

The title card features a background image of a stream flowing over rocks, with green foliage on the banks. The text "Preliminary Geoenvironmental Investigation" is overlaid in white, with "Preliminary" on the first line, "Geoenvironmental" on the second, and "Investigation" on the third.

Preliminary Geoenvironmental Investigation

Land at Watts Dyke, Wrexham For Royal British Legion

Report no: 2609/1

Date: December 2016



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Appendix B – Drawings

Drawing	Title
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Appendix C - Commission

Appendix D – Historical OS plans*

Appendix E – Search responses*

From	Date	Content
Landmark	21 st November 2016	Envirocheck report
Coal Authority	21 st November 2016	Mining Report

* Some of this data is not included within the paper copy of this report; most is included in the PDF copy and all is included on the CD

FOREWORD (preliminary geoenvironmental investigation report)

This report has been prepared for the sole use and reliance of the Client named on page 1 and cannot be relied upon by any other parties without the express written authorisation of Lithos Consulting Limited (Lithos). Any unauthorized third party relies on this report at their own risk and the authors owe them no duty of care.

The report presents observations and factual data obtained during our site investigation, and provides an assessment of geoenvironmental issues with respect to information provided by the Client regarding the proposed development. Further advice should be sought from Lithos prior to significant revision of the development proposals.

The report should be read in its entirety, including all associated drawings and appendices. Lithos cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context. However, it should be noted that in order to keep the number of sheets of paper in the hard copy to a minimum, some information (e.g. full copy of the Landmark/Groundsure Report) is only included within the "electronic", PDF Report on the accompanying CD.

The findings and opinions conveyed in any Desk Study section of the report (including review of any third party reports) are based on information obtained from the sources listed, which Lithos understands are reliable. All reasonable skill, care and diligence has been applied in examining the information obtained. However, Lithos accept no responsibility for inaccuracies in the data supplied or for opinions based on any such inaccurate data.

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

Lithos reserve the right to amend their conclusions and recommendations in the light of further information that may become available.

**PRELIMINARY
GEOENVIRONMENTAL INVESTIGATION
OF LAND AT
WATTS DYKE, WREXHAM**

1 INTRODUCTION

1.1 The commission and brief

- 1.1.1 Lithos Consulting were commissioned by Royal British Legion to carry out a preliminary investigation of land at Watts Dyke, Wrexham.
- 1.1.2 Correspondence regarding Lithos' appointment, including the brief for this investigation, is included in Appendix C. The agreed scope of works included:
- A site walkover and inspection
 - An assessment of the land use history
 - Determination of the site's environmental setting
 - A mining risk assessment in accordance with Coal Authority guidance.
 - Assessment of anticipated ground conditions, including potential contaminants
 - Assessment of anticipated foundation and engineering issues associated with redevelopment for a residential end-use
 - Provision of recommendations for an appropriate ground investigation
- 1.1.3 This Preliminary Investigation comprised an inspection of historical and geological maps and information provided by the British Geological Survey, the Landmark Information Group and the Coal Authority. In addition a site inspection has been carried out by Lithos.
- 1.1.4 Primary aims of this investigation were to identify salient geoenvironmental issues affecting the site to enable design and costing of an appropriate intrusive investigation, and to support the submission of a planning application.

1.2 The proposed development

- 1.2.1 It is understood that consideration is being given to redevelopment of the site with traditional two to three storey residential units including adoptable roads and sewers, although no layout has been provided at this stage.

1.3 Report format and limitations

- 1.3.1 Standard definitions, procedures and guidance are contained within Appendix A, which includes background, generic information on assessment of the site's environmental setting.
- 1.3.2 General notes and limitations relevant to all Lithos preliminary investigations are described in the Foreword and should be read in conjunction with this report. The text of the report draws specific attention to any modification to these procedures and to any other special techniques employed.

2 SITE DESCRIPTION

2.1 General

- 2.1.1 The site's location is shown on Drawing 2609/1 presented in Appendix B to this report. Site details are summarised in the table below.

Detail	Remarks
Location	5 km north of Wrexham town centre
NGR	SJ 331 553
Area	2.1 ha (5.2 acres)
Known services	Underground water/sewer and electric.

2.2 Site features

- 2.2.1 Lithos completed a walkover survey of the site on 18th November 2016.
- 2.2.2 Existing salient features, at the time of the walkover are presented on Drawing 2609/3 in Appendix B to this report, and summarised in the table below.

Feature	Remarks
Current access	Off Watts Dyke
Topography	Gently sloping downwards to the north and east
Approximate areas	1,800m ² buildings 7,000m ² tarmac hardstand 200m ² concrete hardstand 12,000m ² grass
Nature of boundaries	North, east & south - hedgerow with chain link fence West – trees, timber fence and hedges
Surrounding land uses	North – Watts Dyke, with housing beyond East – Llay New Road, with housing beyond South – Woodland and open fields West – Housing, with open fields and woodland beyond

- 2.2.3 A selection of site photographs is included on Drawing 2609/4.
- 2.2.4 The site can be accessed off Watts Dyke in the north and comprises a large building in the north east with several smaller buildings to the south, a large tarmac car park in the centre west and grassed areas around the perimeter. Semi mature trees are present in the west and north west. Metal security barriers are situated at the entrance to the site.
- 2.2.5 The large building comprises a single storey brick-built structure with a flat roof and is currently in use by the Royal British Legion. The building is divided into 4 main rooms with a kitchen, two bars, toilets and a number of storage rooms. Anecdotal evidence suggests there has not been a fuel-burning boiler present.
- 2.2.6 To the south of the main building are 4 smaller, single storey buildings, 3 of which are of concrete construction with cement sheet roofing and the other is a timber building. Anecdotal evidence suggests one of these buildings is used by a pigeon club with the others being used as storage, a derelict toilet block, and a boxing gym.
- 2.2.7 In addition to the small buildings, also located to the south of the main building are 3 metal storage containers, several waste bins and 5 large tyres. A small structure of timber construction (likely smoking shelter) is located to the north of the main building.
- 2.2.8 A war memorial is located on the northern boundary of the car park.

- 2.2.9 Several manhole covers are located to the north and east of the main building and floodlights surround the car park.
- 2.2.10 At the time of the walkover a site compound under control of 'GM Jones' was in the south east of the carpark and contained several site cabins and storage containers, scaffolding equipment and skips.

3 SITE HISTORY

- 3.1 In order to investigate the development history and previous land uses at the site and immediate surrounding land, site centred extracts from Ordnance Survey (OS) plans dating back to 1879 have been examined. These plans are presented in Appendix D to this report.
- 3.2 The table below provides a summary of the salient points relating to the history of the site with respect to the proposed end use. It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site. Significant former uses/operations are highlighted in bold text for ease of reference.

Date	Site	Surrounding land
1872	Open fields.	Open fields in all directions with Shone's Lane adjacent to south east corner. Small buildings 150m east. Gravel hole 200m east and gravel pit 250m south east.
1899		Footpath adjacent to southern boundary. Increase in size of gravel pit 250m south east.
1938		Layout of Shone's Lane altered to be adjacent to eastern boundary. Llay Village with residential development shown east and north east. Gravel hole, Beechtree Farm and Newhouse Farm to the east no longer shown.
1954	No significant changes.	Slight expansion of Llay 200m north including residential area and sports ground. Slight expansion of gravel pit to the south east.
1962		Major development of residential area in Llay to the north and east. Embankment immediately beyond southern boundary sloping down to the south. Two ponds are located at the base of the slope approximately 20m south. Another pond is shown 200m south west. Several large gravel pits shown between 80m and 250m to the south and south west.
1970	Large building shown in the north east labelled British Legion Club.	New road adjacent to northern boundary labelled Watts Dyke, with housing beyond to the north. Further expansion of residential area to the south east. Ponds to the south no longer shown and gravel pits labelled as disused.
1984	Site relabelled as Royal British Legion Club. To the south of the large building, 3 smaller buildings are shown . A war memorial is shown adjacent to the northern boundary.	Disused gravel pits to the south and south west are no longer labelled. Footpath shown adjacent to southern boundary.
1990	Additional two small buildings are shown to the south of the large building.	Area of woodland shown 20m south and south west.
2006	No significant changes.	

4 ENVIRONMENTAL SETTING

4.1 General

4.1.1 Notes describing how the site's environmental setting has been assessed are included in Appendix A to this report. The responses received from the Coal Authority, and extracts from the Landmark Report are presented in Appendix E.

Issue	Data reviewed	
Geology	1:50,000 BGS map (Sheet 121)	Drift – Glaciofluvial Deposits (sand and gravel). Solid – Salop Formation (mudstone, sandstone and conglomerate). Shallowest coal seam – at >400m depth. Strata Dip – Gentle to the east. Faults – Nearest fault approximately 30m east trending north west-south east.
Mining	Coal Authority BGS maps	This site is located within a Coal Mining Development Low Risk Area. Past and present workings – underground working of 5 coal seams between 600m and 830m, last worked in 1966. Opencast – None recorded. Mine entries – None recorded within 500m.
Quarrying	Historical OS plans	Gravel hole shown 200m west from 1872 until 1938. Large gravel pits shown between 80m and 250m south and south west from 1962 until 1970 when they are labelled as disused.
Landfills	Envirocheck Report	No known landfills within 250m.
Radon	Public Health England	The site lies in an area where between 10% and 30% of homes are estimated to be above the action level. Therefore full radon protection measures are required.
Hydrogeology	Environment Agency	Source Protection Zone? No. Aquifer Secondary A (Drift); Secondary A (Solid). Groundwater abstractions? None recorded within 1km. Soil leaching potential - High. Pollution incidents? None recorded.
Hydrology	Envirocheck Report	Nearest watercourse(s) – Tertiary River shown 340m east flowing north east. Water quality – River Alyn 725m south west recorded as River Quality B. Pollution incidents? Miscellaneous – Fire water/foam to unrecorded water 250m south (not likely to be significant). Abstractions? None recorded within 1km. Discharge consents? Nearest active consent 560m north west discharging final/treated effluent to unnamed tributary if River Alyn (not likely to be significant).
Flood risk	Environment Agency Envirocheck Report	The site lies in Flood Zone 1, where the risk of flooding from rivers or the sea is classified as low. In accordance with Chapter 10 of the National Planning Policy Framework, a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency)

4.2 Hazardous gas

Methane & carbon dioxide

- 4.2.1 No known current/former landfills are present within 250m.
- 4.2.2 However, examination of the historical OS plans has revealed the presence of numerous gravel holes/gravel pits and, less significantly, ponds within 250m of the site.
- 4.2.3 Any backfill within these features may have the potential to generate hazardous gas which could migrate to site.

Radon

- 4.2.4 Requirements with respect radon measures are set out in Building Regulations Approved Document C. Probability bandings (based on the proportion of properties in a given area that exceed the Action Level; currently 200 Bq.m⁻³) are used to determine whether a property requires no, basic or full measures. At present Approved Document C advocates basic measures for the probability banding 3% to 10% (full measures if >10%).
- 4.2.5 The Public Health England UK radon map and the Landmark report indicate that the site is in an area where between 10% and 30% of homes are estimated to be above the action level, and full radon protection measures are required in new dwellings.
- 4.2.6 In accordance with BR211:2015, full radon measures should comprise:
- use of 1,200 gauge virgin polyethylene DPM\DPC, with suspended concrete floors or ground bearing floor slabs (Lithos recommend 2,000 gauge – see below)
 - continuous membrane across cavity walls
 - cavity tray in external walls
 - fully sealed service entries/exits
 - provision of a radon sump and short length of pipe beneath the floor slab, or use of a suspended floor slab with a ventilated sub-floor void.

4.3 Land contamination - Part IIA & planning

- 4.3.1 Local Authorities have responsibilities with respect to land contamination in the context both of Part IIA of the Environmental Protection Act 1990, and Planning.
- 4.3.2 The contaminated land regime in Part IIA was introduced specifically to address the historical legacy of land contamination. It applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission. This is primarily a task for the planning system, which aims to control development and land use in the future.

Planning

- 4.3.3 As of 27th March 2012, Planning Policy Statement (PPS23) was replaced by the National Planning Policy Framework (NPPF). The NPPF includes the following with respect to contamination and site investigation:
- 4.3.4 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.'

4.3.5 Planning policies and decisions should ensure that:

- The site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses, and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the environmental protection act 1990; and
- Adequate site investigation information, prepared by a competent person, is presented'.

4.3.6 Annex 2 of the NPPF states that 'all investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 - 2011, Code of Practice for the Investigation of Potentially Contaminated Sites)'.

This site

4.3.7 The underlying glaciofluvial deposits and Salop Formation bedrock are classified as Secondary A aquifers. The nearest surface watercourse is an unnamed tertiary river, which flows in a north easterly direction, approximately 340m beyond the site's eastern boundary. Therefore, the site's environmental setting is considered to be of moderate sensitivity.

4.3.8 With respect to human health, the proposed end use (residential) is also sensitive.

4.3.9 Made ground is likely to be present as part of previous development of the site. Such made ground has the potential to be contaminated with inorganics and asbestos fibres. Localised spillages of fuels/oils may also have occurred during use (eg, from cars, gardening equipment etc).

4.3.10 However, it is considered that the site should be suitable for the proposed use subject to implementation of appropriate preparatory works; see Section 6.

5 GROUND INVESTIGATION DESIGN

5.1 Anticipated ground conditions & potential issues

- 5.1.1 Based on the data reviewed in Section 4 (Environmental Setting) anticipated ground conditions are expected to comprise:

Anticipated condition	Remarks
Made ground	Likely veneer of made ground across majority of the site including sub-base beneath areas of hardstanding
Natural soils	Sand and gravel across the entire area at shallow depth (<5m)
Bedrock	Salop Formation (mudstone, sandstone and conglomerate)
Mineworkings	Not likely to be present at shallow depth beneath the site
Groundwater	Shallow groundwater likely to be encountered with deeper groundwater likely to be present in bedrock

- 5.1.2 Based on the data above and that in Sections 2 (Site Description) and 3 (History), potential ground-related issues associated with this site are likely to include:

Type of issue	Specific issue	Remarks
Potential on-site contamination sources	1. made ground 2. vehicle parking, equipment storage	1. inorganics & asbestos 2. fuels/oils spillage
Potential off-site contamination sources	1. backfilled ponds/pits	1. migration of hazardous gas
Potential geotechnical hazards	1. soft/loose ground 2. obstructions	1. within drift deposits 2. associated with current buildings
Other potential constraints	1. underground utilities	1. water/sewer and electric

5.2 Preliminary conceptual site model

- 5.2.1 A preliminary conceptual site model, presented as Drawing No 2609/5 in Appendix B, has been prepared after consideration of all the data presented in Sections 2 to 5.1 inclusive of this report.
- 5.2.2 The most significant contamination sources are any on-site made ground, spillages and the off-site former gravel pits. Potential pollutant linkages are shown on the preliminary conceptual site model.
- 5.2.3 The most significant receptors include the underlying Secondary A aquifers (solid & drift) and future end users of the site (residents).

5.3 Ground investigation design & strategy

5.3.1 The preliminary conceptual site model has used as a basis for design of an appropriate ground investigation, the scope of which is summarised below.

Exploratory holes	Purpose
Around 12 trial pits	To determine the general nature of soils underlying the site, including the: • nature, distribution and thickness of made ground • nature, degree and extent of contamination • proportion of undesirable elements eg biodegradable matter, foundations etc • suitability of the ground for founding structures and highways
Around 3 cable-percussive boreholes	To retrieve geotechnical data from depth, most notably to assess the density of the natural sand & gravel deposits for foundation design purposes.
Around 8 shallow boreholes	to install monitoring wells across the site in order to: • monitor for hazardous gas • determine groundwater levels

5.3.2 Proposed exploratory hole locations should be selected to provide a representative view of the strata beneath the site and to target potential areas of interest identified in Section 5 above. A nominal 50m grid spacing should be appropriate within the 'greenfield' areas, with a higher frequency focused around the buildings and car park. Additional exploratory locations should be scheduled as necessary in light of the ground conditions actually encountered.

5.3.3 Representative soil samples of natural and any man-made ground should be taken during the works. The number of soil samples taken should be reflective of the geological complexity actually encountered, but in general about 3 samples should be taken from most exploratory holes.

5.3.4 The investigation should be undertaken in general accordance with:

- BS5930:2015 "Code of practice for site investigation"
- BS10175:2011+A1:2013 "Code of practice for the identification of potentially contaminated sites"
- "Technical Aspects of Site Investigation" – EA R&D Technical Report P5-065/TR (2000)
- "Development of appropriate soil sampling strategies for land contamination" – EA R&D Technical Report P5-066/TR (2001)

5.3.5 The mechanical excavator should be equipped with a breaker to enable excavation through surface hardstand.

5.3.6 Three cable percussion boreholes should be advanced to depths of around 10m in order to retrieve geotechnical data from depth, and also allow the installation of gas/groundwater monitoring wells. Additional monitoring wells should be installed in around 5 boreholes to around 4m depth. These could also be drilled using cable-percussive methods, or using a window-sample drilling rig.

5.3.7 The in-situ shear strengths of any cohesive soils encountered should be determined by use of a hand-held shear vane.

5.3.8 The ground is expected to predominantly comprise sand & gravel, and consequently soakaways may work. Testing should could be carried out in around 5 trial pits in order to assess the suitability of soakaways as a solution for the discharge of surface water run-off. Testing would also remove any ambiguity with respect to the utility company's queries.

5.3.9 Routine geotechnical soils analysis (moisture content, Atterberg limits, pH, water soluble sulphate) should be scheduled on about 10 samples.

- 5.3.10 Appropriate chemical analyses based on the findings of this Report should be allowed for. This is likely to comprise 12 samples of made ground for a suite including heavy metals, asbestos ID, TOC, banded TPH (with supplementary speciation where appropriate), and speciated PAH. In the event that ground contamination is more significant or different to that anticipated, it might be necessary to carry out additional chemical testing. In addition, at least 6 samples of topsoil should be taken in order to assess its suitability for re-use within the development.
- 5.3.11 The generation potential of potential gas sources (off-site backfilled gravel pits/ponds) is considered likely to be Very low. Therefore, in accordance with CIRIA Report C665, it would be prudent to initially allow for 6 visits over a 3 month period. A hazardous gas risk assessment should be issued on completion of monitoring.
- 5.3.12 On completion of the fieldwork and laboratory testing a comprehensive bound, factual and interpretative report should be issued. This should contain detailed engineering records, laboratory test results, copies of all relevant correspondence and drawings of the site. The report should also include qualitative risk assessment with respect to both controlled waters and human health.

6 CONCLUSIONS & RECOMMENDATIONS

6.1 General

- 6.1.1 It is understood that the site is being considered for redevelopment with two to three storey domestic dwellings, associated gardens, POS and adoptable roads and sewers.
- 6.1.2 The main issues considered in this report, and in particular in Sections 3 and 4 are based on a review of historical maps and available geological/environmental data. This report provides an assessment of geoenvironmental issues and implications associated with the proposed residential redevelopment of the site.

6.2 Mining and quarrying

- 6.2.1 This site is underlain at depth by Salop Formation bedrock, and the shallowest coal seam lies at least 400m below the surface. Whilst the site lies within a Coal Authority Low Risk area, no significant risks have been identified, and an intrusive mining investigation will not be required.
- 6.2.2 Former gravel pits are located between 80m and 250m south and south west of the site.

6.3 Hazardous gas

- 6.3.1 There are numerous former ponds and gravel pits located within 250m of the site; a programme of hazardous gas monitoring should be carried out in order to determine the level of protective measures required for new dwellings.
- 6.3.2 However, it should be noted that the site is in an area where between 10% and 30% of homes are estimated to be above the radon action level; therefore full radon protection measures will be required.

6.4 Foundations

- 6.4.1 At present, no geotechnical ground investigation data is available and consequently it is only possible to estimate the ground conditions. Before firm foundation recommendations can be given, it will be necessary to undertake an appropriate ground investigation. However, tentative recommendations are provided below.

- 6.4.2 Made ground is not generally considered a suitable founding material and foundations should be taken through it, into underlying natural in-situ strata of adequate bearing capacity. Consequently, alternative foundation solutions will be required in any areas of deep made ground (greater than about 1.5m).
- 6.4.3 All concrete slabs and service ducts will require breaking out during the demolition of existing buildings. Foundations of plots that conflict with relict foundations should be taken to greater depth than the relict foundations and into natural ground of adequate bearing capacity.
- 6.4.4 The published geological data suggests that the site is underlain by glaciofluvial deposits (sand and gravel) with the Salop Formation (mudstone, sandstone and conglomerate) below.
- 6.4.5 Depending on its density, the granular drift deposits may provide sufficient bearing capacity to enable the adoption of strip footings for two storey housing. Reinforcement, as a precaution against differential settlement, is recommended only where foundation excavations encounter significant lateral and vertical variations in strata.
- 6.4.6 However, if the natural soils are found to be loose, an alternative solution such as vibro or piled foundations may be required.

6.5 Highway, drainage and external works issues

- 6.5.1 Given the relatively level nature of the site, there should be no requirement for retaining walls, underbuild, tanking etc.
- 6.5.2 It is recommended that the developer contact the utility company with respect to capacity in existing foul and surface water sewers in the vicinity of the development area.
- 6.5.3 Given anticipated ground conditions, soakaways may provide a viable solution for the disposal of surface water, subject to testing.

6.6 Contamination

- 6.6.1 The site's environmental setting is considered to be of moderate sensitivity. With respect to human health, the proposed end use (residential) is also sensitive.
- 6.6.2 Based on observations made during the site walkover, and given site's former and recent uses, a veneer of made ground is anticipated, and it is considered likely that some (probably minor) ground contamination will be present in shallow soils.
- 6.6.3 Consequently, a ground investigation is required in order to assess the degree and extent of any ground contamination, and enable the preparation of a Remediation Strategy (if required).

6.7 Potential development constraints

- 6.7.1 Numerous utilities are on site, evidenced by the presence of various manholes/drains etc. It is likely that most/all of these serve the Club building. Prior to redevelopment, the exact routes of the various services should be ascertained and, where needed, diverted.

6.8 Further investigation

- 6.8.1 Whilst the site is considered suitable for its current and proposed use, the proposed change in use will require intrusive investigation.

6.8.2 This would include:

- Machine-excavated trial pits to determine near surface ground conditions including depth to bedrock, the presence of obstructions, groundwater and stability
- Cable percussive boreholes to retrieve geotechnical data from depth and install monitoring wells; additional shallow boreholes to be drilled for monitoring wells
- Soakaway testing to in order to assess the suitability of soakaways as a solution for the discharge of surface water run-off (if required)
- Geotechnical soils analysis to enable foundation recommendations
- Chemical testing on soil and if necessary groundwater, samples to assess the significance of contamination, if any, as a result of the current land use
- Gas monitoring and risk assessment

6.8.3 An appropriate ground investigation strategy is presented in Section 5.2.

Appendix A

General Notes

General

Third party information obtained from the British Geological Survey (BGS), the Coal Authority, the Local Authority etc is presented in the "Search Responses" Appendix of this Geoenvironmental Report.

Geology, mining & quarrying

In order to establish the geological setting of a site, Lithos refer to BGS maps for the area, and the relevant geological memoir. Further information is sourced by reference to current and historical OS plans.

In July 2011, the Coal Authority (CA) formalised their requirements in relation to planning applications and introduced some new terminology. The CA, using its extensive records has prepared plans for all coalfield Local Planning Authorities, which effectively refines the defined coalfield areas into High Risk and Low Risk areas. High Risk areas are likely to be affected by a range of legacy issues that pose a risk to surface stability, including: mine entries; shallow coal workings; workable coal seam outcrops; mines gas; and previous surface mining sites. Low Risk areas comprise the remainder of the defined coalfield, and are areas where no known defined risks have been recorded; although there may still be unrecorded issues. Where a site lies within either a High or Low Risk area, a mining report is obtained from the CA.

Landfills

Lithos obtain data from Landmark or Groundsure, the Environment Agency and the Local Authority with respect to known areas of landfilling within 250m of the proposed development site. Historical OS plans are also inspected for evidence of backfilled quarries, railway cuttings, colliery spoil tips etc.

Radon

Radon is a colourless, odourless gas, which is radioactive. It is formed in strata that contain uranium and radium (most notably granite), and can move through fissures eventually discharging to atmosphere, or the spaces under and within buildings. Where radon occurs in high concentrations, it can pose a risk to health.

In order to assess potential risks associated with radon gas, Lithos refer to BRE Report BR211, 2015: "Radon: guidance on protective measures for new buildings", and the Public Health England website. The level of protection needed is site-specific and is determined by reference to the Public Health England website, which indicates the highest radon potential within each 1km grid square.

Each 1km grid square is classified on the basis of the percentage of existing homes within that grid square estimated to have radon concentrations above the Action Level (average annual radon concentration of 200 Bq.m⁻³). There are 6 'bands': <1%; 1 to 3%; 3 to 5%; 5 to 10%; 10 to 30%; and >30%.

At present Approved Document C advocates basic measures for the probability banding 3% to 10% (full measures if >10%). However, Public Health England would like to see all new build include basic measures.

Hydrogeology

Lithos obtain information from the Environment Agency (EA), and Landmark or Groundsure with respect to:

- Groundwater quality
- Recorded pollution incidents
- Licensed groundwater abstractions

From April 2010 the EA's Groundwater Protection Policy uses aquifer designations that are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply), but also their role in supporting surface water flows and wetland ecosystems. The aquifer designation data is based on geological mapping provided by the British Geological Survey. The maps are split into two different types of aquifer designation:

- Superficial (Drift) - permeable unconsolidated (loose) deposits. For example, sands and gravels
- Bedrock - solid permeable formations e.g. sandstone, chalk and limestone

The maps display the following aquifer designations:

Principal aquifers: These are layers of rock or superficial deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary aquifers: These include a wide range of rock layers or superficial deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:

- 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
- Secondary B - predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
- Secondary undifferentiated - usually assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both a minor and non-aquifer in different locations due to the variable characteristics of the rock type

Unproductive strata: These are rock layers or superficial deposits with low permeability that have negligible significance for water supply or river base flow.

The EA maps only display the principal and secondary aquifers as coloured areas. All uncoloured areas on the bedrock designation map will be unproductive strata. However, for uncoloured areas on the superficial (drift) designation map it is not possible to distinguish between areas of unproductive strata and areas where no superficial deposits are present; to do this, it is necessary to consult the published geological survey maps.

For the purposes of the EA's Groundwater Protection Policy the following default position applies, unless there is site specific information to the contrary:

- If no superficial (drift) aquifers are shown, the bedrock designation is adopted
- In areas where the bedrock designation shows unproductive strata (the uncoloured areas) the superficial designation is adopted
- In all other areas, the more sensitive of the two designations is used (e.g. If secondary superficial overlies principal bedrock, an overall designation of principal is assumed)

The EA have also designated groundwater Source Protection Zones, which are based on proximity to a groundwater source (springs, wells and abstraction boreholes). The size of a Source Protection Zone is a function of the aquifer, volume of groundwater abstracted and the effective rainfall, and may vary from tens to several thousand hectares.

Hydrology

Lithos obtain information from the Environment Agency and Landmark or Groundsure with respect to:

- Surface water quality
- Recorded pollution incidents
- Licensed abstractions (groundwater & surface waters)
- Licensed discharge consents
- Site susceptibility to flooding

The EA have set water quality targets for all rivers. These targets are known as River Quality Objectives (RQOs). The water quality classification scheme used to set RQO planning targets is known as the River Ecosystem scheme. The scheme comprises five classes (RE1 to RE5) which reflect the chemical quality requirements of communities of plants and animals occurring in our rivers.

General Quality Assessment (GQA) grades reflect actual water quality. They are based on the most recent analytical testing undertaken by the EA. There are 6 GQA grades (denoted A to F) defined by the concentrations of biochemical oxygen demand, total ammonia and dissolved oxygen.

The susceptibility of a site to flooding is assessed by reference to a Flood Map on the Environment Agency's website. These maps show natural floodplains - areas potentially at risk of flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas. There are two different kinds of area shown on the Flood Map:

1. Dark blue areas (Flood Zone 3) could be flooded by the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year, or by a river by a flood that has a 1% (1 in 100) or greater chance of happening each year
2. Light blue areas (Flood Zone 2) show the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance of occurring each year

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Where there is no blue shading (Flood Zone 1), there is less than a 0.1% (1 in 1000) chance of flooding occurring each year.

The maps also show all flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods.

The Agency's assessment of the likelihood of flooding from rivers and the sea at any location is based on the presence and effect of all flood defences, predicted flood levels, and ground levels.

It should also be noted that as the floodplain shown is the 1 in 100 year (or 1 in 200 year as appropriate), areas outside this may be flooded by more extreme floods (e.g. the 1 in 1000 year flood). Also, parts of the areas shown at risk of flooding will be flooded by lesser floods (e.g. the 1 in 5 year flood). In some places due to the shape of the river valley, the smaller floods will flood a very similar extent to larger floods but to a lesser depth.

If a site falls within a floodplain, it is recommended that a flood survey be undertaken by a specialist consultant who can advise on appropriate mitigating measures; i.e. raising slab levels, provision of storage etc. In accordance with Chapter 10 of the National Planning Policy Framework, a site-specific flood risk assessment is required for: proposals of 1 hectare or greater in Flood Zone 1, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and any new development in Flood Zones 2 and 3.

COMAH & explosive sites

Lithos obtain information from Landmark or Groundsure with respect to Control of Major Accident Hazards (COMAH) or explosive sites within 1km of the proposed development site. Lithos' report refers to any that are present, and recommends that the Client seeks further advice from the HSE.

Areas around COMAH sites (chemical plants etc) are zoned with respect to the implementation of emergency plans. The HSE are a statutory consultee to the local planning authority for all COMAH sites. The COMAH site may have to revise its emergency action plan if development occurs. This might be quite straightforward or could entail significant expenditure. Consequently, the COMAH site may object to a proposed development (although it is the Local Authority who have final say, and they are likely to place more weight on advice from the HSE).

Preliminary conceptual site model

The site's environmental setting (and proposed end use) is used by Lithos to assess the significance of any contamination encountered during the subsequent ground investigation.

Assessment of contaminated land is based on an evaluation of pollutant linkages (source-pathway-receptor). Contaminants within the near surface strata represent a potential source of pollution. The environment (most notably groundwater), site workers and end users are potential receptors.

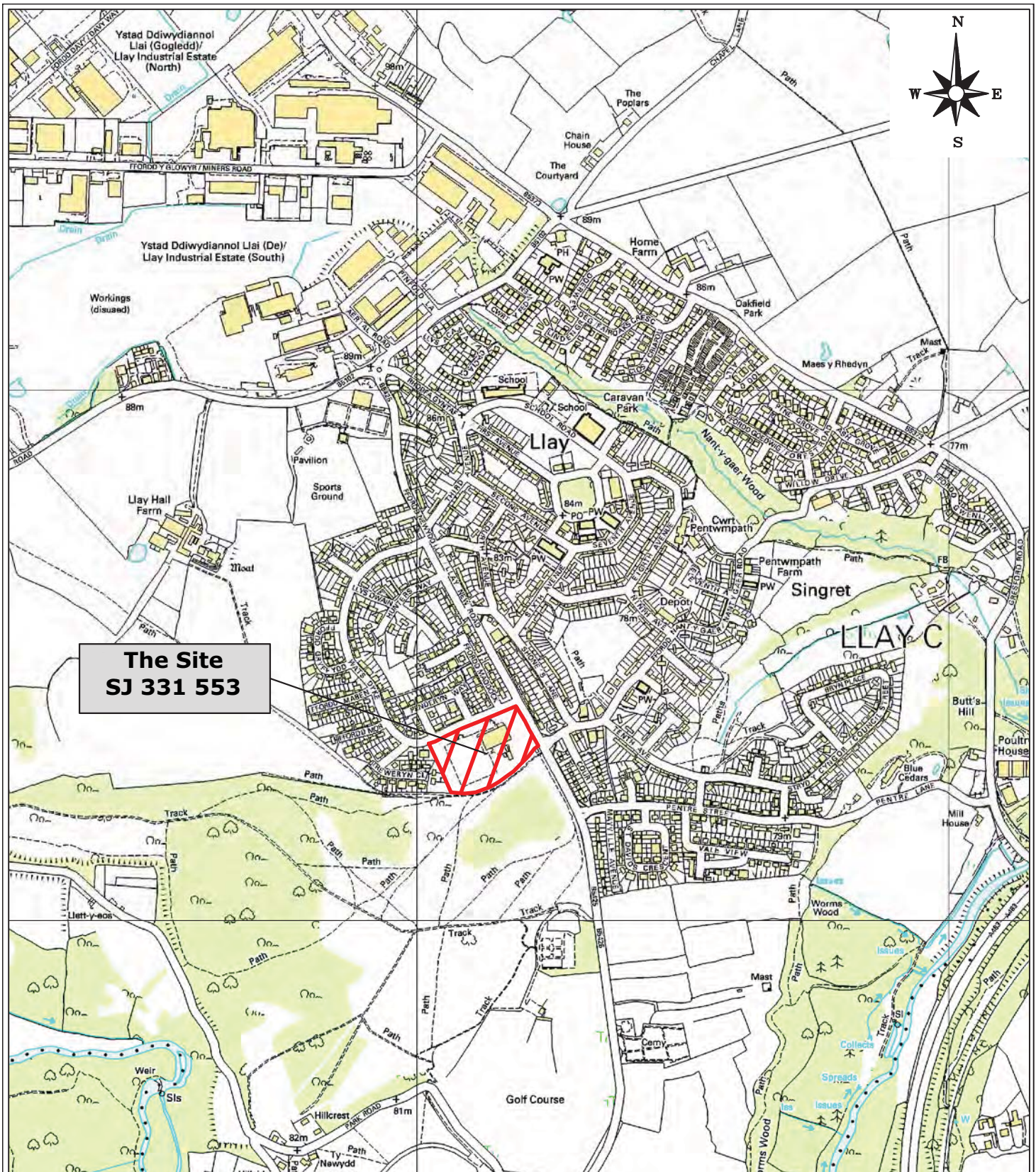
Potential pollutant linkages are shown on a preliminary conceptual site model (pCSM). A CSM is essentially a cross-section through a site that reflects both the surface topography and underlying geology, and shows surface features of interest. The most significant sources of contamination are then superimposed onto this cross-section together with potential receptors (human health & controlled waters), and plausible pathways between the two. In addition to environmental issues, the CSM should also highlight geotechnical issues.

A pCSM is prepared after consideration of all available "desk study" data, and before design of the ground investigation. Data reviewed should include historical plans (with superimposition on a current-day plan), previous SI reports, geological maps etc. The pCSM, in conjunction with knowledge of site constraints (buildings, services, slopes etc) is used to design the ground investigation.

The revised CSM takes account of data obtained during the ground investigation, including the distribution of made ground, the nature and distribution of contamination etc.

Appendix B

Drawings



Reproduced from OS Explorer map 1:10,000 scale by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. Crown copyright. All rights reserved. Licence number 100049696.



info@lithos.co.uk
www.lithos.co.uk
Tel 01937 545330

CLIENT

ROYAL BRITISH
LEGION

JOB TITLE

WATTS DYKE,
WREXHAM

DRAWING TITLE

SITE LOCATION
PLAN

DRAWN

LEW

DATE

05/12/16

CHECKED

MJT

DATE

05/12/16

STATUS

FOR COMMENT ☐

DRAFT ☐

FOR APPROVAL ☐

FINAL ☒

SCALE

1:10,000

SHEET

A4

DRAWING NO.

2609/1

REVISION



- NOTES
- GRASS & OVERGROWN AREAS
 - BUILDING
 - TARMAC HARDSTAND
 - CONCRETE HARDSTAND
 - GM JONES SITE COMPOUND
 - APPROXIMATE SITE BOUNDARY

REV.	DESCRIPTION	DATE



info@lithos.co.uk
www.lithos.co.uk
Tel 01937 545330

CLIENT

ROYAL BRITISH
LEGION

JOB TITLE

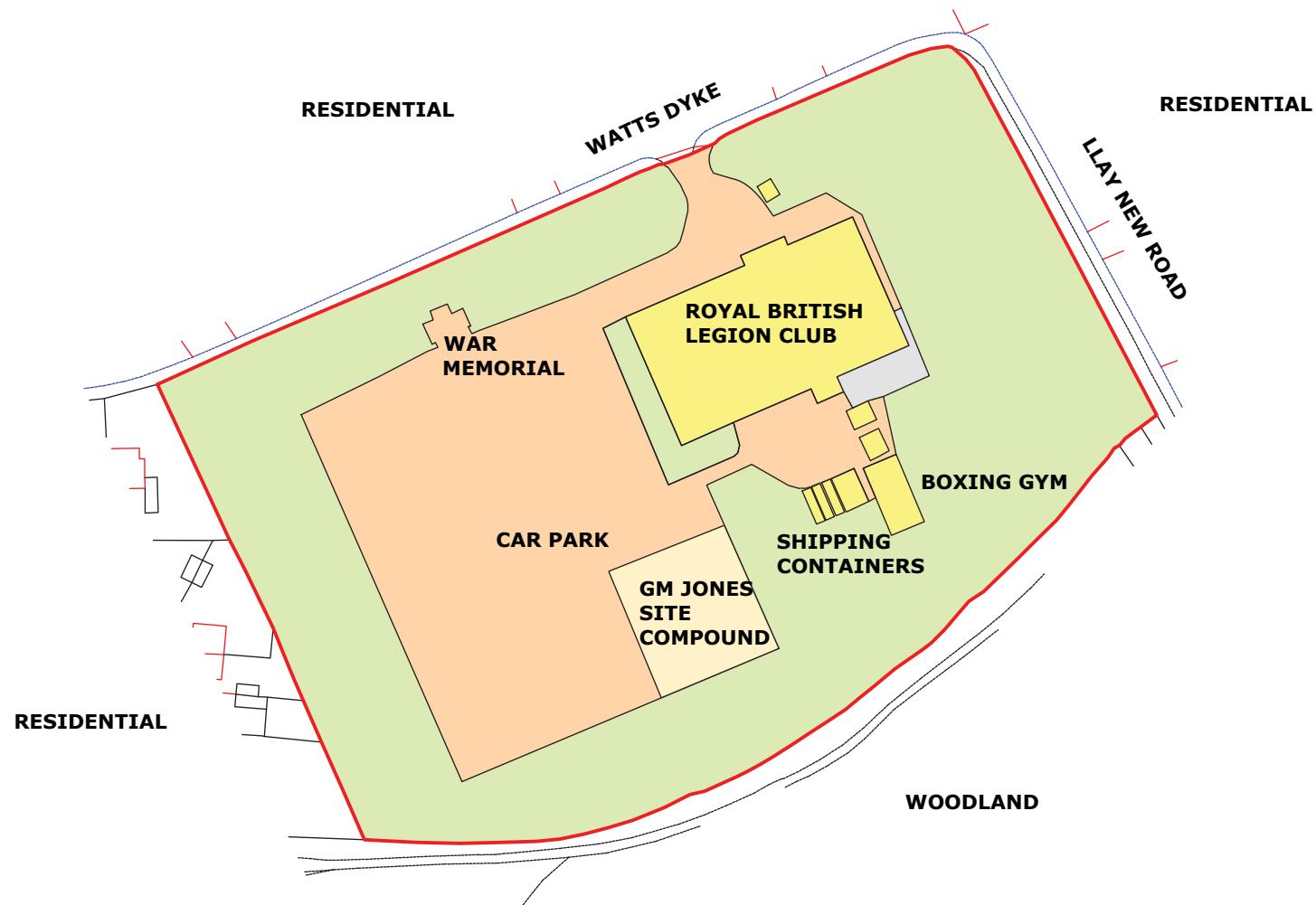
WATTS DYKE,
WREXHAM

DRAWING TITLE

SITE FEATURES

DRAWN	LEW	DATE	05/12/16	STATUS
CHECKED	MJT	DATE	05/12/16	FOR COMMENT
				FOR APPROVAL
				DRAFT
				FINAL

SCALE	1:1000	SHEET	A3	DRAWING NO.	2609/3	REVISION	
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- NOTES
- GRASS & OVERGROWN AREAS
 - BUILDING
 - TARMAC HARDSTAND
 - CONCRETE HARDSTAND
 - GM JONES SITE COMPOUND
 - APPROXIMATE SITE BOUNDARY
 - LOCATION & ORIENTATION OF PHOTOGRAPH

REV.	DESCRIPTION	DATE
------	-------------	------



info@lithos.co.uk
www.lithos.co.uk
Tel 01937 545330

CLIENT

ROYAL BRITISH
LEGION

JOB TITLE

WATTS DYKE,
WREXHAM

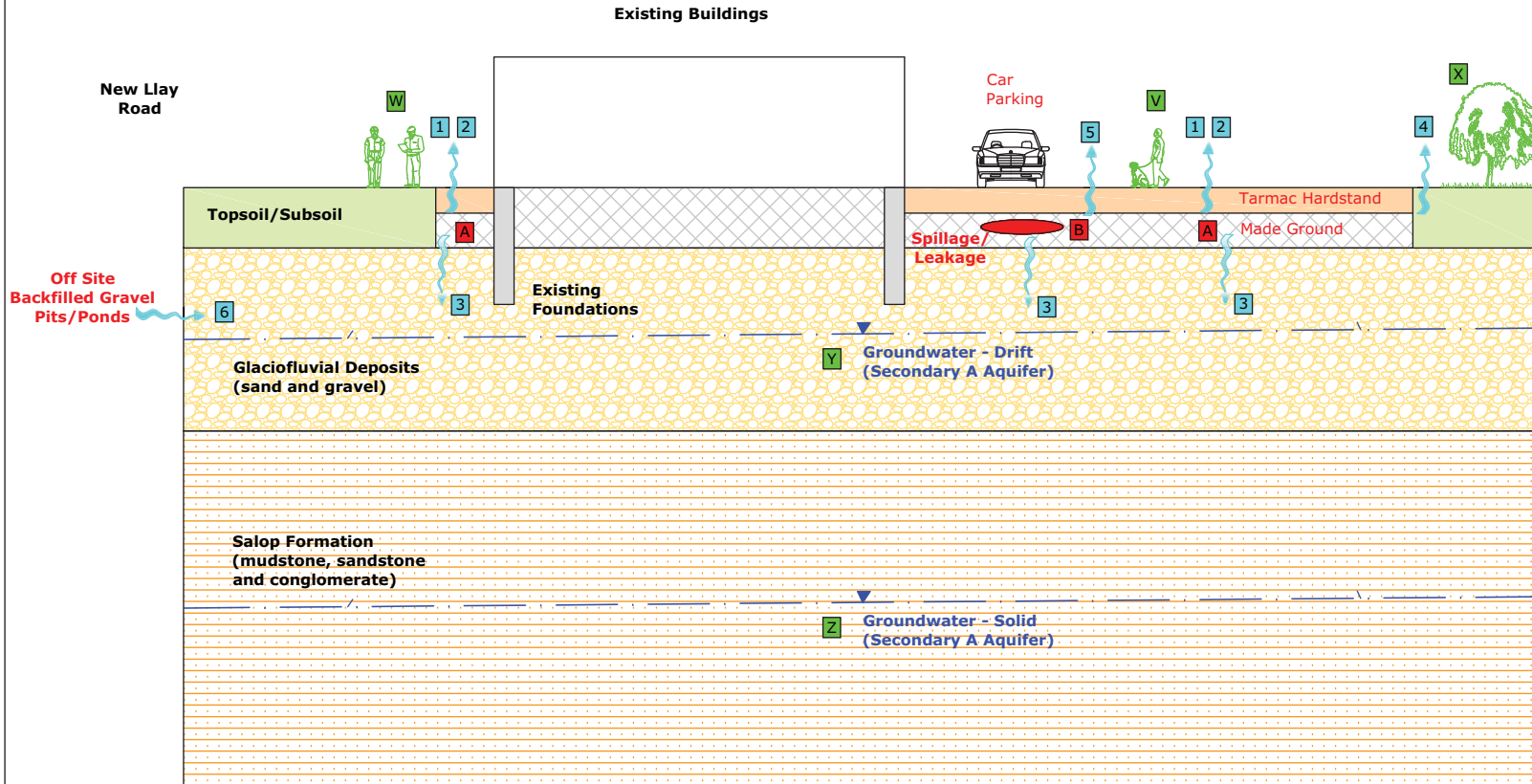
DRAWING TITLE

SITE PHOTOGRAPHS

DRAWN	LEW	DATE	05/12/16	STATUS
CHECKED	MJT	DATE	05/12/16	FOR COMMENT ☐
				FOR APPROVAL ☐
				DRAFT ☐
				FINAL ☒

SCALE	1:1250	SHEET	A3	DRAWING NO.	2609/4	REVISION	
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SOURCES	
A	MADE GROUND (INORGANICS)
B	LEAKAGE/SPILLAGE (ORGANICS)

PATHWAYS	
1	DERMAL CONTACT
2	INGESTION/INHALATION
3	LEACHING OF CONTAMINANTS
4	UPTAKE BY PLANTS
5	VOLATILISATION
6	MIGRATION OF GAS

RECEPTORS	
V	END USERS (RESIDENTS)
W	SITE WORKERS
X	VEGETATION
Y	GROUNDWATER - DRIFT
Z	GROUNDWATER - SOLID

NOTES			
REV.	DESCRIPTION	DATE	
 info@lithos.co.uk www.lithos.co.uk Tel 01937 545330			
CLIENT			
ROYAL BRITISH LEGION			
JOB TITLE			
WATTS DYKE, WREXHAM			
DRAWING TITLE			
PRELIMINARY CONCEPTUAL SITE MODEL			
DRAWN	DATE	STATUS	
LEW	05/12/16	FOR COMMENT ☐	
CHECKED	DATE	FOR APPROVAL ☐	
MJT	05/12/16	DRAFT ☐	
		FINAL ☒	
SCALE	SHEET	DRAWING NO.	REVISION
Not to scale	A3	2609/5	

Appendix C

Commission

002/2609/MJT

3rd November 2016

Mr A McMullan
Knight Frank
(via email)



Registered in England 07068066

Parkhill
Wetherby
West Yorkshire
LS22 5DZ

T 01937 545 330

www.lithos.co.uk

Dear Andy

Watts Dyke, Wrexham

Further to your recent invitation, please find below our proposal for undertaking a geotechnical and environmental desk study appraisal of the above land. It is understood that the site consists of a single parcel of land of approximately 2.1 hectares and is currently in use as a British Legion Club with associated areas of car parking and grassland.

Brief examination of the relevant geological map suggests the site is underlain by Glacial Sand & Gravel deposits, with Erbistock Formation bedrock (mudstone, sandstone & conglomerate) below.

This site is located within a Coal Mining Development Low Risk Area (within the defined coalfield, but no known defined risks have been recorded by the Coal Authority; there may still be unrecorded issues), and therefore a mining report will be obtained.

Environmental search data and historical maps (obtained from Landmark or Groundsure), will be reviewed in order to determine whether any past land uses have had any effect on the proposed development. In addition we will visit site to review current operations and undertake a walkover survey.

The report will include preliminary recommendations with respect to mining, foundations, contamination and hazardous gas. Our report will be in a format suitable for submission in support of an outline planning application.

It is anticipated that a final bound report will be available within 3 weeks of receiving your written instruction to proceed. Our lump sum fee for provision of this report is £**** plus VAT.

We will need a Promap or topo survey in CAD format, to provide a base plan for technical drawings etc. If do not have one, we could obtain at cost plus £**.

This work will be undertaken in accordance with our Standard Terms and Conditions, a copy of which are enclosed.

It is hoped the above is sufficient for your present needs. However, should you require any further information, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matt Thompson", is written over a light blue horizontal line.

Matt Thompson
Principal Engineer
for and on behalf of
LITHOS CONSULTING LIMITED



1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement, unless the context otherwise requires, the following words and expressions have the following meanings:

"Agreement" shall mean these Terms (entitled "Terms and Conditions for the Appointment of Lithos Consulting"), the Proposal, any document recording the Client's unequivocal acceptance of the Proposal and any other documents or parts of other documents expressly referred to in any of the foregoing;

"Client" shall mean the party for whom the Services are being provided by Lithos;

"Documents" shall mean all documents of any kind and includes plans, drawings, reports, programmes, specifications, Bills of Quantities, calculations, letters, e-mails, faxes, memoranda, films and photographs (including negatives), or any other form of record prepared or provided or received by, or on behalf of Lithos, and whether in paper form or stored electronically or on disk, or otherwise;

"Lithos" shall mean Lithos Consulting Limited whose registered office is at Parkhill, Walton Road, Wetherby, West Yorkshire, LS22 5DZ.

"Intellectual Property" includes all rights to, and any interests in, any patents, designs, trade marks, copyright, know-how, trade secrets and any other proprietary rights or forms of intellectual property (protectable by registration or not) in respect of any technology, concept, idea, data, programme or other software (including source and object codes), specification, plan, drawing, schedule, minutes, correspondence, scheme, programme, design, system, process logo, mark, style, or other matter or thing, existing or conceived, used, developed or produced by any person;

"Parties" shall mean the Client and Lithos

"Project" shall mean the project described in the Proposal and any enquiry from the Client on which Lithos has based its Proposal;

"Proposal" means the offer document prepared by Lithos in response to an enquiry or otherwise, in connection with the proposed provision of the Services;

"Services" means the work and services relating to the Project to be provided by Lithos pursuant to the Agreement and as set out in the Proposal and shall include any additions or amendments thereto made in accordance with these Terms;

"Terms" means these terms entitled "Lithos Consulting Terms of Appointment".

1.2 Words importing the singular only shall also include the plural and vice versa, where the context requires.

1.3 Words importing persons or parties shall include firms, corporations and any organisation having legal capacity and vice versa, where the context requires; and words importing a particular gender include all genders.

1.4 The sub-headings to the clauses of these Terms are for convenience only and shall not affect the construction of the Agreement.

1.5 A reference to legislation includes that legislation as from time to time amended, re-enacted or substituted and any Orders in Council, orders, rules, regulations, schemes, warrants, by-laws, directives or codes of practice issued under any such legislation.

1.6 In the event of conflict between the documents forming part of the Agreement, the Proposal shall prevail, followed by the Terms.

2 APPOINTMENT

2.1 The Client agrees to engage Lithos and Lithos agrees to provide the Services in accordance with the provisions of the Agreement.

3 OBLIGATIONS OF LITHOS

3.1 Lithos shall perform the Services using the reasonable standard of skill and care normally exercised by similar professional Environmental firms in performing similar services under similar conditions.

3.2 Lithos shall use all reasonable endeavours to perform the Services in accordance with all relevant environmental and safety legislation.

4 OBLIGATIONS OF THE CLIENT

4.1 Throughout the period of this Agreement the Client shall afford to Lithos or procure the affording to Lithos of access to any site where access is required for the performance of the Services.

4.2 The Client accepts responsibility for ensuring that Lithos is notified in writing of all special site and/or plant conditions, including without prejudice to the generality of the foregoing, the existence and precise location of all underground services, cables, pipes, drains or underground buildings, constructions or any hazards known or suspected by the Client, which the Client shall clearly mark on the ground or identify on accurate location plans supplied to Lithos prior to the commencement of the Services. The Client shall also inform Lithos in writing of any relevant operating procedures including any site safe operating procedures and any other regulations relevant to the carrying out of the Services. The Client shall indemnify Lithos against all costs, claims, demands and expenses arising as a result of any non-disclosure in this respect, including but not limited to indemnification against any action brought by the owner of the land or otherwise.

4.3 If the Client discovers any conflict, defect or other fault in the information or designs provided by Lithos pursuant to the Agreement, he will advise Lithos in writing of such defect, conflict or other fault and Lithos shall have the right to rectify the same or where necessary, to design the solution for rectification of any works carried out by others pursuant the conflicting, defective or in any other way faulty information or designs.

5 INTELLECTUAL PROPERTY

5.1 The copyright in all Intellectual Property prepared by or on behalf of Lithos in connection with the Project for delivery to the Client shall remain vested in Lithos.

5.2 The Client shall have a non-exclusive licence to copy and use such Intellectual Property for purposes directly related to the Project. Such licence shall enable the Client to copy and use the Intellectual Property but solely for its own purposes in connection with the Project and such use shall not include any licence to reproduce any conceptual designs or professional opinions contained therein nor shall it include any licence to amend any drawing, design or other Intellectual Property produced by Lithos.

5.3 Should the Client wish to use such Intellectual Property in connection with any other works or for any other purpose not directly related to the Project or wish to pass any Intellectual Property to any third party, it must obtain the prior written consent of Lithos. The giving of such consent shall be at the discretion of Lithos and shall be upon such terms as may be required by Lithos. Lithos shall not be liable for the use by any person of such Intellectual Property for any purpose other than that for which the same were prepared by or on behalf of Lithos.

5.4 Ownership of any proposals submitted to the Client that are not subsequently confirmed as part of the Services to be provided for the Client remain with Lithos and such proposals must not be used as the basis for any future work undertaken by the Client or a third party and no liability can be accepted howsoever arising from such proposals.

5.5 In the event of the Client being in default of payment of any fees or other amounts due, Lithos may suspend further use of the licence on giving 2 days' notice of the intention to do so. Use of the licence may be resumed on receipt of the outstanding amounts.

6 TITLE

6.1 Lithos shall transfer only such title or rights in respect of the Documents as it has, and if any part is purchased from a third party Lithos shall transfer only such title or rights as that party had and has transferred to Lithos.

6.2 Title in the Documents shall remain with and shall not pass to the Client until the amount due under the invoice(s) (including interest and costs) has been paid in full.

6.3 Until title passes, the Client shall hold the Documents as bailee for Lithos and shall store or mark them so that they can at all times be identified as the property of Lithos.

6.4 At any time before title passes (save and except where payment is not due), but only after prior consultation with the Client, Lithos may without any liability to the Client repossess and use or sell all or any of part of the Documents and by doing so terminate the right of the Client to use, sell or otherwise deal in the Documents.

6.5 Lithos may maintain an action for the price of the Documents notwithstanding that title in them has not passed to the Client.

7 CONFIDENTIALITY

7.1 Lithos undertakes not to divulge or disclose to any third party without the written consent of the Client information which is designated confidential by the Client or which can reasonably be considered to be confidential and arises during the performance of the Services unless required to do so by law or necessary in the proper performance of its duties in relation to the Project, or in order to make full frank and proper disclosure to its insurers or intended insurers, or to obtain legal or accounting advice.

7.2 Subject to the above, Lithos shall be permitted to use information related to the Services it provides in connection with the Project for the purposes of marketing its services and in proposals for work of a similar type.

8 THIRD PARTIES

8.1 The Agreement or any part thereof or any benefit or interest thereunder may not be assigned by the Client without the prior written consent of Lithos. The giving of such consent shall be at the discretion of Lithos and Lithos will only agree to an assignment on its terms and in return for payment of a fee by the Client to Lithos to cover Lithos's legal and other costs associated with any assignment.

8.2 The Agreement shall not confer and shall not purport to confer on any third party any benefit or any right to enforce any term of this Agreement for the purposes of the Contracts (Rights of Third Parties) Act 1999 or otherwise.

8.3 Lithos will consider and may consent to any request from the Client for Lithos to enter a collateral warranty with a third party with regard to the Services provided under the Agreement. The giving of such consent shall be at the discretion of Lithos and Lithos will only enter a collateral warranty on its terms and in return for payment of a fee by the Client to Lithos to cover Lithos's legal and other costs associated with any collateral warranty.

9 INSURANCE

9.1 Lithos warrants to the Client that there is in force a policy of Professional Indemnity insurance covering its liabilities for negligence under this Agreement, with a limit of indemnity of £5,000,000 (FIVE MILLION POUNDS) any one claim, save for pollution and contamination claims and asbestos claims both of which carry £2,000,000 (TWO MILLION) in the aggregate cover. This policy is annually renewable and whilst renewal is not automatic, Lithos agrees to use reasonable endeavours to maintain such insurance at all times until six years from the date of the completion (or termination) of the Services under the Agreement, provided such insurance is available at commercially reasonable rates having regard, inter alia, to premiums required and policy terms obtainable.

9.2 If for any period such insurance is not available at commercially reasonable rates, Lithos shall forthwith inform the Client and shall obtain in respect of such period such reduced level of Professional Indemnity insurance as is available and as would be fair and reasonable in the circumstances for Lithos to obtain.

10 LIMITATIONS ON LIABILITY

10.1 Unless otherwise agreed in writing, Lithos's liability under or in connection with the Agreement whether in contract, tort, negligence, breach of statutory duty or otherwise (other than in respect of personal injury or death) shall be limited to and shall not exceed the lesser of either five million pounds in the aggregate (unless it is a pollution, contamination or asbestos claim in which case it is two million pounds in the aggregate) or 10 times the total value of invoices issued to the Client for consultancy work instructed under the Agreement.

10.2 No action or proceedings under or in respect of the Agreement whether in contract, tort, negligence, under statute or otherwise shall be commenced against Lithos after the expiry of a period of six years from the date of the completion (or termination) of the Services under the Agreement.

10.3 Whilst Lithos will scan all potential exploratory locations with a Cable Avoidance Tool, Lithos shall not be liable for any damage to underground services, cables, pipes, drains or underground buildings, constructions and the like which were either not marked on site or for which accurate plans were not provided.

10.4 Lithos shall not be liable for the cost of rectifying any defect, conflict or other fault in the information or designs provided by Lithos or for the cost of designing a solution for and rectifying any subsequent works carried out by others pursuant to the conflicting, defective or in any other way faulty information or designs, unless Lithos has been advised in writing of the same by the Client and has been given the opportunity to rectify the same or where necessary, to design the solution for rectification of any subsequent works carried out by others pursuant to the same.

11 PAYMENT

11.1 Invoices for services rendered will be submitted for payment in accordance with the Proposal.

11.2 The due date for payment is the date of the invoice and the final date for payment is 28 days from the date of the invoice.

11.3 If the Client disputes the amount included for payment in an invoice a written notice must be served on Lithos by the Client not later than 14 days before the final date for payment. If no notice is given the amount due shall be the amount stated in the invoice.

11.4 In the event of failure on the part of the Client to pay any monies in accordance with the foregoing payment provisions, Lithos will be entitled to charge interest on any monies owed to it by the Client, such interest to be at a rate of 8% above the base rate of a clearing bank from time to time calculated from the final date for payment to the date of actual payment on a compound basis.

12 DELAY

12.1 Lithos will comply with any timescale agreed for completion of the Services unless delayed or prevented by circumstances beyond its reasonable control and in the event of any such circumstances arising Lithos undertakes to complete the Services within a reasonable period, but will not be liable to the Client for any delay as a result.

13 TERMINATION

13.1 The Agreement may be terminated by either party in the event of the other making a composition or arrangement with its creditors, becoming bankrupt, or being a company, making a proposal for a voluntary arrangement for a composition of debts, or has a provisional liquidator appointed, or has a winding-up order made, or passes a resolution for voluntary winding-up (except for the purposes of a bona fide scheme of amalgamation or reconstruction), or has an administrator or an administrative receiver appointed to the whole or any part of its assets. Notice of termination must be given to the party which is insolvent by the other party.

13.2 If for any reason the performance of the Services by Lithos is suspended for a period in excess of three calendar months then Lithos shall be entitled to terminate its appointment in respect of the Services by seven days written notice to the Client.

13.3 If the Client shall fail to pay in full any sum due under the terms of the Agreement by the final date for payment for that sum and no effective notice of intention to withhold payment has been issued, Lithos may serve written notice on the Client demanding payment within 14 days of such notice. If the Client shall fail to comply with such notice, Lithos shall be entitled to terminate its employment under the Agreement forthwith.

13.4 Any termination of the appointment of Lithos howsoever caused shall be without prejudice to the right of Lithos to require payment for all services performed up to the date of such termination including but not limited to payment of a fair and reasonable proportion of any figure identified in the Proposal or otherwise for fees in respect of a particular service which Lithos has started, but not completed.

14 NOTICES

14.1 Any notice provided for in the Agreement shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post to the address of the relevant party as may have been notified by each party to the other or, in the absence of notification, to the address of Lithos set out above or to the registered address of the Client.

14.2 Such notice shall be deemed to have been received on the day of delivery if delivered by hand or on the second working day after the day of posting if sent by first class post.

15 ENTIRE AGREEMENT

15.1 The Agreement constitutes the complete and entire agreement between the Client and Lithos with respect to the Services and supersedes any prior oral and/or written warranties, terms, conditions, communications and representations, whether express or implied and any claim against Lithos in respect of the Services can only be made in contract under the provisions of the Agreement and not otherwise under the law or tort or otherwise.

15.2 No amendments, modifications or variation of the Agreement shall be valid unless made in writing and agreed to by both the Client and Lithos; such agreement must be recorded in writing by at least one of the Parties.

15.3 Lithos will not be bound by any standard or printed terms or conditions furnished by the Client in any of its documents unless Lithos specifically states in writing separately from such documents that it intends such terms and conditions to apply.

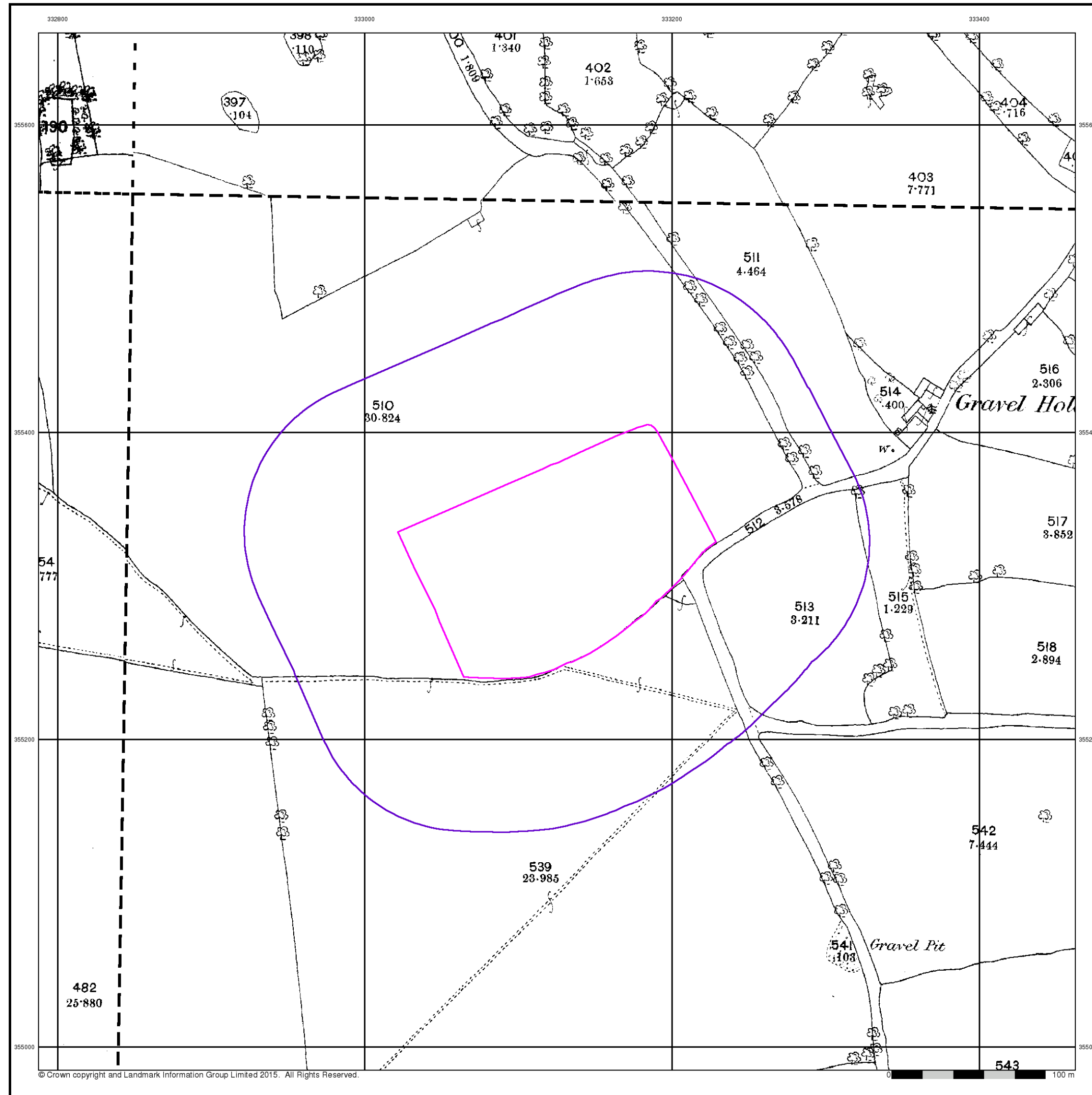
16 DISPUTES AND GOVERNING LAW

16.1 The Agreement shall be governed by and construed in accordance with English law and the Parties irrevocably and unconditionally submit to the jurisdiction of the English Courts.

16.2 Where the Housing Grants, Construction and Regeneration Act 1996 applies, any dispute between the Parties may be referred to adjudication in accordance with The Scheme for Construction Contracts Regulations 1998 or any amendment or modification thereof being in force at the time of the dispute, as applicable to England, Wales, Scotland and Northern Ireland.

Appendix D

Historical OS Plans



Denbighshire

Published 1872 - 1879

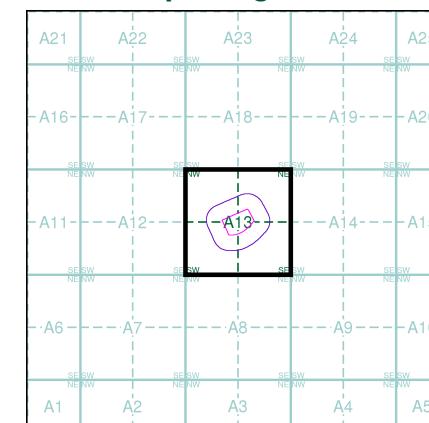
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

021_11 1872 1:2,500	021_12 1873 1:2,500
021_15 1879 1:2,500	021_16 1872 1:2,500

Historical Map - Segment A13



Order Details

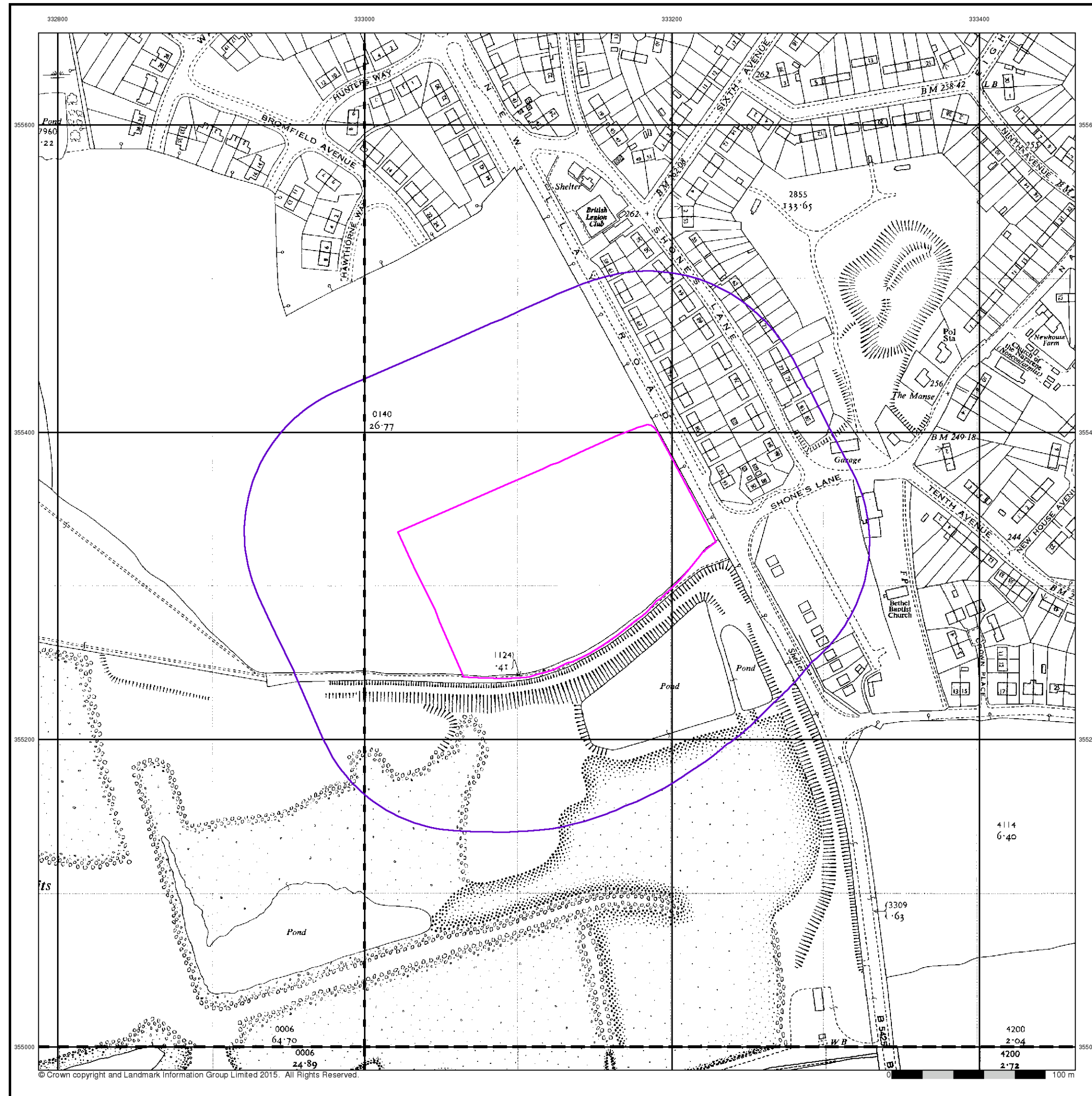
Order Number: 105426637_1_1
Customer Ref: 2609
National Grid Reference: 333120, 355320
Slice: A
Site Area (Ha): 2.06
Search Buffer (m): 100

Site Details

The Royal British Legion, Watts Dyke, Llay, WREXHAM, Clwyd, LL12 0RL



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Ordnance Survey Plan

Published 1962

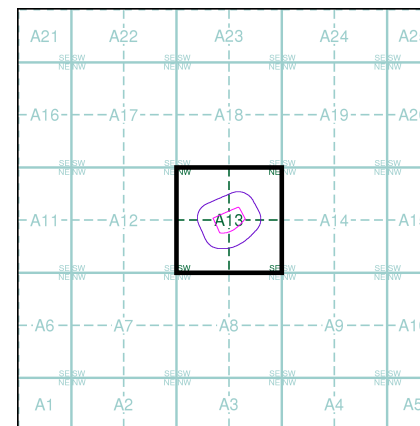
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ3255 1962 12,500	SJ3355 1962 12,500
SJ3254 1962 12,500	SJ3354 1962 12,500

Historical Map - Segment A13



Order Details

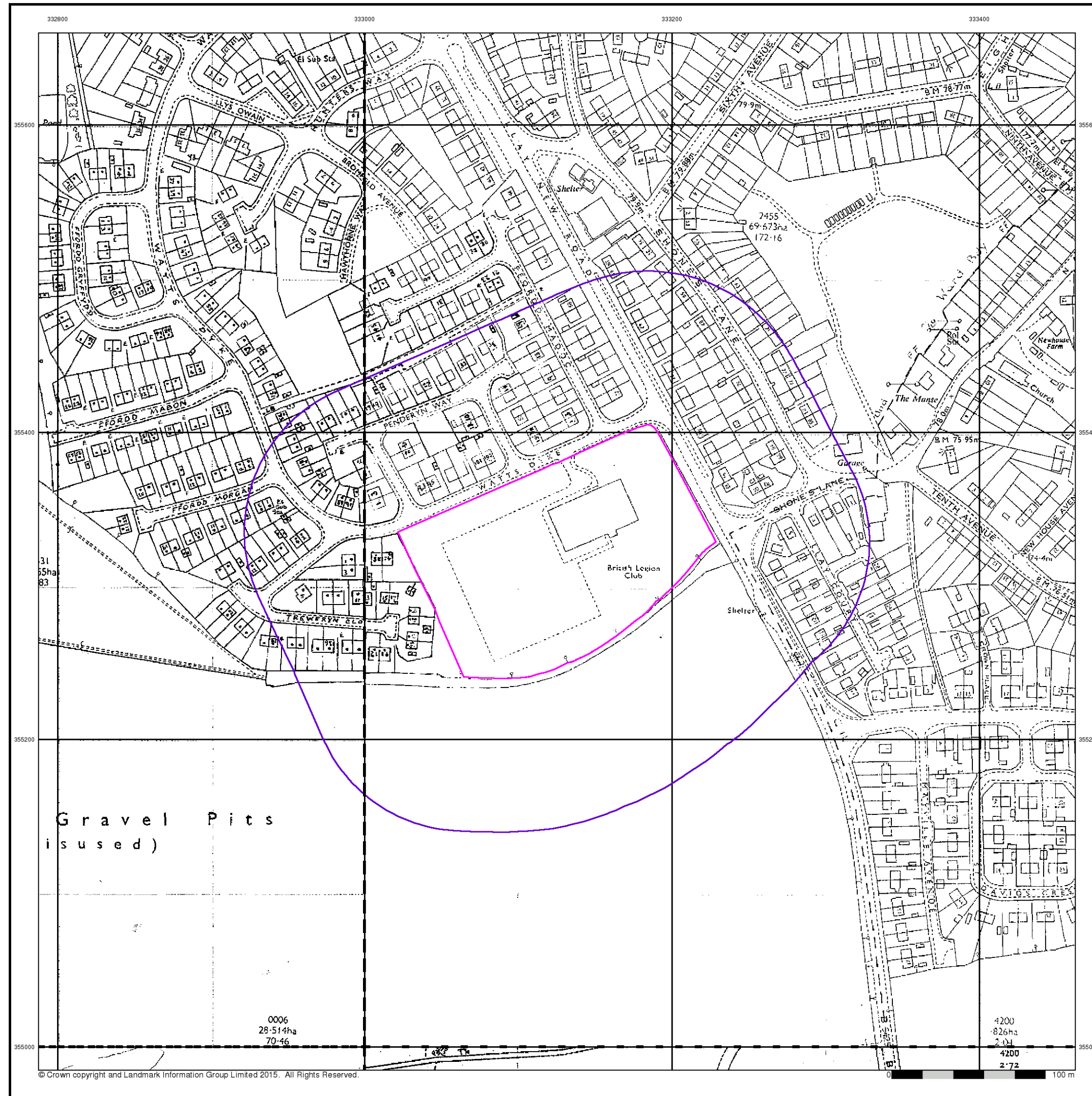
Order Number: 105426637_1_1
Customer Ref: 2609
National Grid Reference: 333120, 355320
Slice: A
Site Area (Ha): 2.06
Search Buffer (m): 100

Site Details

The Royal British Legion, Watts Dyke, Llay, WREXHAM, Clwyd, LL12 0RL



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Additional SIMs

Published 1977 - 1990

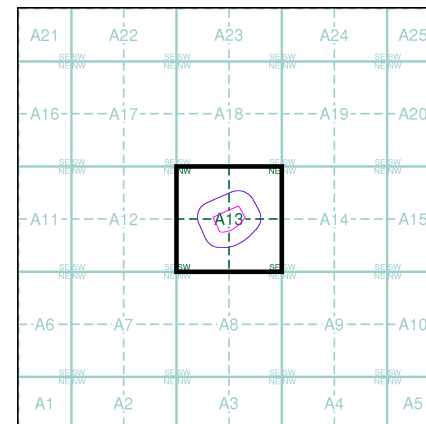
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ3255	SJ3355
1977	1977
12,500	12,500
SJ3254	SJ3354
1978	1990
12,500	12,500

Historical Map - Segment A13



Order Details

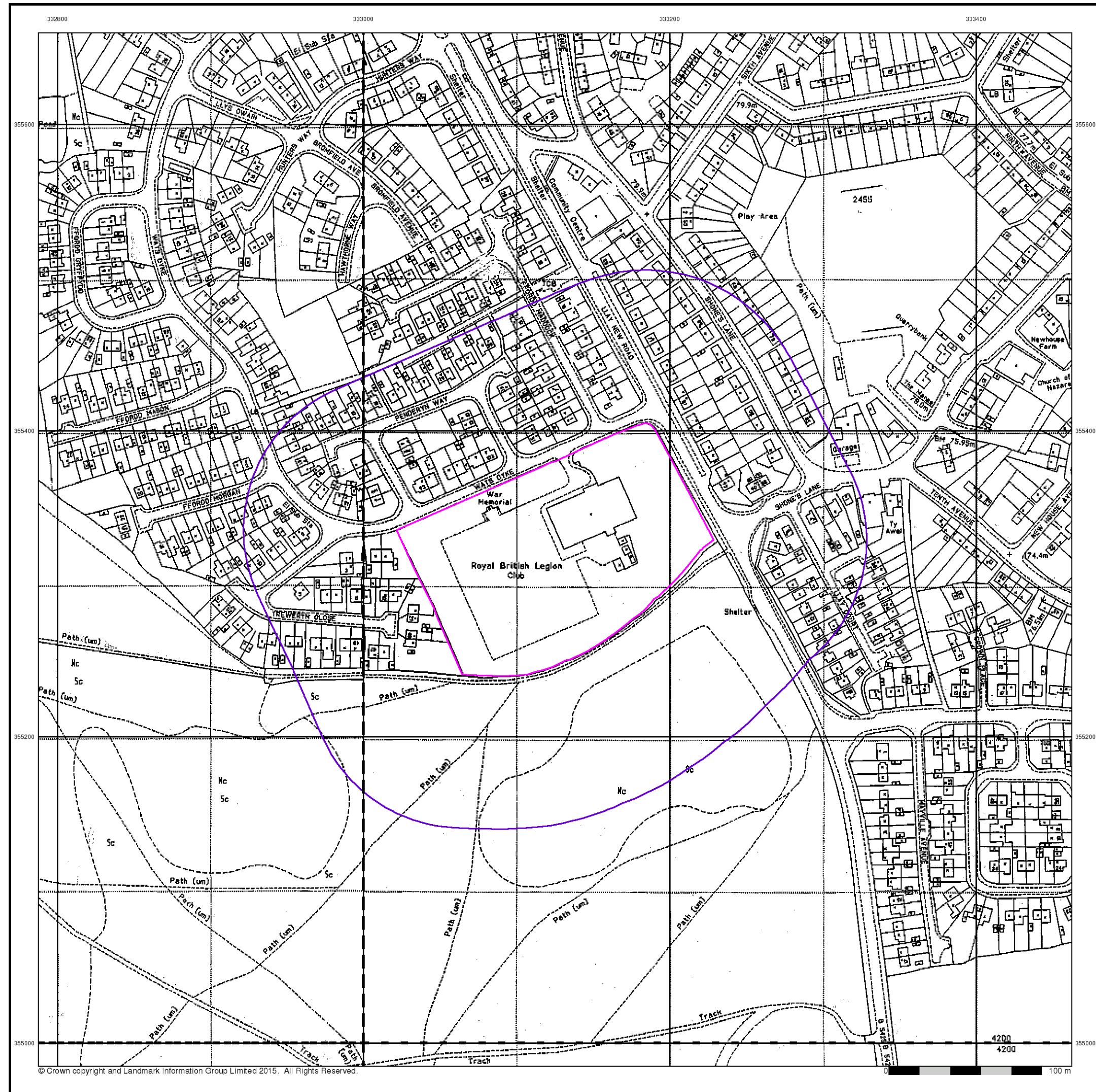
Order Number: 105426637_1_1
Customer Ref: 2609
National Grid Reference: 333120, 355320
Slice: A
Site Area (Ha): 2.06
Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1992 - 1993

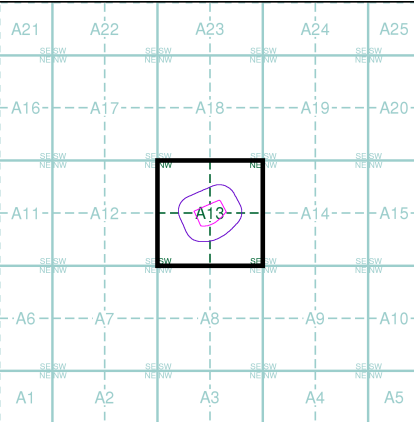
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ3255	SJ3355
1993	1993
12,500	12,500
SJ3254	SJ3354
1992	1992
12,500	12,500

Historical Map - Segment A13



Order Details

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National Grid Reference: 333120, 355320
Slice: A
Site Area (Ha): 2.06
Search Buffer (m): 100

Site Details

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Appendix E

Search Responses & other Correspondence

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

105426637_1_1

Customer Reference:

2609

National Grid Reference:

333120, 355320

Slice:

A

Site Area (Ha):

2.06

Search Buffer (m):

1000

Site Details:

The Royal British Legion, Watts Dyke

Llay

WREXHAM

Clwyd

LL12 0RL

Client Details:

Mr M Perrin

Lithos Consulting Ltd

Parkhill

Walton Road

Wetherby

LS22 5DZ

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	17
Hazardous Substances	-
Geological	21
Industrial Land Use	24
Sensitive Land Use	32
Data Currency	33
Data Suppliers	39
Useful Contacts	40

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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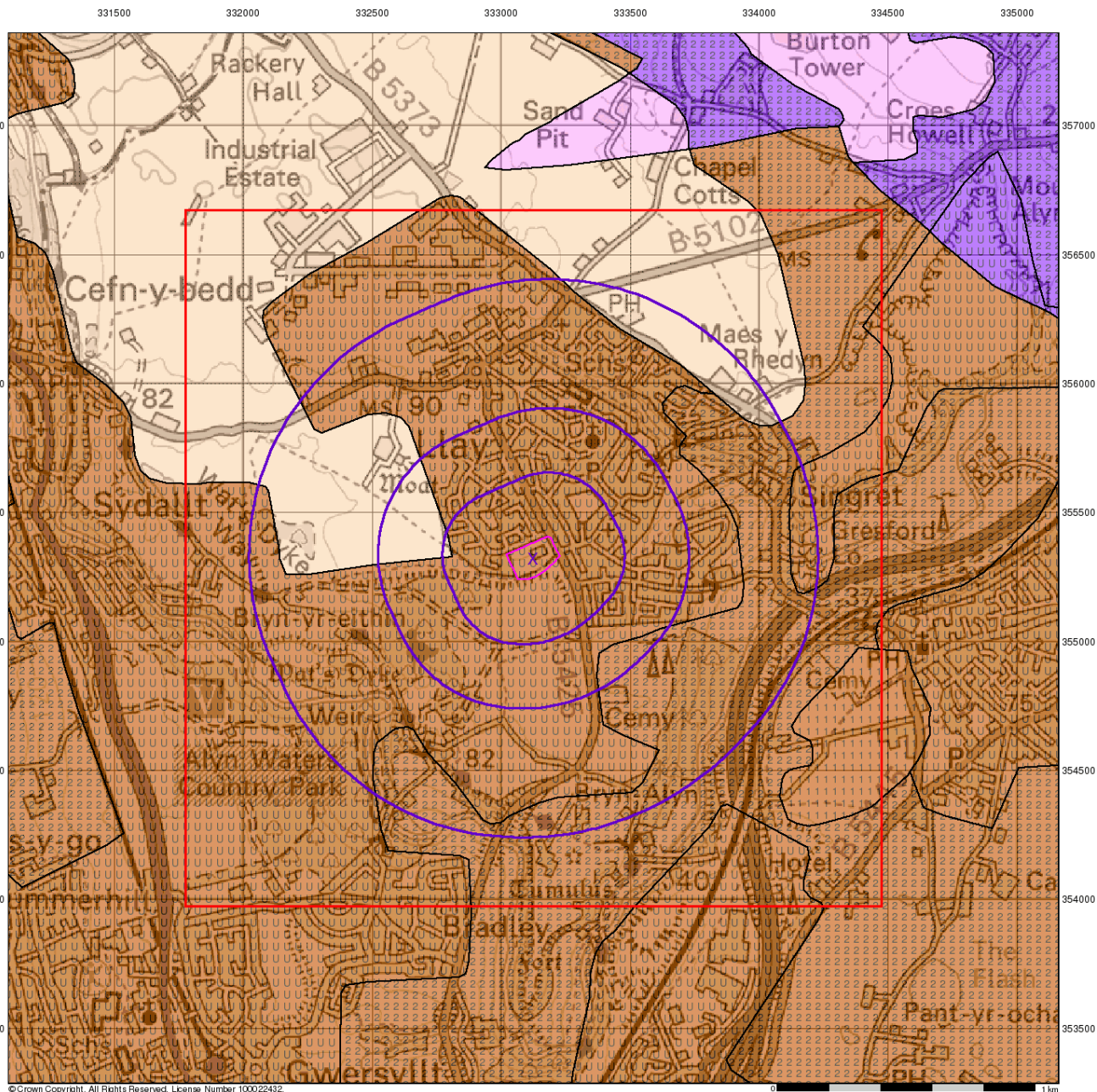
Report Version v50.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			1	15
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls	pg 5				2
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control	pg 5				1
Local Authority Pollution Prevention and Controls	pg 6		1		7
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 7			Yes	
Pollution Incidents to Controlled Waters	pg 7		1	1	35
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 13				2
River Quality Biology Sampling Points	pg 13				1
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 14				4
Water Abstractions	pg 14				(*5)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 15	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 15	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 15	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines	pg 16			Yes	n/a
Detailed River Network Offline Drainage					n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 17				4
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)	pg 17				1
Licensed Waste Management Facilities (Locations)	pg 18			1	
Local Authority Landfill Coverage	pg 18	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 18				1
Potentially Infilled Land (Non-Water)	pg 18		1	1	4
Potentially Infilled Land (Water)	pg 18		4	7	17
Registered Landfill Sites	pg 20				3
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 21	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 21	Yes	Yes		Yes
BGS Recorded Mineral Sites	pg 22			1	3
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas	pg 22	Yes	n/a	n/a	n/a
Mining Instability	pg 22	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 23	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 23	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 23	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 23		Yes	n/a	n/a
Radon Potential - Radon Affected Areas	pg 23	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures	pg 23	Yes	n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 24		3	5	43
Fuel Station Entries	pg 28		1		1
Points of Interest - Commercial Services	pg 28		1	4	13
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 30			1	6
Points of Interest - Public Infrastructure	pg 30				6
Points of Interest - Recreational and Environmental	pg 31		2	3	
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 32				3
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 32		1		
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 32				1
Ramsar Sites					
Sites of Special Scientific Interest	pg 32				1
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					



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0 1 km



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

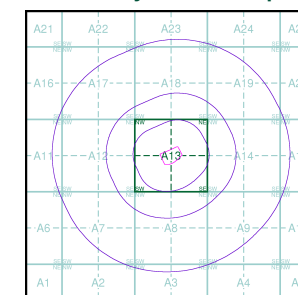
Agency and Hydrological

Geological Classes

- | | |
|---|---|
| Major Aquifer (Highly Permeable) | High (H) 1, 2, 3, U
Intermediate (I) 1, 2
Low |
| Minor Aquifer (Variably Permeable) | High (H) 1, 2, 3, U
Intermediate (I) 1, 2
Low |
| Non Aquifer (Negligibly Permeable) | Non Aquifer (Negligibly Permeable) |
| Water or Sea | Water or Sea |
| Drift Deposit | Drift Deposit |

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

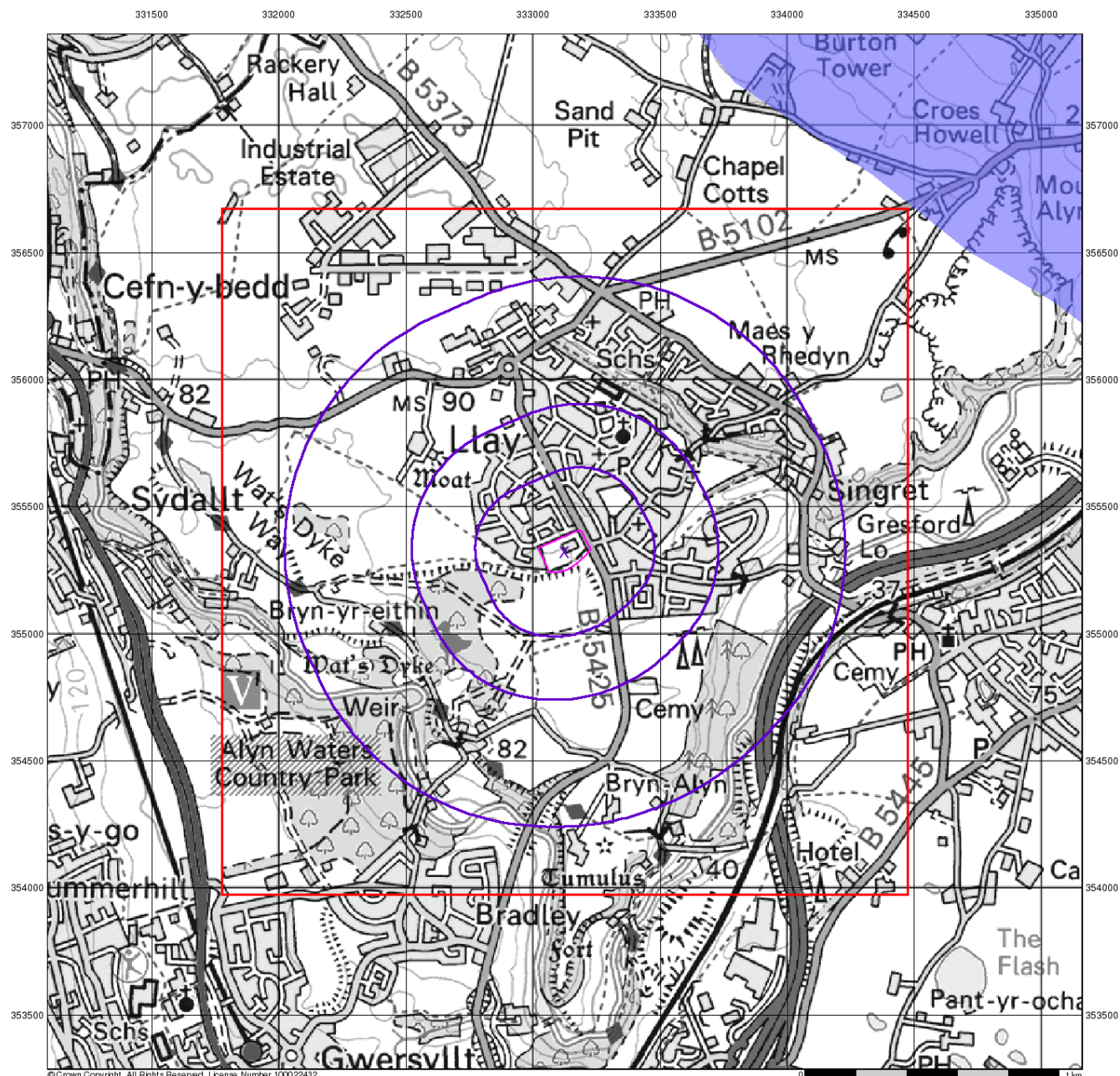
Order Number: 105426637_1_1
 Customer Ref: 2609
 National Grid Reference: 333120, 355320
 Slice: A
 Site Area (Ha): 2.06
 Search Buffer (m): 1000

Site Details

The Royal British Legion, Watts Dyke, Llay, WREXHAM, Clwyd, LL12 0RL

Landmark
 INFORMATION GROUP

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Source Protection Zones

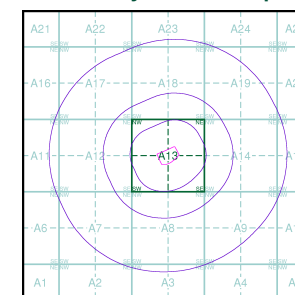
General

- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- ▨ Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- ▨ Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- ▨ Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 105426637_1_1
 Customer Ref: 2609
 National Grid Reference: 333120, 355320
 Slice: A
 Site Area (Ha): 2.06
 Search Buffer (m): 1000

Site Details

The Royal British Legion, Watts Dyke, Llay, WREXHAM, Clwyd, LL12 0RL

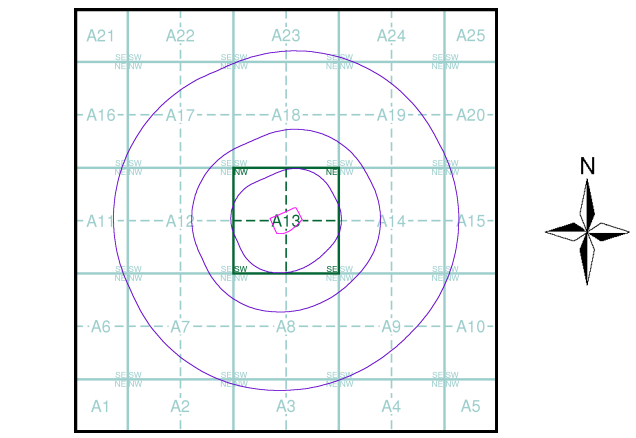
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- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



Order Details

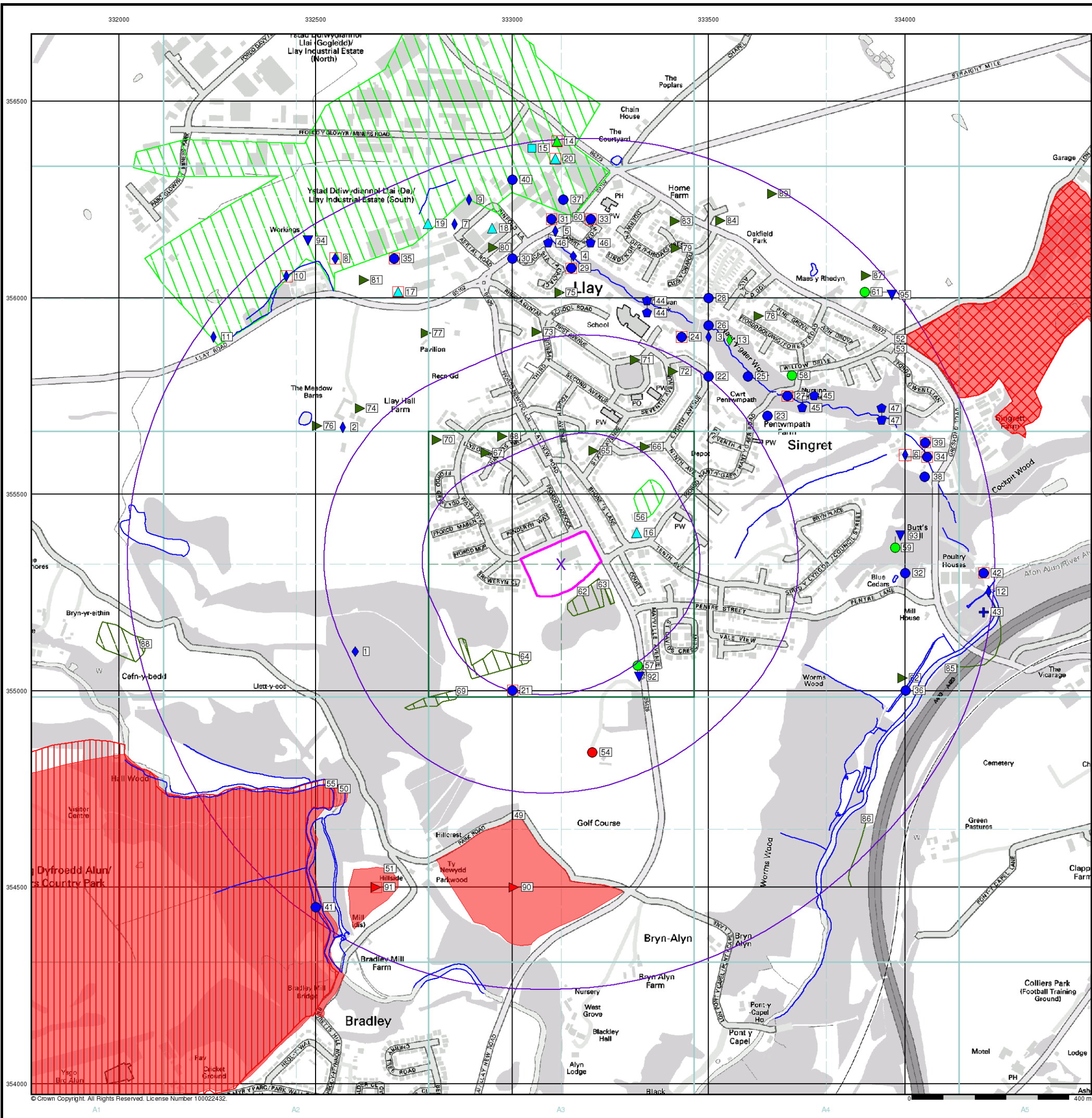
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Site Details

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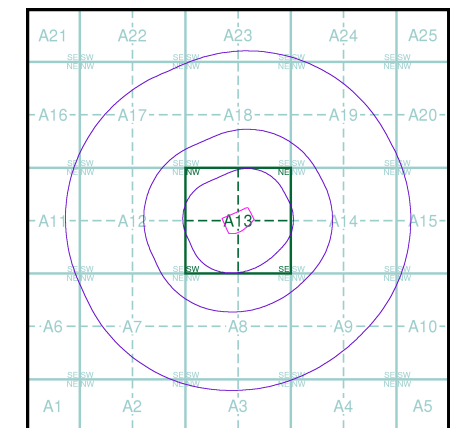
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

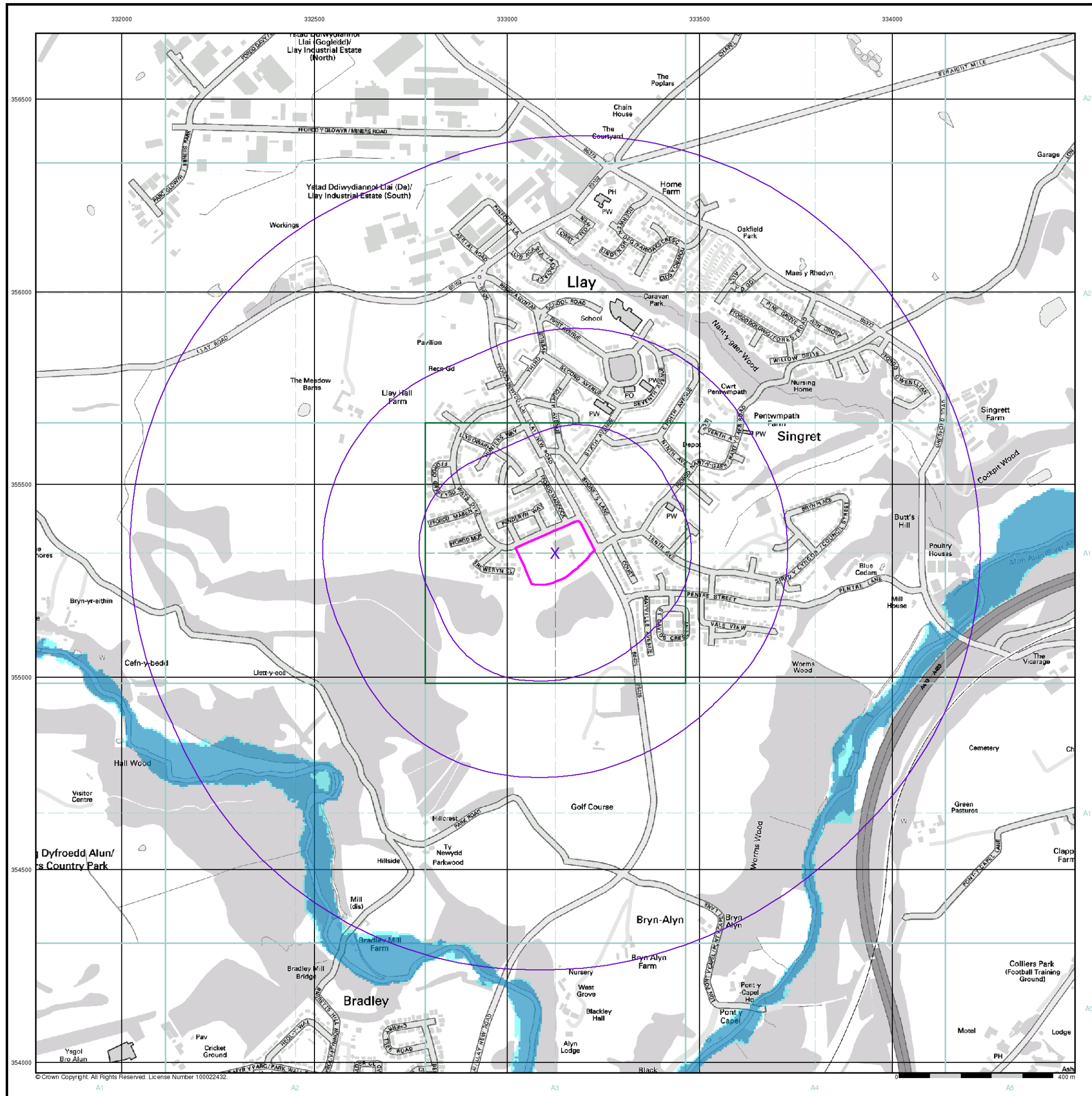
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Site Details

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

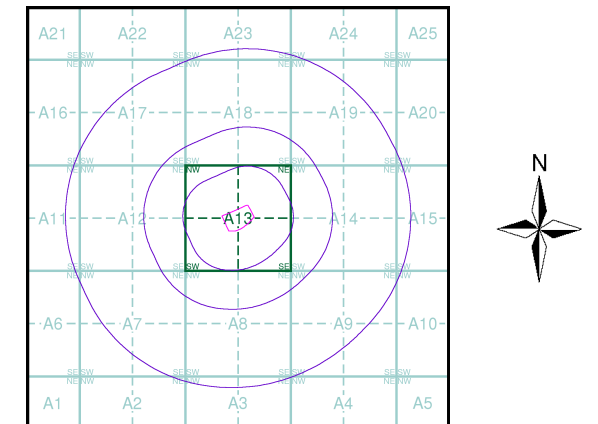
Detailed River Network Data

- | | |
|--------------------------|-------------------------------------|
| Primary River | Extended Culvert (greater than 50m) |
| Secondary River | Underground River (inferred) |
| Tertiary River | Underground River (local knowledge) |
| Canal | Downstream of High Water Mark |
| Canal Tunnel | Downstream of Seaward Extension |
| Undefined River | Not assigned River feature |
| Lake/Reservoir | |
| Offline Drainage Feature | |

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Detailed River Network Map - Slice A



Order Details

Order Number: 105426637_1_1
Customer Ref: 2609
National Grid Reference: 333120, 355320
Slice: A
Site Area (Ha): 2.06
Search Buffer (m): 1000

Site Details

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The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

THE ROYAL BRITISH LEGION
WATTS DYKE
LLAY
WREXHAM

Date of enquiry: 21 November 2016
Date enquiry received: 21 November 2016
Issue date: 21 November 2016

Our reference: 51001300268002
Your reference: 105426637_2 |



CON29M Non-Residential Mining Report

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

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

THE ROYAL BRITISH LEGION, WATTS DYKE, LLAY,
WREXHAM

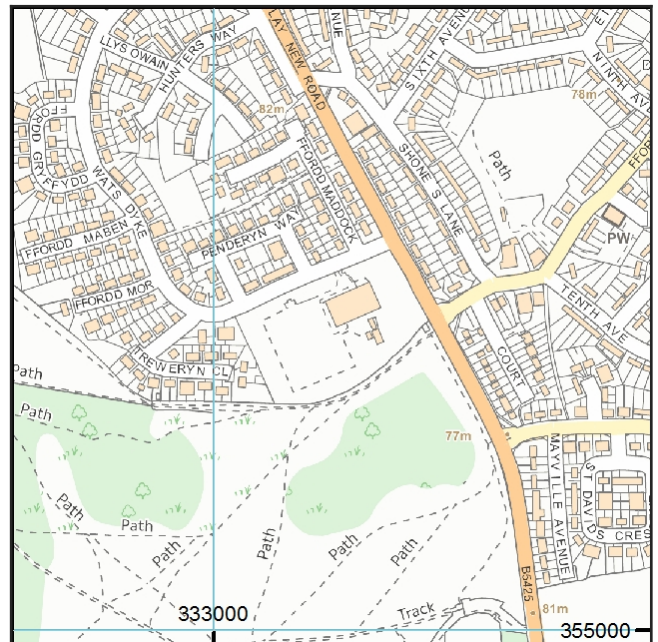
How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority
 /thecoalauthority
 /coalauthority



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 600m to 830m depth, and last worked in 1966.

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

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 plans to grant a licence to remove coal using underground methods.

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

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

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

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

4. Mine entries

There are no known coal mine entries 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, 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 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.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

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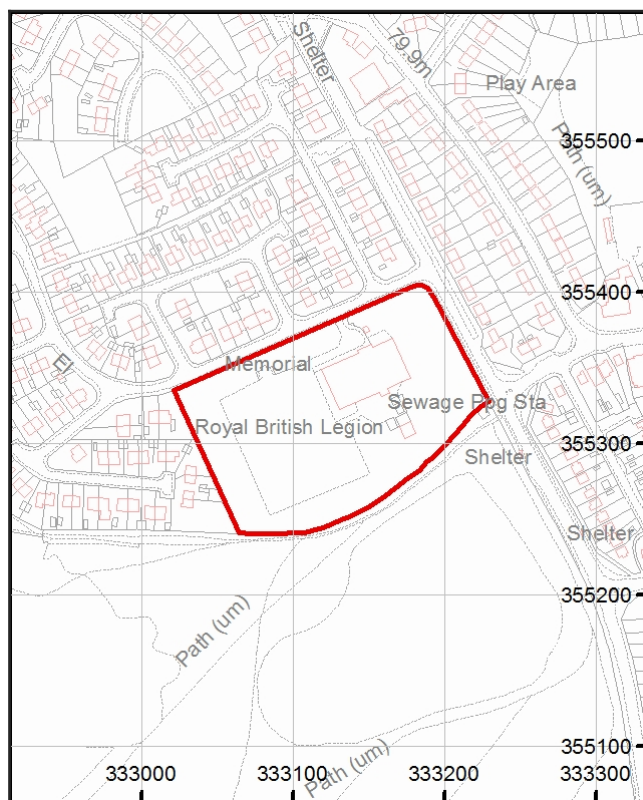
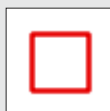
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Enquiry boundary

Key

Approximate position of enquiry boundary shown



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