Site Solutions Commercial

Argyll Environmental

Barnsley Academy, Farm Road, Barnsley, South Yorkshire, S70 3DL

Report Prepared for: United Learning Trust

Client Reference: P24230 United Learning Trust Barnsley Academy_SSCo

Report Reference: 349353168

Date: 7 June 2024

Contaminated Land

PASSED

Executive Summary | SEE PAGE 1

CLICK HERE

Consultant Commentary | SEE PAGE 3

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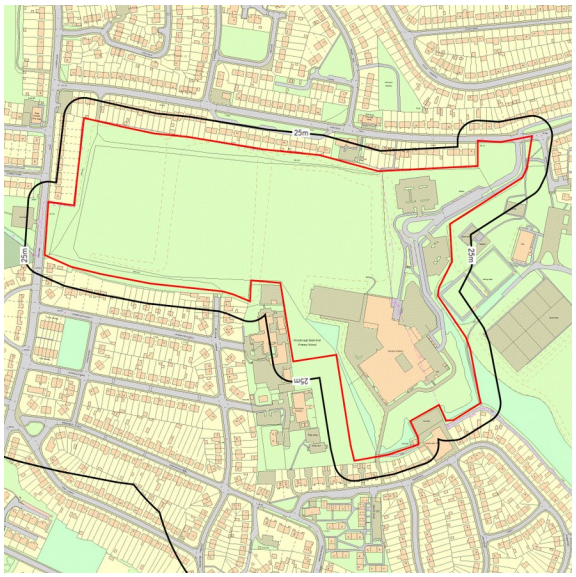
On-site	**LOW TO MODERATE**
Off-site	**LOW TO MODERATE**
Environmental sensitivity	**MODERATE TO HIGH**



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Operational Compliance

NOT IDENTIFIED | SEE PAGE 1

Operations at the Site are unlikely to require a permit or present a risk.

CLICK HERE

Natural and Mining Related Hazards

IDENTIFIED | SEE PAGE 4

We have identified potential coal, radon and ground stability issues.

CLICK HERE

Authored by:
Aisling Faucon-Kamara BA (Hons)
t: 0330 036 6115 **e:** Aisling.Faucon-Kamara@landmark.co.uk

The Property Ombudsman Consumer Redress

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Executive Summary

Contaminated Land

PASSED

Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

What is the overall risk of contaminants from on Site activities?	**LOW TO MODERATE**
What is the risk of contaminants from off-site activities impacting the Site?	**LOW TO MODERATE**
What is the environmental sensitivity (pathways and receptors) rating?	**MODERATE TO HIGH**

Argyll's Recommendations

No Action Required

Operational Compliance

Argyll's Comment

The Site does not appear to be engaged in activities that require permitting.

Report Scope

Report Prepared on:	**Barnsley Academy, Farm Road, Barnsley, South Yorkshire, S70 3DL**
Current Use:	**Secondary School**
Proposed Use:	**Secondary School**
Transaction Type:	**Decarbonisation Scheme**
Site Area (m^2):	**121125.95**
National Grid Reference:	**436210 404670**

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Contaminated Land
Consultant Commentary

On-site Sources

LOW TO MODERATE

A review of historical maps shows the Site was vacant land in the first mapping edition, dated 1855. The Site continued in this use until c.1962 when multiple playing fields were labelled across the Site with associated embanked ground, and allotment gardens were noted in the south-east. An electrical substation was noted in the south-east from c.1975. The Site continued as such until c.2024, when a school (Barnsley Academy) was developed in the south of the Site, along with two electrical substations. We have been informed by the client that the Site will continue in this use without redevelopment.

Off-site Sources

LOW TO MODERATE

A review of historical maps dating from 1855 shows the following potentially contaminative use within 100m of the Site: an electrical substation 6m north c.1973-2024.

We have a landfill site with two associated permits from 116m west operated by R J Norman, accepting inert waste from 1981 until 1983.

Additionally, we have identified two discharge consents operated by Yorkshire Water Services Limited for the discharge of sewage from a storm overflow tank to a freshwater stream or river, both 5m south.

Pathways and Receptors

MODERATE TO HIGH

The general area appears to be in mixed use, with residential properties located adjacent north.

No superficial deposits have been identified underlying the Site. The bedrock hydrogeology is classified as a Secondary Aquifer A.

The Site does not lie within a groundwater Source Protection Zone (SPZ).

There are no non-potable abstractions licences within 100m.

There are no potable abstraction licences within 500m.

There are no surface water features within 100m.

Finally, no designated eco-receptors were identified within a 500m radius of the Site.

Additional Sources of Information

No additional sources of information have been used.

Natural and Mining Related Hazards

Natural and Mining Related Hazards: This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining. Hazards that may need further investigation are detailed here. This report is neither a guarantee of the physical condition of the subject Site nor a substitute for any physical investigation or inspection.

Ground Stability Considerations

Risk	Argyll's Summary	Suggested Action
Former Mining	The Site has been identified in a Coalfield Consultation Area. As such, the Site is at risk of ground stability issues, and some further investigation may be required. The Site has been identified in an area that might have been used for mining other than coal in the past.	We recommend you obtain a Landmark Coal report to better understand the nature of coal mining operations at and close to the Site. We recommend that you consult a local RICS accredited surveyor to arrange the most suitable survey for the Site, to assess whether or not it is affected by ground stability issues. If it has been built recently, contact Building Control at the Local Authority in order to check whether it was constructed to a standard that will minimise the risk of structural damage. Alternatively, the Site may benefit from building warranty through companies such as the NHBC.
Coal Mining Subsidence Damage Claims	Our search indicates that the Site is not within an area where Coal Mining Subsidence Damage Claims have been recorded.	As such, no action is required.

Radon

Risk	Argyll's Summary	Suggested Action
Radon	The Site is an intermediate probability radon area as between 3 to 5% of homes are estimated to be at or above the action level. As such, the Site has the potential to be affected by Radon. However, this does not necessarily mean that the Site is located on an area of high radon or that there is cause for concern. As such, basic radon protective measures are necessary in the construction of new dwellings or extensions. Basic protective measures comprise a radon barrier laid across the footprint of the building.	We recommend you follow Public Health England advice that homes in affected areas should be tested. For further information please contact the Public Health England (see Contacts section) or go to www.ukradon.org

Contaminated Land
Data Section

Contaminated Land Data: This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined beneath. We only show section headers beyond the tabular summary where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

contents

Tabular Summary	This section gives an overview of the data found at the Site and in the surrounding area. We present the data in three buffer zones, extending to a maximum of 500m. The search distances vary based on the scale of the activity and regulatory guidance. We display the number of records found in each database under the relevant heading. Where we have not searched a database, we will display the abbreviation N/A instead.
Authorised Industrial Processes	This section shows current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies. The search distances vary based on the scale of the activity.
Incidents and Enforcements	This section shows pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Landfill and Waste sites	This section presents detailed information on waste and landfill sites for the Site and surrounding area.
Current Land Use	This section shows contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Groundwater Vulnerability	This section presents information relating to the aquifer designations beneath the Site. The aquifer designation of the Superficial and Bedrock geology are both mapped, followed by the detail. These aquifer designations are followed by information on the local geology. This information is considered in our Pathways and Receptors section.
Environmental Sensitivity	This section presents designated eco-receptors and sensitive area designations at the Site and in the surrounding area. This information is considered in our Pathways and Receptors section.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards, which may affect the Site. These include subsidence, radon and mining.

Contaminated Land: Tabular Summary

Authorised Industrial Processes

Authorisations	**On-site**	**1-100m**	**101-250m**
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention And Control	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Environmental Permitting Regulations - Industry	0	0	N/A
Radioactive Substances Register*	0	0	N/A

Discharges	**On-site**	**1-100m**	**101-250m**
Consented Discharges to Controlled Waters**	0	2	N/A
Referrals of Red List Discharges to Sewers (Corporate Entities)**	0	0	N/A

Hazardous Sites	**On-site**	**1-100m**	**101-250m**
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0

Incidents and Enforcements

Contraventions	**On-site**	**1-100m**	**101-250m**
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	N/A
Environmental Pollution Incidents	0	0	N/A
Prosecutions (Post 2000)	0	0	N/A

Landfill and Waste Sites

Landfill and Waste	**On-site**	**1-100m**	**101-250m**
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	0	0
Environmental Permitting Regulations - Waste Sites	0	0	0
Local Authority Recorded Landfill Sites	0	0	1
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historic Landfill	0	0	1

Contaminated Land: Tabular Summary

Current Land Use

Current Potentially Contaminative Uses	**On-site**	**1-100m**	**101-250m**
Contemporary Trade Directory Entries**	0	0	N/A
Fuel Station Entries	0	0	N/A

Historical Land Use

Historical Potentially Contaminative Uses	**On-site**	**1-100m**	**101-250m**
Historical Tanks And Energy Facilities	1	1	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A

Potentially Infilled Land	**On-site**	**1-100m**	**101-250m**
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	1	N/A

Groundwater Vulnerability

Hydrogeology	**On-site**	**1-250m**	**251-500m**
Superficial Aquifer Designations	No	N/A	N/A
Bedrock Aquifer Designations	Yes	N/A	N/A

Geology

Geology	**On-site**	**1-250m**	**251-500m**
BGS 1:50,000 Bedrock Geology	Yes	N/A	N/A
BGS 1:50,000 Superficial Deposits	No	N/A	N/A
BGS 1:50,000 Geological Mapping Coverage	Yes	N/A	N/A

Contaminated Land: Tabular Summary

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Local Nature Reserves	0	0	0
Marine Conservation Zones	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

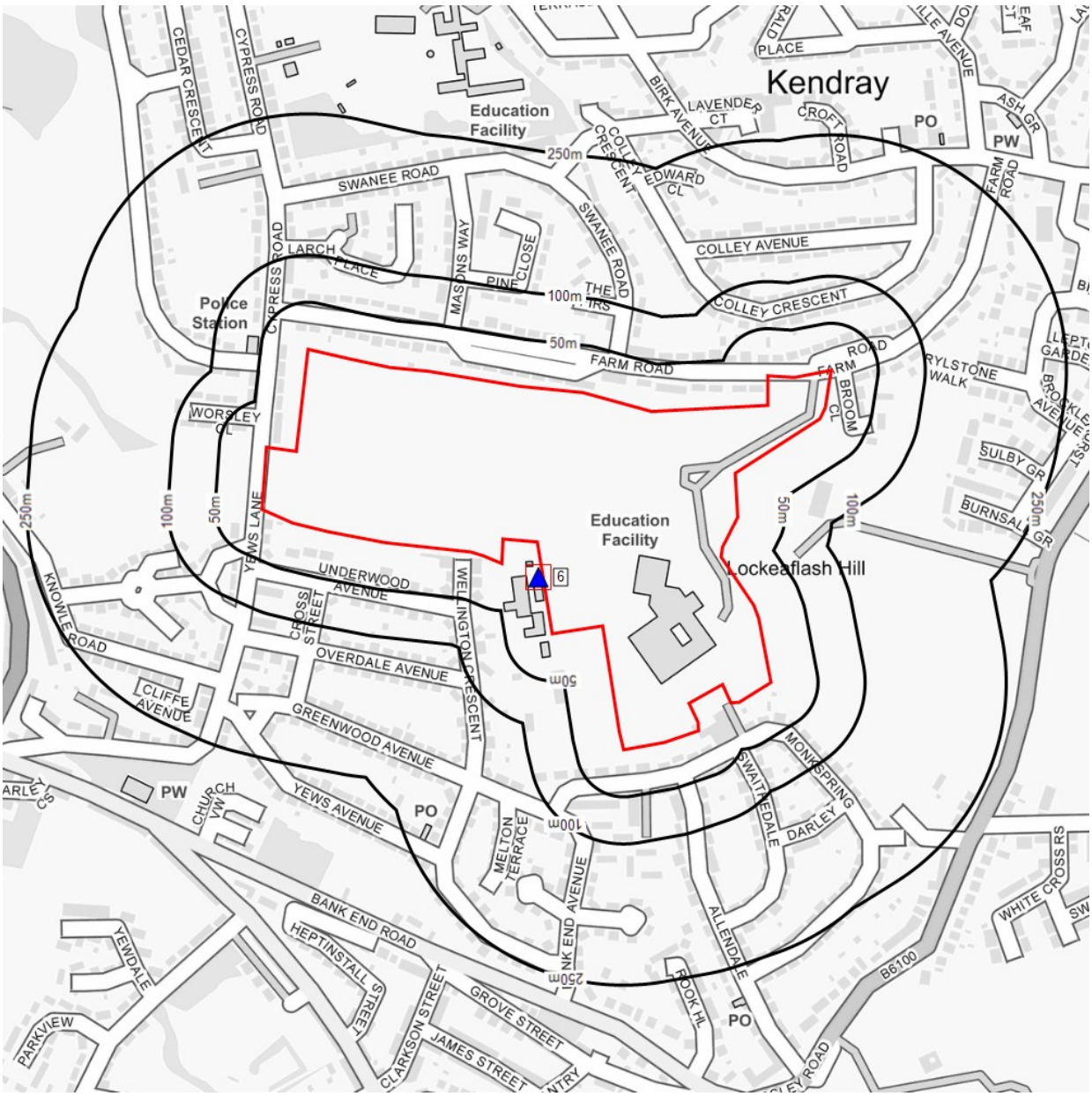
Former Mining	On-site	1-100m	101-250m
Coalfield Consultation Areas	1	N/A	N/A
Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping*	0	0	N/A
Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
Man-Made Mining Cavities	0	0	0
BGS Recorded Mineral Sites	0	0	N/A
Mining Instability	1	N/A	N/A
Non Coal Mining Areas of Great Britain*	0	0	N/A
Potential Mining Areas	11	N/A	N/A

Salt and Brine	On-site	1-100m	101-250m
Brine Compensation Area	0	N/A	N/A
Brine Pumping Related Features	0	N/A	N/A
Brine Subsidence Solution Area	0	N/A	N/A
Salt Mining Related Features	0	N/A	N/A

Contaminated Land: Tabular Summary

Landfill Sites and Infilled Land	**On-site**	**1-100m**	**101-250m**
Former Marshes	0	N/A	N/A
Potentially Infilled Land (Non-Water)	0	N/A	N/A
Potentially Infilled Land (Water)	0	N/A	N/A
Potentially Contaminative Industrial Uses (Past Land Use)	0	N/A	N/A
BGS Recorded Landfill Sites	0	N/A	N/A
Permitted Waste Sites - Authorised Landfill Site Boundaries	0	N/A	N/A
Registered Landfill Sites	0	N/A	N/A
Local Authority Recorded Landfill Sites	0	N/A	N/A
Historic Landfill	0	N/A	N/A
Natural Ground Instability	**On-site**	**1-100m**	**101-250m**
Natural Cavities	0	0	0
Potential for Landslide Ground Stability Hazards*	0	0	N/A
Potential for Ground Dissolution Stability Hazards*	0	0	N/A
Potential for Compressible Ground Stability Hazards*	0	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards*	0	0	N/A
Potential for Running Sand Ground Stability Hazards*	0	0	N/A
Potential for Collapsible Ground Stability Hazards*	0	0	N/A
Coal Mining Subsidence Damage Claims	**On-site**	**1-100m**	**101-250m**
Coal Mining Subsidence Damage Claims*	0	0	N/A
Insurance Claims from Subsidence	**On-site**	**1-100m**	**101-250m**
Postcode Unit Insurance Claims Rating - Subsidence	0	N/A	N/A
Radon	**On-site**	**1-100m**	**101-250m**
Radon Potential	2	N/A	N/A

**dataset searched to 25m
*dataset searched to 50m



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- Site
- Multiple Features Present
- Local Authority Pollution Prevention and Controls
- Local Authority Integrated Pollution Prevention And Control
- Integrated Pollution Controls
- Environmental Permitting Regulations - Industry
- Radioactive Substances Register
- Consented Discharges to Controlled Waters
- Referrals of Red List Discharges to Sewers (Corporate Entities)
- Control of Major Accident Hazards Sites (COMAH)
- Explosive Sites
- Notification of Installations Handling Hazardous Substances (NIHHS)
- Planning Hazardous Substance Consents

Authorisations

Local Authority Pollution Prevention and Controls

No features identified.

Local Authority Integrated Pollution Prevention And Control

No features identified.

Integrated Pollution Controls

No features identified.

Environmental Permitting Regulations - Industry

No features identified.

Radioactive Substances Register

No features identified.

Discharges

Consented Discharges to Controlled Waters

Map ID	Details	Distance	Direction	Contact
6	**Summary:** Sewage Discharge **Date of Issue:** 9th August 2019 **Name:** Yorkshire Water Services Limited **Location:** Bank End Avenue Cso Bank End Avenue (Opp No.73), Worsbrough, Barnsley, South Yorkshire, S70 4qn **Discharge Type:** Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company **Property Type:** STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) **Discharge Environment Type:** Freshwater Stream/River **Receiving Water:** Dob Sike **Status:** Varied under EPR 2010	5m	S	1
6	**Summary:** Sewage Discharge **Date of Issue:** 3rd September 2007 **Name:** Yorkshire Water Services Limited **Location:** Bank End Avenue Cso Bank End Avenue (Opp No.73), Worsbrough, Barnsley, South Yorkshire, S70 4qn **Discharge Type:** Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company **Property Type:** STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) **Discharge Environment Type:** Freshwater Stream/River **Receiving Water:** Dob Sike **Status:** New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)	5m	S	1

Referrals of Red List Discharges to Sewers (Corporate Entities)

No features identified.

Hazardous Sites

Control of Major Accident Hazards Sites (COMAH)

No features identified.

Explosive Sites

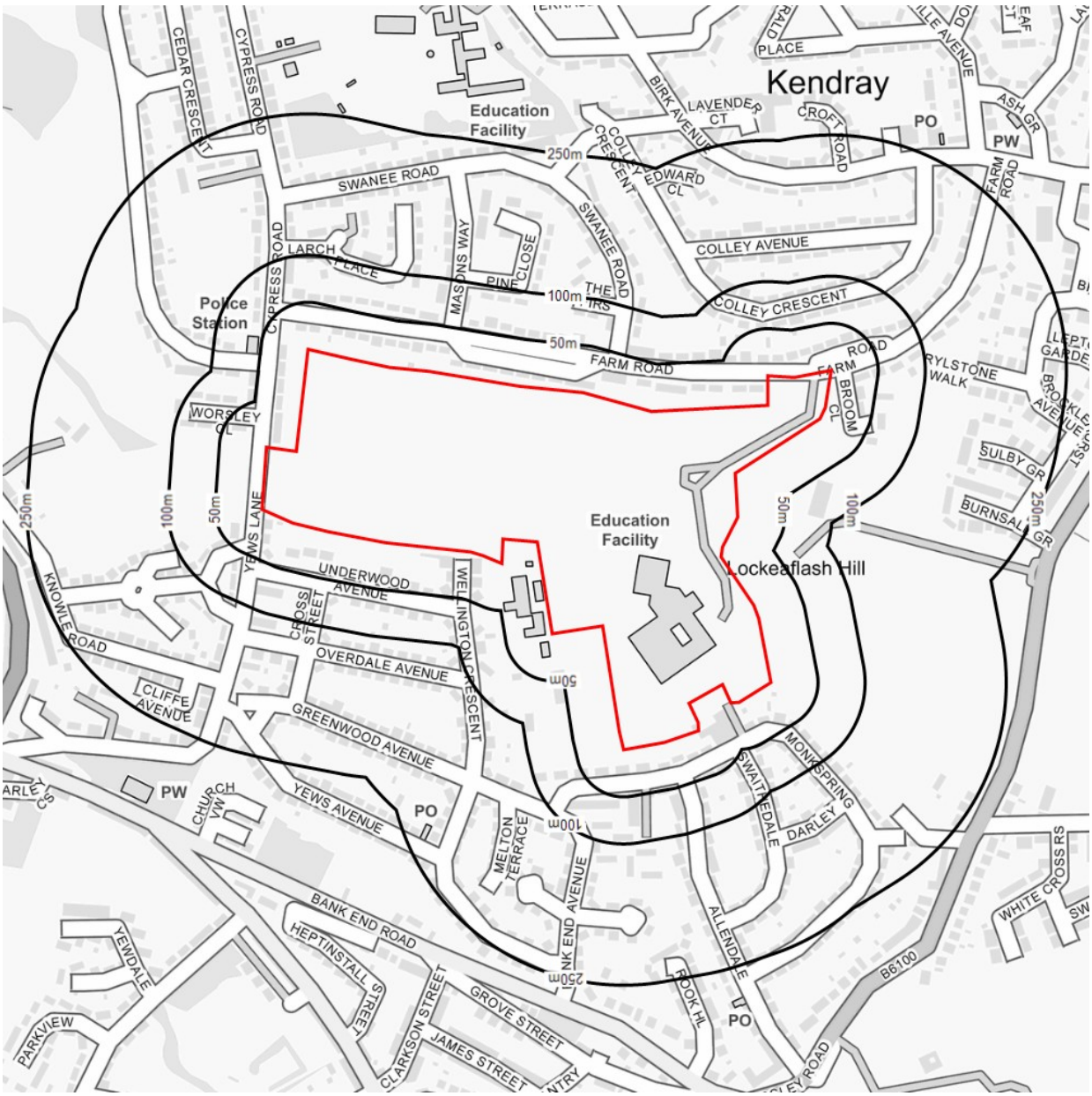
No features identified.

Notification of Installations Handling Hazardous Substances (NIHHS)

No features identified.

Planning Hazardous Substance Consents

No features identified.



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Site	Enforcement and Prohibition Notices
Multiple Features Present	Planning Hazardous Substance Enforcements
Contaminated Land Register Entries and Notices	Environmental Pollution Incidents
Local Authority Pollution Prevention and Control Enforcements	Prosections (Post 2000)

Contraventions

Contaminated Land Register Entries and Notices

No features identified.

Local Authority Pollution Prevention and Control Enforcements

No features identified.

Enforcement and Prohibition Notices

No features identified.

Planning Hazardous Substance Enforcements

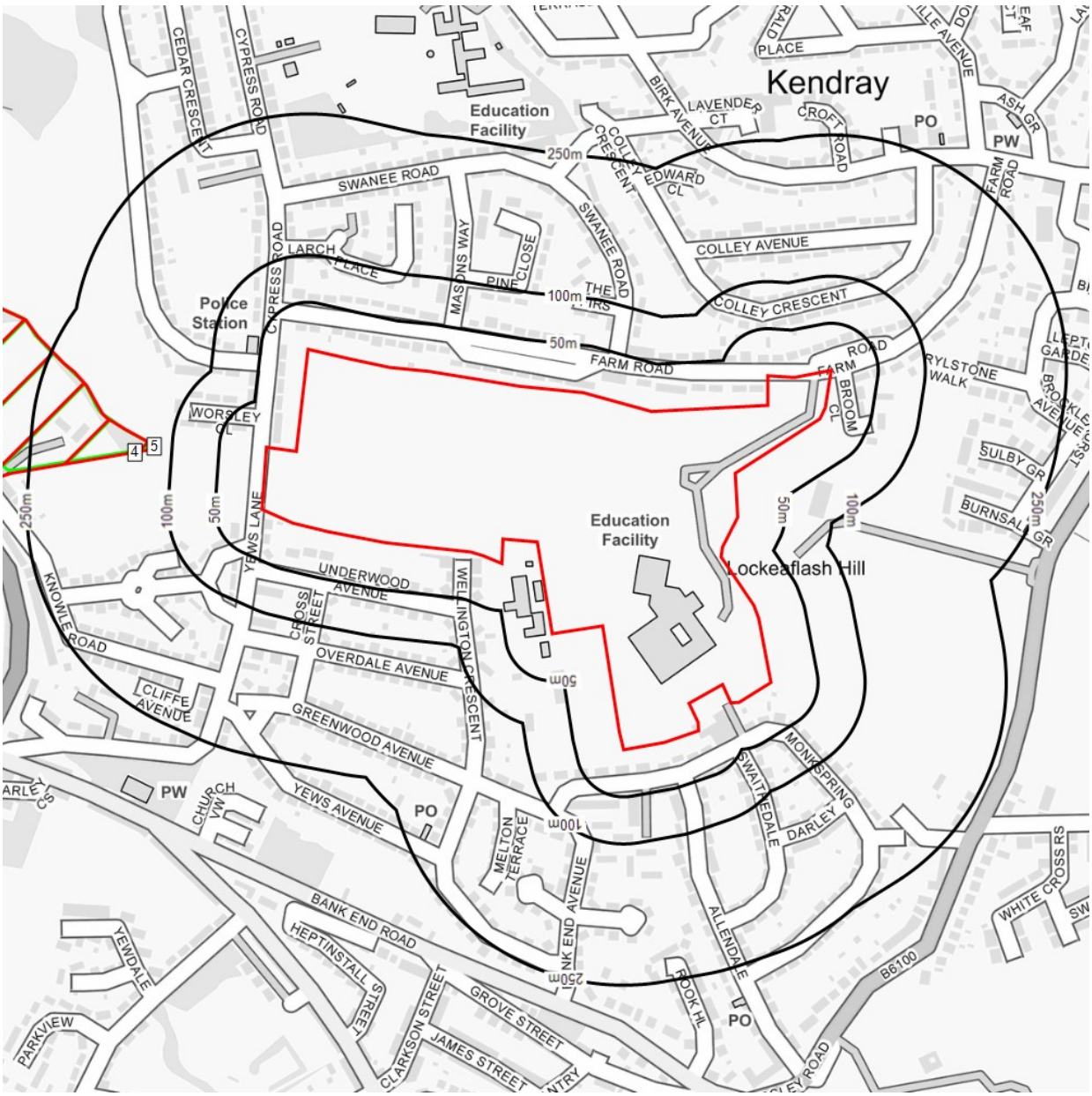
No features identified.

Environmental Pollution Incidents

No features identified.

Prosecutions (Post 2000)

No features identified.



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- Site
- Multiple Features Present
- BGS Recorded Landfill Sites
- Integrated Pollution Control Registered Waste Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste Sites
- Local Authority Recorded Landfill Sites
- Registered Landfill Sites
- Registered Waste Transfer Sites
- Registered Waste Treatment or Disposal Sites
- Historic Landfill

Landfill and Waste

BGS Recorded Landfill Sites

No features identified.

Integrated Pollution Control Registered Waste Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Environmental Permitting Regulations - Waste Sites

No features identified.

Local Authority Recorded Landfill Sites

Map ID	Details	Distance	Direction	Contact
5	Last Reported Status: Unknown Reference: 78 Location: Not Supplied Waste Text: Not Supplied Date of Closure: Not Supplied	119m	W	2

Registered Landfill Sites

No features identified.

Registered Waste Transfer Sites

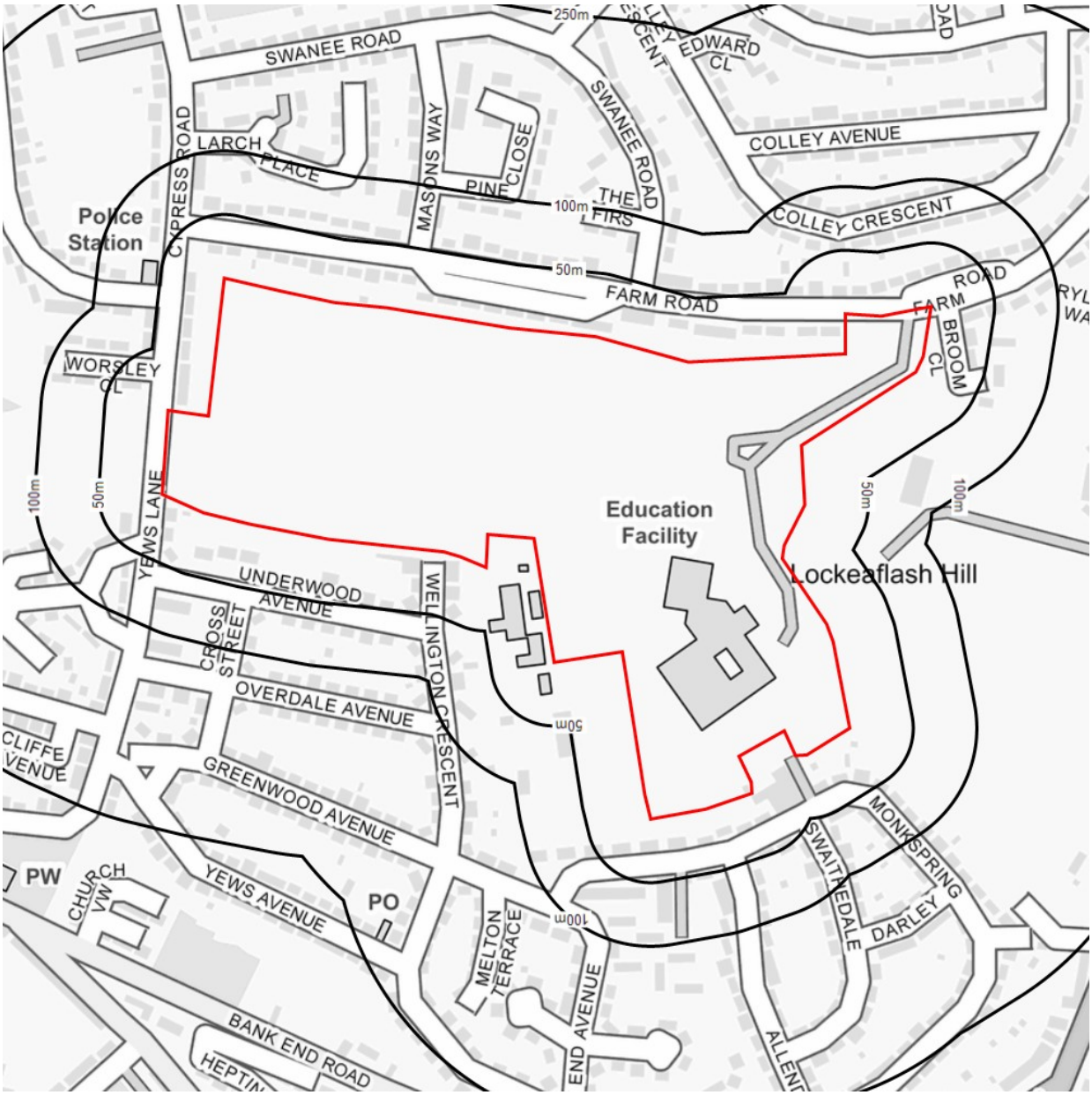
No features identified.

Registered Waste Treatment or Disposal Sites

No features identified.

Historic Landfill

Map ID	Details	Distance	Direction	Contact
4	Date of Issue: 16th January 1981 Last Input Date: 31st December 1983 Name: Highfield Farm Reference: EAHLD04403 Location: Knowle Road, Barnsley Specified Waste Type: Deposited Waste included Inert Waste First Input Date: 31st January 1981	116m	W	1



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- Site
- Multiple Features Present
- Contemporary Trade Directory Entries
- Fuel Station Entries

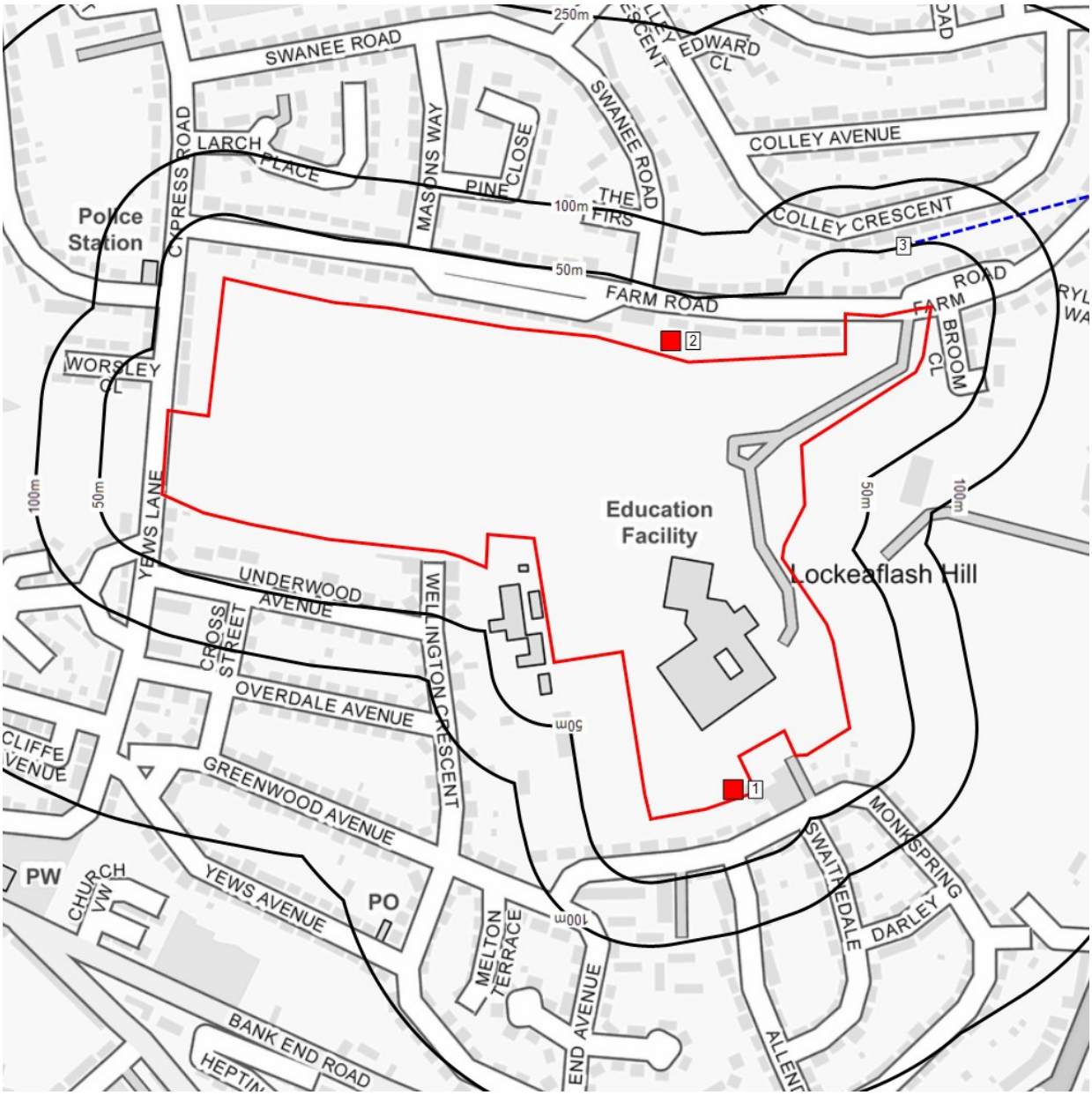
Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

No features identified.

Fuel Station Entries

No features identified.



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- Site
- Multiple Features Present
- Historical Tanks And Energy Facilities
- Potentially Contaminative Industrial Uses (Past Land Use)
- Former Marshes
- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)

Historical Potentially Contaminative Uses

Historical Tanks And Energy Facilities

Map ID	Details	Distance	Direction	Contact
1	Type: Electrical Sub Station Facilities Date of Mapping: 1975	0m	SE	3
2	Type: Electrical Sub Station Facilities Date of Mapping: 1973	13m	NE	3

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Potentially Infilled Land

Former Marshes

No features identified.

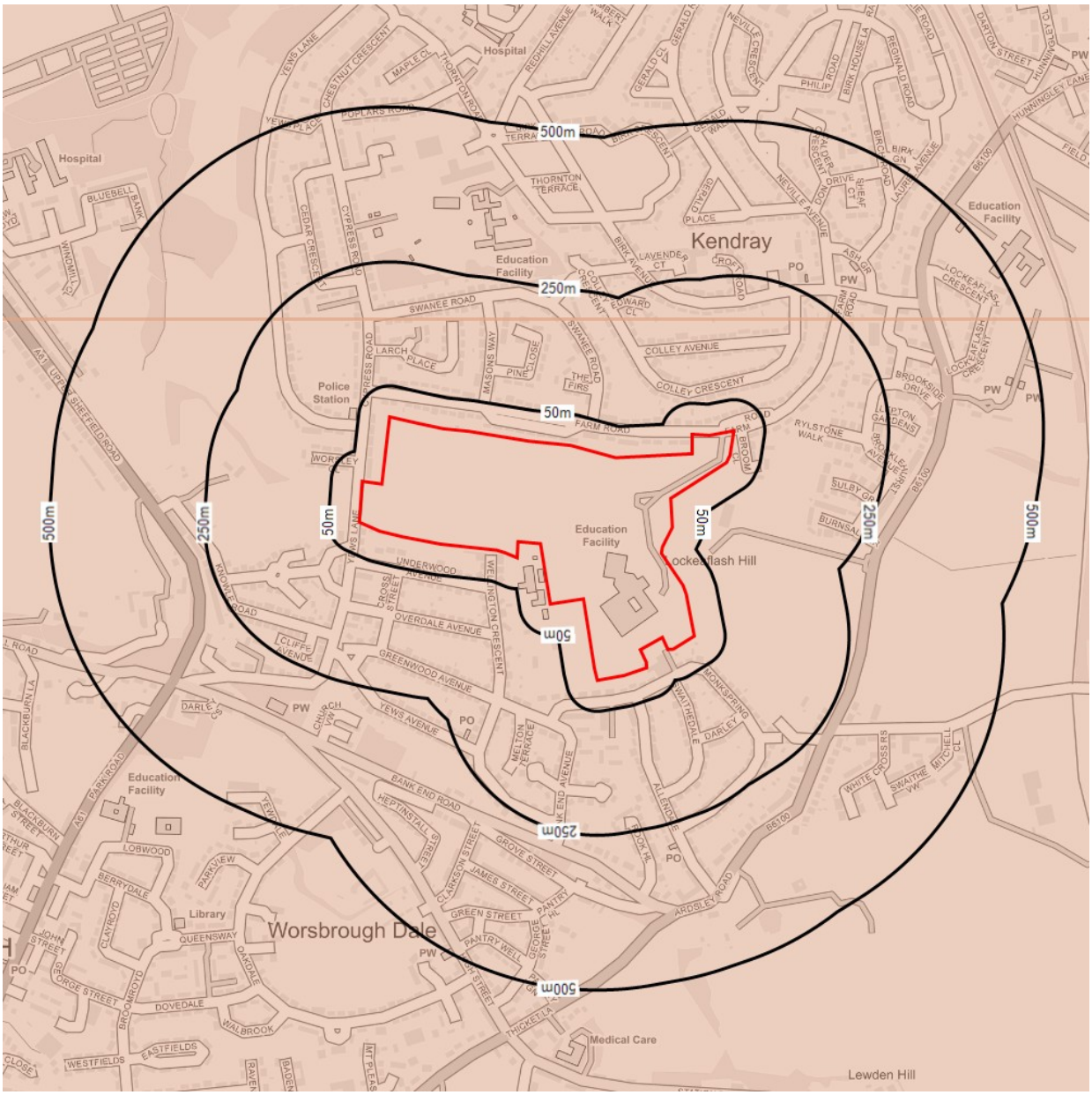
Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

Map ID	Details	Distance	Direction	Contact
3	Details: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1956	51m	NE	3

Bedrock



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Superficial

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Site	Secondary Aquifer Undifferentiated
Principal Aquifer	Unproductive Strata
Secondary Aquifer A	Unknown
Secondary Aquifer B	Unknown (lakes and Landslips)

Hydrogeology

Bedrock Aquifer Designations

Details	Distance	Direction	Contact
Aquifer Designation: Secondary Aquifer - A	0m	N	4

Superficial Aquifer Designations

No features identified.

Geology

BGS 1:50,000 Bedrock Geology

Details	Distance	Direction	Contact
Lex Code: PMCM Rock Name: Pennine Middle Coal Measures Formation Rock Type: Mudstone, Siltstone and Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	N	5
Lex Code: OR Rock Name: Oaks Rock Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	NE	5
Lex Code: WE Rock Name: Woolley Edge Rock Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	S	5
Lex Code: OR Rock Name: Oaks Rock Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	NW	5
Lex Code: PMCM Rock Name: Pennine Middle Coal Measures Formation Rock Type: Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	W	5
Lex Code: PMCM Rock Name: Pennine Middle Coal Measures Formation Rock Type: Mudstone, Siltstone and Sandstone Min Age: Not Supplied Max Age: Westphalian	0m	W	5

BGS 1:50,000 Superficial Deposits

No features identified.

BGS 1:50,000 Geological Mapping Coverage

Details	Distance	Direction	Contact
Map Sheet No: 087 Map Name: Barnsley Bedrock Geology: Available Superficial Geology: Available	0m	N	5

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- Site
- Multiple Features Present
- Local Nature Reserves
- Marine Nature Reserves
- National Nature Reserves
- National Parks
- National Scenic Areas
- RAMSAR Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas

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- Site
- Multiple Features Present
- Inner Zone (zone 1)
- Inner Zone (zone 1c)
- Outer Zone (Zone 2)
- Outer Zone (Zone 2c)
- Total Catchment (Zone 3)
- Total Catchment (Zone 3c)
- Special Interest (Zone 4)
- Water Abstractions

Environmental Sensitivity

Local Nature Reserves

No features identified.

Marine Conservation Zones

No features identified.

National Nature Reserves

No features identified.

National Parks

No features identified.

Ramsar Sites

No features identified.

Sites of Special Scientific Interest

No features identified.

Special Areas of Conservation

No features identified.

Special Protection Areas

No features identified.

Water Abstractions

No features identified.

Source Protection Zones

No features identified.

Former Mining

Coalfield Consultation Areas

Details	Distance	Direction	Contact
Name: The Coal Authority	0m	N	6

Potentially Contaminative Land Uses (1950-1980) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1855-1909) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1893-1915) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1906-1937) from large scale historical mapping

No features identified.

Potentially Contaminative Land Uses (1924-1949) from large scale historical mapping

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

Man-Made Mining Cavities

No features identified.

BGS Recorded Mineral Sites

No features identified.

Mining Instability

Details	Distance	Direction	Contact
Mining Evidence: Inconclusive Coal Mining Mining Type: Coal Source: Ove Arup & Partners Boundary Quality: As Supplied	0m	N	7

Non Coal Mining Areas of Great Britain

No features identified.

Potential Mining Areas

Details	Distance	Direction	Contact
Reference: 3479 Name: Swaithe Main Alternate Name/Mine: Commodity: Coal; Barnsley Ceased Operation: 1896 Custodian: Not Supplied	0m	N	8

Details	Distance	Direction	Contact
Reference: Not Supplied **Name:** Darley Main **Alternate Name/Mine:** **Commodity:** Coal; Barnsley Thick **Ceased Operation:** 1860 **Custodian:** Newman and Bond, 35 Church Street, Barnsley.	0m	N	8
Reference: Not Supplied **Name:** Pinder Oaks **Alternate Name/Mine:** **Commodity:** Coal; Seam unnamed **Ceased Operation:** 1881 **Custodian:** Newman and Bond, 35 Church Street, Barnsley.	0m	W	8
Reference: Not Supplied **Name:** Bell Ing and Darley Main **Alternate Name/Mine:** **Commodity:** Coal; Barnsley **Ceased Operation:** 1854 **Custodian:** Barrow Haematite Steel Co. Ltd., Barrow Collieries, Barnsley.	0m	N	8
Reference: 1773 **Name:** Pinder Oaks **Alternate Name/Mine:** **Commodity:** Coal; Barnsley **Ceased Operation:** 1885 **Custodian:** Not Supplied	0m	N	8
Reference: Not Supplied **Name:** Oaks **Alternate Name/Mine:** **Commodity:** Coal; Barnsley **Ceased Operation:** 1882 **Custodian:** Stella Coal Co. Ltd., Hedgefield, Blaydon, Durham.	0m	E	8
Reference: Not Supplied **Name:** Ardsley Main **Alternate Name/Mine:** **Commodity:** Coal; Barnsley **Ceased Operation:** 1854 **Custodian:** Whittaker and Bradburn, King Edward Street, Macclesfield.	0m	N	8
Reference: 1934; R2591 **Name:** Oaks Old **Alternate Name/Mine:** **Commodity:** Coal; Abdy; Barnsley **Ceased Operation:** 1886 **Custodian:** Not Supplied	0m	N	8
Reference: 5505 **Name:** Oaks and Oaks New **Alternate Name/Mine:** **Commodity:** Coal; Barnsley Thick; Melton Field **Ceased Operation:** 1909 **Custodian:** Not Supplied	0m	N	8
Reference: Not Supplied **Name:** Oaks **Alternate Name/Mine:** **Commodity:** Coal; Barnsley Thick **Ceased Operation:** 1866 **Custodian:** C. Adams, Engineer's Office, L.M. and S. Railway Co., Derby.	0m	N	8

Details	Distance	Direction	Contact
Reference: Not Supplied **Name:** Pinder Oaks **Alternate Name/Mine:** **Commodity:** Coal; Barnsley **Ceased Operation:** Not Supplied **Custodian:** O.J. Cotterell, 72 Queen Street, Sheffield.	0m	N	8

Salt and Brine

Brine Compensation Area

No features identified.

Brine Pumping Related Features

No features identified.

Brine Subsidence Solution Area

No features identified.

Salt Mining Related Features

No features identified.

Landfill Sites and Infilled Land

Former Marshes

No features identified.

Potentially Infilled Land (Non-Water)

No features identified.

Potentially Infilled Land (Water)

No features identified.

Potentially Contaminative Industrial Uses (Past Land Use)

No features identified.

BGS Recorded Landfill Sites

No features identified.

Permitted Waste Sites - Authorised Landfill Site Boundaries

No features identified.

Registered Landfill Sites

No features identified.

Local Authority Recorded Landfill Sites

No features identified.

Historic Landfill

No features identified.

Natural Ground Instability

Natural Cavities

No features identified.

Potential for Landslide Ground Stability Hazards

No features identified.

Potential for Ground Dissolution Stability Hazards

No features identified.

Potential for Compressible Ground Stability Hazards

No features identified.

Potential for Shrinking or Swelling Clay Ground Stability Hazards

No features identified.

Potential for Running Sand Ground Stability Hazards

No features identified.

Potential for Collapsible Ground Stability Hazards

No features identified.

Coal Mining Subsidence Claims

Coal Mining Subsidence Damage Claims

No features identified.

Insurance Claims

Postcode Unit Insurance Claims Rating - Subsidence

No features identified.

Radon

Radon Potential

Details	Distance	Direction	Contact
Radon Affected Area: Yes Radon Protection Measure Required: None The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).	0m	W	5
Radon Affected Area: Yes Radon Protection Measure Required: Basic The property is an Intermediate probability radon area (3 to 5% of homes are estimated to be at or above the Action Level).	0m	S	5

Site Solutions Commercial
About this report

Site Solutions Commercial Limitations

Site Solutions Commercial reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise. We do not carry out a physical inspection of the property nor do we contact any regulator. This means that we cannot guarantee that we will have identified all issues of concern.

In the Data Section of the report we list the data sources that we have used. Most of these data sets come from third party sources such as the Environment Agency. We cannot guarantee the accuracy of this data and are not responsible for any inaccuracies in third party data.

All **Site Solutions** reports are covered by our terms and conditions, a copy of which is available on our website, www.landmark.co.uk/product-terms-conditions. If you need any further information please contact us on 0330 036 6115.

Contaminated Land Risk Analysis Methodology

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. We also assess whether similar requirements could arise under the Water Resources Act 1991. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990 and/or the Water Resources Act 1991.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
PASSED	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
PASSED – PRUDENT ACTION	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent action suggested below.	3 or 4
FURTHER ACTION	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group Limited
1st Floor
98-99 Queens Road
Brighton
BN1 3XF

If you require assistance please contact our customer services team on:

0330 036 6115

Or by email at:
argyll@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	**T:** 01235 822622 **F:** 01235 833891 **E:** radon@phe.gov.uk **W:** www.ukradon.org
1	**Environment Agency, National Customer Contact Centre (NCCC)**	PO Box 544 Templeborough Rotherham S60 1BY	**T:** 03708 506 506 **E:** enquiries@environment-agency.gov.uk
2	**Barnsley Metropolitan Borough Council, Environmental Health and Trading Standards**	Central Offices Kendray Street Barnsley South Yorkshire S70 2TN	**T:** 01226 770770 **W:** www.barnsley.gov.uk
3	**Landmark Information Group Limited**	Imperium Imperial Way Reading Berkshire RG2 0TD	**T:** 0844 844 9966 **E:** helpdesk@landmark.co.uk **W:** www.landmark.co.uk
4	**Environment Agency, Head Office**	Rio House Waterside Drive Aztec West, Almondsbury Bristol Avon BS32 4UD	**T:** 01454 624400

Useful Contacts

Contact	Name	Address	Contact Details
5	**British Geological Survey, Enquiry Service**	British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG	**T:** 0115 936 3143 **E:** enquiries@bgs.ac.uk **W:** www.bgs.ac.uk
6	**The Coal Authority, Property Searches**	200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	**T:** 0345 762 6848 **E:** groundstability@coal.gov.uk **W:** www2.groundstability.com
7	**Ove Arup & Partners**	Central Square Forth Street Newcastle upon Tyne Tyne and Wear NE1 3PL	**T:** 0191 261 6080
8	**Landmark Information Group Limited**	Imperium Imperial Way Reading Berkshire RG2 0TD	**T:** 0844 844 9960 **E:** customerservice@promap.co.uk **W:** www.landmarkinfo.co.uk

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Tel: 03300 366 115

Email: argyll@landmark.co.uk

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
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TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

Argyll Environmental Complaints Procedure

If you want to make a complaint to Argyll Environmental, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Legal Director
Landmark Information Group Limited
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 03300 366 115
Email: argyll@landmark.co.uk

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

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