



The Coal
Authority

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848

Groundsure Reference: 51001464145003
Our Reference: 51001464145003
Your Reference: 17260 Twibell Street
RRUID: 000000000687010430
Report Date 4 May 2017

Commercial Enviro All-in-One

Address: TWIBELL STREET, BARNSELY, SOUTH YORKSHIRE, S71 1JE

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the Groundsure Screening and Coal Authority CON29M Coal Mining and Brine Subsidence Claim report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	yes
Brine Compensation Area	no

If you need any further assistance, please do not hesitate to contact our helpline on 0345 7626 848 quoting the above report reference number.

Enc.

Groundsure Screening and the Coal Authority CON29M Coal Mining And Brine Subsidence Claim Report

Groundsure Screening

Address: TWIBELL STREET, BARNSELY, SOUTH YORKSHIRE, S71 1JE

Date: 4 May 2017

Groundsure Reference: 51001464145003

Your Reference: 17260 Twibell Street

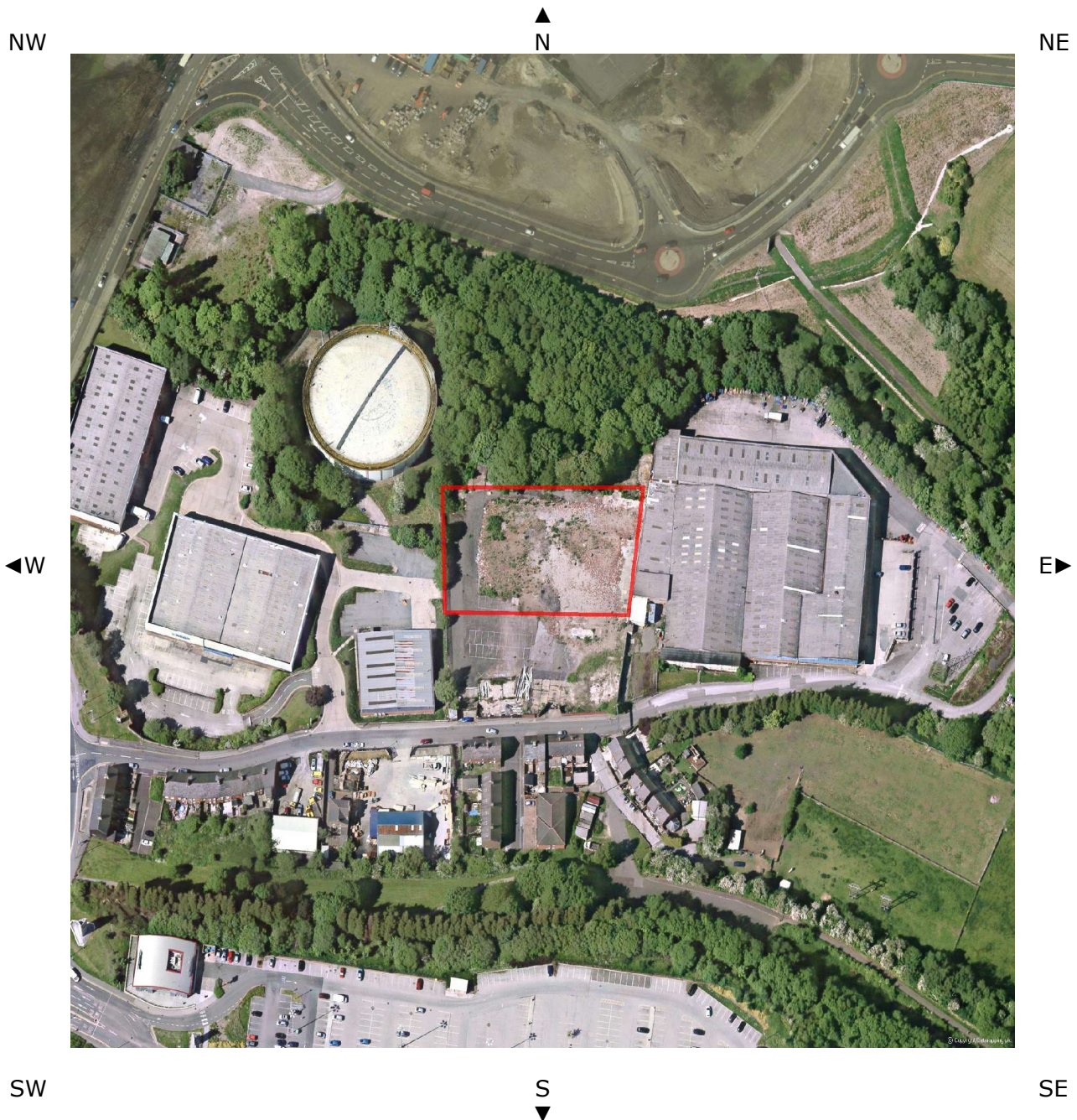
Client: The Coal Authority



Brought to you by the Coal Authority Property Search Services



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: TWIBELL STREET, BARNSELY, SOUTH YORKSHIRE, S71
1JE

Grid Reference: 435228,407141

Size of Site: 0.38 ha

Report Reference: 51001464145003

Executive Summary

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

In Need of Further Assessment

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	In Need of Further Assessment
Does the property represent Acceptable Banking Security from an environmental risk perspective?	In Need of Further Assessment
Is there a risk that the property value may be impacted due to environmental liability issues?	In Need of Further Assessment
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Moderate – High

The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	yes
Brine Compensation Area	no

This assessment 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.

Recommendations

Groundsure considers that the following additional actions may further clarify the identified environmental risks:

- Undertake vendor enquiries in respect of existing environmental reports relating to the property.
- Undertake consultations with the Local Authority regarding the status of the site within the authority's Contaminated Land Inspection Strategy. Specifically ascertaining;
 - ✓ If the Local Authority are aware of past land uses of concern highlighted within this report;
 - ✓ If the site is to be investigated under Part 2A of the Environmental Protection Act 1990; and
 - ✓ If it is to be investigated, what priority rating and time scale for investigation has the site been given.

Further Information

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

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

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be a plot of undeveloped open land.
Proposed land use	Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	The following land uses of significant concern have been identified at the study site: • A gas meter works c.1892. • A saw mill c.1906-1973, identified as an unspecified mill c.1982-1992. • A depot c.1994.
Off site potentially contaminative issues	The following land uses of significant concern have been identified in proximity to the study site: • The aforementioned gas meter works extending to the south. • The aforementioned saw mill extending to the south. • The aforementioned depot extending to the south. • A gasholder 15m to the north west c.1973-2009. This facility has been identified to be associated with a NIHHS site Additionally, past and current industrial land uses as well as two historical landfills of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including: Human health: Site users and residents of nearby dwellings with gardens Aquifer - Superficial: Secondary A On Site Aquifer - Bedrock: Secondary A On Site Source Protection Zones (SPZ) within 100m: None Confined Aquifer SPZ within 50m: None Abstractions – Potable (within 2000m): 1827m SW (groundwater) Abstractions – Groundwater (within 200m): None Abstractions – Surface Water (within 200m): None Surface Water Features (within 50m): River Dearne 5m N Designated sites: Green Belt land 5m N Local Nature Reserve 98m NE Notes: None
Conclusion	Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

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

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	Areas of made ground have been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.
Flooding	The property lies on or within 25m of an area at risk of river or coastal flooding. Further advice on flooding may be available from the Environment Agency/Natural Resources Wales's Floodline on 0345 988 1188.
Natural Ground Subsidence	The BGS has identified a moderate potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.

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Issue	Guidance
BGS non Coal Mining	The BGS have identified that rare and localised small scale past underground mining may have occurred in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.
Radon Protection	No issues identified.
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

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If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

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. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	15	18	74	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	7	1 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	8	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	1	11*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	7	1	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	2	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	1	0	0	-	-
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	3	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

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3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency/Natural Resources Wales Registered landfill Sites	0	0	0	0	0	-
Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	2	4	9	7
BGS/DoE Landfill Site Survey	0	0	0	0	0	1
Landfills in Local Authority and Historical Mapping records	0	0	1	0	2	3
3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	3	1	-	-
Environment Agency/Natural Resources Wales licensed Waste Sites	0	0	1	1	6	5

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	5	11	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0		

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 087	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	1	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	3	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	4
6.6 Are there any Source Protection Zones within 500m of the study site?				No		
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?				No		
6.8 River Quality						
Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	Yes	Yes	No	No
6.9 Detailed River Network entries within 500m of the site	0	1	1	4	-	-
6.10 Surface water features within 250m of the study site	No	Yes	Yes	-	-	-

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7. Flooding

7.1 What is the risk of flooding at the centre of the study site?	Medium
7.2 Are there any Flood Defences within 250m of the study site?	Yes
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	Yes
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at surface
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	6
9.2 Mobile Phone Mast Planning Records	0	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	1	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Moderate
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

11. Non CON29M Coal Mining Information

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
11.3 Are there any brine affected areas within 75m of the study site?	No
The Coal Authority CON29M Coal and Brine report	Appendix 1

Report Reference: 51001464145003

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Using this Report

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

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

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

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10. Natural Hazards

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

11. Non Con29m Mining Information

Provides information on areas of coal and BGS non-coal mining hazard.

12. Contacts

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

Note: Maps

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

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

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

Groundsure Risk Assessment Methodology

Framework

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

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

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

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

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

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

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

Pathways comprise:

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

Receptors include:

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

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Risk Assessment Definitions

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

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

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

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

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

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

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

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

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

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

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

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

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

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

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

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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

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

Records of sites with a potentially contaminative past land use within 250m of the search centre: 107

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0	On Site	Sawmills (1:1,250)	1906-1973
0	On Site	Unspecified Depot (1:2,500)	1994
0	E	Unspecified Factory	1974
0	On Site	Railway Sidings	1938
0	On Site	Sawmills	1951
0	On Site	Sawmills	1938
0	On Site	Unspecified Mill	1992
0	On Site	Sawmills	1948
0	On Site	Railway Sidings	1951
0	On Site	Railway Sidings	1948
0	On Site	Unspecified Works	1966
0	On Site	Unspecified Old Mill	1982
0	On Site	Sawmills	1904
0	On Site	Unspecified Old Mill	1890
1	W	Unspecified Mills	1982
1	W	Unspecified Mill	1992
8	N	Unspecified Commercial/Industrial	1948
8	N	Gas Works	1904
8	W	Unspecified Old Mill	1938
12	N	Unspecified Old Mill	1951
13	NW	Gas Holder	1974
13	NW	Gas Holder	1992
13	NW	Unspecified Tank	1966
13	NW	Gas Holder	1982
14	N	Railway Sidings	1938
15	N	Railway Sidings	1904
15	N	Railway Sidings	1948
15	N	Unspecified Works	1966
15	N	Railway Sidings	1890
15	N	Railway Sidings	1966
16	N	Unspecified Old Mill	1974
25	N	Unspecified Ground Workings	1966
60	NE	Disused Colliery	1951
77	W	Unspecified Works	1966
84	NE	Unspecified Old Mill	1966
93	S	Disused Canal	1966
102	NE	Colliery	1948
102	NE	Railway Sidings	1948
103	NE	Colliery	1938
103	NE	Colliery	1938
105	N	Unspecified Depot	1974
105	N	Unspecified Depot	1992
105	N	Unspecified Depot	1982
105	NW	Unspecified Tank	1938
107	NW	Unspecified Tank	1890
107	NW	Gasometer	1904
107	NW	Unspecified Tank	1948
108	NW	Gas Holder	1974
108	NW	Unspecified Tank	1966
108	NW	Unspecified Tank	1951
108	S	Glass Works	1951
113	S	Glass Works	1938
115	N	Unspecified Tank	1948
115	N	Gasometer	1904
115	N	Unspecified Tank	1890

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115	N	Unspecified Tank	1938
115	S	Glass Works	1948
115	S	Glass Works	1904
121	N	Unspecified Tank	1951
121	N	Unspecified Tank	1966
121	S	Unspecified Works	1966
122	W	Tannery	1890
123	NE	Refuse Heap	1974
123	NE	Unspecified Disused Tip	1992
123	NE	Unspecified Disused Tip	1982
125	E	Unspecified Warehouse	1992
125	E	Unspecified Warehouse	1982
129	NW	Unspecified Tank	1938
135	S	Unspecified Ground Workings	1974
158	E	Refuse Heap	1951
161	E	Unspecified Ground Workings	1966
161	NW	Oil Mill	1850
163	E	Refuse Heap	1948
164	W	Paper Works	1938
165	NW	Tannery	1890
167	W	Paper Works	1948
169	NW	Paper Works	1904
172	S	Refuse Heap	1951
175	S	Refuse Heap	1948
176	S	Refuse Heap	1938
176	S	Refuse Heap	1938
177	S	Colliery	1850
187	W	Unspecified Mill	1973
187	W	Unspecified Mill	1982
188	W	Paper Works	1951
190	W	Unspecified Mill	1966
190	W	Railway Sidings	1951
192	W	Railway Sidings	1948
197	W	Railway Sidings	1938
200	N	Police Station	1890
203	S	Unspecified Heap	1966
203	S	Unspecified Heap	1974
204	NW	Unspecified Old Mill	1850
207	E	Refuse Heap	1938
207	E	Refuse Heap	1938
209	E	Unspecified Heap	1974
213	E	Unspecified Heap	1992
218	S	Unspecified Ground Workings	1974
218	S	Unspecified Ground Workings	1966
228	NW	Unspecified Pit	1974
228	NW	Unspecified Pit	1992
228	NW	Unspecified Pit	1982
246	N	Unspecified Old Mill	1850
248	S	Unspecified Heap	1938
248	S	Unspecified Heap	1938
250	NE	Unspecified Heap	1966

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 100m of the search centre:

8

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
6	N	Gas Works	1906
6	N	Gas Works	1892
14	NW	Gasholder	1982
14	NW	Unspecified Tank	1960
14	NW	Unspecified Tank	1960
14	NW	Gas Holder	1973
15	NW	Gasholder	1994
53	E	Tanks	1994

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 100m of the search centre:

8

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
6	N	Gas Works	1906
6	N	Gas Works	1892
14	NW	Gasholder	1982
14	NW	Gas Holder	1973
15	NW	Gasholder	1994
35	S	Electricity Substation	1982
35	S	Electricity Substation	1973
35	S	Electricity Substation	1994

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search centre:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

Records of historical garage and motor vehicle repair sites within 100m of the search centre:

0

Database searched and no data found.

1.6 Potentially Infilled Land

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

12

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

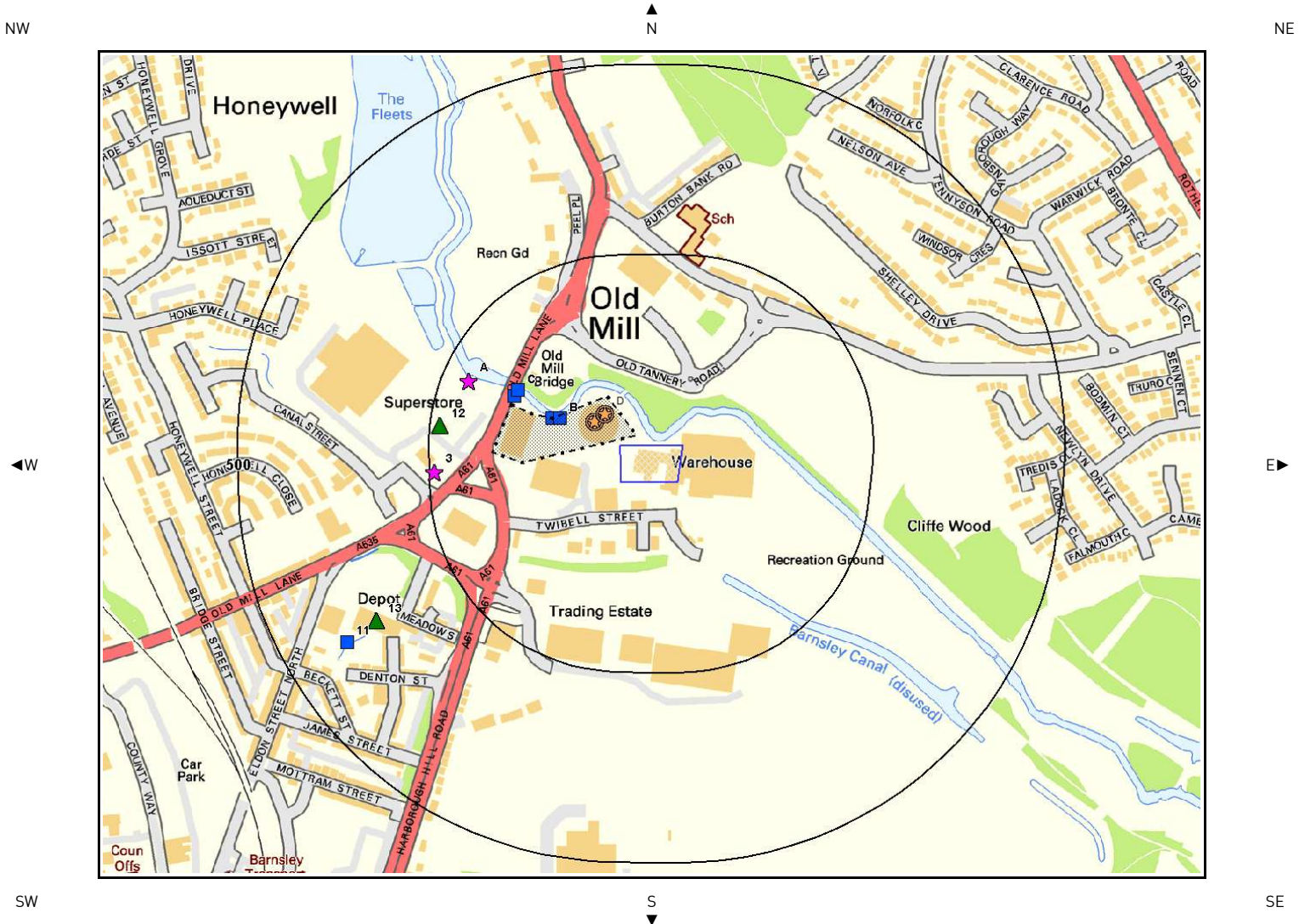
Distance (m)	Direction	Use	Date
25	N	Unspecified Ground Workings	1966
60	NE	Disused Colliery	1951
89	W	Ponds	1948
90	W	Ponds	1938

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

92	W	Ponds	1951
92	W	Ponds	1904
93	S	Canal	1951
93	S	Disused Canal	1966
98	S	Canal	1938
98	S	Canal	1904
98	S	Canal	1948
100	S	Canal	1890

2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

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

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

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: **0**

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: **0**

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: **0**

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: **0**

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: **0**

Database searched and no data found.

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

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

ID	Distance (m)	Direction	NGR	Details	
12	237	W	434953, 407189	Address: Asda Petrol Filling Station, Old Mill Lane, Barnsley, S71 1LN Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

13	370	SW	434870, 406932	Address: Walter Fisher Ltd, Meadow St, Barnsley, S71 1DE Process: waste oil burning process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
----	-----	----	-------------------	--	--

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

0

Database searched and no data found.

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

8

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

ID	Distance (m)	Direction	NGR	Details	
4B	86	NW	435110, 407200	Address: NO.4 GASHOLDER, OLD MILL DEPOT, BARNSELY, SOUTH YORKSHIRE Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: C3558 Permit Version: 1	Receiving Water: RIVER DEARNE Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 04/08/1981 Effective Date: 04-Aug-1981 Revocation Date: 25/08/2000
5B	96	W	435100, 407200	Address: BARNSELY MFI CSO, TWIBELL STREET, HARBOROUGHILL ROAD (OFF), BARNSELY, SOUTH YORKSHIRE Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: 3558 Permit Version: 1	Receiving Water: RIVER DEARNE Status: REVOKED - UNSPECIFIED Issue date: 04/08/1981 Effective Date: 04-Aug-1981 Revocation Date: 25/08/2000
6B	96	W	435100, 407200	Address: BARNSELY MFI CSO, TWIBELL STREET, HARBOROUGHILL ROAD (OFF), BARNSELY, SOUTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 3671 Permit Version: 1	Receiving Water: RIVER DEARNE Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 19/01/1983 Effective Date: 19-Jan-1983 Revocation Date: 30/03/2004
7B	96	W	435100, 407200	Address: BARNSELY MFI CSO, TWIBELL STREET, HARBOROUGHILL ROAD (OFF), BARNSELY, SOUTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 3671 Permit Version: 2	Receiving Water: RIVER DEARNE Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 03/02/2004 Effective Date: 31-Mar-2004 Revocation Date: -
8B	96	W	435100, 407200	Address: BARNSELY MFI CSO, TWIBELL STREET, HARBOROUGHILL ROAD (OFF), BARNSELY, SOUTH YORKSHIRE Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: 3558 Permit Version: 1	Receiving Water: RIVER DEARNE Status: REVOKED - UNSPECIFIED Issue date: 04/08/1981 Effective Date: 04-Aug-1981 Revocation Date: 25/08/2000
9C	152	NW	435055, 407237	Address: UNDEFINED SITE, SEE OUTLET NGR OR COMMENTS, FOR MORE INFO ABOUT THE SITE, (DO NOT CHANGE THESE DETAILS), ., NK Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: S/CB/8 Permit Version: 1	Receiving Water: VARIES WITH OUTLET Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 29/05/1963 Effective Date: 29-May-1963 Revocation Date: 31/03/2005

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

10C	153	NW	435050, 407230	Address: OLD MILL LANE CSO, OLD MILL LANE (ADJ WAREHOUSE), OLD MILL, BARNSELY, SOUTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: WRA9206 Permit Version: 1	Receiving Water: RIVER DEARNE Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 28/08/2007 Effective Date: 28-Aug-2007 Revocation Date: -
11	416	SW	434832, 406906	Address: REGENT STREET, BARNSELY, SOUTH YORKSHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: YWUCD2/4 Permit Version: 1	Receiving Water: TRIB OF RIVER DEARNE Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 12/11/1997 Effective Date: 12-Nov-1997 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 2

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

ID	Distance (m)	Direction	Application Reference Number	Application Status	Application Date	Address	Details	Details of Enforcement Action
17 D	45	NW	HSC/00/000 2/BA	Approved	06/06/2000	Transco PLC, Barnsley Holder Station, Old Mill Lane, Barnsley, South Yorkshire, S70 1DL	Storage And Distribution Of Natural Gas	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
18 D	46	NW	HSC/92/5	Historical Consent	16/11/1992	Barnsley Gas Holder Station, Old Mill Lane, Barnsley, S71 1LN	Natural Gas.	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 1

The following COMAH & NIHHS Authorisation records provided by the Health and Safety Executive are represented as polygons or buffered points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	Company	Address	Operational Status	Tier
14B	8	N	British Gas	British Gas, Old Mill Lane, Barnsley, S71 1LT	Historical NIHHS Site	-

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 3

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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

ID	Distance (m)	Direction	NGR	Details	
1A	216	NW	434990, 407249	Incident Date: 27-Nov-2001 Incident Identification: 45203 Pollutant: Contaminated Water Pollutant Description: Urban Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2A	216	NW	434990, 407249	Incident Date: 27-Nov-2001 Incident Identification: 45203 Pollutant: Contaminated Water Pollutant Description: Urban Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	245	W	434945, 407129	Incident Date: 22-Nov-2001 Incident Identification: 44308 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

0

Database searched and no data found.

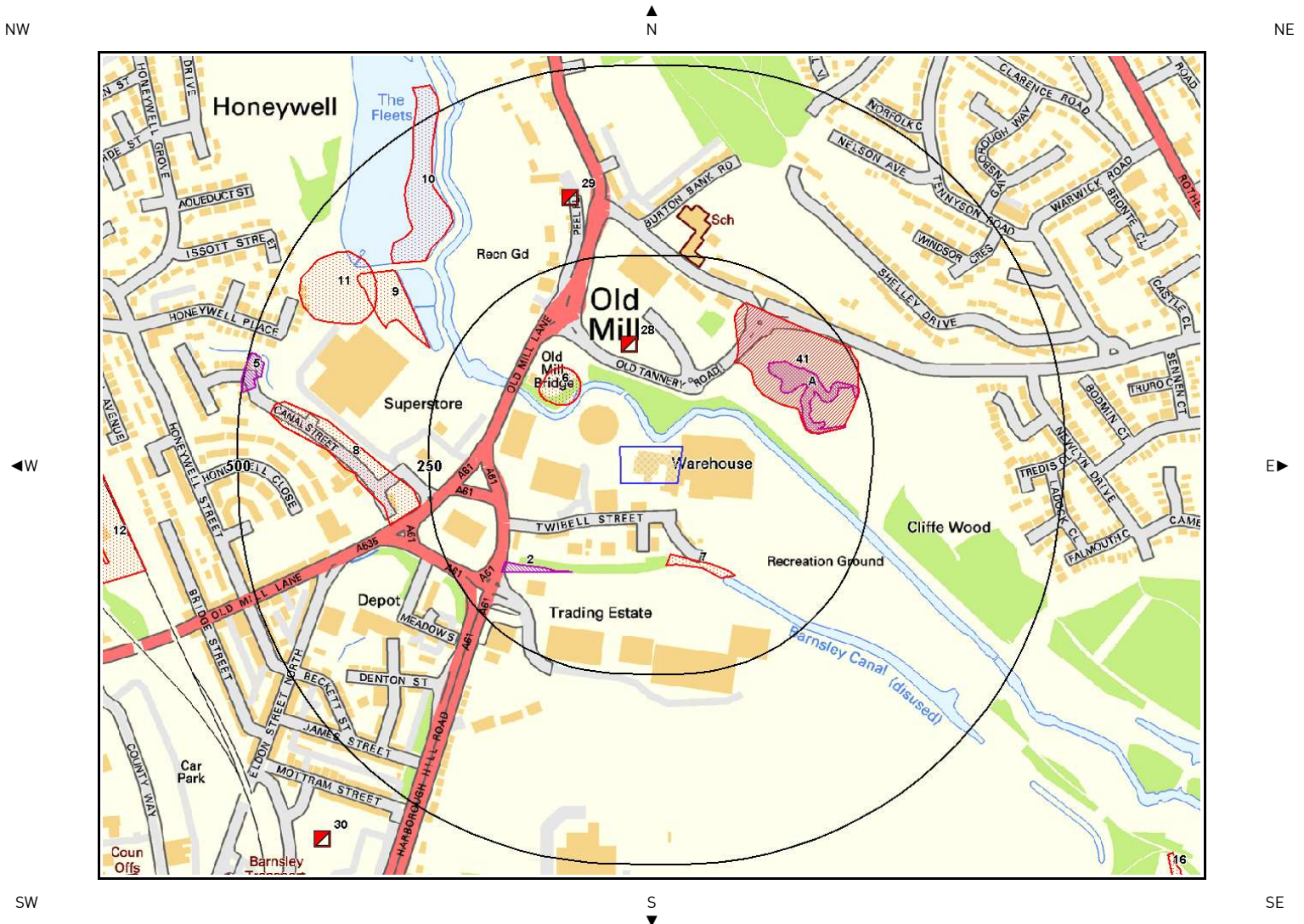
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

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

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- | | | | | | |
|---|---------------------------|---|---|---|----------------------------------|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site | | |
|  | BGS / DoE Survey Landfill |  | Local Authority/Historical Mapping Landfill Records | | |

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:
0

Database searched and no data found.

Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:
22

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

ID	Distance (m)	Direction	NGR	Details
6	85	NW	435100, 407200	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 First recorded input: 31-Jan-1978 Last recorded input: 11-May-1984
7	92	S	435200, 407000	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 First recorded input: 30-Sep-1982 Last recorded input: 06-Jun-1988
8	264	W	434800, 407100	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 First recorded input: Last recorded input:
9	281	NW	434800, 407500	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 First recorded input: 31-Jan-1978 Last recorded input: 25-Feb-1982
10	353	NW	434900, 407500	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: - First recorded input: 30-Sep-1990 Last recorded input: 31-Dec-1994
11	368	NW	434800, 407300	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 First recorded input: 31-Jan-1978 Last recorded input: 31-Dec-1990
12	631	W	434400, 407000	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 First recorded input: 30-Nov-1984 Last recorded input: 31-Dec-1989

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

Not shown	690	N	434900, 407900	Site Address: Wakefield Road, Barnsley Waste Licence: Yes Site Reference: 20B320(79), WD20 B320, 4400/B320 Waste Type: Industrial, Commercial Regis Reference: -	Licence Issue: 28-Jul-1981 Licence Surrendered: 09-May-1988 Licence Hold Address: c/c C E Smith and Son, 14 Regent Street, Barnsley Operator: Booth Excavations Limited First recorded input: 28-Jul-1981 Last recorded input: 09-May-1988
Not shown	710	NW	434800, 407500	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 First recorded input: 31-Jan-1978 Last recorded input: 25-Feb-1982
Not shown	754	NW	434800, 407800	Site Address: Smithy Green Tip, Smithies Lane, Barnsley, Yorkshire Waste Licence: - Site Reference: - Waste Type: Industrial Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Barnsley County Borough Council First recorded input: 31-Dec-1948 Last recorded input:
16	805	SE	435900, 406500	Site Address: Former Wood Brothers Tip, Glasstip, Railway Cutting, Beevor Street, Hoyle Mill, Barnsley Waste Licence: Yes Site Reference: WD20 B353, 4400/B353, 20B353, WD20 B353a Waste Type: Commercial, Special Regis Reference: -	Licence Issue: 22-Mar-1982 Licence Surrendered: 09-May-1984 Licence Hold Address: High Holborn Road, Codnor Gate Industrial Estate, Ripley, Derbyshire Operator: - First recorded input: Last recorded input:
Not shown	809	S	435400, 406200	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 First recorded input: 01-Jun-1995 Last recorded input: 31-Aug-1995
Not shown	843	SE	435900, 406500	Site Address: Land to the rear of Chapel Street-Beevor Street, Glasstip, Railway Cutting, Beevor Street Waste Licence: Yes Site Reference: WD20 B6(I), 4400/B6, 20B6(38), 4400/0573 Waste Type: Inert, Industrial, Special Regis Reference: -	Licence Issue: 05-Dec-1977 Licence Surrendered: 31-Dec-1984 Licence Hold Address: Borough Flint Glassworks, Barnsley, South Yorkshire Operator: Barnsley Metropolitan Borough Council First recorded input: 05-Dec-1977 Last recorded input: 31-Dec-1984
Not shown	929	NE	435900, 407800	Site Address: Land to the rear of Nos. 16 to 26 Byron Drive, Byron Drive, Monk Bretton, Barnsley Waste Licence: Yes Site Reference: 3(b), 20B395(37), 4400/B359, WD20 B359 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 15-Sep-1982 Licence Surrendered: 05-Apr-1992 Licence Hold Address: Westgate, Monk Bretton, Barnsley Operator: D Thackery First recorded input: 30-Sep-1982 Last recorded input: 31-Dec-1987
Not shown	955	N	435600, 408100	Site Address: Rotherham Road, Monk Bretton, Barnsley Waste Licence: Yes Site Reference: 20B456(94), WD20 B456, 4400/B456 Waste Type: Inert, Commercial Regis Reference: -	Licence Issue: 13-Mar-1985 Licence Surrendered: 04-Jun-1986 Licence Hold Address: Department of Architecture and Planning, Regent House, Barnsley Operator: Barnsley Metropolitan Borough Council First recorded input: 13-Mar-1985 Last recorded input: 04-Jun-1986
Not shown	1051	NW	434600, 408100	Site Address: Smithies Tip, Smithies Tip, Off Smithies Lane, Barnsley Waste Licence: - Site Reference: 4400/(141) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First recorded input: Last recorded input:
Not shown	1064	S	435500, 406000	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: - First recorded input: Last recorded input:
Not shown	1121	S	434900, 406000	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: - First recorded input: Last recorded input:

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Not shown	1159	N	434900, 408300	Site Address: Dalestone Works, Wakefield Road, Barnsley Waste Licence: - Site Reference: 4400/(142) Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First recorded input: Last recorded input:
Not shown	1271	N	434800, 408400	Site Address: Land adjacent to Wakefield Road, Barnsley Waste Licence: - Site Reference: - Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Prospect Estates Limited First recorded input: 01-Jun-1997 Last recorded input: 30-Nov-1997
Not shown	1324	NE	436100, 408200	Site Address: Monk Bretton Recreation Ground, Lamb Lane, Monk Bretton, Barnsley Waste Licence: Yes Site Reference: 20B328(12), 4400/B328, WD20 B328 Waste Type: Inert, Industrial, Commercial Regis Reference: -	Licence Issue: 28-Jul-1981 Licence Surrendered: 20-Apr-1983 Licence Hold Address: Department of Amenities and Recreation, 12/18 Eldon Street, Barnsley Operator: Barnsley Metropolitan Borough Council First recorded input: 31-Aug-1981 Last recorded input: 20-Apr-1983
Not shown	1423	NE	436100, 408200	Site Address: Monk Bretton Recreation Ground, Lamb Lane, Monk Bretton, Barnsley Waste Licence: Yes Site Reference: 20B328(12), 4400/B328, WD20 B328 Waste Type: Inert, Industrial, Commercial Regis Reference: -	Licence Issue: 28-Jul-1981 Licence Surrendered: 20-Apr-1983 Licence Hold Address: Department of Amenities and Recreation, 12/18 Eldon Street, Barnsley Operator: Barnsley Metropolitan Borough Council First recorded input: 31-Aug-1981 Last recorded input: 20-Apr-1983

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 (m)	Direction	NGR	Details
Not shown	1236	NW	434700.0, 408300.0	Address: Smithy Green Tip, Smithies Lane, Barnsley, Yorks BGS Number: 1890.0 Risk: No risk to aquifer Waste Type: N/A

Records of Landfills in Local Authority and Historical Mapping records within 1500m of the study site:

6

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

ID	Distance (m)	Direction	Site Address	Source	Data Type
41	124	NE	Refuse Tip	1972 mapping	Polygon
Not shown	785	NW	Refuse Tip	1970 mapping	Polygon
Not shown	807	SE	Refuse Tip	1970 mapping	Polygon
Not shown	1162	NW	Refuse Tip	1970 mapping	Polygon
Not shown	1168	N	Refuse Tip	1970 mapping	Polygon
Not shown	1463	E	Refuse Tip	1970 mapping	Polygon

3.2 Other Waste Sites

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

4

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

Report Reference: 51001464145003

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ID	Distance (m)	Direction	Details			
2	133	SW	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1972	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	
3A	148	NE	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Planning Application Reference: N/A Date: 1960	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	
4A	148	NE	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Planning Application Reference: N/A Date: 1960	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	
5	477	W	Type of Site: Scrap Metal Yard Site Address: N/A	Planning Application Reference: N/A Date: 1970	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 13

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

ID	Distance (m)	Direction	NGR	Details		
28	135	N	435200, 407300	Site Address: Old Mill Lane, Barnsley, South Yorkshire Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: TRA002 Operator: British Gas Transco Plc Surrendered Date: 06/09/2000 Waste Management licence No: 60545 Annual Tonnage: 316.0	Issue Date: 15/07/1993 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Barnsley Depot Cancelled Date: - Correspondence Address: -	
29	334	N	435123, 407492	Site Address: Unit 7, Peel Place, Barnsley, South Yorks., S71 1LU Type: Treatment of waste to produce soil <75,000 tpy Size: < 25000 tonnes Regis Licence Number: DUN001 Operator: G M M Multi Utilities Limited Surrendered Date: - Waste Management licence No: 403601 Annual Tonnage: 75.0	Issue Date: 24/10/2016 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Unit 7 Cancelled Date: - Correspondence Address: -	
30	608	SW	434800, 406650	Site Address: Harborough Hill Road, Harborough, Barnsley, South Yorkshire, S71 1BD Type: - 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: -	
Not shown	978	N	434870, 408090	Site Address: Smithies Lane Civic Amenity Site, Smithies Lane, Smithies, Barnsley, South Yorkshire, S71 1NL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: WAS067 Operator: Waste Recycling Ltd Surrendered Date: - Waste Management licence No: 60609 Annual Tonnage: 24999.0	Issue Date: 14/06/1993 Expiry Date: - Effective Date: 26/01/2009 Status: Transferred Modified: - Site Name: Smithies Lane H W R C Site Cancelled Date: - Correspondence Address: Ground Floor West, 900, Pavilion Drive, Northampton Business Park, Northampton, NN4 7RG	

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

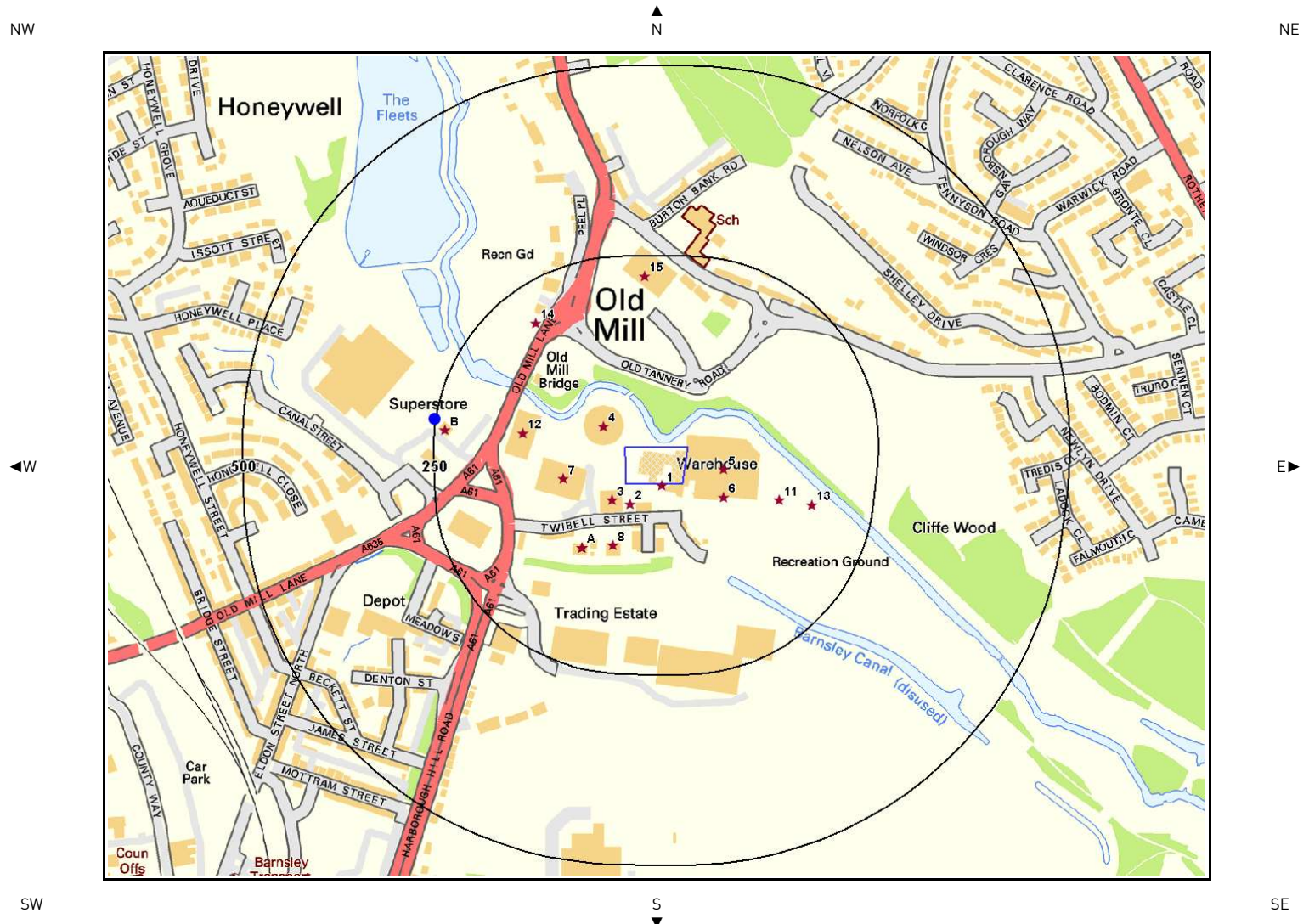
Not shown	978	N	434870, 408090	Site Address: Smithies Lane Civic Amenity Site, Smithies Lane, Smithies, Barnsley, South Yorkshire, S71 1NL Type: Household Waste Amenity Site Size: < 25000 tonnes Regis Licence Number: WAS067 Operator: Waste Recycling Ltd Surrendered Date: - Waste Management licence No: 60609 Annual Tonnage: 24999.0	Issue Date: 14/06/1993 Expiry Date: - Effective Date: 26/01/2009 Status: Transferred Modified: - Site Name: Smithies Lane H W R C Site Cancelled Date: - Correspondence Address: -
Not shown	978	N	434870, 408090	Site Address: Smithies Lane H W R C, Smithies Lane, Smithies, Barnsley, South Yorkshire, S71 1NL Type: Household Waste Amenity Site Size: < 25000 tonnes Regis Licence Number: WAS067 Operator: F C C Recycling (U K) Limited Surrendered Date: - Waste Management licence No: 60609 Annual Tonnage: 24999.0	Issue Date: 14/06/1993 Expiry Date: - Effective Date: 26/01/2009 Status: Modified Modified: 23/11/2012 Site Name: Smithies Lane Household Waste Recycling Centre Cancelled Date: - Correspondence Address: -
Not shown	978	N	434870, 408090	Site Address: Smithies Lane, Smithies, Barnsley, S Yorks Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: BDR013 Operator: South Herts Waste Management Ltd Surrendered Date: - Waste Management licence No: 60609 Annual Tonnage: 0.0	Issue Date: 14/06/1993 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Smithies Lane Civic Amenity Site Cancelled Date: - Correspondence Address: 48, Cardigan Road, Stanion, Northants, NN14 1BY
Not shown	978	N	434870, 408090	Site Address: Smithies Lane, Smithies, Barnsley, S Yorks Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: REG006 Operator: Regional Waste Recycling Plc Surrendered Date: - Waste Management licence No: 60609 Annual Tonnage: 5000.0	Issue Date: 14/06/1993 Expiry Date: - Effective Date: 08/12/2006 Status: Transferred Modified: - Site Name: Smithies Lane Civic Amenity Site Cancelled Date: - Correspondence Address: 2 Cecil Court, 49-55, London Road, Enfield, Middlesex, EN2 6DE
Not shown	1059	S	435650, 406130	Site Address: Unit 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorkshire, S71 1HX Type: 75kte WEEE Treatment Facility Size: < 25000 tonnes Regis Licence Number: SRW001 Operator: S R Waste Recycling Ltd Surrendered Date: - Waste Management licence No: 100239 Annual Tonnage: 4999.0	Issue Date: 12/03/2008 Expiry Date: - Effective Date: - Status: Revoked Modified: - Site Name: S R Waste Recycling Ltd Cancelled Date: - Correspondence Address: -
Not shown	1059	S	435650, 406130	Site Address: Unit 5, Oakwell Business Centre, Oakwell View, Barnsley, South Yorkshire, S71 1HX Type: Household, Commercial & Industrial Waste T Stn 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	1135	N	435300, 408300	Site Address: Rotherham Road, Carlton, Barnsley, South Yorkshire, S27 2AG Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: YOR007 Operator: Yorkshire Water Services Ltd Surrendered Date: 01/11/2000 Waste Management licence No: 60547 Annual Tonnage: 39521.0	Issue Date: 31/01/1994 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Carlton Road Depot Cancelled Date: - Correspondence Address: -

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

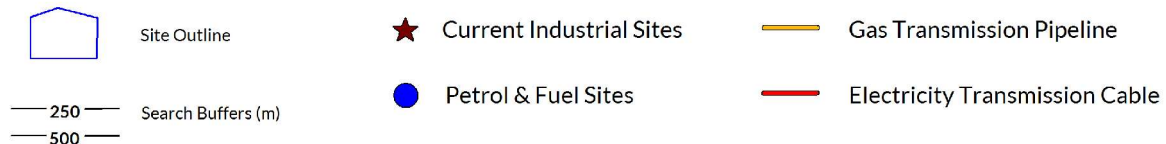
Not shown	1135	N	435300, 408300	Site Address: Rotherham Road, Carlton, Barnsley, South Yorkshire, S27 2AG Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: YOR007 Operator: Yorkshire Water Services Surrendered Date: 01/11/2000 Waste Management licence No: 60547 Annual Tonnage: 0.0	Issue Date: 31/01/1994 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Carlton Road Depot Cancelled Date: - Correspondence Address: Western House, Western Way, Halifax Road, Bradford, West Yorkshire, BD6 2LZ
Not shown	1481	SE	436500, 406300	Site Address: Barnsley Main Colliery Site, Oaks Lane, Stairfoot, Barnsley, South Yorkshire, S71 1HJ Type: Transfer Station taking Non-Biodegradable Wastes Size: >= 25000 tonnes < 75000 tonnes Regis Licence Number: JAK002 Operator: Jakto Transport Ltd Surrendered Date: - Waste Management licence No: 65061 Annual Tonnage: 74999.0	Issue Date: 14/01/2000 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Jakto Transport Ltd Cancelled Date: - Correspondence Address: -

4. Current Land Use Map



Current Land Use Legend

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4. Current Land Uses

4.1 Current Industrial Data

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

16

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

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	2	S	Depot	Depot, S71	Container and Storage	Transport, Storage and Delivery
2	27	S	Electricity Sub Station	Electricity Sub Station, S71	Electrical Features	Infrastructure and Facilities
3	29	SW	Warehouse	Warehouse, S71	Container and Storage	Transport, Storage and Delivery
4	40	NW	Gas Holder	Gas Holder, S71	Gas Features	Infrastructure and Facilities
5	50	E	Warehouse	Warehouse, S71	Container and Storage	Transport, Storage and Delivery
6	56	E	Tank	Tank, S71	Tanks (Generic)	Industrial Features
7	82	W	Warehouse	Warehouse, S71	Container and Storage	Transport, Storage and Delivery
8	83	S	Hayes Fencing & Sheds Ltd	Hayes Fencing & Sheds Ltd, Twibell Street, Barnsley, S71 1DL	Fences, Gates and Railings	Industrial Products
9A	102	SW	Denis Bray's Ltd	Denis Bray's Ltd, Unit, 1 Twibell Street, Barnsley, S71 1DG	Vehicle Repair, Testing and Servicing	Repair and Servicing
10A	103	SW	Warehouse	Warehouse, S71	Container and Storage	Transport, Storage and Delivery
11	128	E	Pylon	Pylon, S71	Electrical Features	Infrastructure and Facilities
12	135	W	Warehouse	Warehouse, S71	Container and Storage	Transport, Storage and Delivery
13	170	E	Depot	Depot, S71	Container and Storage	Transport, Storage and Delivery
14	200	NW	Electricity Sub Station	Electricity Sub Station, S71	Electrical Features	Infrastructure and Facilities
15	224	N	Warehouse	Warehouse, S71	Container and Storage	Transport, Storage and Delivery
16B	237	W	Asda Petrol	Asda Petrol, Old, Mill Lane, Barnsley, S71 1LN	Petrol and Fuel Stations	Road and Rail

4.2 Petrol and Fuel Sites

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

1

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

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
17B	253	W	434939, 407202	Asda	Asda Barnsley, Old Mill Lane, Old Mill Lane, Barnsley, South Yorkshire, S71 1LN	No	Open

Report Reference: 51001464145003

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4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

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

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

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

LEX Code	Description	Rock Type
MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

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

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

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

5.3 Bedrock and Solid Geology

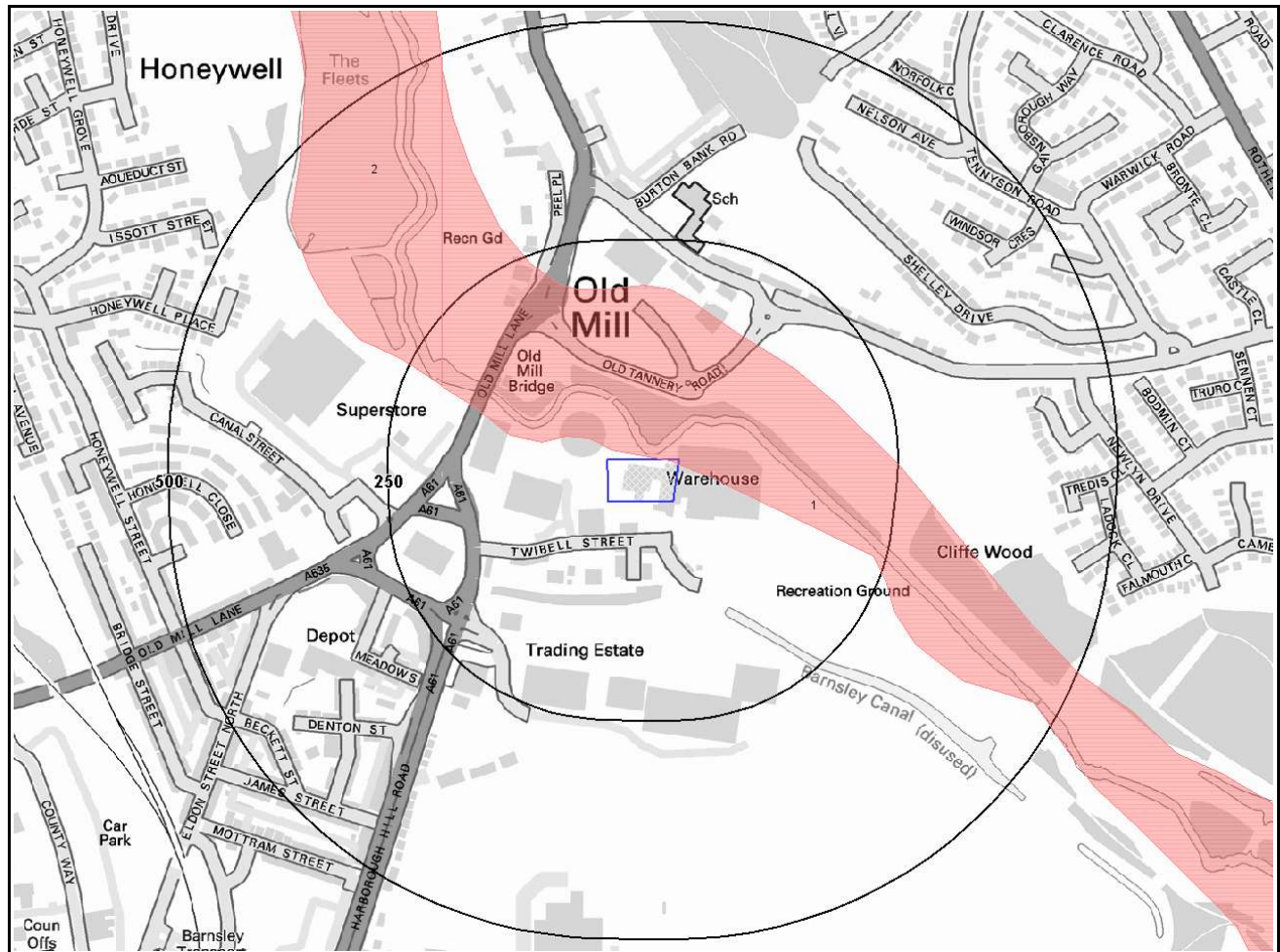
The database has been searched on site, including a 50m buffer.

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

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

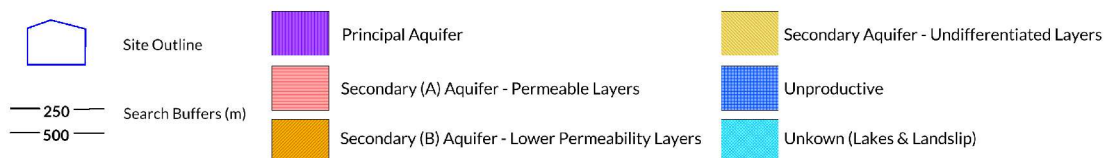
For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

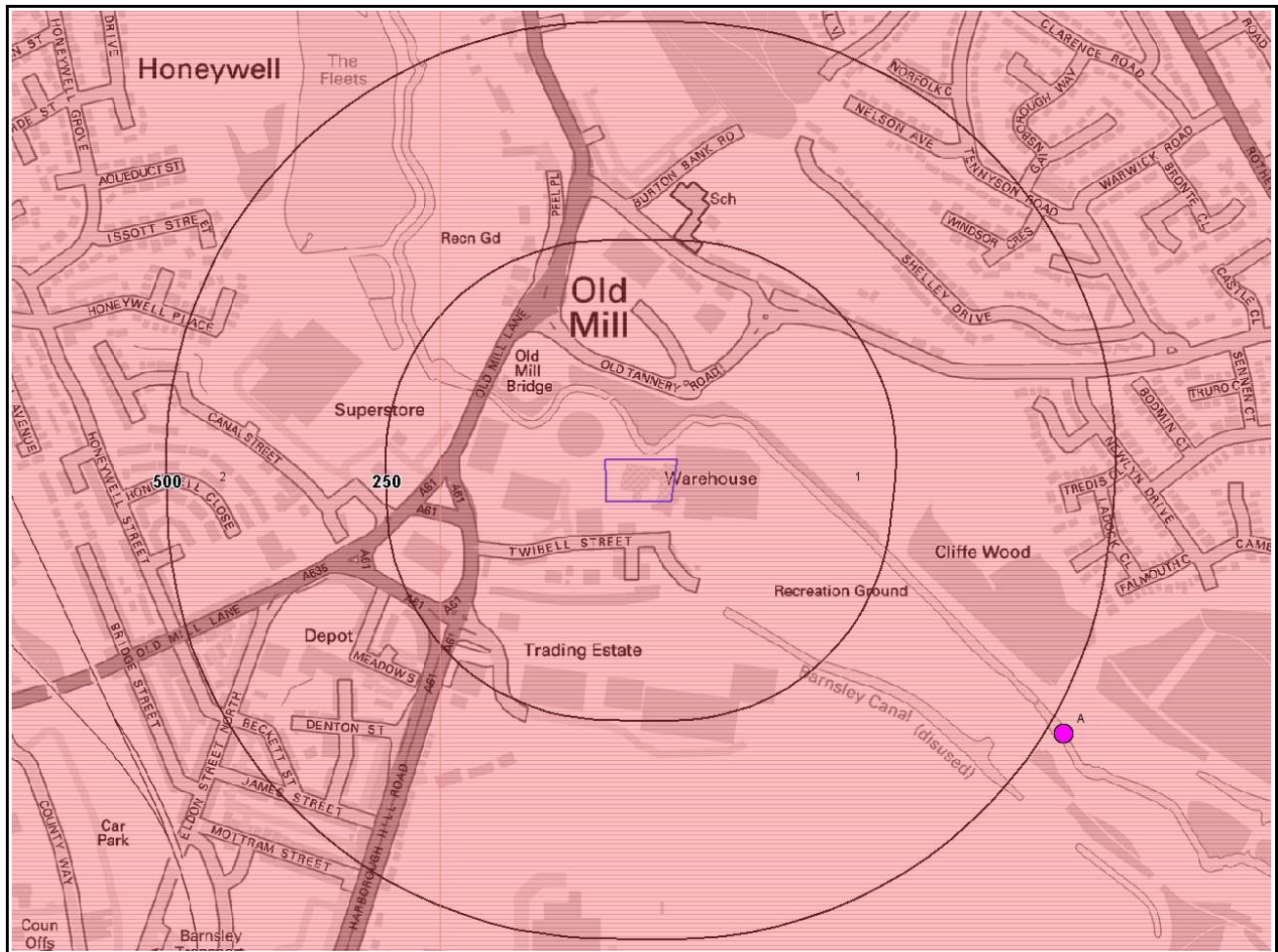
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Report Reference: 51001464145003

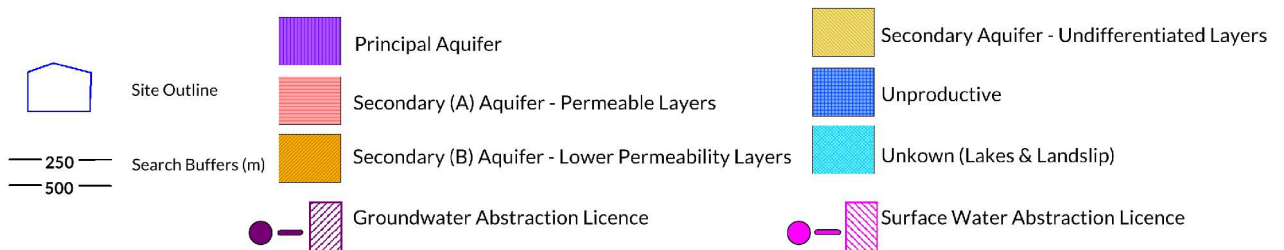
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6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

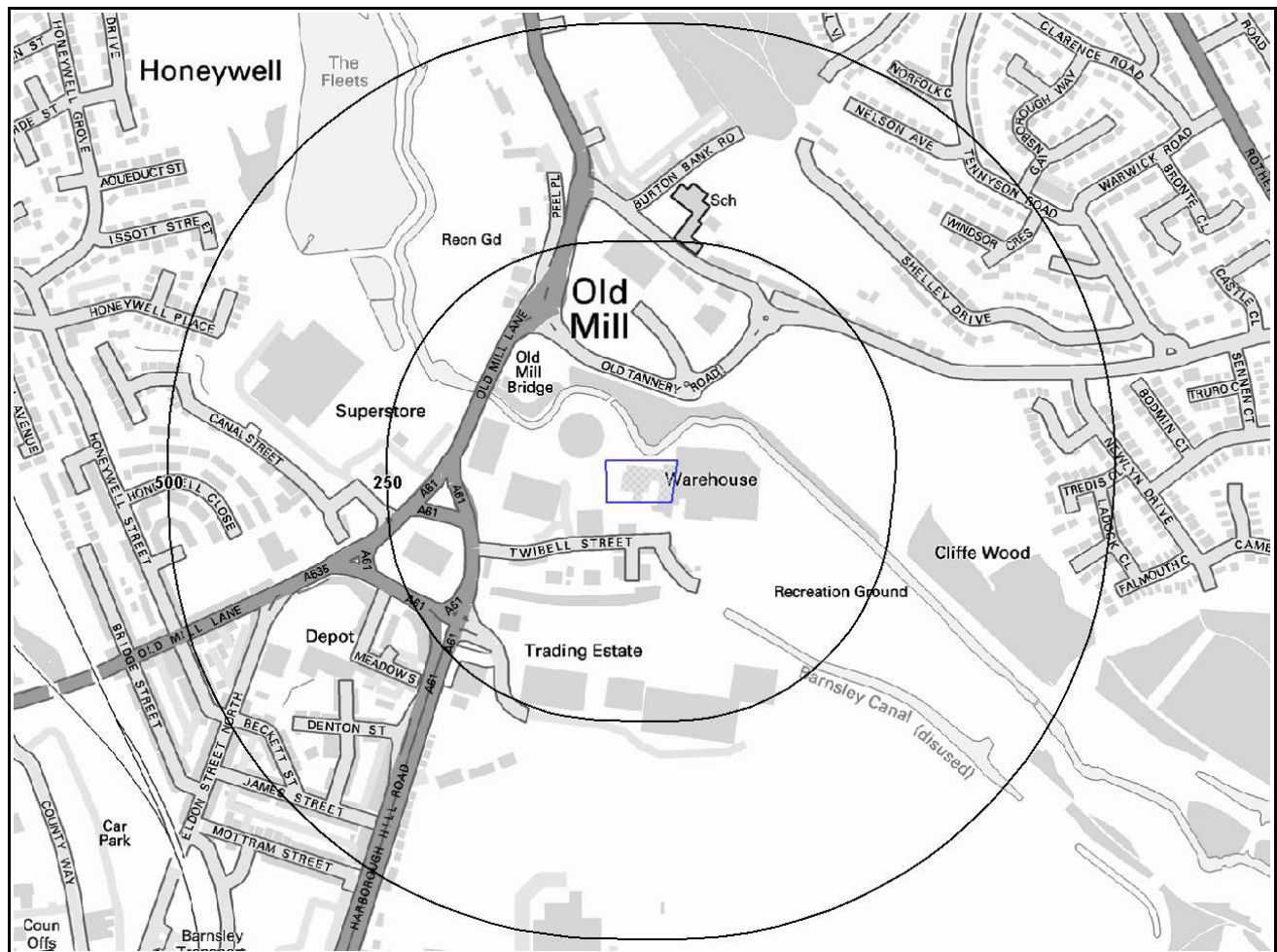
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Report Reference: 51001464145003

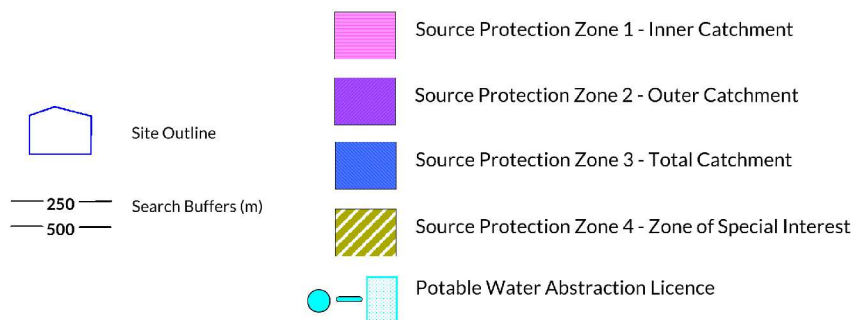
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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



SPZ and Potable Water Abstraction Licenses
Legend

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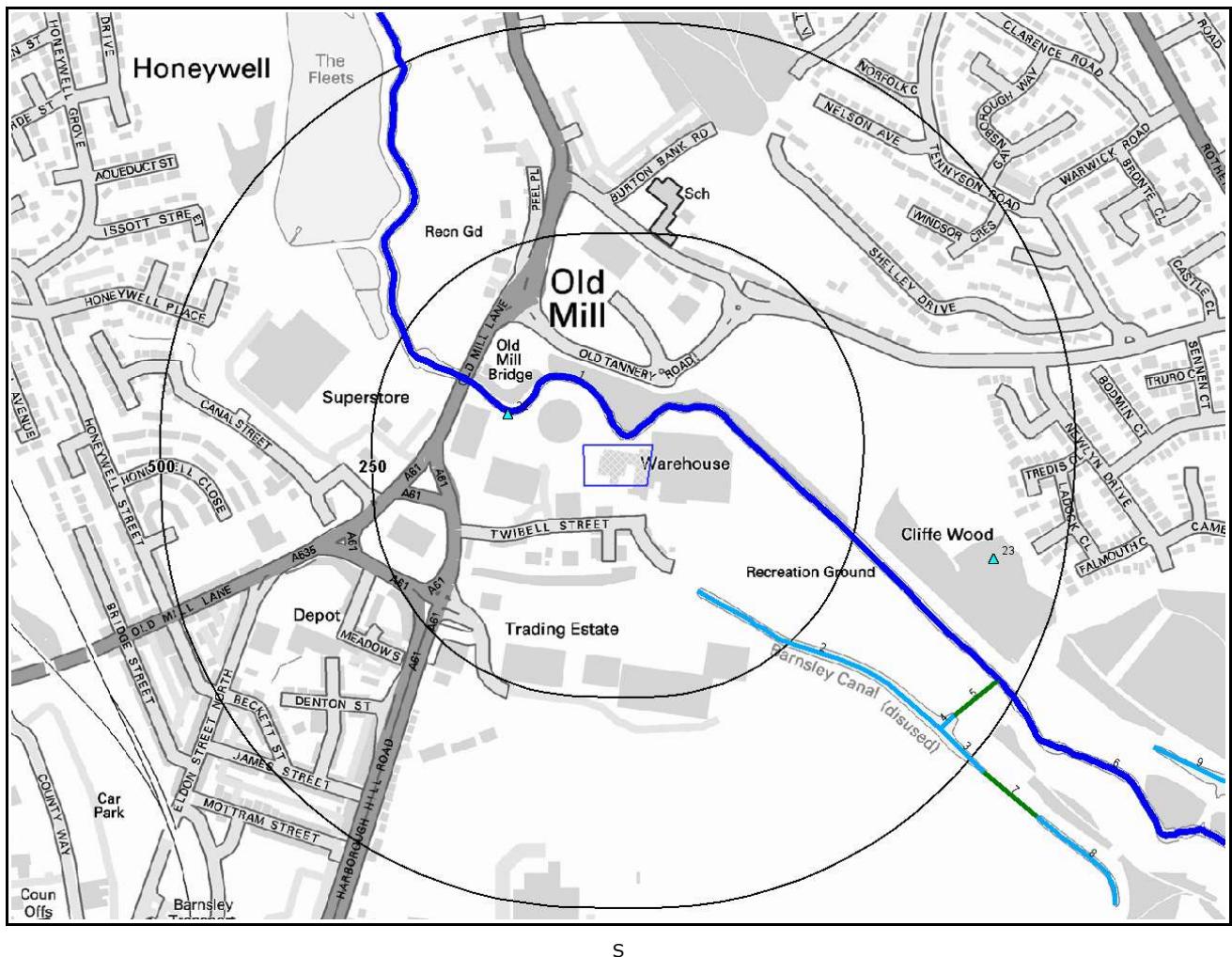


Legend:

- Site Outline
- Search Buffers (m)
 - 250
 - 500
- Source Protection Zone 1 - Inner Catchment
- Source Protection Zone 2C - Outer Catchment within Confined Aquifer
- Source Protection Zone 3C - Total Catchment within Confined Aquifer
- Potable Water Abstraction Licence

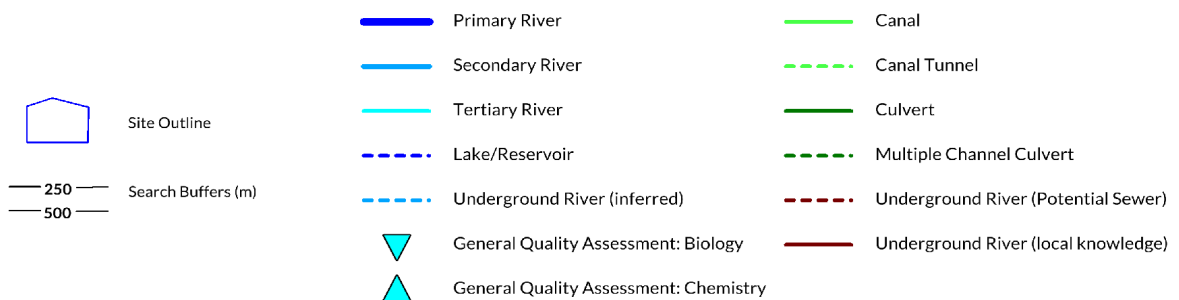
Page 38

6e. Hydrology – Detailed River Network and River Quality



Hydrology Detailed River Network and River Quality Legend

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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	207	NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	189	W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 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 within Bedrock Geology Map (6b):

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------

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Not shown 679 S 435336, 406441

Licence No: NE/027/0008/014
Details: Spray Irrigation - Direct
Direct Source: Groundwaters
Point: Borehole - Coal Measures -
Oakwell Road - Barnsley
Data Type: Point

Annual Volume (m³): 21400
Max Daily Volume (m³): 100
Original Application No: NPS/WR/016056
Original Start Date: 29/6/2015
Expiry Date: 31/3/2029
Issue No: 1
Version Start Date: 29/6/2015
Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

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

ID	Distance	Direction	NGR	Details	
8A	519	SE	435710, 406850	Licence No: 2/27/08/122 Details: Make-Up or Top Up Water Direct Source: Surface Water Point: River Dearne Data Type: Point	Annual Volume (m³): 7800 Max Daily Volume (m³): 86.6 Application No: 6891 Original Start Date: 7/10/1998 Expiry Date: 31/10/2006 Issue No: 101 Version Start Date: 1/8/2002 Version End Date:
9A	519	SE	435710, 406850	Licence No: 2/27/08/122 Details: Make-Up or Top Up Water Direct Source: Surface Water Point: River Dearne Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 6891 Original Start Date: 7/10/1998 Expiry Date: 31/10/2006 Issue No: 101 Version Start Date: 1/8/2002 Version End Date:
10A	519	SE	435710, 406850	Licence No: 2/27/08/141 Details: Make-Up Or Top Up Water Direct Source: Surface Water Point: River Dearne Data Type: Point	Annual Volume (m³): 7800 Max Daily Volume (m³): 86.6 Application No: 8254 Original Start Date: 13/3/2007 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: 1/4/2008 Version End Date:

6.5 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 Licences Map (6c):

ID	Distance	Direction	NGR	Details	
Not shown	1827	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	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 08082 Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: Version End Date:

Report Reference: 51001464145003

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Not shown	1827	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	Annual Volume (m³): 350000 Max Daily Volume (m³): 1400 Original Application No: 8082 Original Start Date: 1/1/2004 Expiry Date: 31/3/2017 Issue No: 1 Version Start Date: Version End Date:
Not shown	1862	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	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6598 Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 100 Version Start Date: Version End Date:
Not shown	1862	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	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 6598 Original Start Date: 23/3/1994 Expiry Date: 31/12/2003 Issue No: 101 Version Start Date: Version End Date:

6.6 Source Protection Zones

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

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

6.8 River Quality

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?

Yes

Biological Quality:

Database searched and no data found.

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for

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biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
22	96	W	435100, 407200	River Name: River Dearne Reach: New Lodge Old Mill End/Start of Stretch: Sample Point NGR	D	B	C	C	D
23	418	E	435673, 407028	River Name: River Dearne Reach: New Lodge Old Mill End/Start of Stretch: End of Stretch NGR	D	B	C	C	D

6.9 Detailed River Network

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

Yes

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

ID	Distance	Direction	Details
1	11	N	River Name: River Dearne Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
2	137	SE	River Name: Barnsley Canal (disused) Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
3	449	SE	River Name: Barnsley Canal (disused) Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
4	449	SE	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
5	453	SE	River Name: - Welsh River Name: - Alternative Name: - River Type: Culvert Main River Status: Currently Undefined
6	474	SE	River Name: River Dearne Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined

6.10 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:

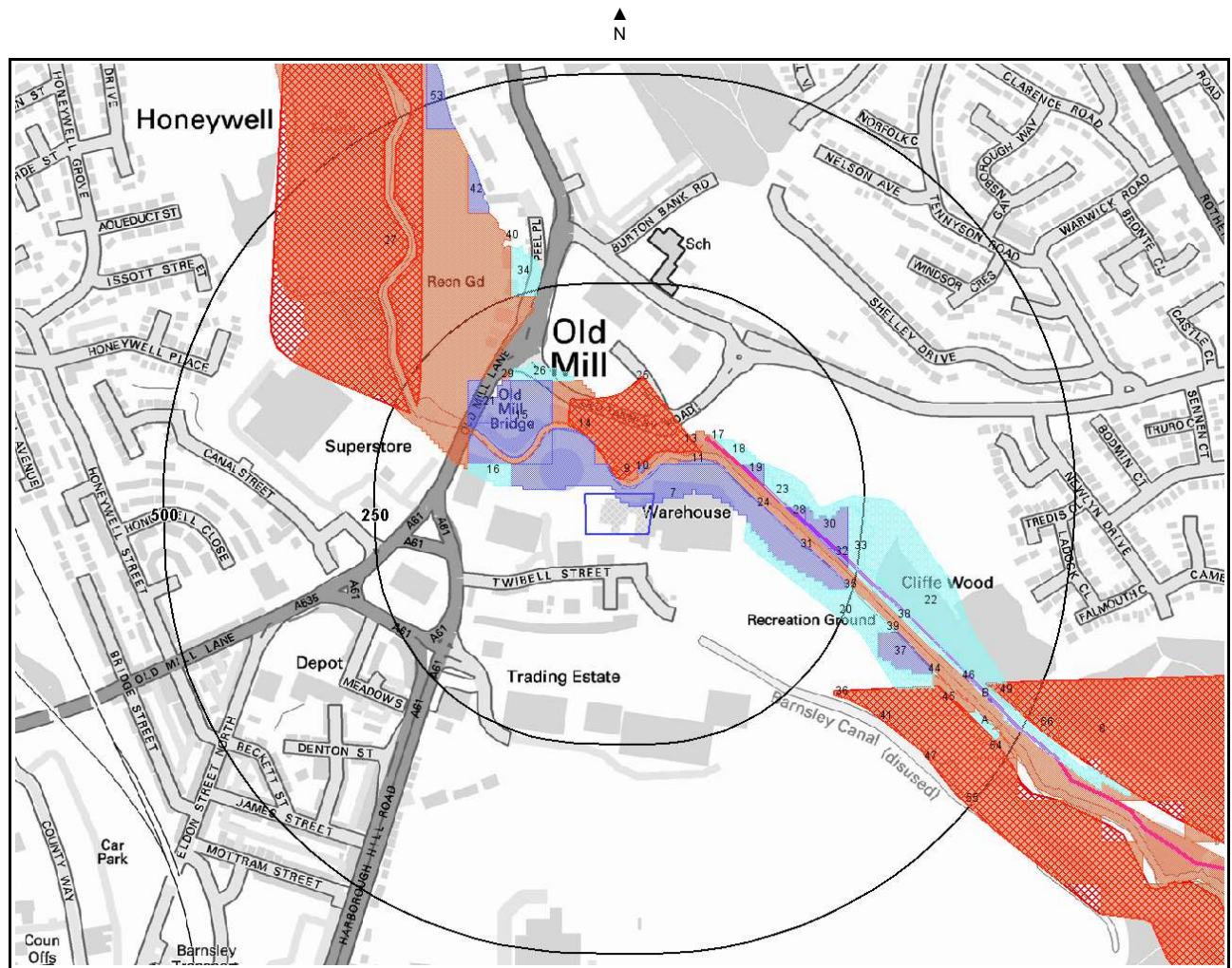
Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	Yes	Yes

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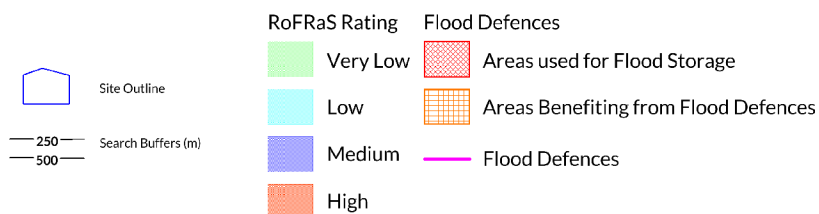
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7. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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

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7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site?

Medium

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Medium (greater than 1 in 100 but less than 1 in 30) chance of flooding in any given year.

The following floodplain records are represented on the RoFRaS Flood Map (7):

ID	Distance (m)	Direction	RoFRaS flood Risk
7	0	On Site	Medium
8	8	N	High
9	14	N	High
10	19	N	Medium
11	46	NE	Medium

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ?

Yes

The following flood defence records are represented as lines on the Flood Map:

ID	Distance (m)	Direction	Update
6	91	NE	31-Jan-2017

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

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

Yes

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? **Potential for groundwater flooding at surface**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Guidance: Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

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 BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

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

Moderate

Notes:

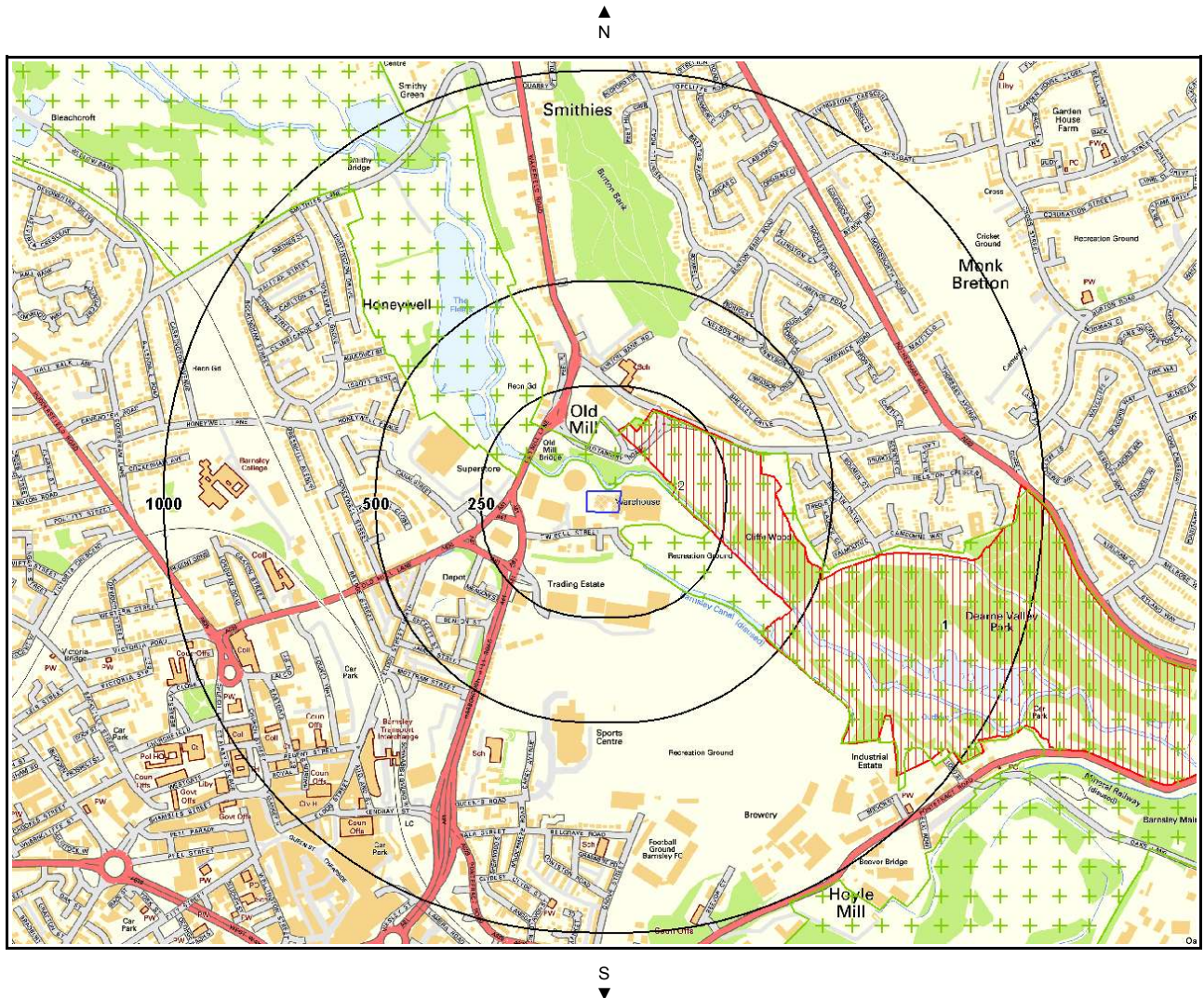
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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	Site Outline		AONB		Green Belt		National Nature Reserve
	Search Buffers (m)		National Park		Environmentally Sensitive Areas		Nitrate Sensitive Areas
			SSSI		Special Areas of Conservation		Local Nature Reserves
			Special Protection Areas		World Heritage Sites		Ramsar Sites

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **1**

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	98	NE	Dearne Valley Park	Natural England

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Report Reference: 51001464145003

Records of National Parks (NP) within 2000m of the study site:**0**

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site:**0**

Database searched and no data found.

Records of Green Belt land within 2000m of the study site:**1**

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
2	5	N	Liverpool, Manchester and West Yorks Greenbelt	Barnsley District (B)

9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? **Yes**

The following records within 500m from have been found within this search:

Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
489	S	O2	UMTS	17.85	2100.0	29.35
489	S	O2	GSM	17.65	900.0	22.75
489	S	O2	GSM	17.65	1800.0	23.25
494	S	Three	UMTS	18.0	2100.0	25.75
494	S	T-Mobile	GSM	17.5	1800.0	28.0
494	S	T-Mobile	UMTS	17.5	2100.0	19.0

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? **No**

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **Yes**

The following records within 500m have been found within this search:

Distance (m)	Direction
127	E

Guidance:Overhead power transmission lines and/or pylons have been identified in proximity to the study site. Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. The database is searched up to 500m.

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

10. Natural Hazards Findings

10.1 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 Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* 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
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

10.1.2 Landslides

What is the maximum Landslide* 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 slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

10.1.3 Soluble Rocks

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

Negligible

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

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

10.1.4 Compressible Ground

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

Moderate

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

Report Reference: 51001464145003

Hazard

Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

10.1.5 Collapsible Rocks

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

Very Low

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

Hazard

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

10.1.6 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.

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

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

No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

11. Non CON29M Mining Information

11.1 Coal Mining

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

Yes

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

11.2 Non-Coal Mining

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

Yes

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

Distance (m)	Direction	Name	Commodity	Assessment of Likelihood
0	On Site	Not available	Iron Ore (Bedded)	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

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

11.3 Brine Affected Areas

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

No

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

12. Contacts

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



**The Coal
Authority**

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



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



**Environment
Agency**

Public Health England

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



**Public Health
England**

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Barnsley Metropolitan Borough Council
Phone: 01226 770770
Web: <http://www.barnsley.gov.uk/>
Address: PO Box 634, Barnsley, South Yorkshir, S70 9GG

Get Mapping PLC

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



Acknowledgements

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

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Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Report Reference: 51001464145003

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

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, E-mail: admin@tpos.co.uk.

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

13. Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-sept-2016/>

Appendix 1

The Coal Authority CON29M Coal Mining and Brine Subsidence Claim report



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**UK POWER RESERVE
BLENHEIM COURT
LODE LANE
SOLIHULL
SOLIHULL
B91 2AA**

Our reference: **51001464145003**
Your reference: **17260 Twibell Street**
Date of your enquiry: **04 May 2017**
Date we received your enquiry: **04 May 2017**
Date of issue: **05 May 2017**

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

Non-Residential Enviro All-in-One - On Coalfield

TWIBELL STREET , BARNSELEY, SOUTH YORKSHIRE, S71 1JE

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	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 120m to 410m depth, and last worked in 1983.

Any movement in the ground due to coal mining activity should have stopped.

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. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section of the report.

Present

The property is not within a surface area that could be affected by present underground mining.

Future

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

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

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Mine entries

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

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

Coal mining geology

The Coal Authority is not aware of any damage 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

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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 subject property, or any property within 50 metres, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal 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

The Coal Authority has no record of a mine gas emission requiring action.

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.

Withdrawal of support

The property is in an area where notices to withdraw support were given in 1947, 1981.

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

Working facilities orders

The property is not in an area where 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 where 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

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. 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 applicable at the time the report was produced.

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Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	04 May 2017
Issued to:	UK POWER RESERVE BLENHEIM COURT LODE LANE SOLIHULL SOLIHULL B91 2AA
Property Search for:	TWIBELL STREET , BARNSELEY, SOUTH YORKSHIRE, S71 1JE
Reference Number:	51001464145003
Date of Issue:	05 May 2017
Cost:	£239.40
VAT @ 20%:	£47.88
Total Received:	£287.28
VAT Registration	598 5850 68

Location map



Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

