



**Town and Country Planning Act 1990  
Environmental Permitting (England & Wales) Regulations 2010**

**Phase I Contamination and Environmental Audit  
H5 Site Condition Record**

**Land and Buildings at Mitchell's Enterprise Park**

**Wombwell  
Barnsley  
South Yorkshire  
S73 8HR**

**On behalf of**

**GB Cullet Ltd**

**Mitchell's Enterprise Park  
Wombwell  
Barnsley  
South Yorkshire  
S73 8HR**

**Document Reference : S5/EPB2-6b**

**July 2012**

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# Phase I Contamination and Environmental Audit

## H5 Site Condition Record

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**GB Cullet Ltd**

**Land and Buildings at Mitchell's Enterprise Park**

**Wombwell  
Barnsley  
South Yorkshire  
S73 8HR**

**H5 – APPLICATION SITE CONDITION REPORT TEMPLATE**

**SECTIONS 1-3**

| 1.0 Site Details        |                                                                                                                                                       |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the applicant   | GB Cullet Ltd<br>Mitchell's Enterprise Park<br>Wombwell<br>Barnsley<br>South Yorkshire S73 8HR<br><br>Tel: 01226 270551<br>Email: gary@gbcullet.co.uk |
| Activity address        | Mitchell's Enterprise Park<br>Wombwell<br>Barnsley<br>South Yorkshire<br>S73 8HR                                                                      |
| National grid reference | SE 391 041 (439190, 404150)                                                                                                                           |

|                                                                                            |                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Document reference and dates for Site Condition Report at permit application and surrender | Phase I Contamination and Environmental Audit / H5 Site Condition Report (Permit Application Document Ref: S5/EPB2-6b) into which this template is incorporated.<br>Application Date: <b>TBC</b> |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                        |                                   |
|------------------------------------------------------------------------|-----------------------------------|
| Document references for site plans (including location and boundaries) | See Contents Page and Appendices. |
|------------------------------------------------------------------------|-----------------------------------|

**Note:**

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

| 2.0 Condition of the land at permit issue                                                                                                                                                                                                                                                                                      |                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>                                                                                                                                                                                 | Sections 7 and 8 and Appendices E and F<br>Section 10 and Appendix H<br>Section 9 and Appendix G                                          |
| Pollution history including: <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul> | Section 11 and Appendices J and L<br><br>Sections 4 and 13 and Appendix C<br><br>Section 5 and Appendix D<br><br>Section 5 and Appendix D |

|                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | Sections 4 and 5 and Appendix L                                                                                                                                                                                                                                                                                                                           |
| Baseline soil and groundwater reference data                                                                                                       | Soil: Not undertaken.<br>Groundwater: Not undertaken.                                                                                                                                                                                                                                                                                                     |
| <b>Supporting information</b>                                                                                                                      | <ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> </ul> |

| <b>3.0 Permitted activities</b>                                                                                                                          |                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Permitted activities                                                                                                                                     |                                                                                                                        |
| Non-permitted activities undertaken                                                                                                                      |                                                                                                                        |
| Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul> | H5 SCR Plan (Document Ref: S5/EPB2-6b Appendix B)<br><br>H1 Environmental Risk Assessment - (Document Ref: S7/EPB2-7). |

**Note:**

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

## Revisions

[illegible]

## 1 Executive Summary

- 1.1 This section summarises the findings of the report and any recommendations as appropriate. In order to gain a full understanding of the assessment undertaken and conclusions reached this section should be read in conjunction with the remainder of the report.
- 1.2 The site is considered to present a **Low to Medium** overall level of environmental risk in relation to the intended use of the site as a specialised Waste Transfer Station with Treatment. A number of issues and recommendations have been identified which are summarised below:
- The historical uses of the site are considered to indicate potential for contamination, the perceived significance of which is considered to range from slight to high.
  - The site would appear to be suitable for the planned use although the environmental permit is expected to require resurfacing of permeable yard areas and the provision of sealed drainage.
  - Regular maintenance of existing and future drainage systems must be undertaken.
  - A basic site investigation to identify the presence of contaminants that may attack pipework and or concrete foundations should be considered to inform surfacing and drainage works.
  - The potential for ACMs within the fabric of the building cannot be entirely discounted given that it was constructed before 1999. An asbestos management plan should therefore be developed to comply with the Control of Asbestos Regulations 2012.
  - A potential for ground gas ingress has been identified due to infilled ground in the area and the client may therefore wish to seal any gaps in floor joints and around service entry points and ensure adequate ventilation of confined spaces.

## 2 Introduction

- 2.1 AC Environment Solutions Ltd was given instruction to proceed with a Phase I Contamination and Environmental Audit / Site Condition Record for the site identified as Land and Buildings at Mitchell's Enterprise Park, Wombwell, Barnsley, South Yorkshire S73 8HR by Mr Gary Hopkins of GB Cullet Ltd on 27 April 2012. It is understood that the client intends to operate a specialised Waste Transfer Station with Treatment at the site and that this study has been undertaken in support of a planning application for change of use, the environmental permit application and as due diligence for the purchase of the southern site area.
- 2.2 A location plan, showing the position of the site in relation to the surrounding area, is presented at Appendix A and a site plan, comprising the plot of a topographical survey undertaken in April 2012 and showing the extent of the property is presented at Appendix B.
- 2.3 This report comprises a Phase I preliminary desk study to provide details of baseline conditions and assess the potential for environmental risk which may impact both upon the development of, and the intended future use of, the site. No intrusive testing has been carried out as part of this phase of the assessment. (The report may be used as both a reference point and an informative tool by the client in the design of future investigative works in the event that a potential for environmental risk, including the potential for significant issues associated with the presence of any contamination is identified.)
- 2.4 This study includes information from a number of relevant sources including Ordnance Survey mapping, British Geological Survey the Environment Agency, the Local Authority and other environmental bodies. The majority of the information has been collectively sourced from Landmark Information Group Ltd in the form of an industry standard data report which has been interpreted and incorporated into this report.
- 2.5 It should be noted that since the data was obtained it has become apparent that the boundary of the site within its central part had been incorrectly delineated across an adjacent piece of land. Although this will not affect the majority of the data it is noted that the historical OS maps suggest both shafts associated with the former colliery would be within the site although one is known to be located within the adjacent yard to the south-east.
- 2.6 A site visit was undertaken by AC Environment Solutions on 9 May 2012 to observe, photograph and obtain data on the site as it currently exists.
- 2.7 The conclusions reached in this report are necessarily restricted to those which can be determined from available information and may be subject to amendment in the light of additional information becoming available or to changes in relevant legislation.
- 2.8 The writer knows of no conflicts of interest in the production of this report.

### **3 Site Location and Topography**

- 3.1 The site is located within Mitchell's Enterprise Park off Bradberry Balk Lane at the northern edge of Wombwell near Barnsley, as shown on the location plan provided within Appendix A.
- 3.2 The National Grid Reference for the site is SE 391 041 or (439190, 404150) and the property is known to be less than 0.61 hectares in aerial extent.
- 3.3 The site generally slopes from north-west to south-east, as demonstrated on the plot from the topographical survey although the yard within the southern part of the site slopes gently towards the estate's access road. The nature of the site as it currently exists is described in detail in section 5 of this report.

## 4 Site History

- 4.1 The history of the site and its surroundings has been ascertained from historical Ordnance Survey (OS) map extracts obtained from Landmark Information Group. Copies of the maps are presented in Appendix C.

- 4.2 As previously noted, since the data was obtained it has become apparent that the boundary of the site within its central part had been incorrectly delineated across an adjacent piece of land. Where in the site history the maps suggest that two shafts are within the site it is known that one is located on adjacent land to the south-east.

### **1:10,560 Scale Ordnance Survey extracts of 1854 & 1855 (1854 on site)**

- 4.3 The site comprises an area of agricultural land to the east of the Dearne and Dove Canal. A towing path is shown to exist between the canal and the site's south-western boundary.
- 4.4 The surrounding area is generally rural in nature with a railway located approximately 30 metres to the north-east and the River Dove beyond at a location approximately 250 metres from the site. The railway is identified as the South Yorkshire Railway from which two spurs are apparent at Aldam Junction, approximately 130 metres to the north-west of the site. Oldham Mill is located alongside the river approximately 470 metres to the north-west and a mill goit, serving Nether Woodhall Corn Mill is identified beyond the river to the north-east.
- 4.5 The village of Wombwell is apparent approximately 1 kilometre to the south-east. An old sandstone quarry is identified within the centre of the village and Wombwell Main Colliery is identified at a location approximately 1.35 kilometres to the south-west adjacent to a railway line.

### **1:2,500 Scale Ordnance Survey extract of 1892**

- 4.6 The site has been redeveloped and forms part of Mitchell Main Colliery incorporating colliery buildings with rail access.
- 4.7 Aldham Glass Bottle works has been developed on land to the south-west of the canal at a location approximately 30 metres to the south-west of the site.
- 4.8 A number of residential dwellings have also been constructed beyond the canal, approximately 100 metres to the south of the site.

### **1:10,560 Scale Ordnance Survey extract of 1893 (no coverage of site)**

- 4.9 This extract gives no coverage of the subject site but shows premises beyond a distance of 1 kilometre to the south. It is apparent that the Wombwell Main Colliery has been further developed and a brickyard, a school and a number of residential dwellings have been established nearby.

### **1:10,560 Scale Ordnance Survey extract of 1894**

- 4.10 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.

- 4.11 Darfield Main Colliery and South Yorkshire Sanitary Tube Works have both been established beyond Netherwood Mill approximately 800 metres to the east of the site. Railway access has been provided to each of these uses and an additional piece of railway, identified as Aldham Curve, has been developed approximately 700 metres to the west.
- 4.12 Coke ovens are shown to have been added to the Wombwell Main Colliery at a distance to the south-west and an area of spoil is also apparent.
- 4.13 The River Dove is shown to flow in a south-easterly direction on this extract.
- 4.14 Residential development is apparent extending Wombwell in a north-westerly direction. A glass bottle works and a gas works have been established within Wombwell to the east of the canal at a location approximately 1.2 kilometres to the south-east of the site.

**1:2,500 Scale Ordnance Survey extract of 1906**

- 4.15 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.16 Colliery buildings located adjacent to the railway, approximately 20 metres to the north-east of the site, are identified on this extract as coke ovens and a gasometer is located approximately 24 metres to the north. The tipping of spoil has commenced on land beyond the railway approximately 80 metres to the north-east.
- 4.17 Aldham Glass Bottle Works has been extended and a number of residential dwellings have been constructed along Wombwell Lane approximately 125 metres to the south-west of the site. Allotment gardens have been created beyond Wombwell Lane close to the dwellings.

**1:10,560 Scale Ordnance Survey extracts of 1905 & 1907 (1907 on site)**

- 4.18 There remains no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.19 Stairfoot Brick Works, with an associated area of surface mineral extraction, is located approximately 1.35 kilometres to the north-west, adjacent to the railway.

**1:2,500 Scale Ordnance Survey extract of 1931**

- 4.20 A chimney and a mine shaft are identified within the central area of the site. A second shaft is located on adjacent land to the south-east of the central part of the site.
- 4.21 The gasometer is identified on this extract as a tank and further tanks are shown within the colliery complex approximately 35 metres to the north-east of the site.
- 4.22 Additional tipping of spoil materials has taken place beyond the railway to the east so that the waste extends up to the River Dove. Two of the coke ovens appear to have been relocated to land beyond Bradberry Balk Lane approximately 260 metres to the south-east and further buildings and tanks have been developed around them.
- 4.23 Tramlines are apparent on Wombwell Lane, approximately 150 metres to the south-west.

**1:10,560 Scale Ordnance Survey extract of 1931**

- 4.24 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.25 Additional development of a residential nature has taken place on the outskirts of Wombwell.
- 4.26 Netherwood Hall Mill and the nearby sanitary tube works are no longer identified although Darfield Main Colliery remains and the tipping of waste materials is apparent in the area.
- 4.27 Sewage filter beds are identified on land adjacent to Wombwell Main Colliery approximately 1.35 kilometres to the south-west.

**1:10,560 Scale Ordnance Survey extract of 1938**

- 4.28 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.29 Further residential development is apparent on the western edge of Wombwell.

**1:10,560 Scale Ordnance Survey extracts of 1938 & 1948 (1938 on site)**

- 4.30 There is no apparent material change to the subject site or surrounding area since the preceding extract of the Ordnance Survey.

**1:10,560 Scale Ordnance Survey extract of 1948**

- 4.31 There remains no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.32 However, the extent of the spoil tip associated with the colliery has again been extended on land beyond the railway to the east.
- 4.33 The glass bottle works beyond the canal to the south-west is not identified on this extract and the majority of associated buildings seem to have been cleared.

**1:10,000 Scale Ordnance Survey extracts of 1955 & 1956 (1956 on site)**

- 4.34 There remains no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.35 However, an amount of change has taken place within the wider area of the colliery with the coke ovens no longer present.
- 4.36 The Aldham Glass Bottle Works is identified although little of the infrastructure remains. A clay pit has been established just to the north-east of the previously identified Stairfoot Brick Works.
- 4.37 Further residential development is underway within the western part of Wombwell to the south.
- 4.38 The mill goit previously located to the north-east is not shown on this extract.

**1:2,500 Scale Ordnance Survey extract of 1962**

- 4.39 The Mitchell Main Colliery is no longer identified as such and the majority of buildings and rail tracks have been cleared although extensive spoil heaps remain apparent beyond the railway. A number of small buildings associated with the colliery remain, several of which encroach within the subject site. The southernmost of the two shafts is annotated while the location of the other is within one of the remaining buildings within the central part of the site.
- 4.40 The glass bottle works beyond the canal has been occupied as a builder's yard, whilst a warehouse has been constructed to the north-west of this, approximately 115 metres to the south-west of the site. A works is identified close to the residential dwellings approximately 130 metres to the south.
- 4.41 A garage has been developed on the former allotments adjacent to Barnsley Road and residential development is shown within the allotments and in fields to the south.

**1:10,000 Scale Ordnance Survey extracts of 1966 & 1967 (1966 on site)**

- 4.42 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.43 Additional residential development, with associated schools and allotments, has taken place at the north-western edge of Wombwell.
- 4.44 Darfield Main Colliery and Wombwell Main Colliery remain apparent with large areas of associated tipping although they are both identified only as mines on this extract.
- 4.45 One of the railway spurs to the west is identified as having been dismantled.

**1: 2,500 Scale Ordnance Survey extracts of 1970 & 1971 (1970 on site)**

- 4.46 A single building remains on site at the location of the northern of the two shafts. The second shaft is still identified on land to the immediate south-east.
- 4.47 The residential dwellings constructed at the same time as the colliery have been cleared although the works beyond the canal to the south has been extended and is identified as an Engineering Works. A Textile Factory has been developed approximately 175 metres to the west of the site and further residential dwellings have been built to the north-west of the garage, approximately 170 metres to the south-west of the site.
- 4.48 The canal has fallen into disuse and has been infilled from a location to the immediate west of the site to the north. The remaining part of the canal is shown to comprise reed beds.

**1:10,000 Scale Ordnance Survey extract of 1974 (no coverage of site)**

- 4.49 This extract gives no coverage of the subject site but shows premises beyond a distance of 750 metres to the north. The clay pit adjacent to the Stairfoot Brick Works is shown has disused and containing an amount of tipped material.

**1:2,500 Scale Ordnance Survey extracts of 1978 & 1980 (1980 on site)**

- 4.50 A compound has been established around the two shafts in the vicinity of the site.

- 4.51 The spoil heap, formerly associated with Mitchell Main Colliery, appears to have become vegetated with a mixture of coniferous and non coniferous trees.
- 4.52 Industrial development has taken place on and beyond the infilled canal to the west with a number of works and warehouses while further residential dwellings are apparent beyond the Textile Factory.

**1:10,000 Scale Ordnance Survey extracts of 1980, 1983 & 1984 (1980 on site)**

- 4.53 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.54 The engineering works beyond the canal to the south appears to have been further extended.
- 4.55 Extensive areas of spoil are shown associated with Darfield Main Colliery on land beyond the River Dove to the north-east and an area of opencast workings is shown approximately 250 metres to the north of the site.
- 4.56 Wombwell Main Colliery is no longer apparent, all of the infrastructure and associated areas of spoil are shown as open fields.
- 4.57 The bottle works and gas works formerly identified within Wombwell to the south-east appear to have been cleared.
- 4.58 Further residential development has taken place beyond the textile factory to the west.

**1:1,250 Scale Ordnance Survey extract of 1982**

- 4.59 A track has been established from Bradberry Balk Lane across the southern part of the site to the compound.
- 4.60 The remaining part of the canal is identified as a drain and appears to feed into a surface ditch drain just to the south of Bradberry Balk Lane, approximately 160 metres to the south-east.

**1:2,500 Scale Ordnance Survey extracts of 1985 & 1986 (1985 on site)**

- 4.61 There is no apparent material change to the subject site or surrounding area since the preceding extract of the Ordnance Survey.

**1:10,000 Scale Ordnance Survey extracts of 1989**

- 4.62 There is no apparent material change to the subject site since the preceding extract of the Ordnance Survey.
- 4.63 The majority of the railways in the area are shown to have been dismantled and further industrial development has taken place to the west although the exact nature of this is not detailed.
- 4.64 Darfield Main Colliery remains although a number of the associated tips are identified as disused and disused workings are also shown.

**1:1,250 Scale Ordnance Survey extract of 1993**

- 4.65 There is no apparent material change to the subject site or surrounding area since the preceding extract of the Ordnance Survey.

**1:10,000 Scale Ordnance Survey extract of 1993 (no coverage of site)**

- 4.66 This extract gives no coverage of the subject site but shows premises beyond a distance of 750 metres to the north. No material change is apparent within the area available.

**1:1,250 Scale Ordnance Survey extracts of 1993 & 1994 (1994 on site)**

- 4.67 Redevelopment of the colliery site is apparent with the shafts having been replaced with obelisks as markers and an access road constructed to the immediate north-east of the subject site.
- 4.68 Twelve units, identified as Mitchells Enterprise Centre, have been established beyond the access road approximately 35 metres to the east.

**1:1,250 Scale Ordnance Survey extract of 1994 (no coverage of site)**

- 4.69 This extract gives no coverage of the subject site but shows premises beyond a distance of 235 metres to the south-west. No material change is apparent within the available area.

**1:10,000 Scale Ordnance Survey extracts of 2006**

- 4.70 A commercial/industrial building has been constructed within the southern site area.
- 4.71 Further commercial/industrial buildings have been developed nearby to the north-east and south-east of the site although the exact nature of these is not detailed.
- 4.72 Darfield Main Colliery is no longer shown and much of the associated area of tipped spoil is shown only as open fields.

**1:10,000 Scale Ordnance Survey extracts of 2011**

- 4.73 The central part of the site is shown as a yard with bays and the northernmost area is seen to be vegetated.

**Hansard report of House of Commons debate held on 11 April 1933**

- 4.74 Records indicate that a debate was held in the House of Commons on 11 April 1933 during which Mitchell Main Colliery was discussed following the dismissal of 1500 miners. It is apparent from minutes of the discussion that Mitchell Main Colliery was gas supplier for the 'urban council of *Wombwell*' and also suggested that the local glass works would have to shut down in the event of the colliery closing. It is also indicated that '*two pairs of drifts*' were driven down to get at the Silkstone seam.

## 5 Site Reconnaissance

- 5.1 An inspection of the subject site was undertaken by AC Environment Solutions Ltd on 9 May 2012 in the presence of Mr Bryn Hopkins, Mr Gary Hopkins and Mr James Hopkins of GB Cullet Ltd. The RICS property observation checklist for commercial and industrial premises was completed during the course of the visit to record obvious potential for contamination and representative photographs were taken. The weather at the time of the inspection was sunny although the sky clouded over during the course of the morning.
- 5.2 The site was observed to comprise two yard areas and an industrial portal framed building with gated parking. A number of metal containers were observed within the northern yard area providing workshop, storage and welfare facilities for the site workers.
- 5.3 The site is occupied by GB Cullet Ltd for recycling windows and is understood to operate under exemption.
- 5.4 Mr Gary Hopkins indicated that their application for planning consent and a bespoke environmental permit should be completed at the earliest opportunity and that any site management issues highlighted would be addressed.
- 5.5 The main site building contains two storey offices and a workshop / warehouse which extends to the full height of the portal frame. The external facades were noted to be clad in a combination of brick and profiled metal sheeting with metal sheeting to the roof. The building appeared to be in sound physical state of repair and security was noted in the form of security gates and CCTV.
- 5.6 The southern yard and vehicle parking area were both seen to be surfaced in tarmacadam hardstanding sloping gently towards the road and a single drainage gully was noted, at a location adjacent to the entrance gate. Two square inspection chamber covers were observed on the verge just outside the gate although the exact nature of these was not ascertained and a further two, small round covers were noted adjacent to the north-eastern corner of the building.
- 5.7 Mr Gary Hopkins indicated that the building had previously been known as Acorn House and had been used, along with the yards, for the manufacture and sale of concrete products. Many of the boundaries of the site were noted to have been constructed from concrete, having been built during the site's occupation by Acorn Concrete Products.
- 5.8 At the time of inspection GB Cullet Ltd had commenced using the office space in preference to their former office within the northern yard although they were not fully re-organised. The workshop / warehouse was seen to be in use for secure storage and the sorting of materials.
- 5.9 A fuel storage tank containing red diesel and comprising an Intermediate Bulk Container (IBC) within a metal tank, to provide 110% bunding capacity, was noted within the workshop / warehouse. It is understood that this was moved from the northern yard area for security reasons following a recent attempted burglary. An IBC containing Adblue for use with the red diesel in site machinery was also noted within this area. No obvious staining was observed to the floor in the vicinity of the observed chemical storage. A forklift within the building was seen to be fuelled with Liquid Petroleum Gas and several LPG canisters were observed.

- 5.10 A partially constructed portal framed structure was observed to the immediate south-west within the southern yard. The yard was also observed to be used for storage during the inspection.
- 5.11 The northern yard is accessed through a security gate to the immediate north of the main building. A shared access is utilised by GB Cullet and two adjacent occupiers, KC Fibreglass and Beedan Camm Scaffolding, and was observed to be surfaced in tarmacadam.
- 5.12 Upon entry to the northern yard it was apparent that this is split into two areas, the southern part of which appeared to be surfaced in compacted tarmac road shavings and is understood to be occupied under a lease agreement. The northern of the two parts is understood to be owned by GB Cullet Ltd and is predominantly surfaced in concrete hardstanding although the surface at the southern edge was observed to comprise mixed secondary aggregates.
- 5.13 No formal drainage was observed within either area of the northern yard and Mr Bryn Hopkins indicated that other than on the concrete slab (which slopes gently to the south-west), rainwater ponds at certain locations (as observed during the inspection) and soaks into the surface at others.
- 5.14 The southern part of the northern yard was seen to be in use for storage and no significant potentially contaminative materials were observed in this area. A plinth was noted within its central part which is understood to mark the location of a historic mine shaft, having formerly been identified by an obelisk.
- 5.15 Mr Bryn Hopkins advised that subsidence had previously taken place at the location where there is an access between the two parts of the yard. It is understood that a hole created by this highlighted the presence of a void space in this area and they had excavated to find two rooms which were devoid of fill material. On subsequently comparing the location identified to historical mapping it is considered probable that these were basement rooms or chambers associated with a chimney, the building may have been cleared to ground level and the basements left intact so that, when the colliery was reclaimed and the ground level was raised, the weak void was hidden.
- 5.16 The northern part of the yard contains GB Cullet's recycling operations. A weighbridge is sited along the south-western boundary and a number of sorting bays are located along the north-eastern edge of the concrete slab.
- 5.17 Several metal containers were noted which are used for welfare facilities, an office and the secure storage of miscellaneous items including paint and sealant. Several LPG canisters were located away from vehicle movements between the southernmost bay and the storage container.
- 5.18 An area of ground adjacent to the storage container, apparently having been the former location of the diesel storage tank, was wet at the time of the inspection due to the use of a hose for the damping down of dust although it appeared that minor hydrocarbon spillages may have occurred associated with the refuelling of site machinery. Fire damage was noted to the security fence along the north-western boundary.
- 5.19 The surrounding area is predominantly industrial in nature with Geedan Camm (scaffolding) and KC Fibreglass both sharing the subject site's northern gated

access, Norvik (glazing manufacturer) to the immediate north-east, and Onyx Conversions (coach conversions) to the immediate south-east.

- 5.20 An area of land has been cleared of vegetation immediately to the north-east of the northern yard area following a planning consent being granted for Norvik to develop the area. It is also understood from Mr Bryn Hopkins that this area was previously densely vegetated with mature trees. A footpath was observed beyond the open ground and a vegetated embankment was seen beyond.
- 5.21 Within the remainder of Mitchell's Enterprise Park signage indicates occupiers including Hoard It (branded perimeter systems), WK Stubbings (printers), Bespoke Glass Fibre Solutions, Avery Weigh-tronix, Edward Marcus Ltd, Urban Garden, Fittleworth, Keith's Way (dog training and pet food), Design Interiors and Floor Sense (UK) Ltd. A telecommunications mast was observed on the verge adjacent to Onyx Conversions and an electricity substation was noted further to the south-east near the junction with Bradberry Balk Lane.
- 5.22 Vegetated areas exist immediately adjacent to the north-western and south-western boundaries. It is understood that a footpath exists parallel to the site boundary to the south-west which was originally the tow-path to the Dearne & Dove Canal, a remainder section of which exists to the south-west of the southern site area. The canal channel was noted to be densely vegetated with a shallow water level and, Japanese Knotweed was observed on its banks beyond Bradberry Balk Lane at a distance to the south.
- 5.23 An extensive factory complex, occupied by Billington Structural Steelwork, exists beyond the remainder of the canal to the south-west, beyond which a residential area was observed. To the north-west of Billington's site, and south-west of the subject site, is a further industrial estate with occupiers including Wombwell Tyres Ltd, M-Tec Motorsport, Perfect A Carwash, Acorn Brewery, Highline, Mayfayre, Aluminium Windows, Doors & Shop Fronts and Express Blinds & Curtains. From the Ordnance Survey mapping it is apparent that a number of these are built on the infilled canal and it was particularly noted that a vehicle maintenance facility has a secured yard containing numerous unbanded 205 litre chemical drums as well as IBCs and other unidentified containers at a location above the former canal.

## **6 Site Photographs**

- 6.1 Photographs taken on the day of the site inspection are included at Appendix D of this report. These are provided in order to demonstrate both an overview of the site and illustrate any pertinent considerations for the purposes of this report.

## **7 Geology**

- 7.1 Geological mapping, extracts from which are presented at Appendix E, have been interpreted for the presence of artificial ground and landslips as well as for superficial and solid geology.

### **Artificial Ground and Landslips**

- 7.2 The site itself is directly underlain by an area of known made ground where man made deposits such as embankments and spoil heaps are above the natural ground surface. Numerous additional areas of made ground are identified in the surrounding area with the nearest being located beyond the dismantled railway approximately 60 metres to the north-east.

### **Superficial Geology**

- 7.3 The site and immediate surrounding area is not directly underlain by Superficial Deposits although Alluvial Deposits associated with the River Dove are identified on land approximately 15 metres to the north-east.

### **Solid Geology (Bedrock and Faults)**

- 7.4 The solid geology underlying the majority of the site comprises mudstones, siltstone and sandstone of the Pennine Middle Coal Measures Formation.
- 7.5 The site is directly affected by a fault from south to north through its central area and on the western side of the fault the uppermost solid geological strata is Oaks Rock sandstone.

### **Boreholes**

- 7.6 The British Geological Survey GeoIndex indicates that there are no borehole records within the subject site. However, a borehole is identified to the north-west, within the bounds of the former Mitchell's Main Colliery. The log indicates that the borehole, dating from 1899, was sunk to a depth of approximately 531 metres with strata recorded from a depth of 280 metres. The strata encountered were Westphalian Coal Measure rocks of the Carboniferous with Westphalian B from the surface to a depth of approximately 435 metres and Westphalian A beneath.