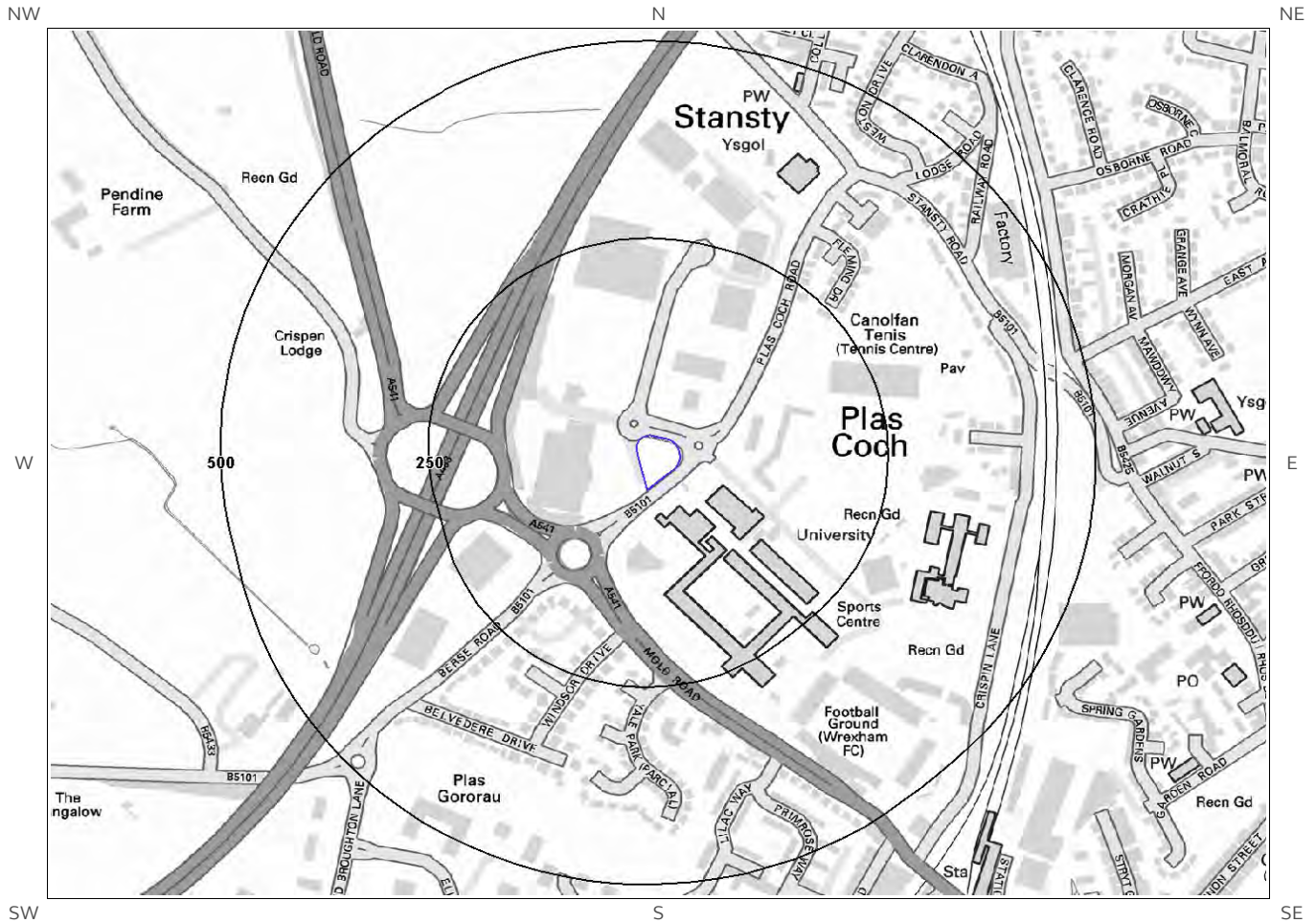
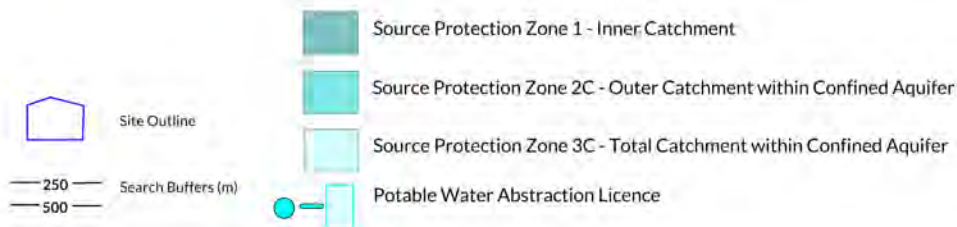


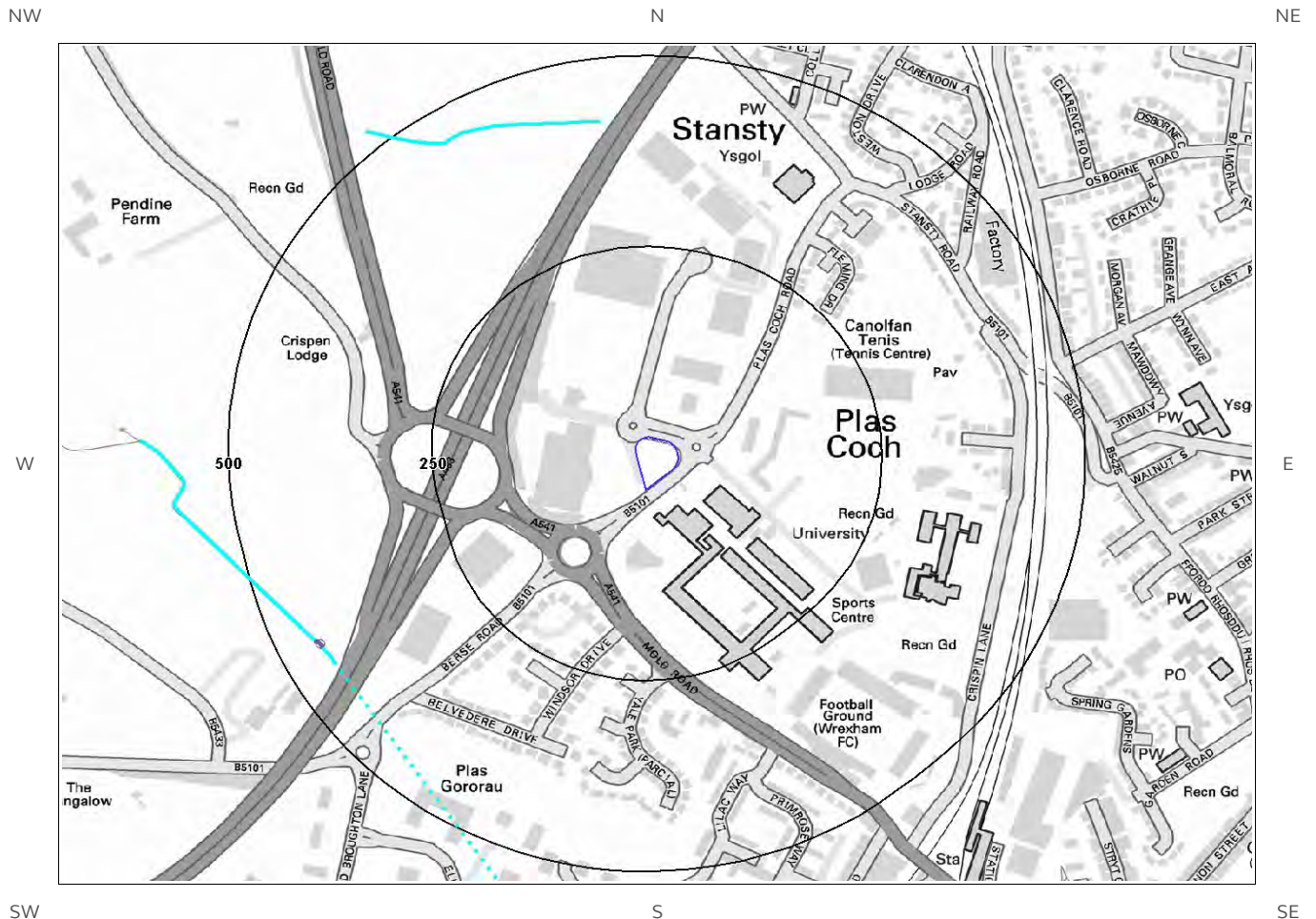
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification 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 Enviro Insight 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
4	25	N	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	170	NE	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

Records of strata classification 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 Enviro Insight 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

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details
Not shown	515	S	332600 350780	Status: Historical Licence No: 24/67/7/0012 Details: Process water Direct Source: EAW Groundwater Point: WELL NO.1 Data Type: Point Name: Carlsberg Tetley Brewing Ltd. Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 25/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/05/1970 Version End Date:
Not shown	588	S	332630 350710	Status: Historical Licence No: 24/67/7/0012 Details: Process water Direct Source: EAW Groundwater Point: WELL NO.3 Data Type: Point Name: Carlsberg Tetley Brewing Ltd. Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 25/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/05/1970 Version End Date:
Not shown	615	S	332610 350681	Status: Historical Licence No: 24/67/7/0012 Details: Process water Direct Source: EAW Groundwater Point: WELL NO.2 Data Type: Point Name: Carlsberg Tetley Brewing Ltd. Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 25/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/05/1970 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1083	S	332350 350230	Status: Historical Licence No: 24/67/7/0135 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: RIVER GWENFRO Data Type: Point Name: Rees Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 24/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 28/01/1983 Version End Date:
Not shown	1143	S	331800 350100	Status: Historical Licence No: 24/67/7/0135 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: TRIBUTARY OF RIVER GWENFRO Data Type: Line Name: Morris Annual Volume (m³): 4546 Max Daily Volume (m³): 511.434 Application No: - Original Start Date: 24/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 13/06/2003 Version End Date:
Not	1225	SW	331190	Status: Historical Annual Volume (m³): 4546

ID	Distance (m)	Direction	NGR	Details	
shown			350560	Licence No: 24/67/7/0135 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: RIVER GWENFRO Data Type: Line Name: Morris	Max Daily Volume (m ³): 511.434 Application No: - Original Start Date: 24/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 13/06/2003 Version End Date:
Not shown	1267	SE	333230 350220	Status: Historical Licence No: 24/67/7/0147 Details: Effluent/Slurry Dilution Direct Source: EAW Surface Water Point: RIVER GWENFRO Data Type: Point Name: Wrexham County Borough	Annual Volume (m ³): - Max Daily Volume (m ³): - Application No: - Original Start Date: 24/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 24/02/1967 Version End Date:
Not shown	1451	SW	331100 350060	Status: Historical Licence No: 24/67/7/0135 Details: Spray Irrigation - Direct Direct Source: EAW Surface Water Point: TRIBUTARY OF RIVER GWENFRO Data Type: Line Name: Morris	Annual Volume (m ³): 4546 Max Daily Volume (m ³): 511.434 Application No: - Original Start Date: 24/02/1967 Expiry Date: - Issue No: 101 Version Start Date: 13/06/2003 Version End Date:

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site

None identified

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 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
261	NW	Minor Aquifer/High Leaching Potential	H2	Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site Identified

6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1052	SW	332000 350400	River Name: Gwenfro Reach: Hospital - Conf. Trib. Nr. South Sea End/Start of Stretch: End of Stretch NGR	C	C	C	C	C

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHl). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for 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 Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	844	S	332530 350450	River Name: Gwenfro Reach: Hospital - Conf. Trib. Nr. South Sea End/Start of Stretch: Sample Point NGR	A	B	B	C	-
Not shown	1052	SW	332000 350400	River Name: Gwenfro Reach: Hospital - Conf. Trib. Nr. South Sea End/Start of Stretch: End of Stretch NGR	A	B	B	C	-
Not shown	1052	SW	332000 350400	River Name: Gwenfro Reach: Willow Rd.wrexham - Hospital End/Start of Stretch: Start of Stretch NGR	B	B	B	B	-

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/Direction	Name	Type of Watercourse	Additional Details
1	417 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	417 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
2	443 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
9	443 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
3	444 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
Not shown	444 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
4	447 SW	-	Lake, loch or reservoir.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.5
Not shown	447 SW	-	Lake, loch or reservoir.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.5
5	452 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0
Not shown	452 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Dee Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0

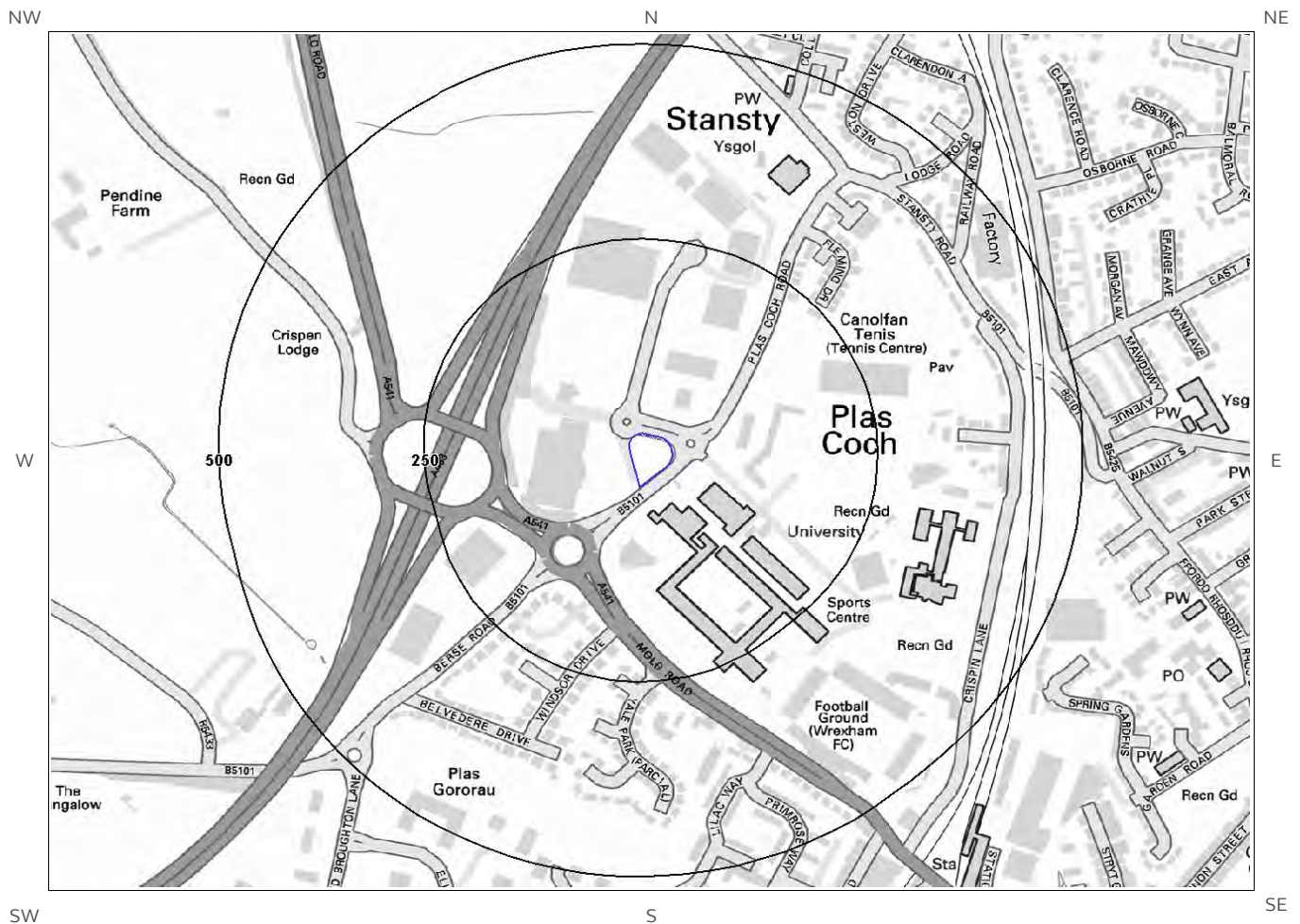
6.11 Surface Water Features

Surface water features within 250m of the study site

None identified

Database searched and no data found.

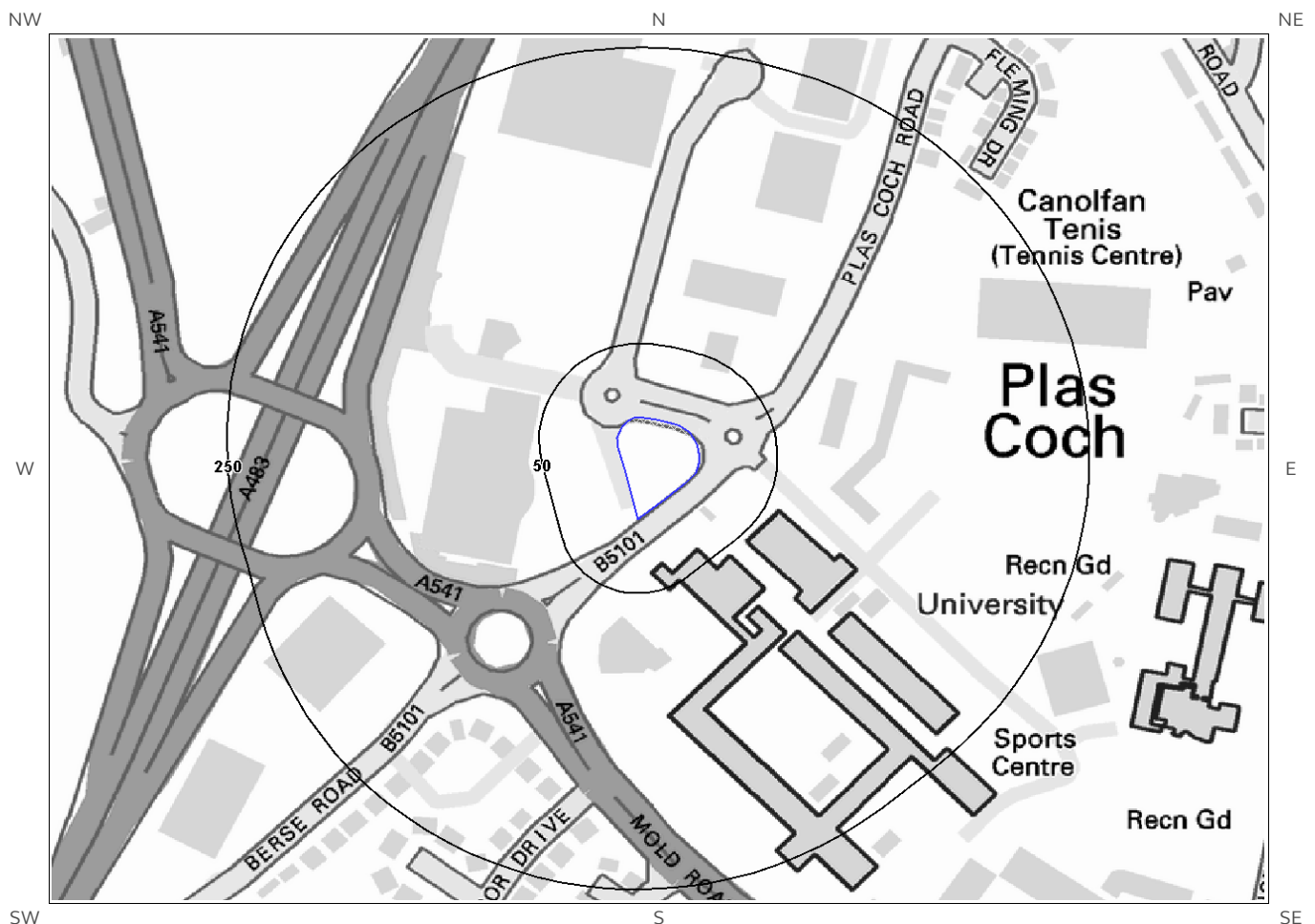
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



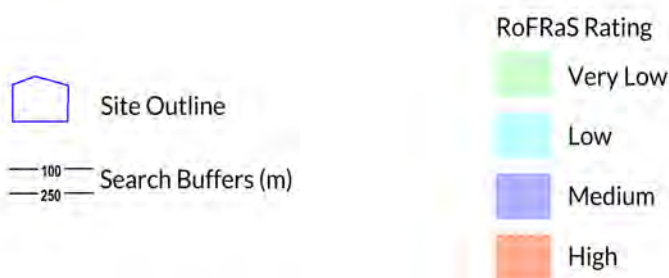
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m None identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m None identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Flood Defences within 250m of the study site None identified
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site

None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site

Identified

Clearwater Flooding or Superficial Deposits Flooding

Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Potential at Surface

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.

7.8 Groundwater Flooding Confidence Areas

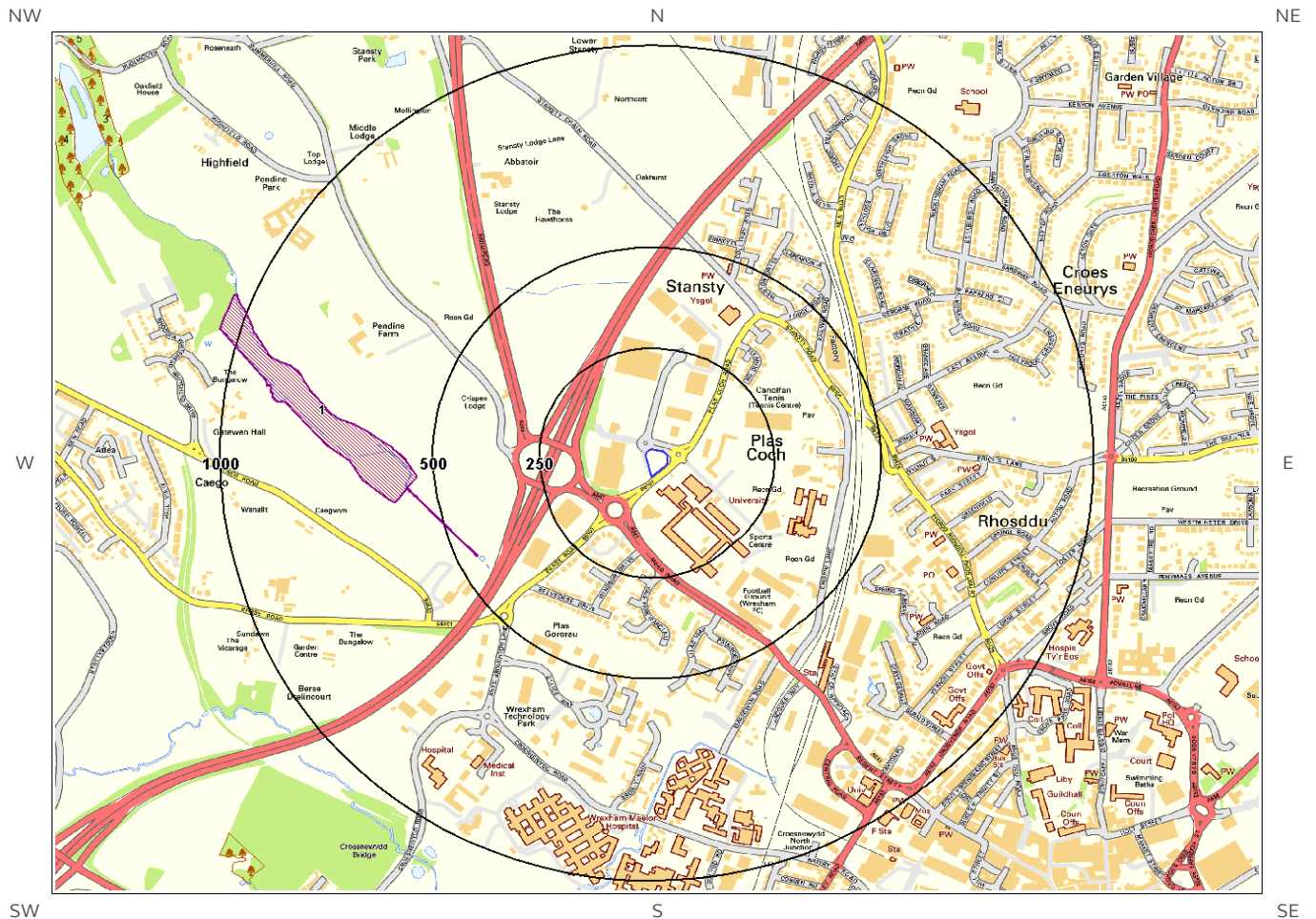
British Geological Survey confidence rating in this result

Moderate

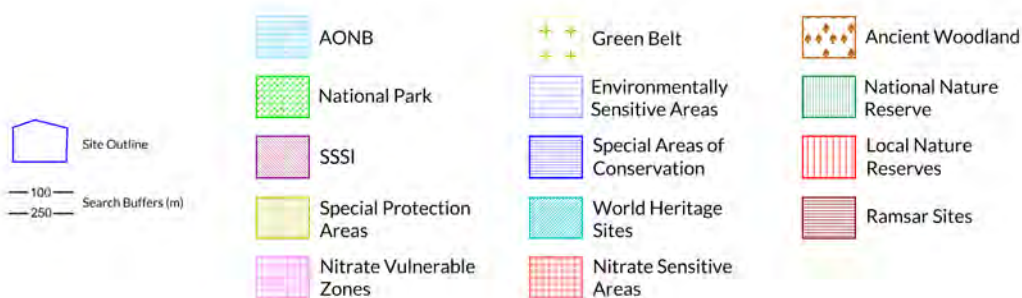
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

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

1

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
1	452	SW	GATEWEN MARSH	Natural Resources Wales

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

8

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
2	1324	SW	UNKNOWN	Restored Ancient Woodland Site
3	1402	NW	UNKNOWN	Restored Ancient Woodland Site
4	1452	NW	UNKNOWN	Restored Ancient Woodland Site
5	1619	NW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1763	SW	UNKNOWN	Restored Ancient Woodland Site
Not shown	1818	S	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1958	N	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1966	N	UNKNOWN	Ancient and Semi-Natural Woodland

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Very Low

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

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

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

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

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.

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

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

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

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

9.1.5 Collapsible Rocks

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.

9.1.6 Running Sand

Maximum Running Sand** 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
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is in a Radon Affected Area, as between 10 and 30% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

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

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

Identified

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

Distance (m)	Direction	Details
0	On Site	The site lies in or in proximity to the coal mining reporting area as defined by the Coal Authority

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

Identified

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

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	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
6.0	E	Not available	Vein Mineral	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and 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.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk

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

Natural Resources Wales

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
Tel: 0300 065 3000
Email: enquiries@naturalresourceswales.gov.uk

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

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Wrexham - Wrexham County Borough Council
Phone: 01978 292 000
Web: <http://www.wrexham.gov.uk/>
Address: 16 Lord Street, Wrexham, Wrexham, LL11 1LG



Gemapping 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/Natural Resources Wales who retain the Copyright and Intellectual Property Rights for the data.

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Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-feb11-2019>

APPENDIX 3



The Coal
Authority

CON29M

coal mining report

LAND OFF PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA,
WREXHAM



Known or potential coal mining risks

Past underground coal mining	Page 3
Future underground coal mining	Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **GS-6089605**
Our reference: **51002130116001**
Date: **11 June 2019**

Client name:
GROUNDSURE LIMITED

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

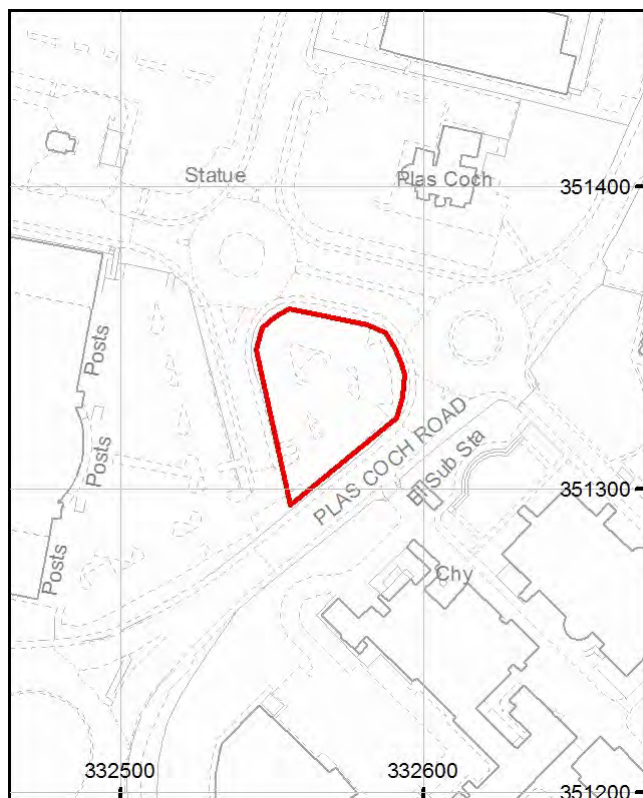
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at 310m to 370m depth, and last worked in 1921.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

2 Present underground coal mining

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

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by 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.

4 Mine entries

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

5 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.

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

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.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, 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.

10 Mine gas

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

11 Hazards related to coal mining

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

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

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.

13 Working facilities order

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.

14 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.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

The owner therefore shouldn't incur cost or liability from repairs caused by the withdrawal of support from land and/or property in connection with lawful coal mining operations. Usually these actions will not need to involve your insurance company or mortgage lender.



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

APPENDIX 4

Conveyancing Department

Pam Brown Associates
2 LANCASTER PARK, NEWBOROUGH ROAD,
BURTON-ON-TRENT/NEEDWOOD, DE13 9PD

Groundsure
Reference:

GS-6155387

Your Reference:

1928-19_

Report Date

8 Jul 2019

Report Delivery
Method:

xml

Client Email:

enquiries@pambrownassociates.co.uk

Groundsure Radon Check

Address: LAND OFF PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM,
LL11 2BA

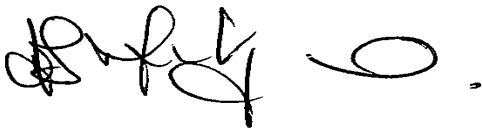
Dear Sir/Madam,

Thank you for placing your order with Groundsure.

Please find enclosed the Groundsure Radon Check as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Radon Check

Groundsure Radon Check

Address: LAND OFF PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BA

Date: 8 Jul 2019

Groundsure Reference: GS-6155387

Your Reference: 1928-19_

Grid Reference: 332567,351303

Client: Pam Brown Associates



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1. Residential Radon Potential Result

1.1 Is the property in a Radon Affected Area?

The information in this section provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as *CON29 standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area*.

Question: 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?

Answer: The property is in a Radon Affected Area, as between 10 and 30% of properties are above the Action Level.

1.2 Are radon protective measures required?

The information in this section will detail the level of protection required for new dwellings under as described in the latest Building Research Establishment guidance on radon protective measures for new dwellings. This may include extensions to the property.

Question: Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in either publications BR211 (England and Wales) or BR376 (Scotland) by the Building Research Establishment?

Answer: Full radon protective measures are necessary.

1.3 Radon Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by the Public Health England (PHE) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As 10-30% of properties in the area may be radon affected the PHE recommend carrying out a site-specific radon assessment. This costs £49.80 including VAT and the results are confidential to the client. Please contact the PHE (01235 831 600) for further information and advice.

If planning on building an extension or a new build property full radon protective measures will need to be installed in accordance with the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

1.4 Further details on radon

Radon is a naturally occurring radioactive gas, which enters buildings from the ground. Outdoors, it is diluted to very low levels. However, in some cases the radon level indoors can build up to high concentrations. In such cases, it does pose a serious risk to health. Exposure to high concentrations increases the risk of lung cancer. Public Health England recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m⁻³). This is termed the Action Level. Public Health England defines Radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m⁻³.

The joint PHE-BGS digital Radon Potential Dataset used in this report provides the current definitive map of Radon Affected Areas in England and Wales.

Indoor radon levels can usually be substantially reduced at a cost comparable to many home improvements, such as replacing carpets. Details of methods of reducing radon levels are given on the Building Research Establishment Website. <http://www.bre.co.uk/radon/index.html>

2. Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com



Local Authority - Wrexham County Borough Council. Address: The Guildhall, Wrexham, LL11 1AY. Web: www.wrexham.gov.uk. Tel: 01978 292000

British Geological Survey Enquiries

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



Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk



Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



CoPSO
29 Harley Street, London W1G 9QR
Tel: 020 7927 6836
(www.copso.org.uk)



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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.

The Code's core principles

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
Website: www.tpos.co.uk
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

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: 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.

3. Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-feb11-2019>

APPENDIX 5

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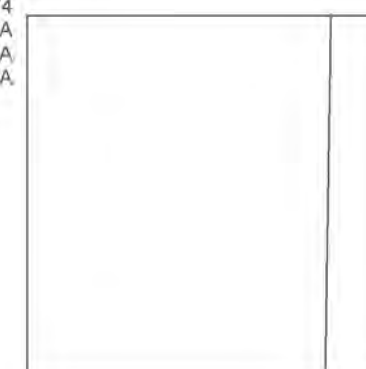
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Revised 1874
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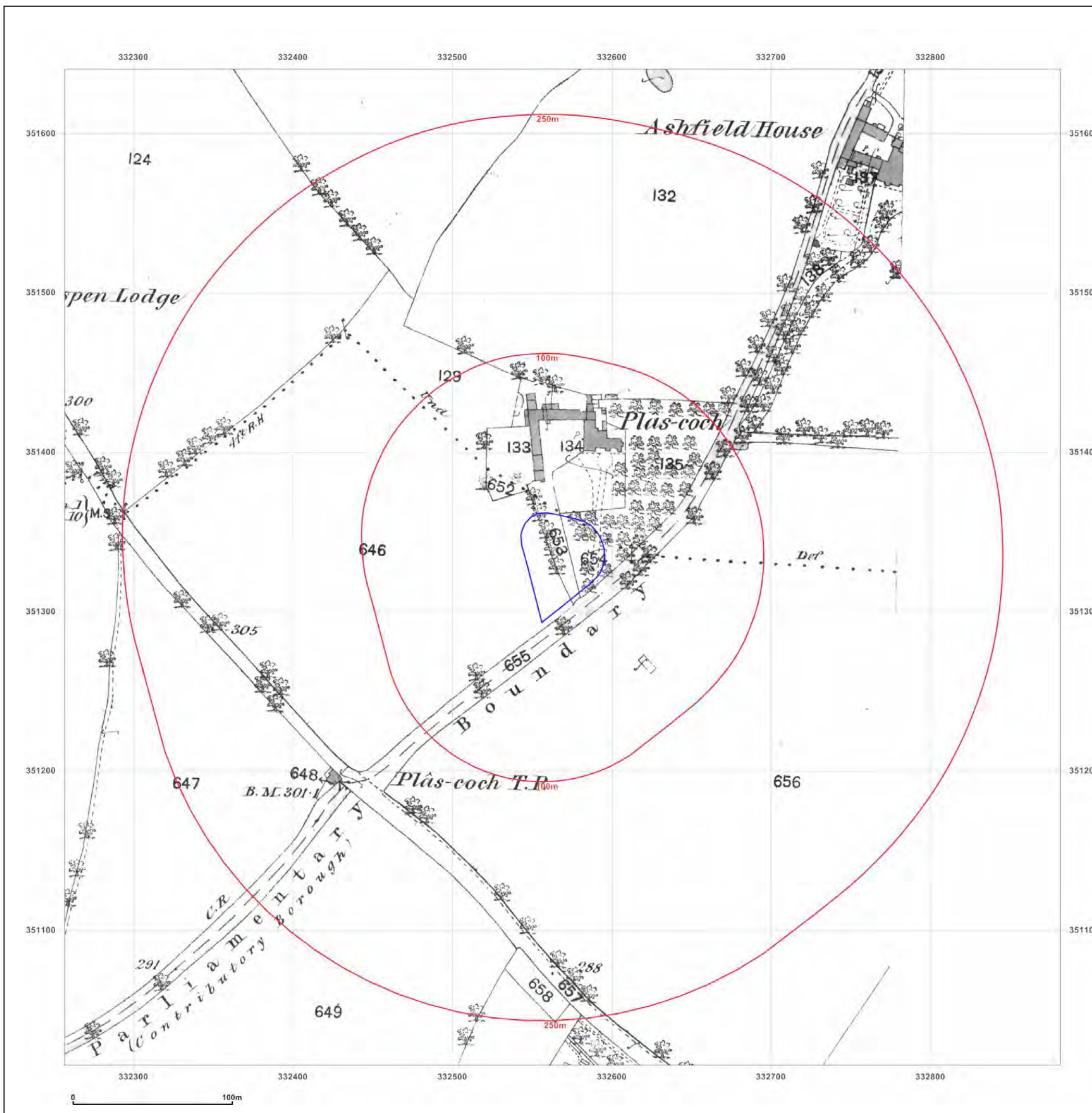


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Map date: 1899

Scale: 1:2,500

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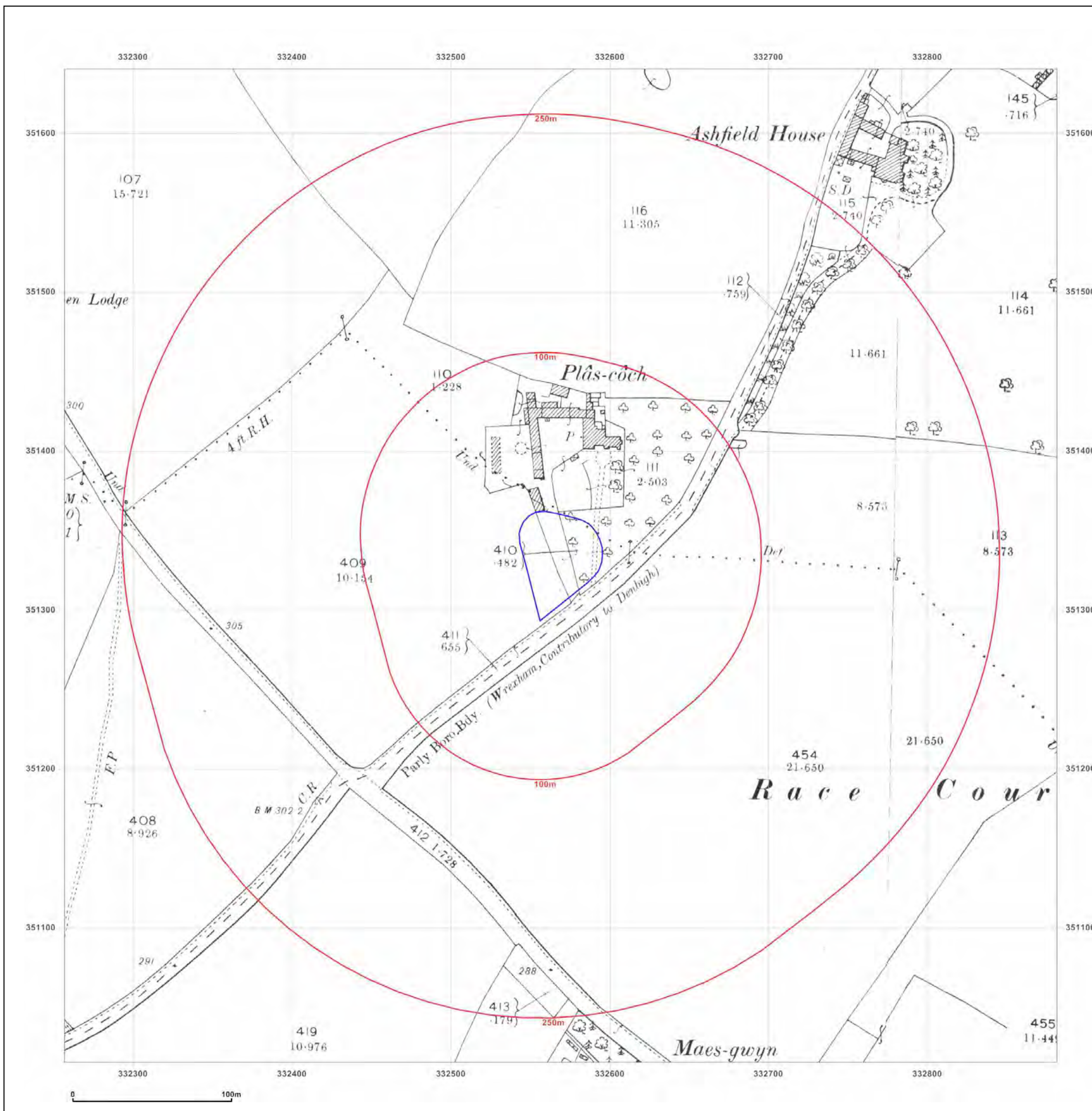


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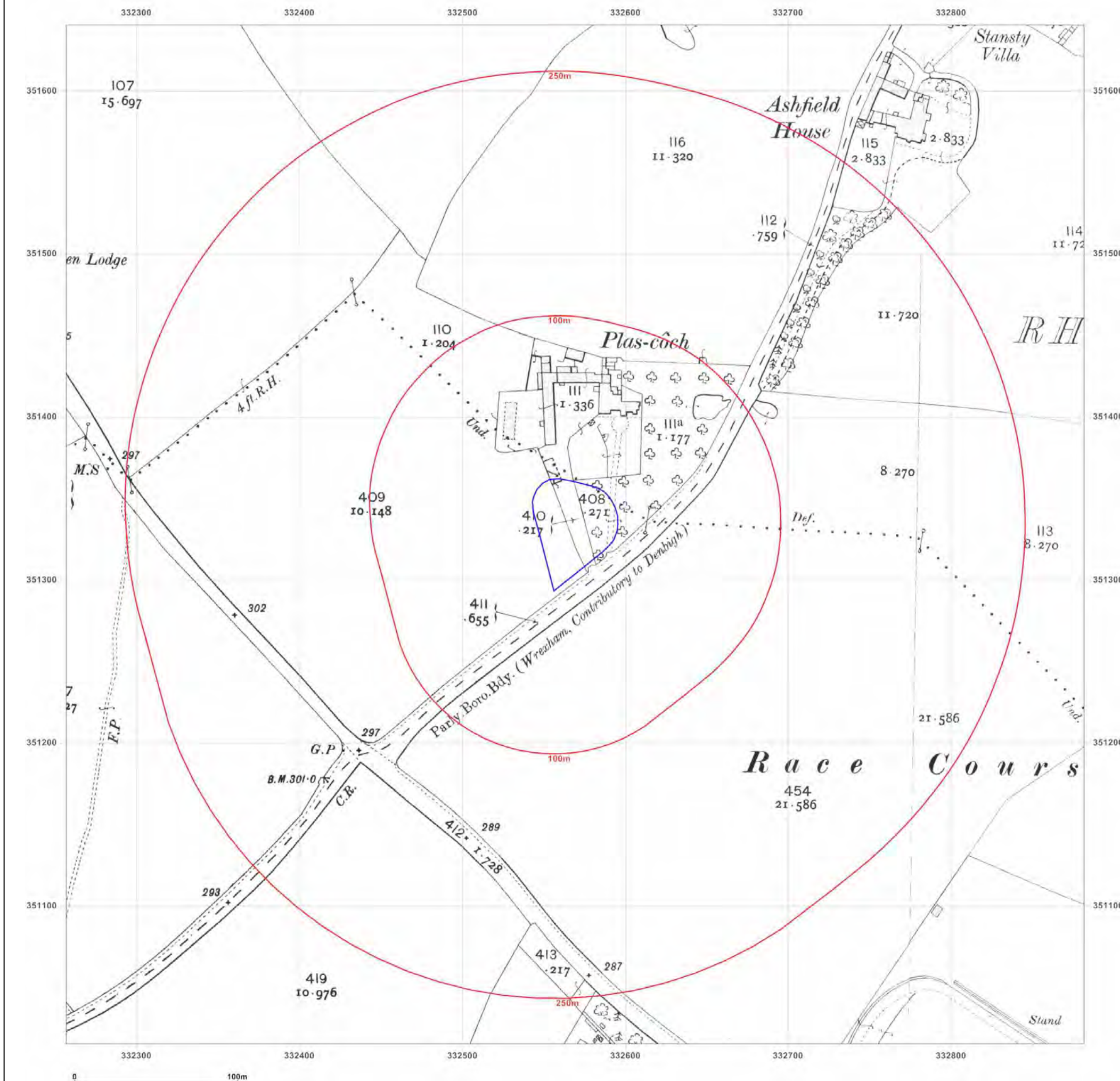


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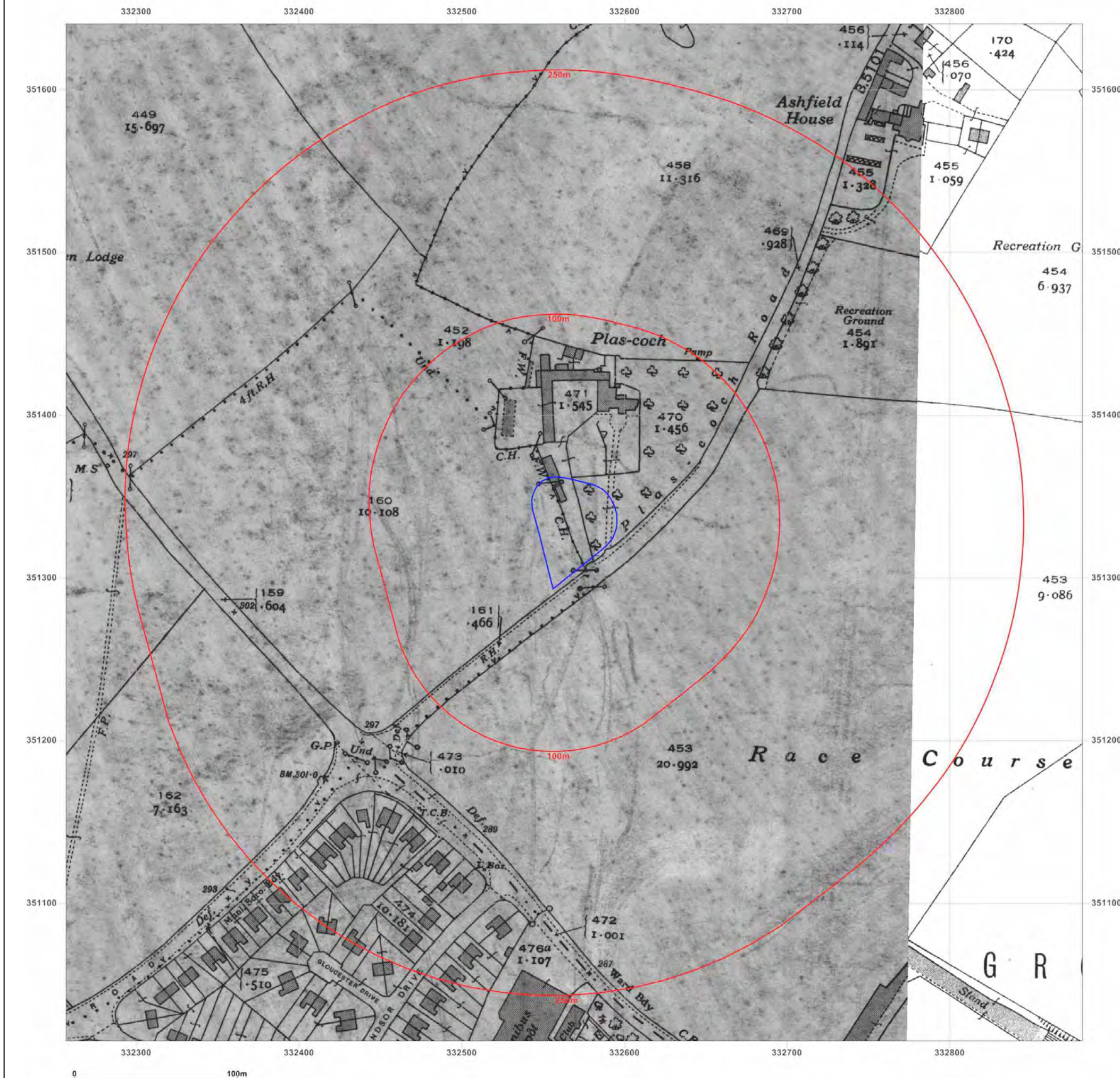


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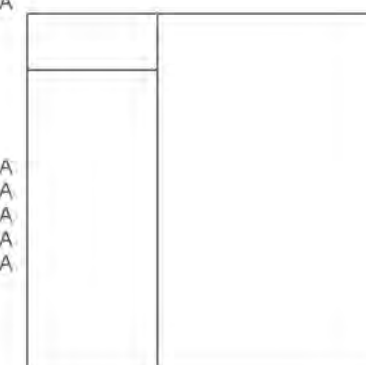
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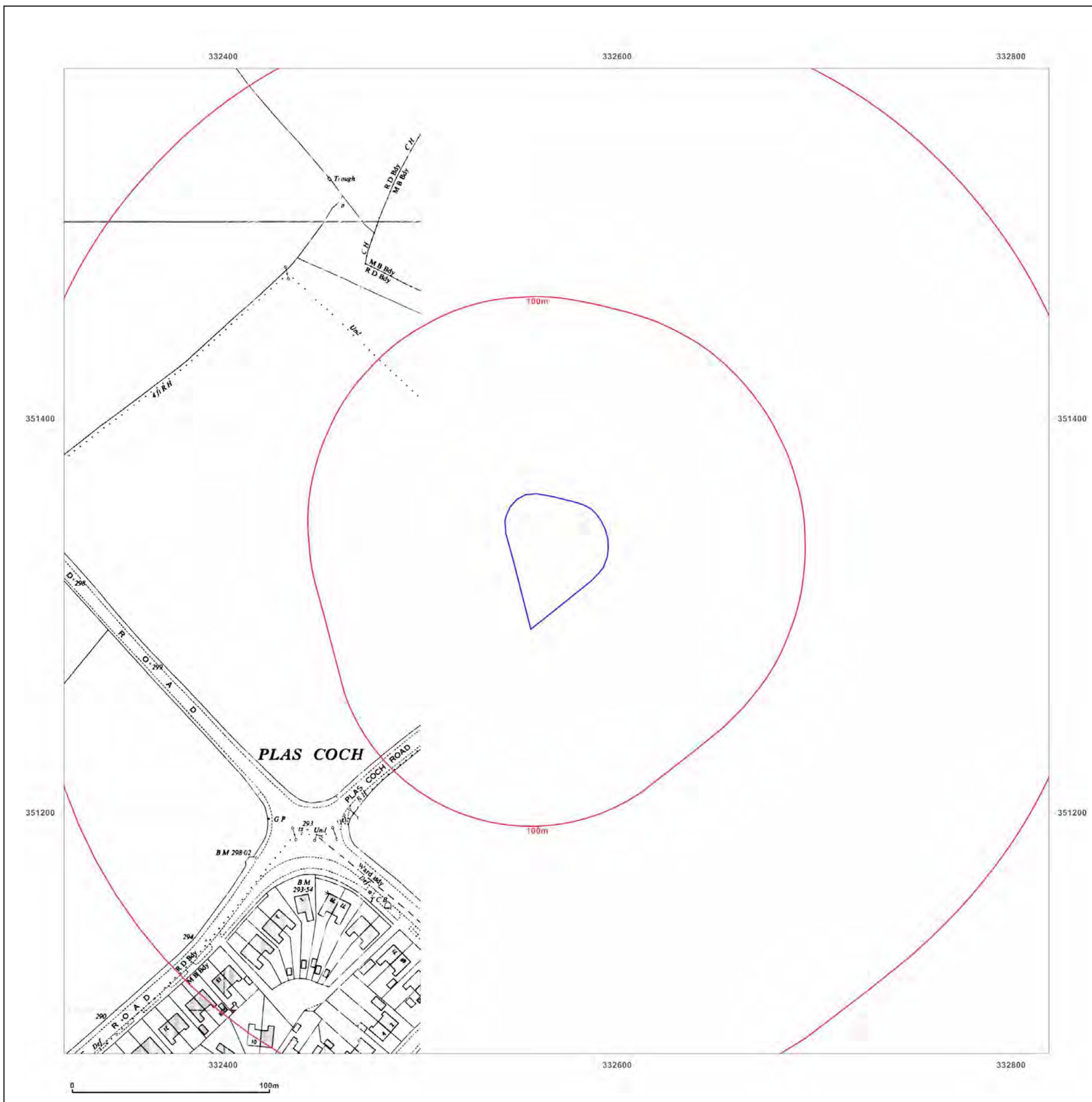


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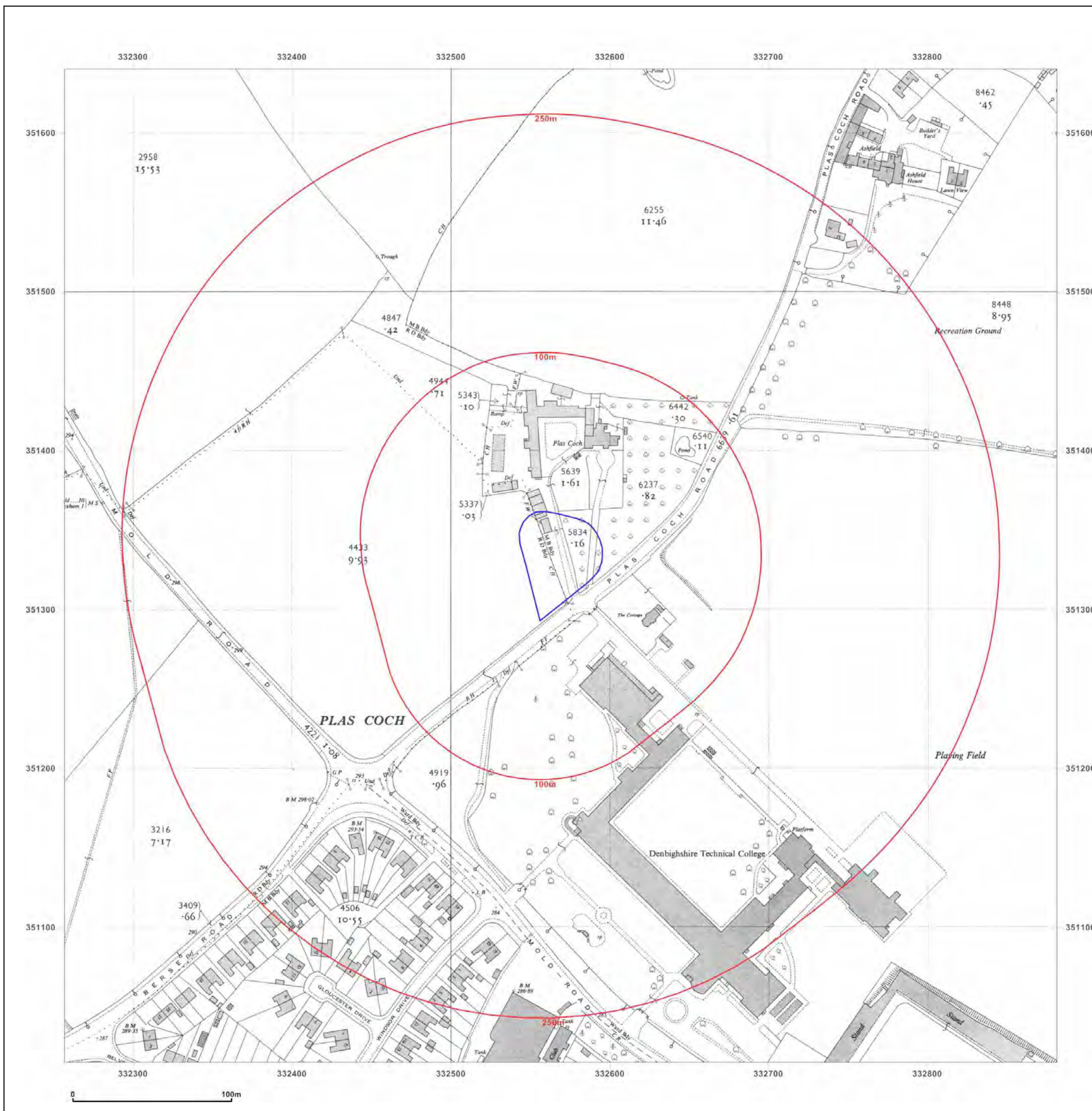


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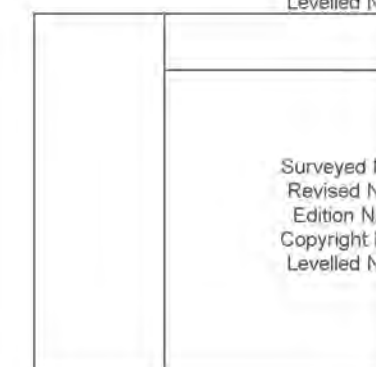
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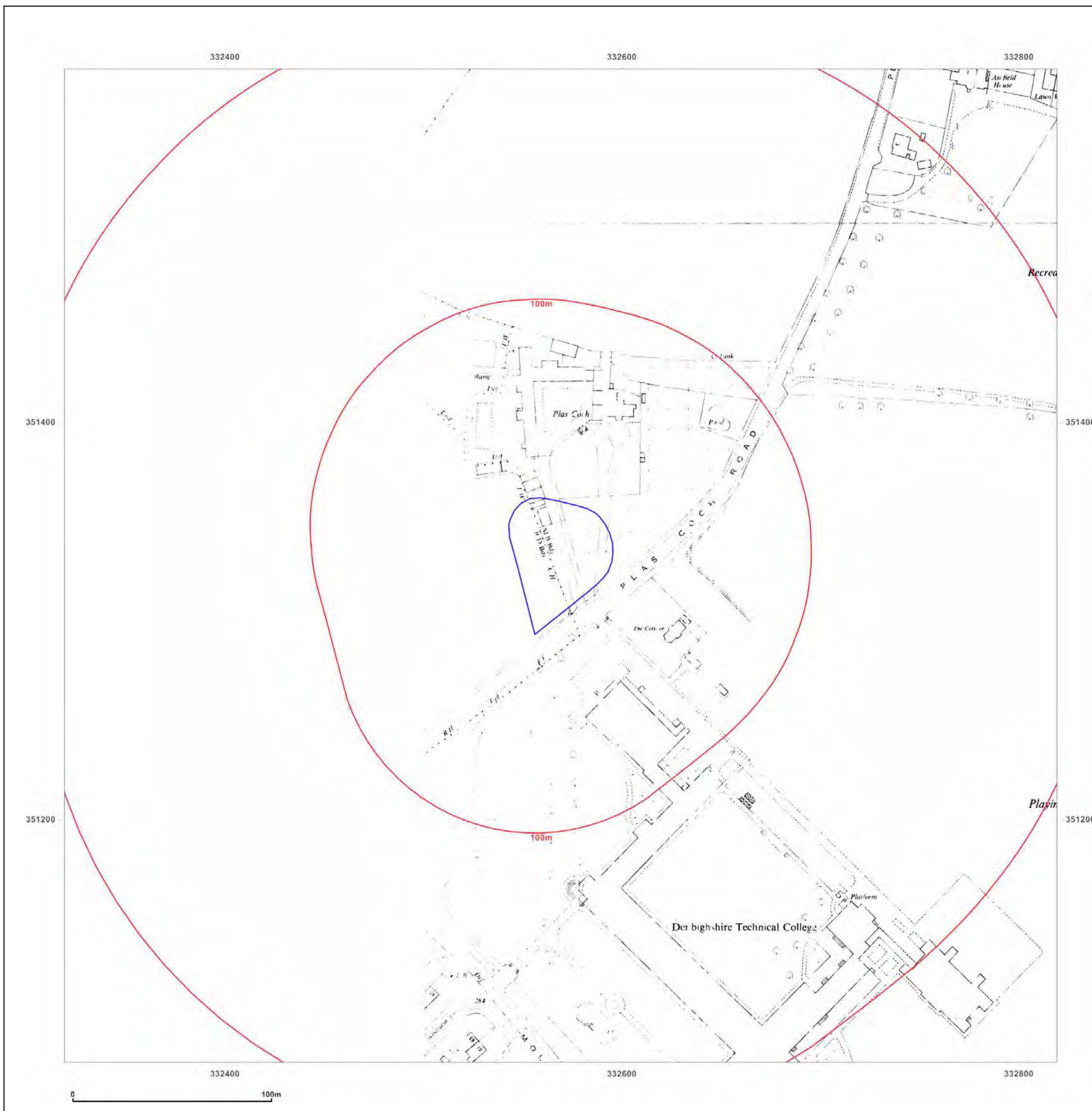


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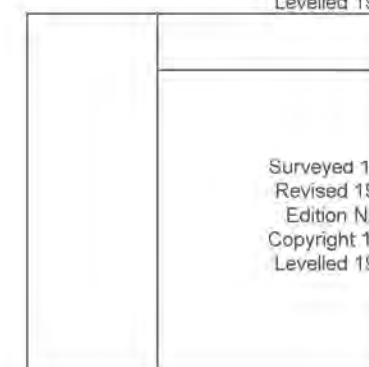
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Revised 1967
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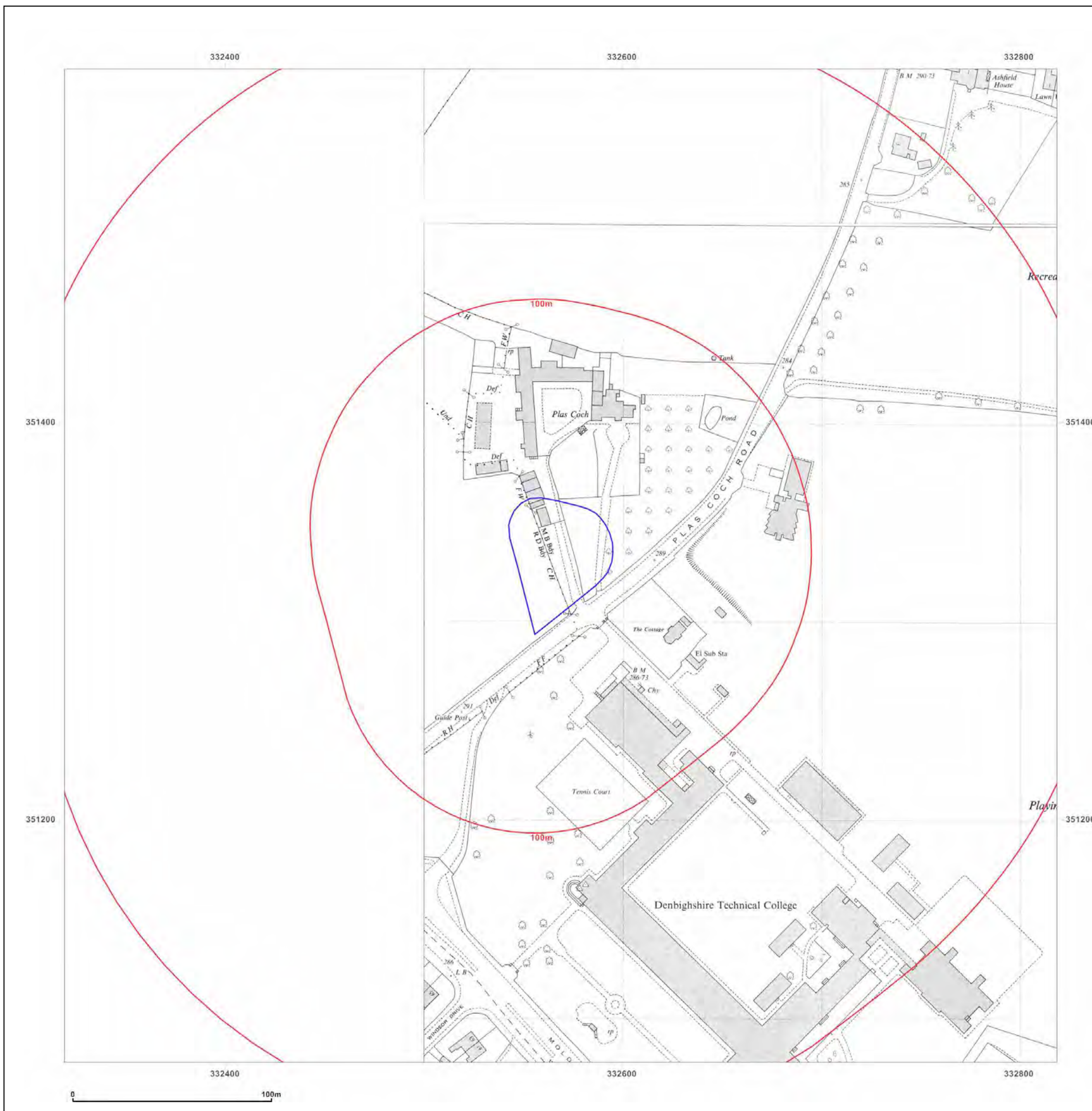


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Map date: 1973-1975

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Printed at: 1:2,000



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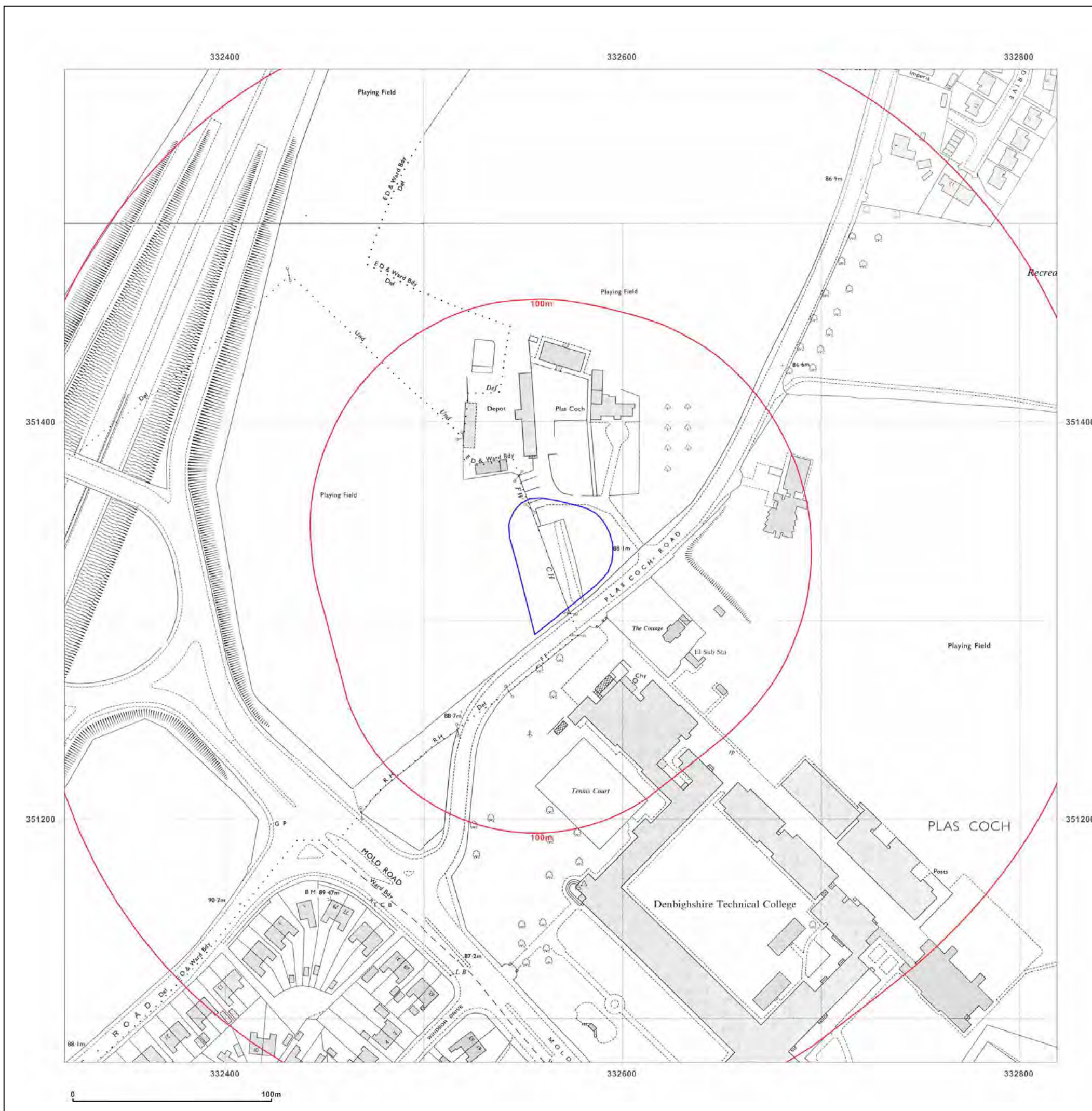


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WREXHAM, LL11 2BA

Client Ref: 1928-19_
Report Ref: GS-6089604
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Map date: 1985-1990

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1985
Edition N/A
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Levelled 1959

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Revised 1990
Edition N/A
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Revised N/A
Edition N/A
Copyright 1988
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Surveyed 1988
Revised 1988
Edition N/A
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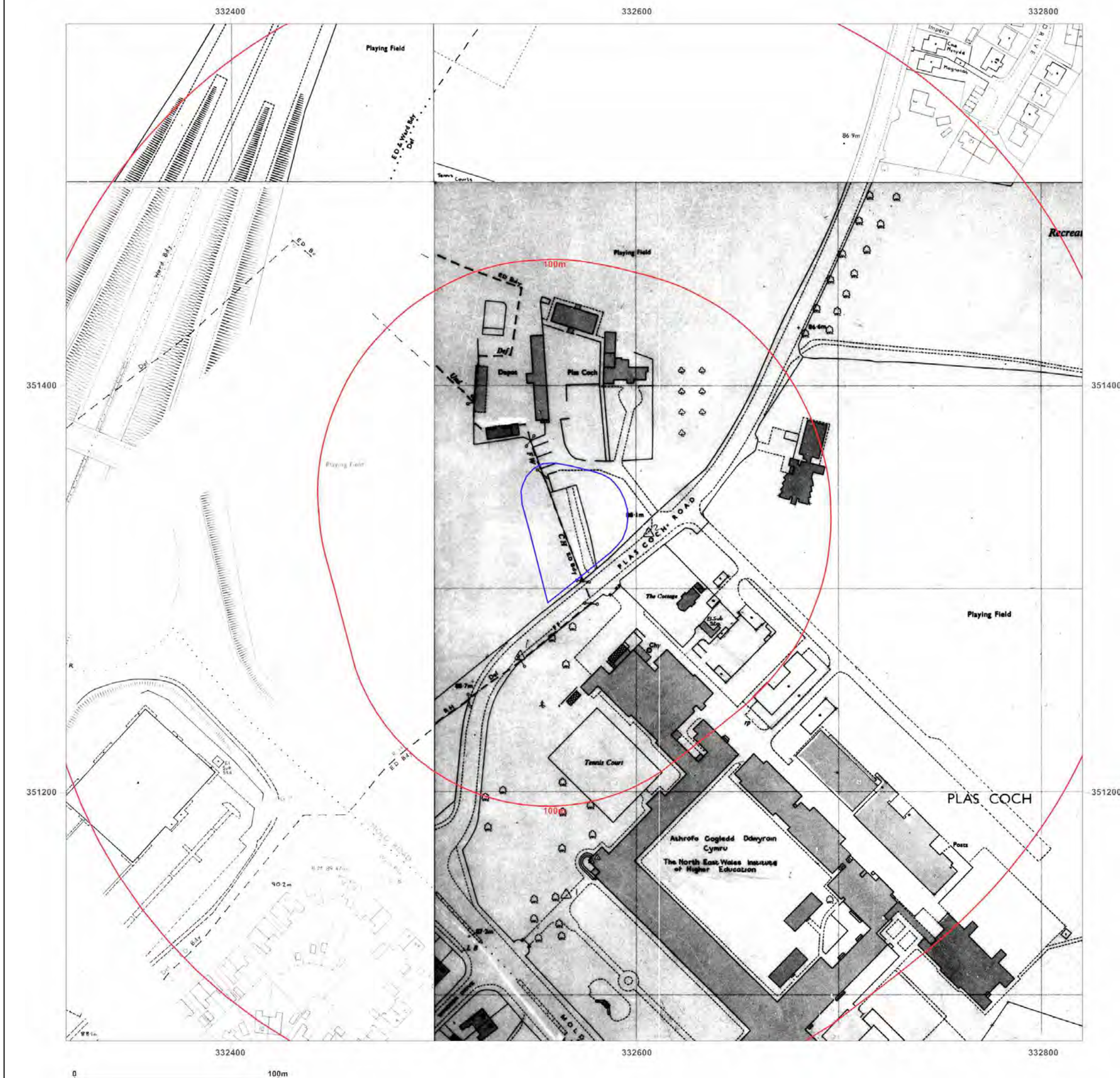


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Site Details:

LAND OFF PLAS COCH RETAIL
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WREXHAM, LL11 2BA

Client Ref: 1928-19_
Report Ref: GS-6089604
Grid Ref: 332569, 351328

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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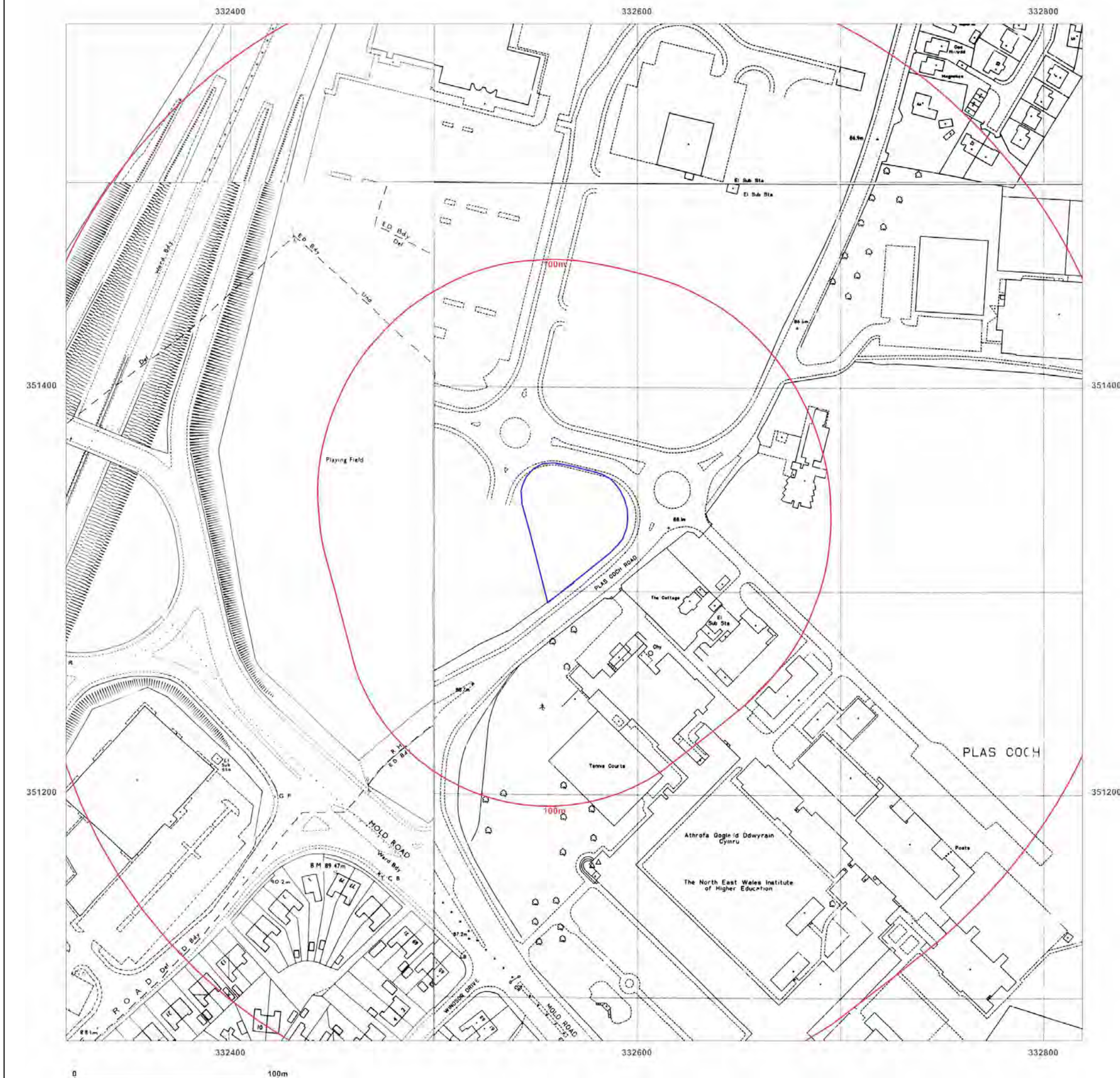


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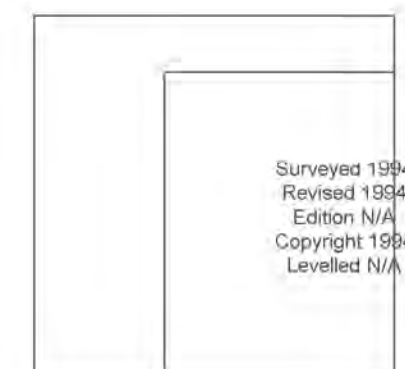
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Report Ref: GS-6089604
Grid Ref: 332569, 351328

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
Revised 1994
Edition N/A
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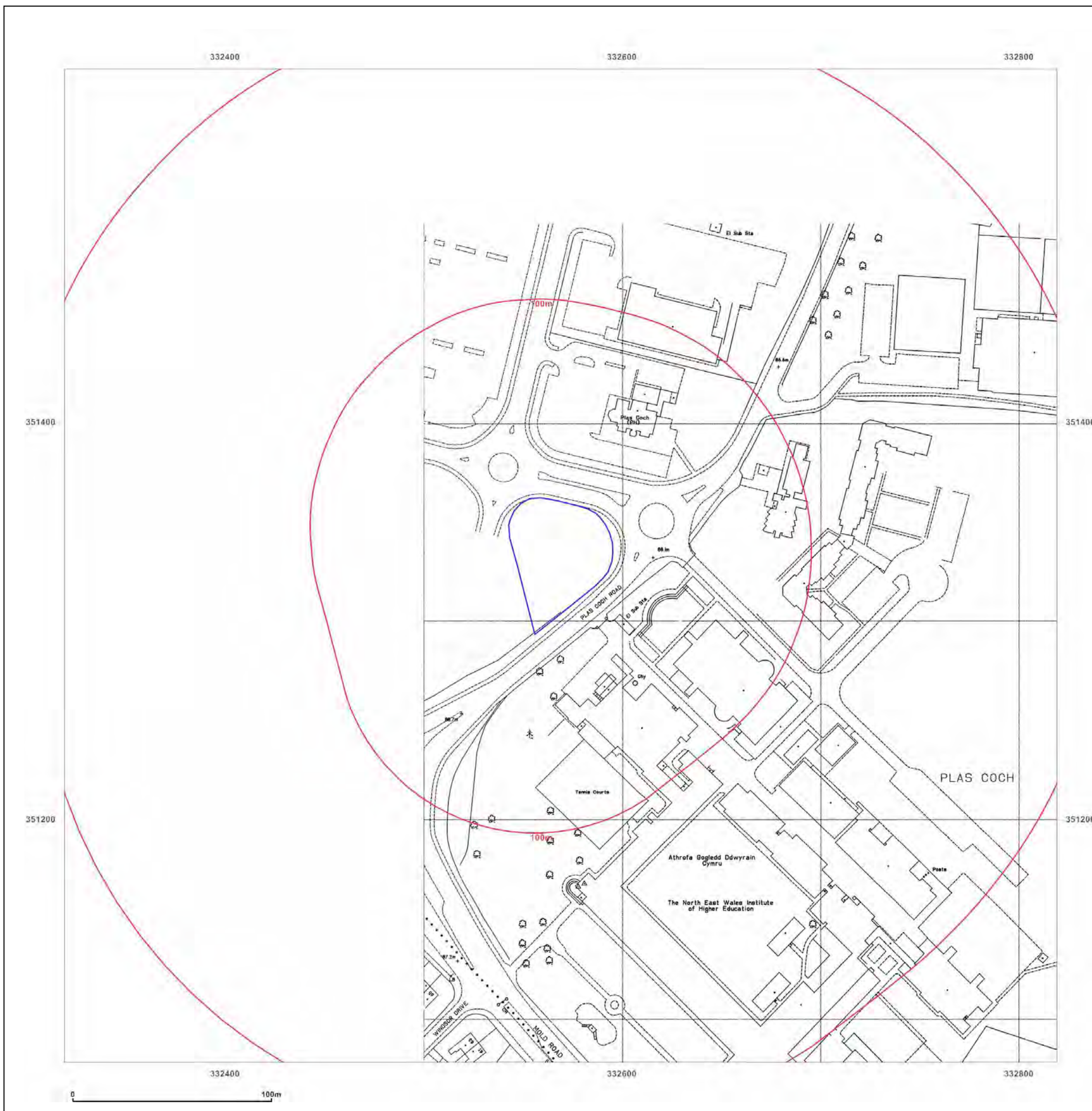


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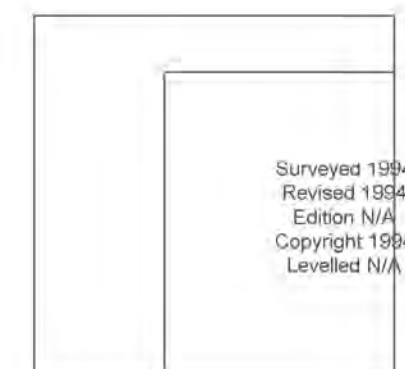
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Grid Ref: 332569, 351328

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

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Edition N/A
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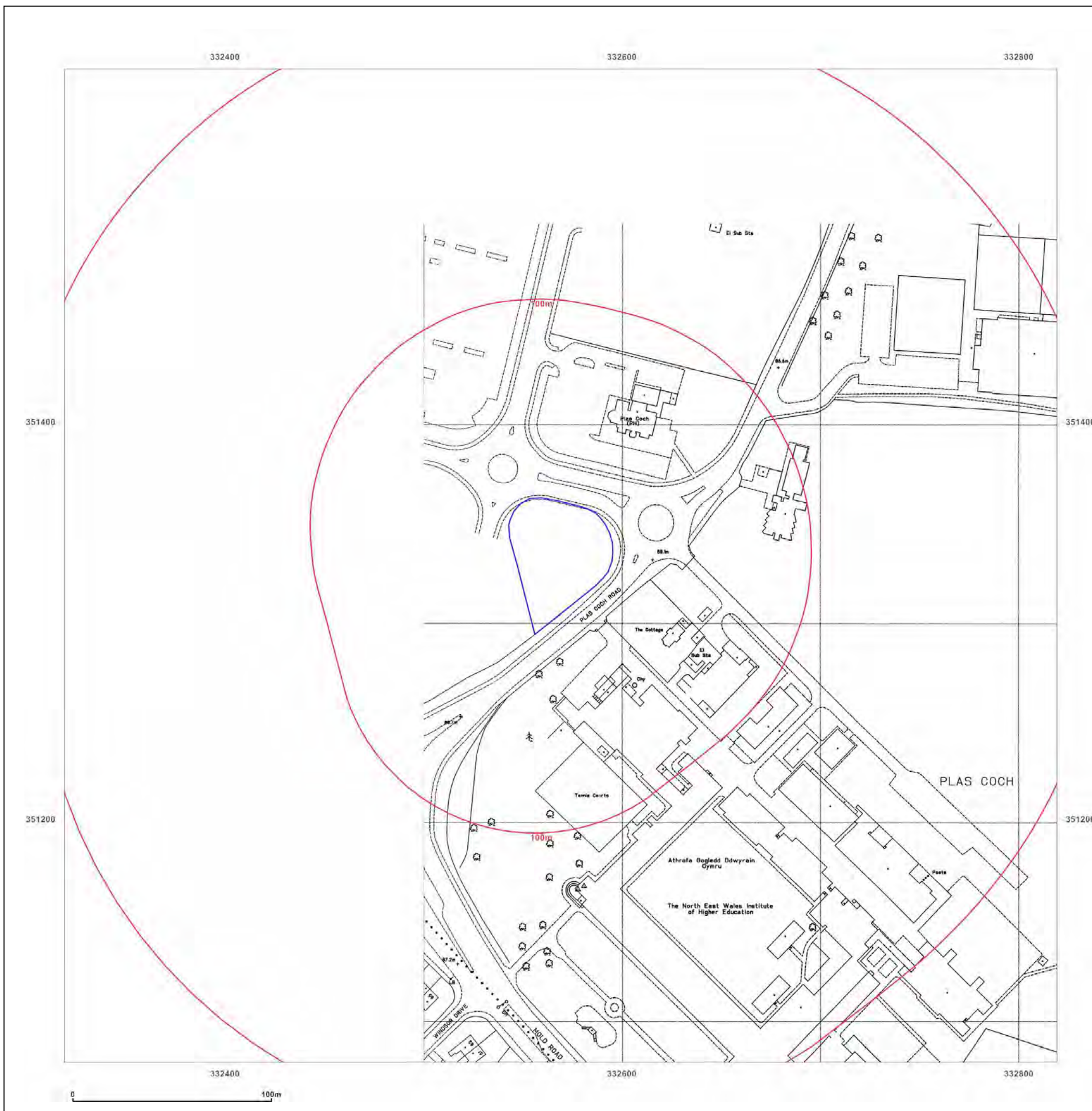


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Site Details:

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WREXHAM, LL11 2BA

Client Ref: 1928-19_
Report Ref: GS-6089604
Grid Ref: 332569, 351328

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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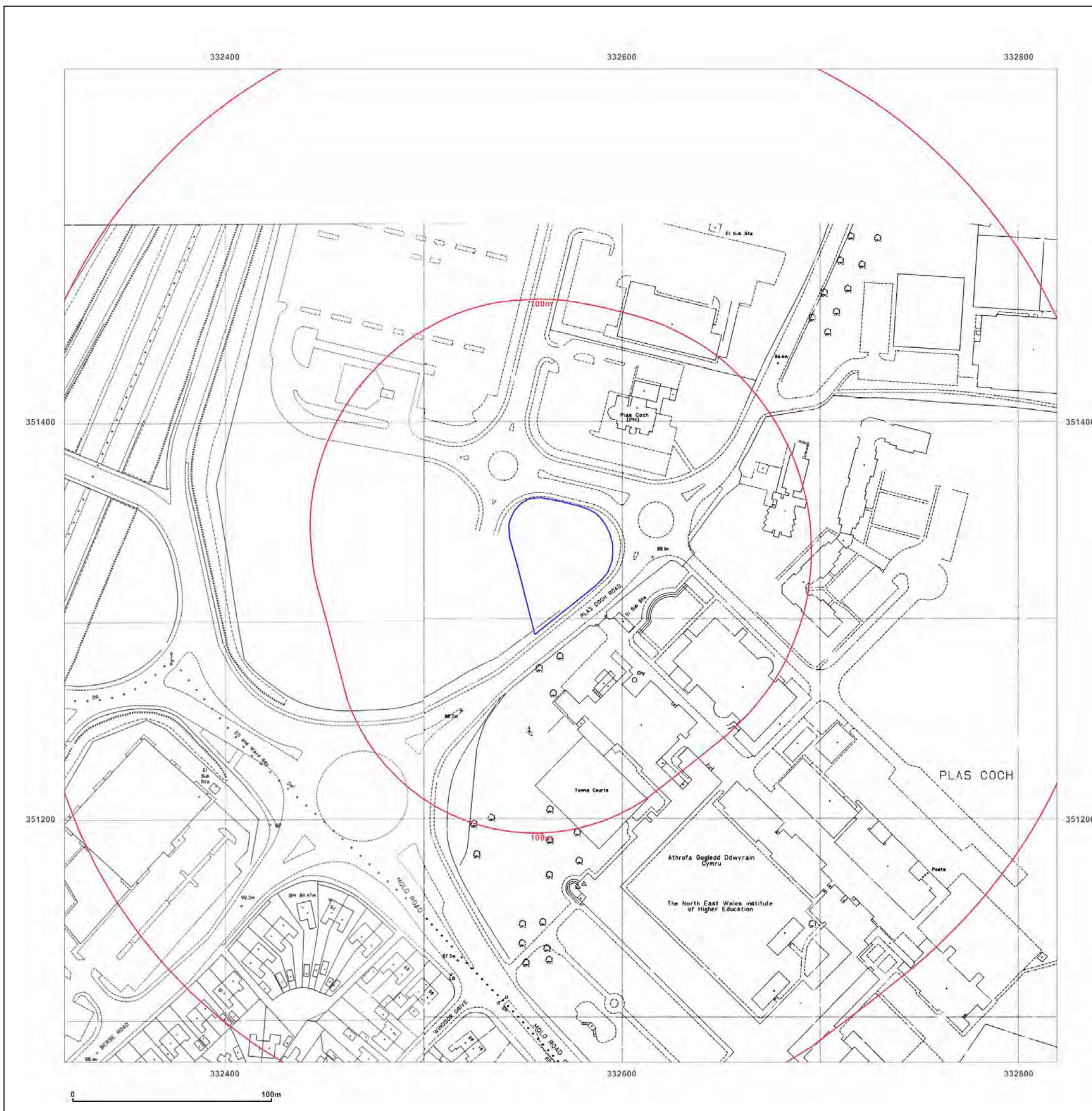


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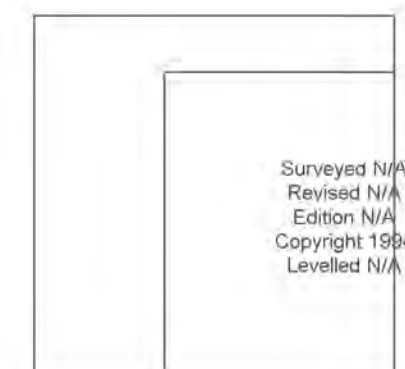
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Grid Ref: 332569, 351328

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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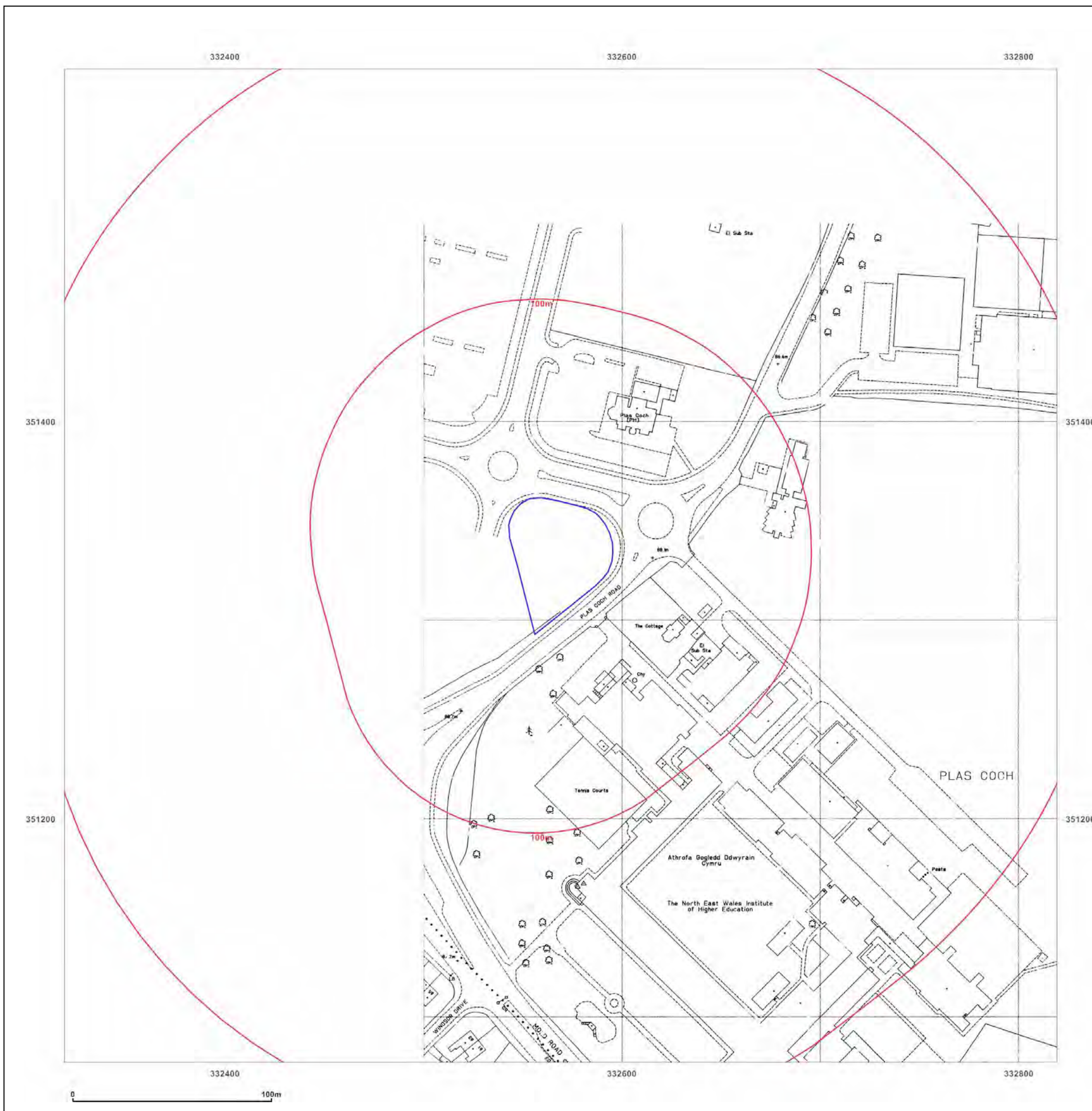


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APPENDIX 6

Site Details:

LAND OFF PLAS COCH RETAIL
PARK, PLAS COCH,
WREXHAM, LL11 2BA

Client Ref: 1928-19_
Report Ref: GS-6089604
Grid Ref: 332569, 351328

Map Name: County Series

Map date: 1872

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1872
Edition N/A
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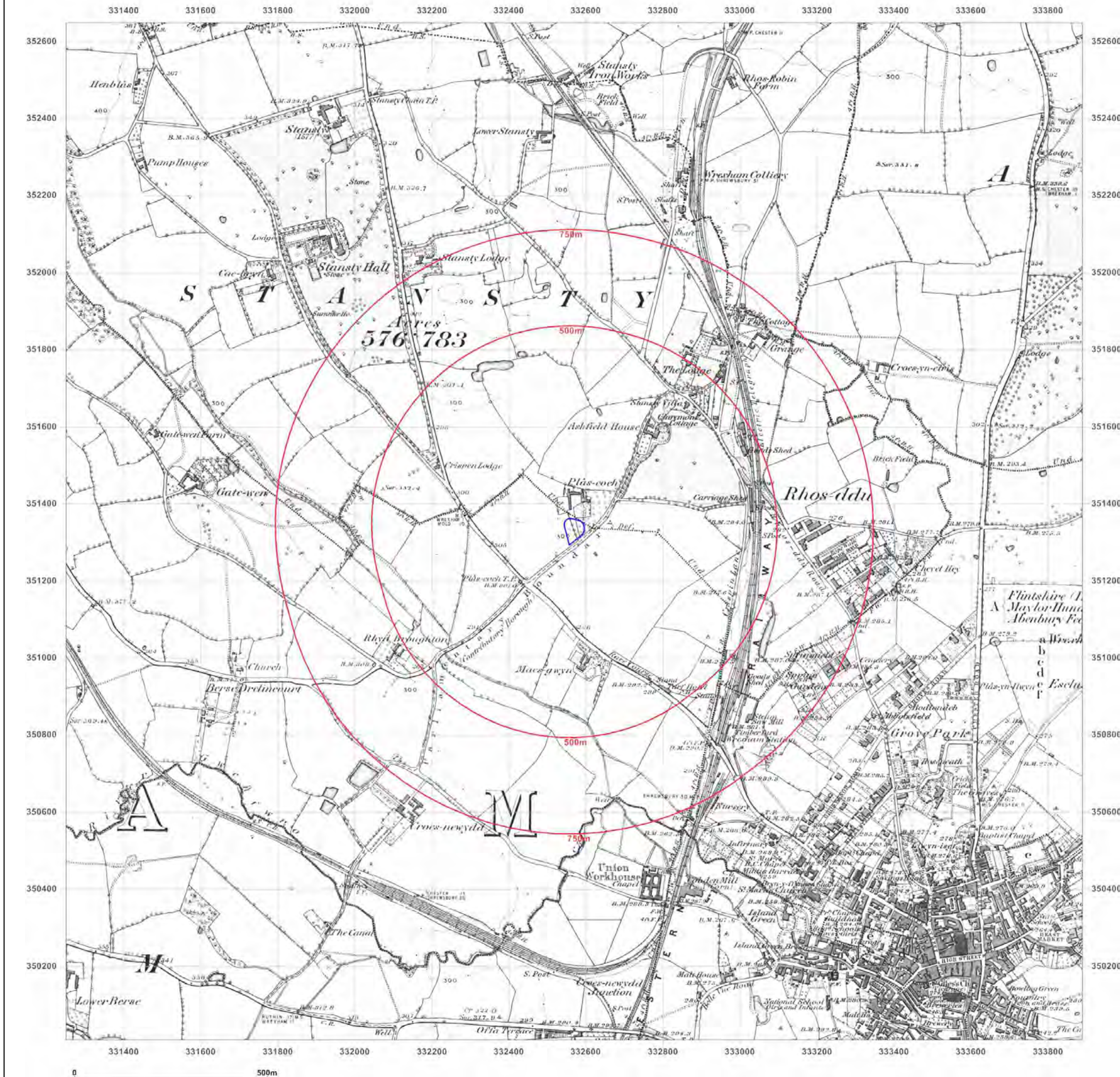


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Site Details:

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Client Ref: 1928-19_
Report Ref: GS-6089604
Grid Ref: 332569, 351328

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
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