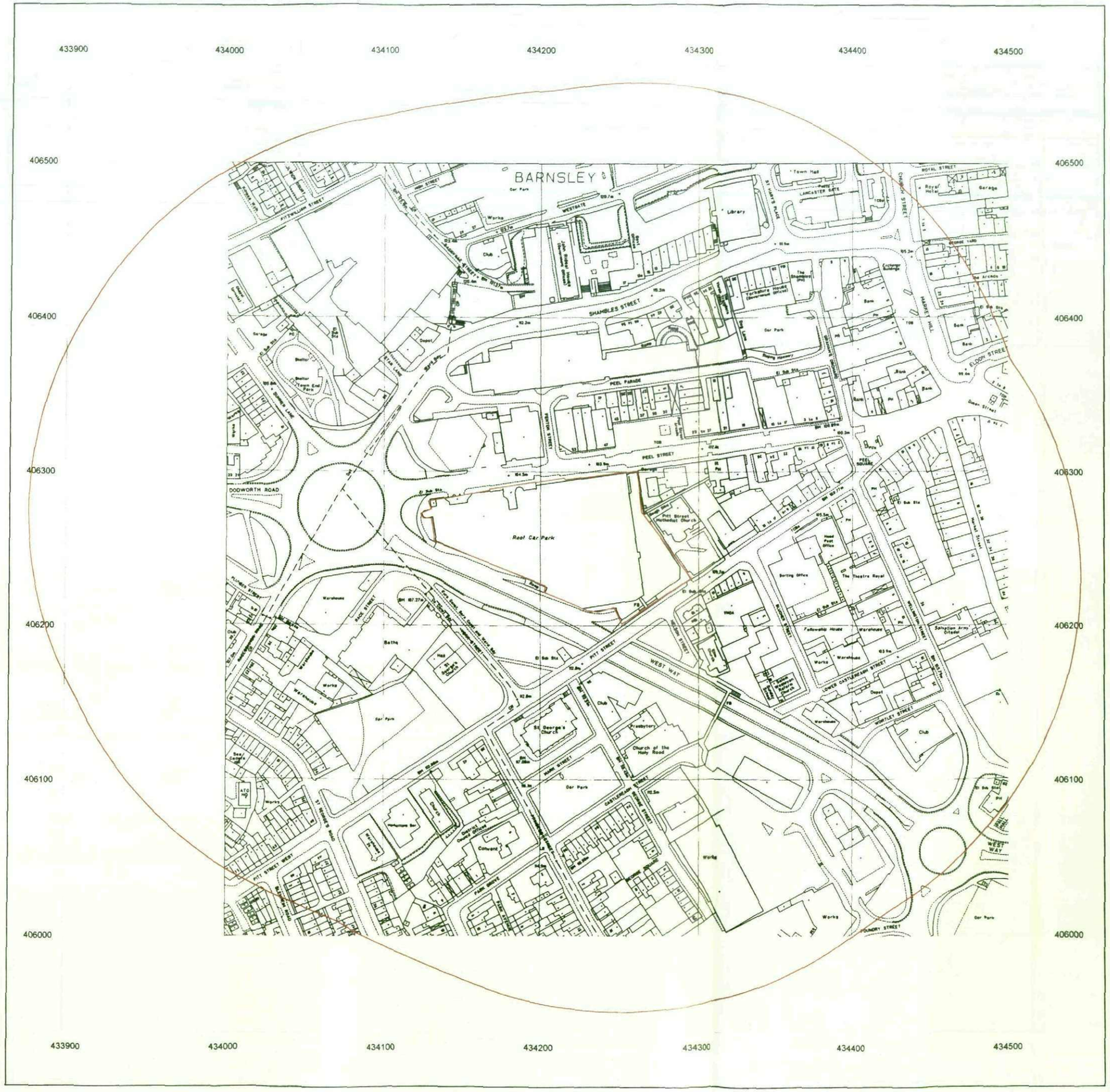
2008

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Site Details:

Peel Street, Barnsley, S70 2RL

Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,500

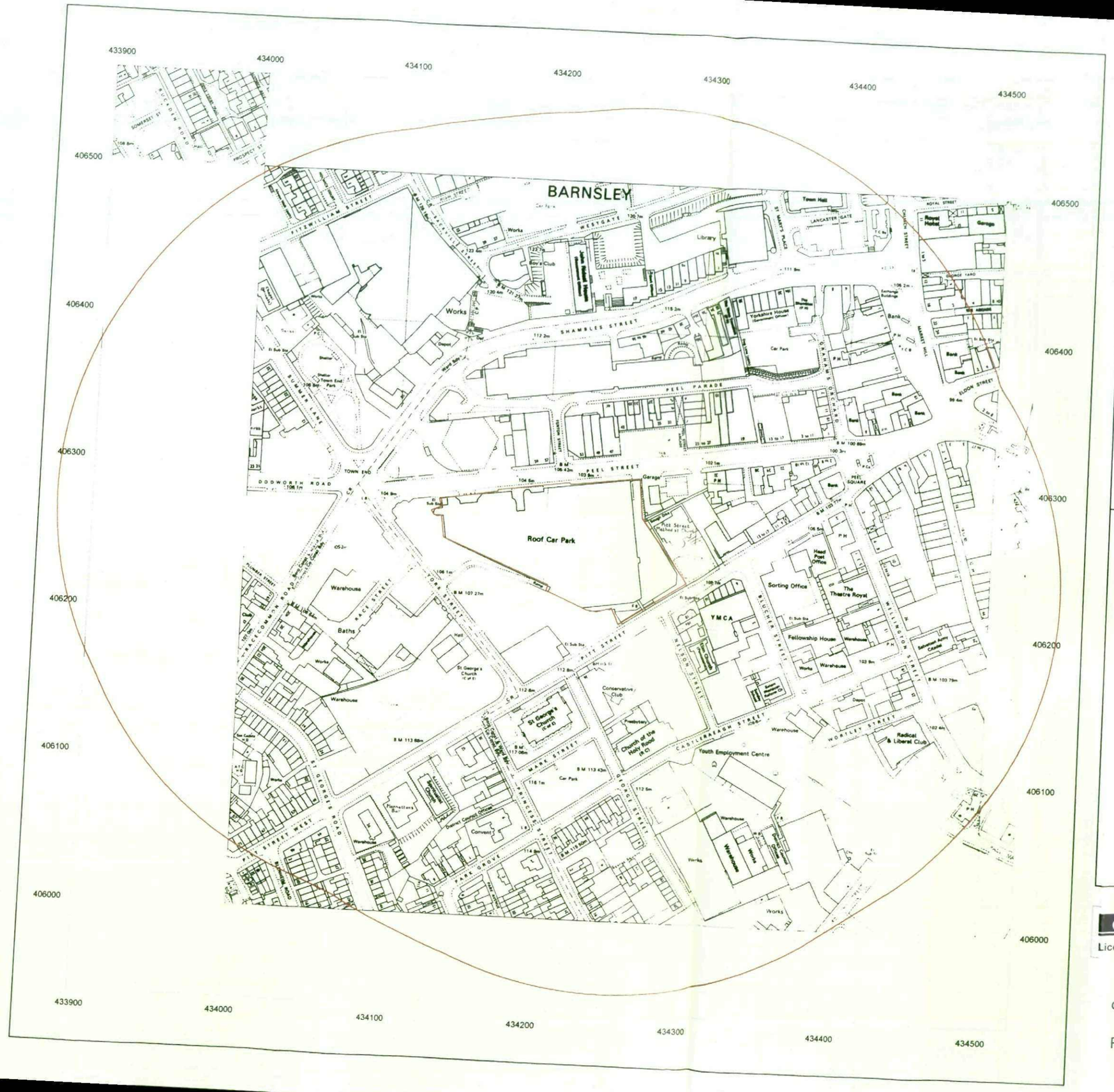
Surveyed ?
Revised ?
Edition NA
Copyright 1993
Levelled NA

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Site Details:

Peel Street, Barnsley, S70 2RL

Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

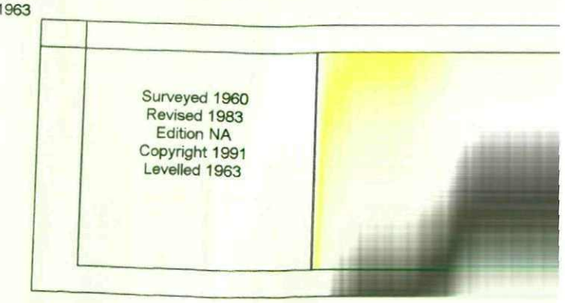
Map Name: National Grid

Map date: **1991**

Scale: 1:1,250

Printed at: 1:2,500

Surveyed 1963
Revised 1991
Edition NA
Copyright 1991
Levelled 1963



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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1984-1989**

Scale: 1:1,250

Printed at: 1:2,500

Surveyed 1959
Revised 1970
Edition NA
Copyright 1970
Levelled 1963

Surveyed 1960
Revised 1986
Edition NA
Copyright 1987
Levelled 1963

Surveyed 1958
Revised 1988
Edition NA
Copyright 1989
Levelled 1963

Surveyed 1960
Revised 1983
Edition NA
Copyright 1984
Levelled 1963

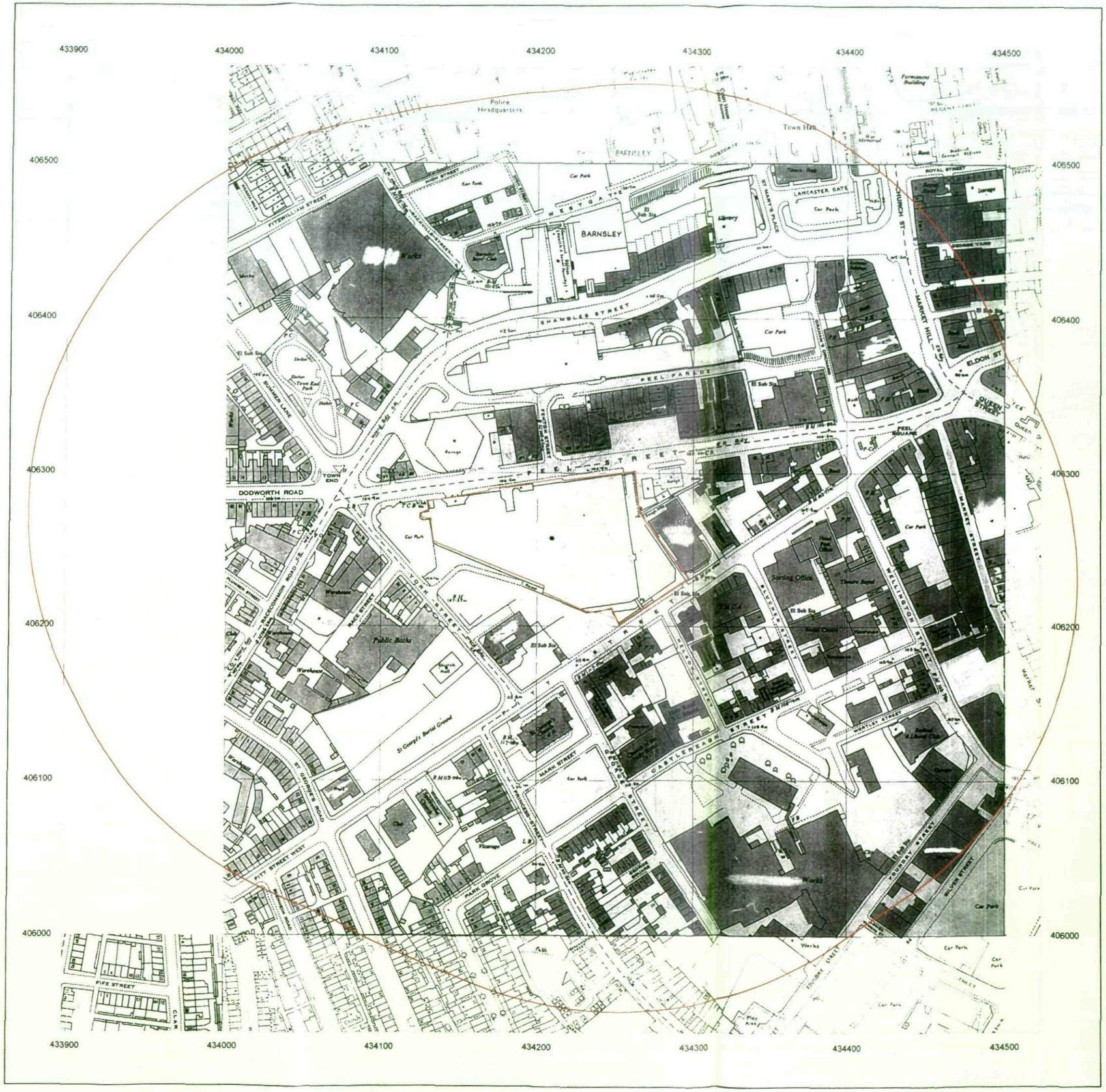
Surveyed 1959
Revised 1989
Edition NA
Copyright 1989
Levelled NA

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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1982-1987**

Scale: 1:1,250

Printed at: 1:2,500

Surveyed 1963
Revised 1986
Edition NA
Copyright 1986
Levelled 1963

Surveyed 1963
Revised 1982
Edition NA
Copyright 1982
Levelled 1963

Surveyed 1963
Revised 1987
Edition NA
Copyright 1987
Levelled 1963

Surveyed 1963
Revised 1983
Edition NA
Copyright 1983
Levelled 1963

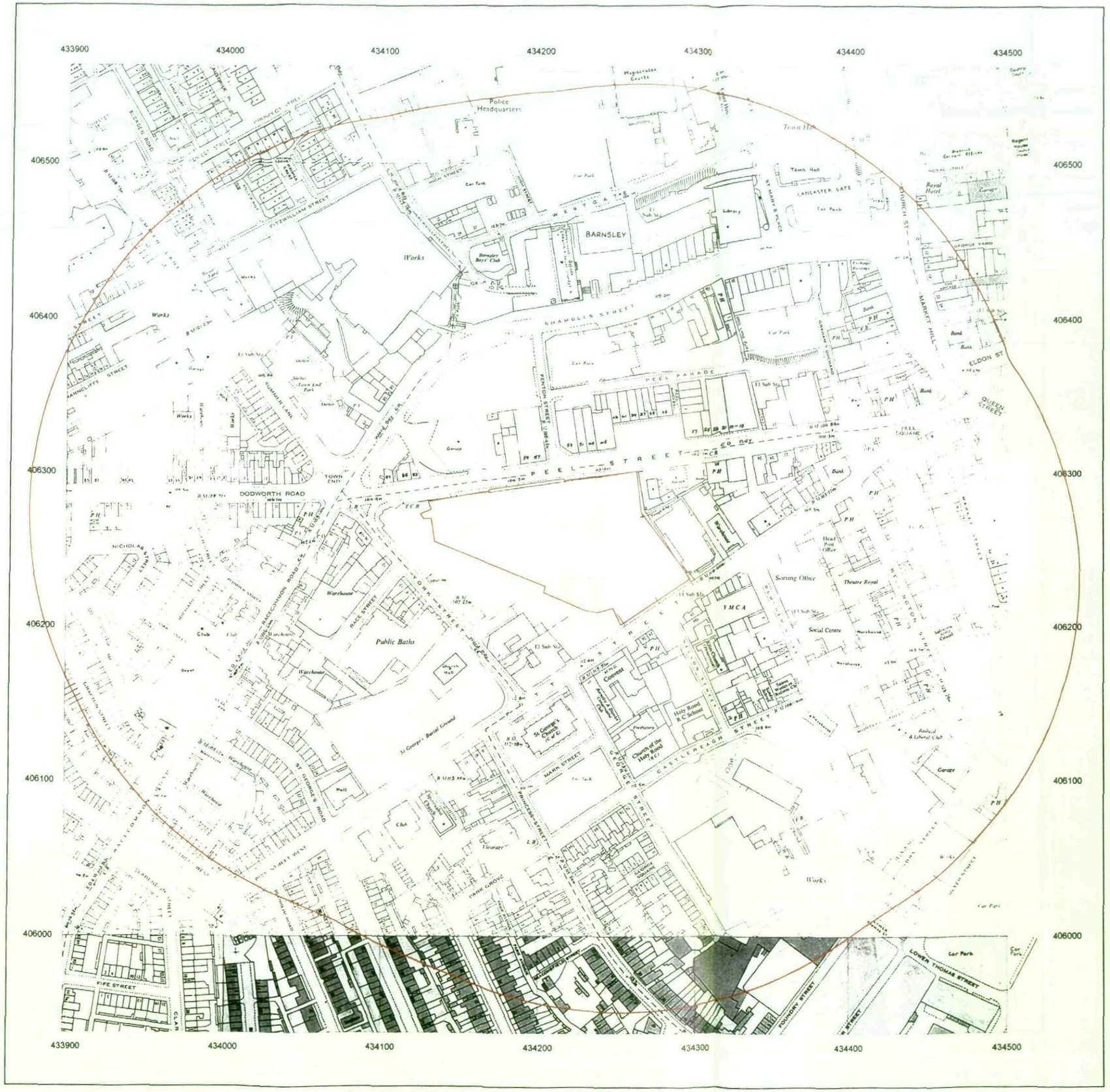
Surveyed 1963
~~Revised 1986~~
Edition NA
Copyright 1986
Levelled 1963

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1981-1986**

Scale: 1:1,250

Printed at: 1:2,500

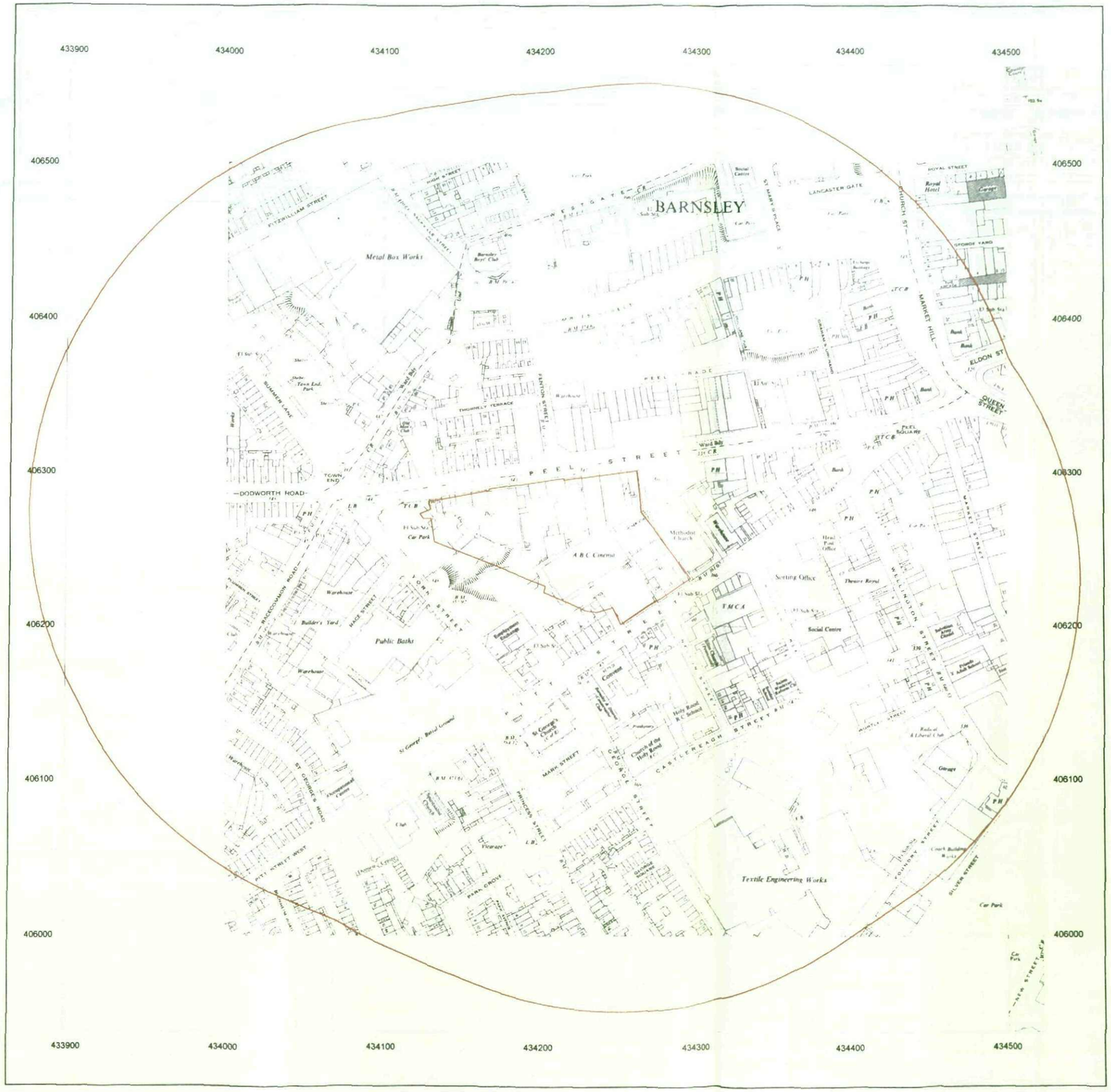
Surveyed ?	Surveyed ?	Surveyed 1960
Revised ?	Revised ?	Revised 1986
Edition NA	Edition NA	Edition NA
Copyright 1981	Copyright 1981	Copyright NA
Levelled 1963	Levelled 1969	Levelled 1963
Surveyed ?	Surveyed ?	
Revised ?	Revised ?	
Edition NA	Edition NA	
Copyright 1981	Copyright 1981	
Levelled 1973	Levelled 1963	
Surveyed 1963	Surveyed ?	Surveyed ?
Revised 1983	Revised ?	Revised 1986
Edition NA	Edition NA	Edition NA
Copyright 1983	Copyright 1982	Copyright 1986
Levelled 1963	Levelled 1963	Levelled 1963

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Site **Details:**

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1968-1972**

Scale: 1:1,250

Printed at: 1:2,500

Surveyed 1960
Revised 1971
Edition NA
Copyright 1972
Levelled 1963

Surveyed 1967
Revised 1967
Edition NA
Copyright 1968
Levelled 1963

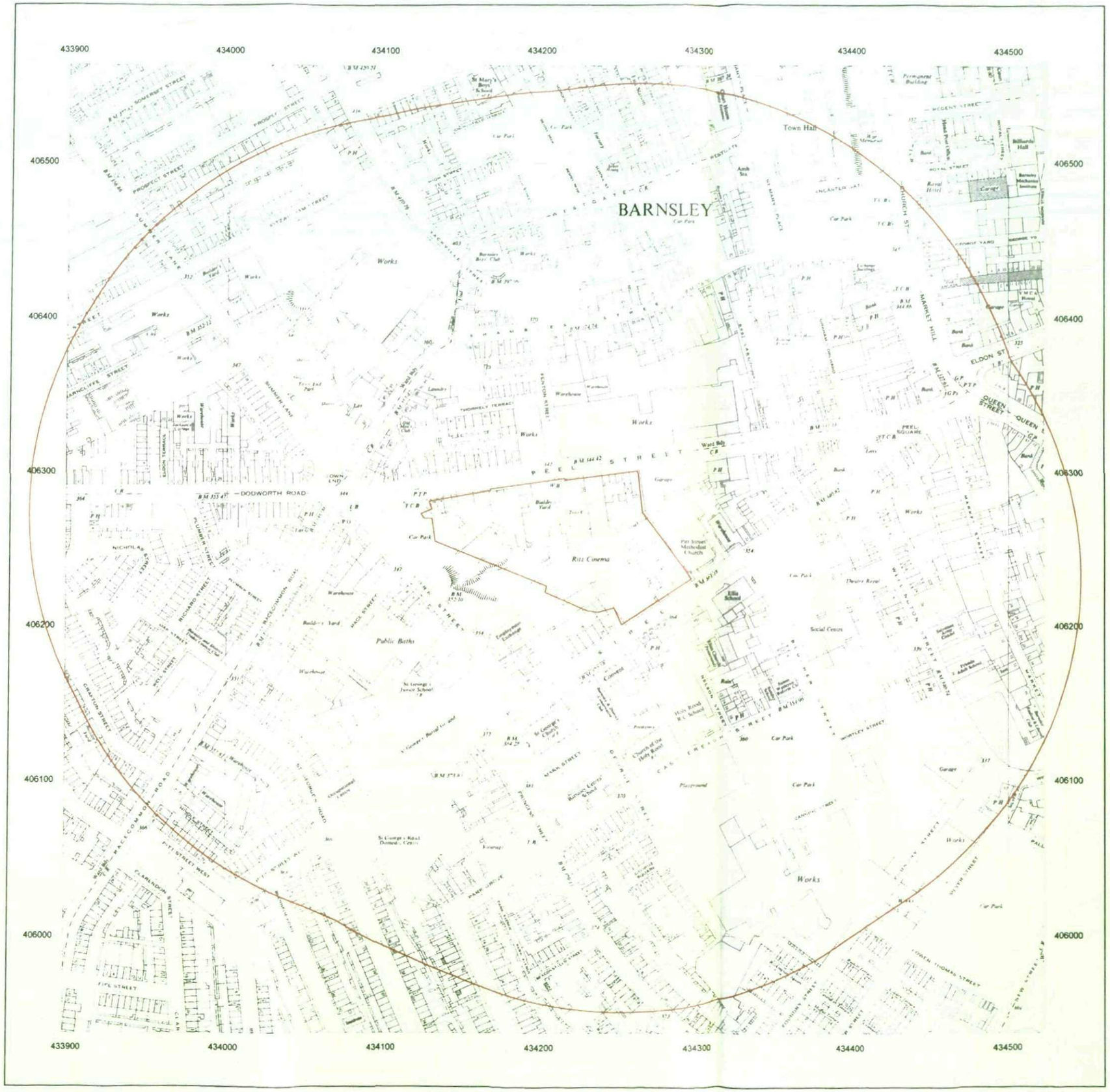
Surveyed 1960
Revised 1969
Edition NA
Copyright 1970
Levelled 1963

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1960-1961**

Scale: 1:1,250

Printed at: 1:2,500

Surveyed 1959 Revised 1959 Edition NA Copyright 1960 Levelled 1930	Surveyed 1959 Revised 1959 Edition NA Copyright 1961 Levelled 1930	Surveyed 1960 Revised 1960 Edition NA Copyright 1961 Levelled 1930
Surveyed 1959 Revised 1959 Edition NA Copyright 1960 Levelled 1930	Surveyed 1960 Revised 1960 Edition NA Copyright 1961 Levelled 1930	Surveyed 1960 Revised 1960 Edition NA Copyright 1961 Levelled 1930
Surveyed 1959 Revised 1959 Edition NA Copyright 1960 Levelled 1930	Surveyed 1960 ~~Revised 1960~~ Edition NA Copyright 1961 Levelled 1930	Surveyed 1960 Revised 1960 Edition NA Copyright 1961 Levelled 1930

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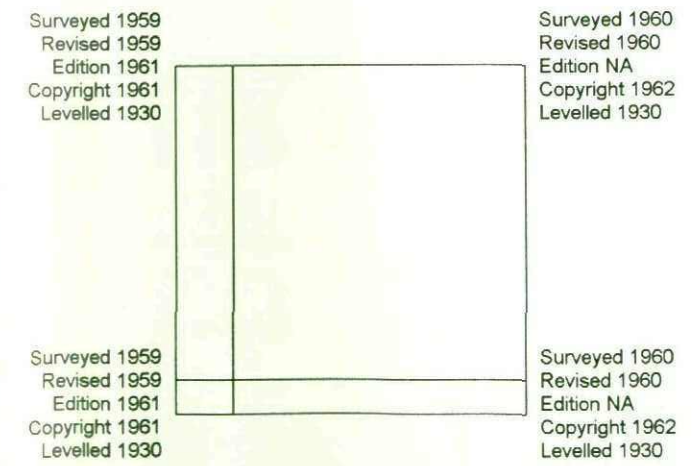
Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **1959-1960**

Scale: 1:2,500

Printed at: 1:2,500

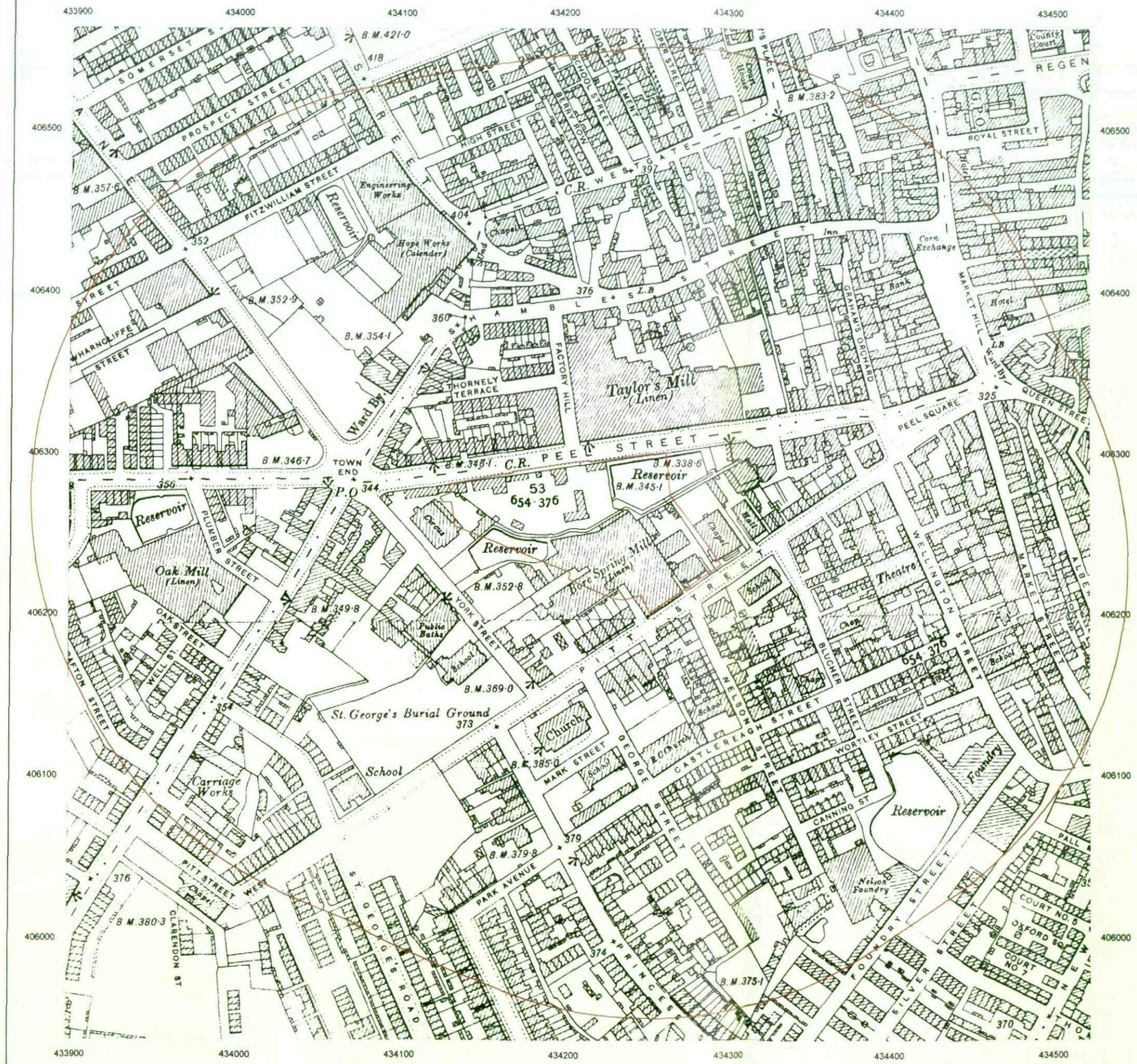


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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

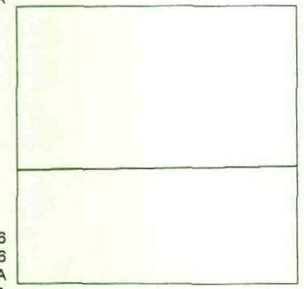
Map Name: County Series

Map date: **1906**

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1906
Revised 1906
Edition NA
Copyright NA
Levelled NA



Surveyed 1906
Revised 1906
Edition NA
Copyright NA
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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

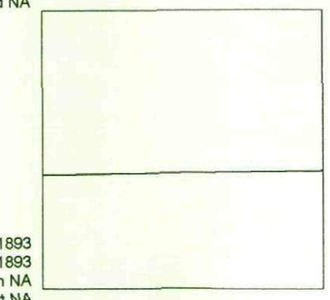
Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1893
Revised 1893
Edition NA
Copyright NA
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Surveyed 1893
Revised 1893
Edition NA
Copyright NA
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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: County Series Town Plan

Map date: **1889**

Scale: 1:,500

Printed at: 1:1,000

Surveyed ?
Revised ?
Edition NA
Copyright NA
Levelled NA

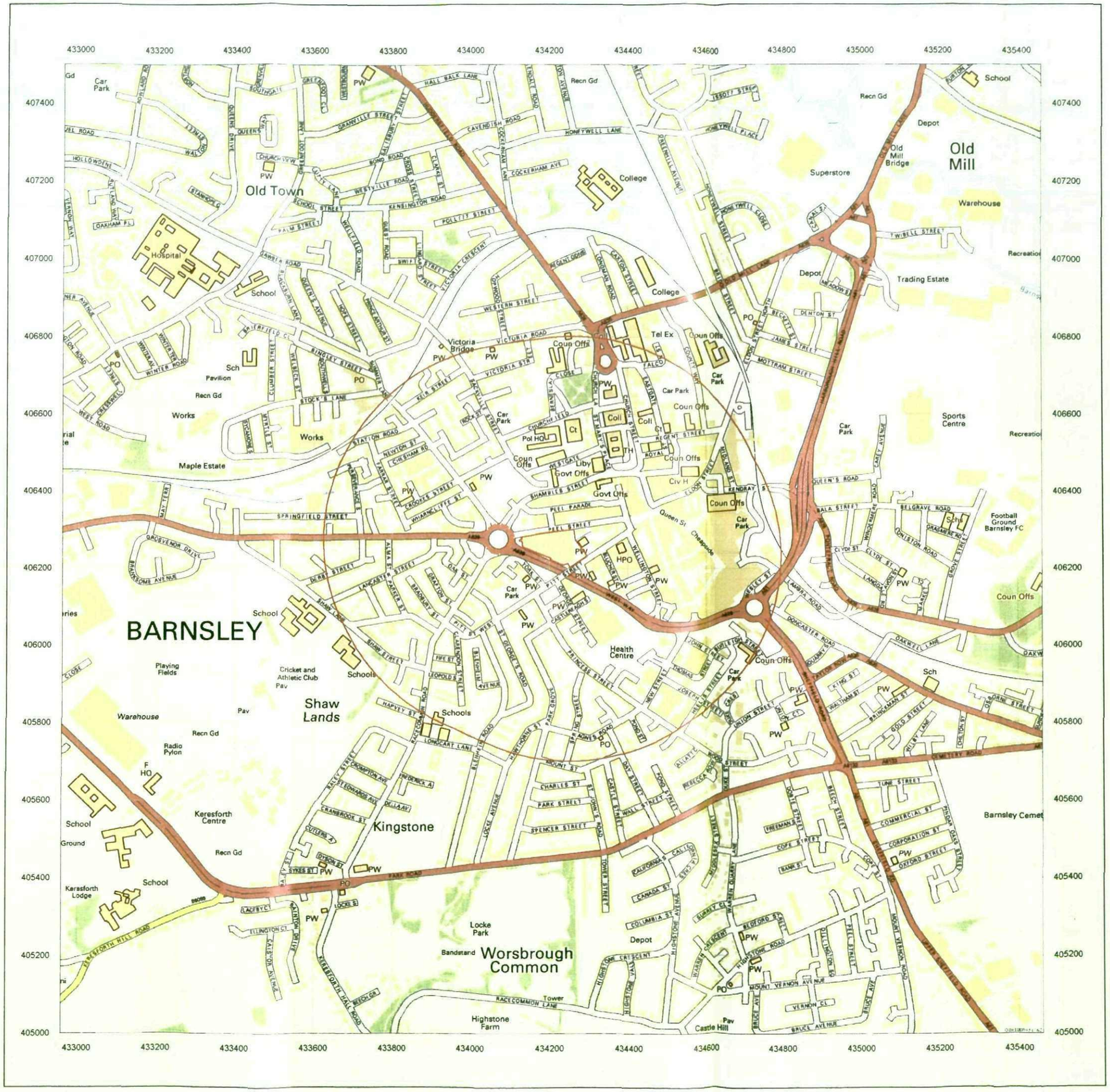
Surveyed ?
Revised ?
Edition NA
Copyright NA
Levelled NA

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Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

Map date: **2008**

Scale: 1:10,000

Printed at: 1:10,000

2008

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: 1:10,000 Raster

Map date: **2002**

Scale: 1:10,000

Printed at: 1:10,000

2002

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

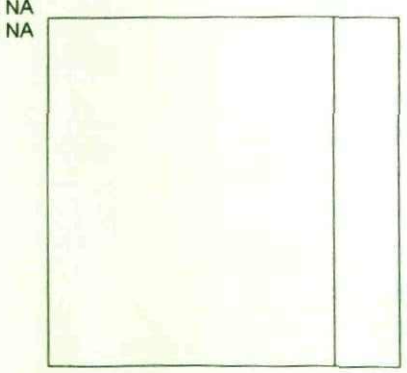
Map date: **1992-1993**

Scale: 1:10,000

Printed at: 1:10,000

Surveyed 1992
Revised 1993
Edition NA
Copyright NA
Levelled NA

Surveyed 1981
Revised 1992
Edition NA
Copyright NA
Levelled NA



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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

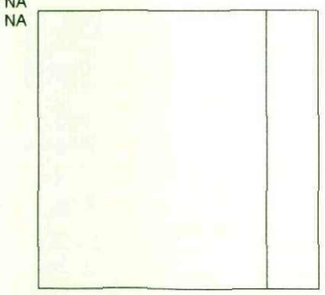
Map date: **1982**

Scale: 1:10,000

Printed at: 1:10,000

Surveyed 1982
Revised 1982
Edition NA
Copyright NA
Levelled NA

Surveyed 1981
Revised 1982
Edition NA
Copyright NA
Levelled NA

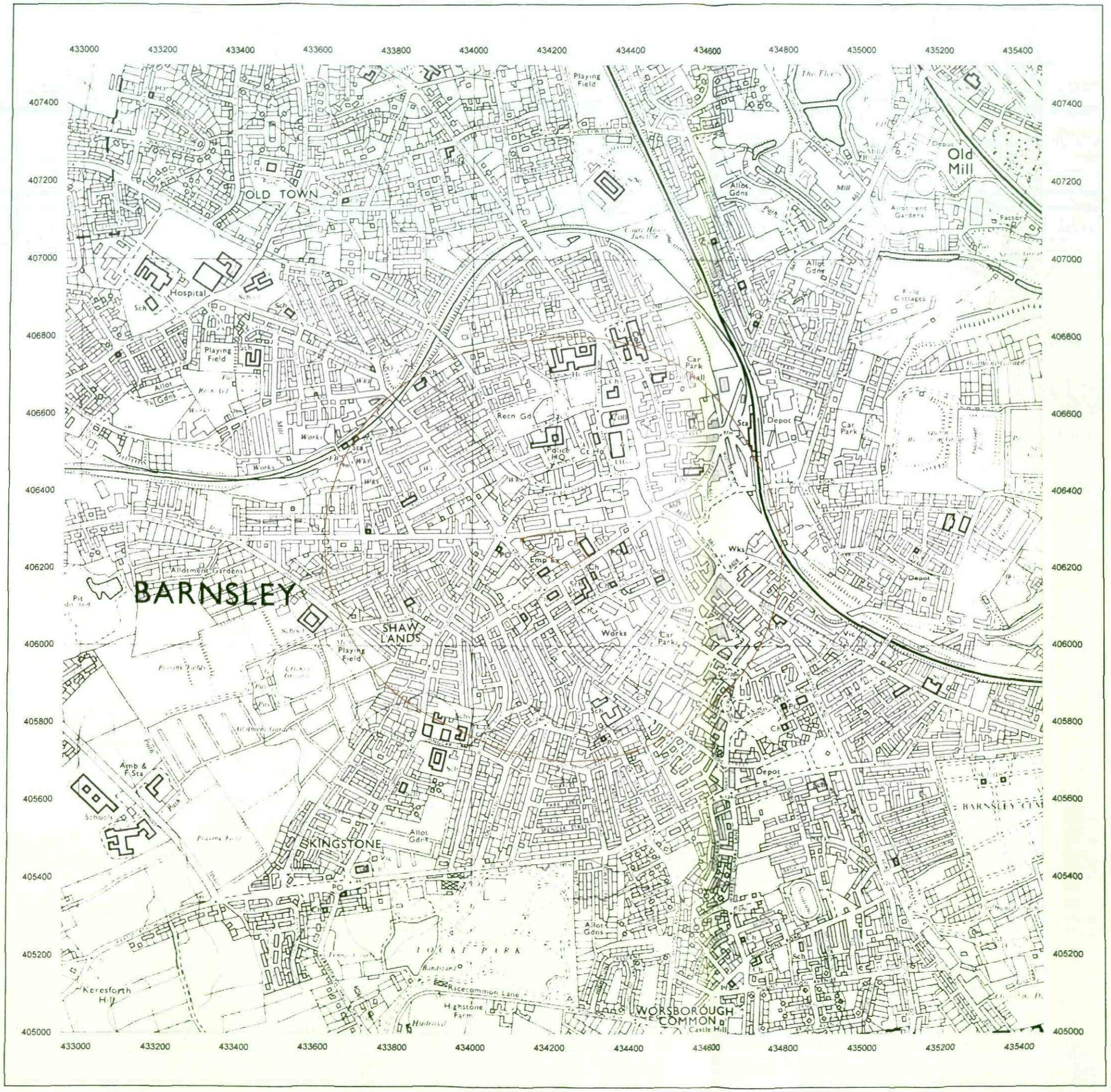


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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: National Grid

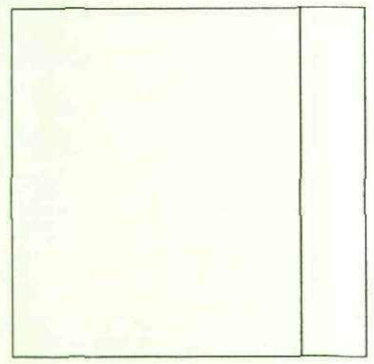
Map date: **1973-1974**

Scale: 1:10,000

Printed at: 1:10,000

Surveyed 1973
Revised 1973
Edition NA
Copyright NA
Levelled NA

Surveyed 1974
Revised 1974
Edition NA
Copyright NA
Levelled NA



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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: Provisional

Map date: **1965-1966**

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1966
Revised 1966
Edition NA
Copyright NA
Levelled NA

Surveyed 1966
Revised 1966
Edition NA
Copyright NA
Levelled NA

Surveyed 1965
Revised 1965
Edition NA
Copyright NA
Levelled NA

Surveyed 1966
Revised 1966
Edition NA
Copyright NA
Levelled NA

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: Provisional

Map date: **1951**

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1951
Revised 1951
Edition NA
Copyright NA
Levelled NA

Surveyed 1951
Revised 1951
Edition NA
Copyright NA
Levelled NA

Surveyed 1951
Revised 1951
Edition NA
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Levelled NA

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Revised 1951
Edition NA
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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: County Series

Map date: **1948**

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1851
Revised 1948
Edition NA
Copyright NA
Levelled NA

Surveyed 1851
Revised 1948
Edition 1948
Copyright NA
Levelled NA

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1851
Revised 1938
Edition 1938
Copyright NA
Levelled NA

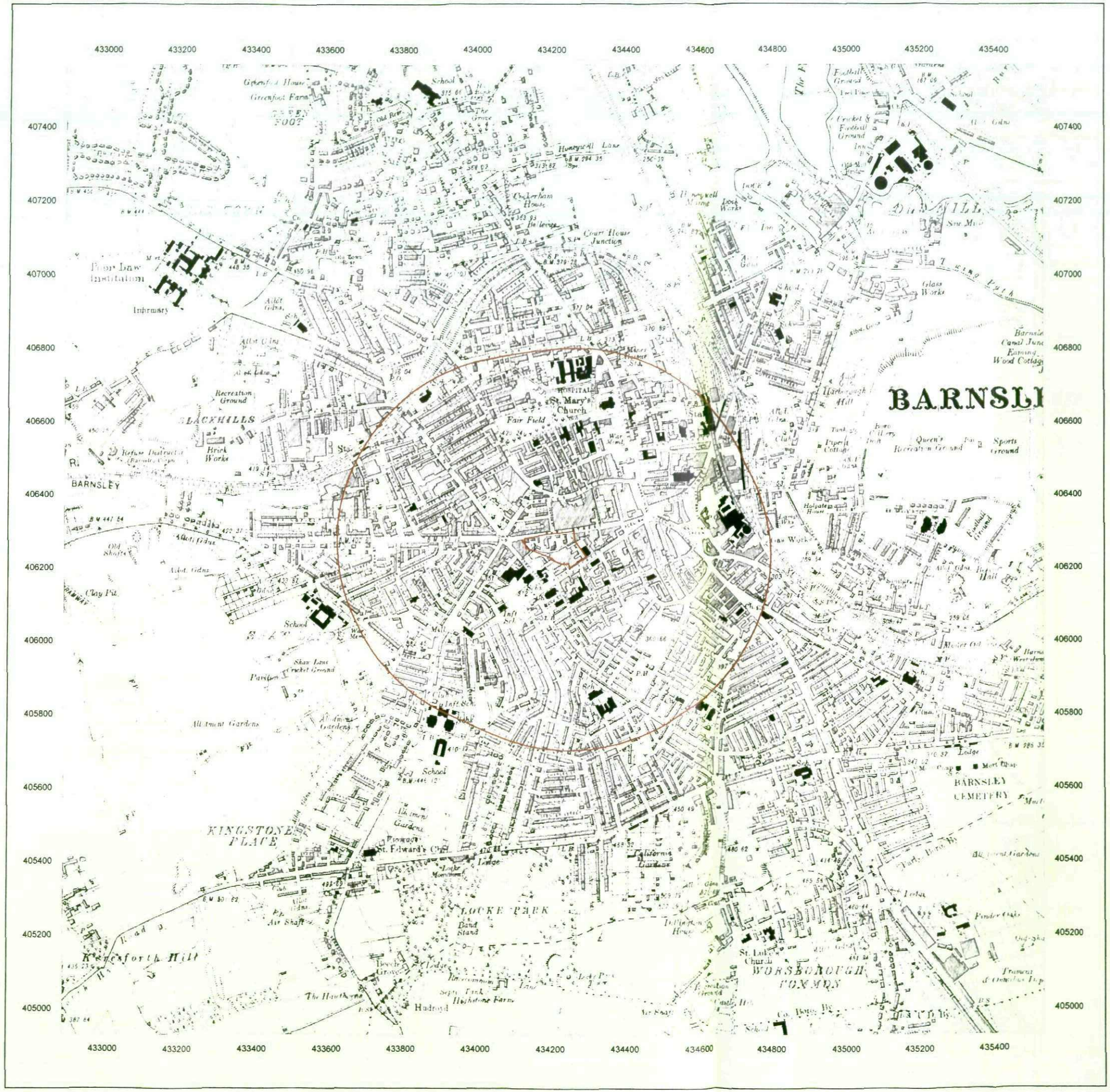
Surveyed 1851
Revised 1938
Edition NA
Copyright NA
Levelled NA

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Site Details:

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Client Ref: C3547/RT/1807
Report Ref: HMD-283-599238
Grid Ref: 434210, 406250

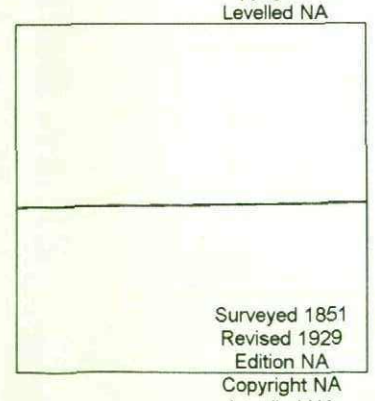
Map Name: County Series

Map date: **1929**

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1851
Revised 1929
Edition NA
Copyright NA
Levelled NA



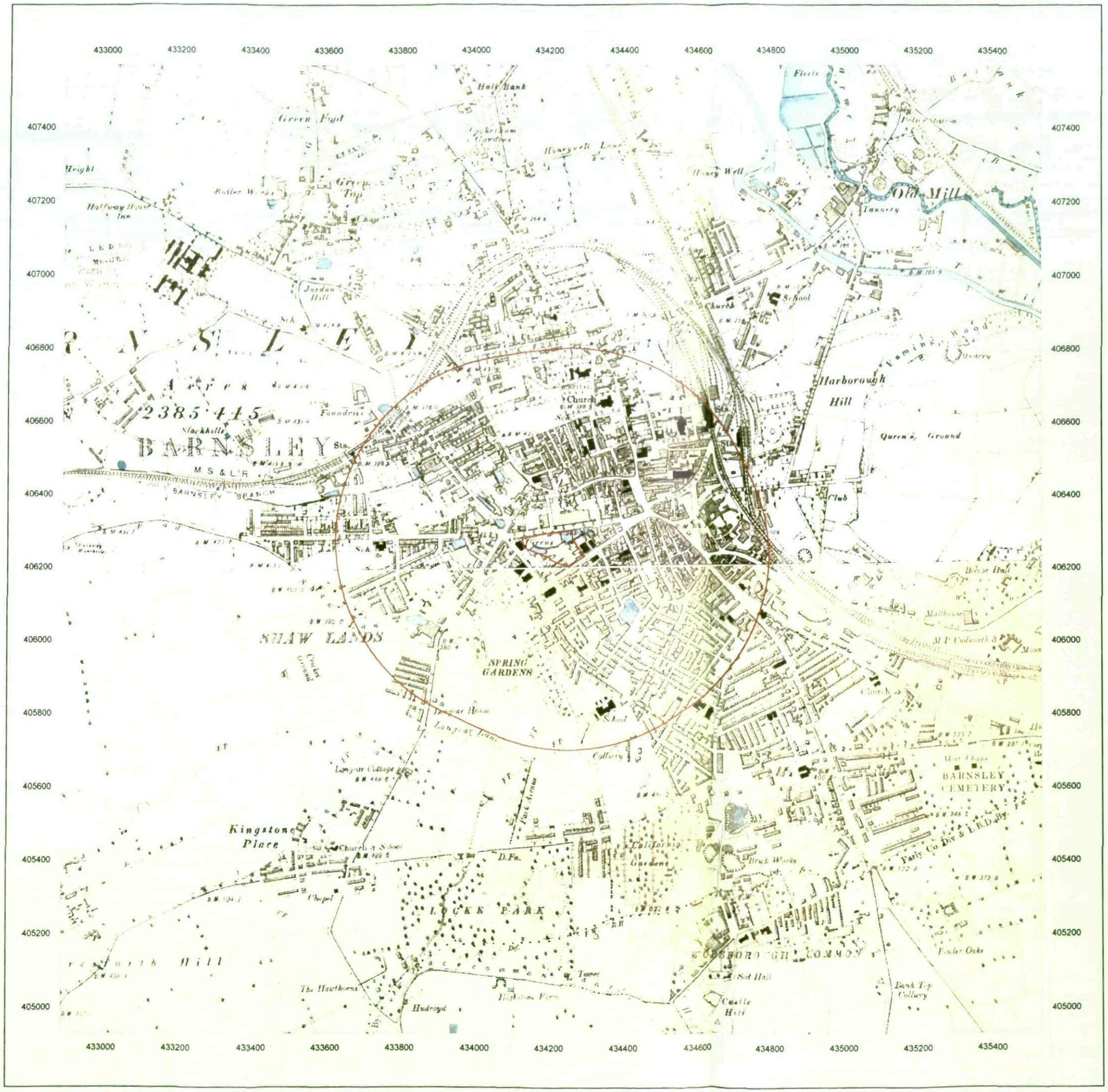
Surveyed 1851
Revised 1929
Edition NA
Copyright NA
Levelled NA

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Grid Ref: 434210, 406250

Map Name: County Series

Map date: **1890**

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1890
Revised 1890
Edition NA
Copyright NA
Levelled NA

Surveyed 1890
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APPENDIX C

COAL AUTHORITY SEARCH

The Coal Authority

Issued by:
The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
ON-Line Service: www.groundstability.com - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

JODIE CATHCART OR DENISE BROOMFIELD,
SIRIUS GEOTECHNICAL & ENVIRONMENTAL LTD,
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LANGLEY MOOR,
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COUNTY DURHAM,
DH7 8HJ

Person dealing with this matter:	**Darren Moody**
Our reference:	***00048155-09***
Your reference:	C3547/RT/1808
Electronic Ref:	EME_00012594820001_005
RRUID:	005.00012594820001
Date of your enquiry:	**22 October 2009**
Date we received your enquiry:	**22 October 2009**
Date of issue:	**26 October 2009**

This report is for the property described in the address below and the attached plan.

Coal and Brine Report

Land Off, Peel Street, Barnsley, South Yorkshire

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	Yes
Brine Compensation District	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 1 seam of coal at 100m depth, and last worked in 1875.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

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Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

Coal-mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast Coal Mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

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Withdrawal of Support

The property is in an area for which a notice of entitlement to withdraw support was published in 1963.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/ former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

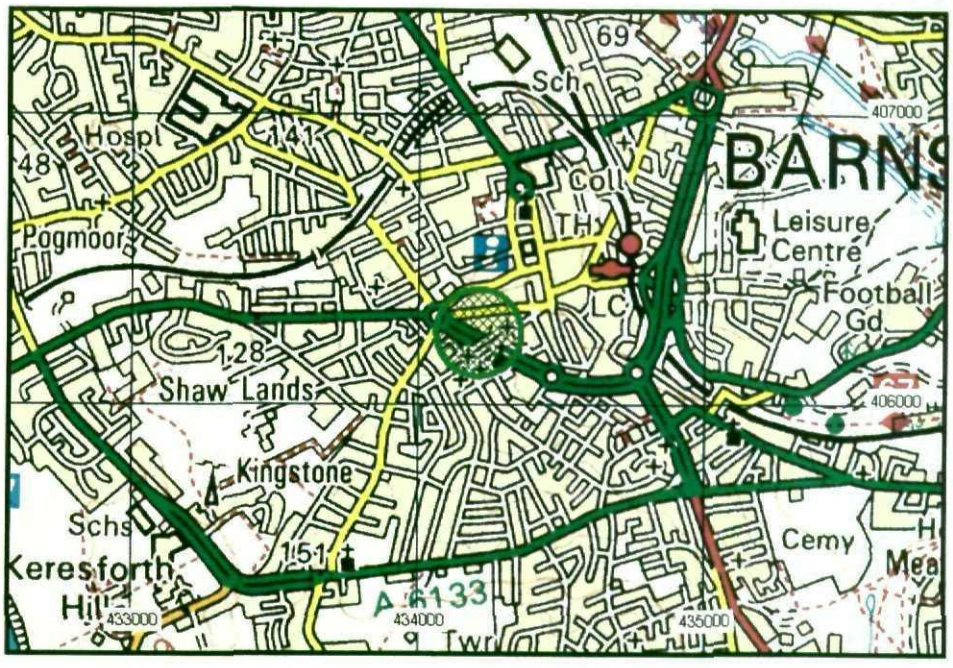
Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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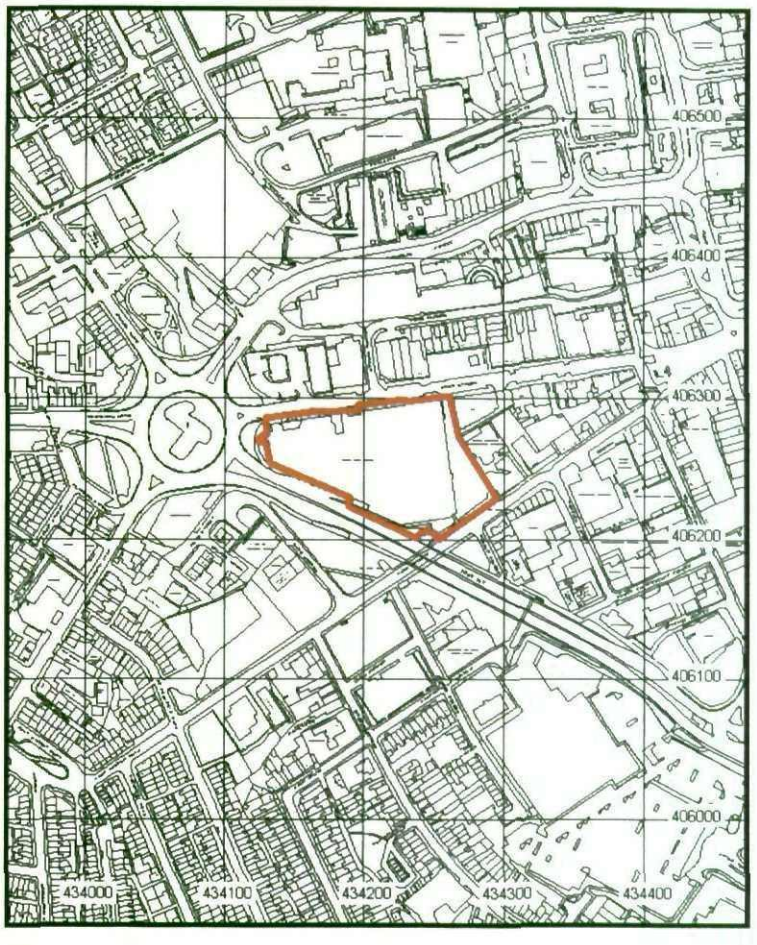
Location map

Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

Mapping sourced from Ordnance Survey

Sirius Engineering Group Ltd.

Sirius Remediation Ltd
Sirius Geotechnical and Environmental Ltd
Sirius Drilling Services
Sirius Strategic Environmental Management Ltd

Suite 2 Russel House Mill Road Langley Moor Durham DH7 8HJ	4245 Park Approach Century Way Thorpe Park Leeds LS15 8GB	The Heath Business and Technical Park Runcorn Cheshire WA7 4QX	Strelley Hall Nottingham NG8 6PE
t. 0191 378 9972 f. 0191 378 1537	t. 0113 264 9960 f. 0113 264 9962	t. 01928 515715 f. 01928 515716	t. 0115 906 1334 f. 0115 906 1251



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