Specialists in Ground Engineering & Energy

Coal Mining Risk Assessment Report for Premier Inn Hotel Restaurant Conversion, The Beeches, Gresford, Wrexham, LL12 8PW.

Project No: NX632



Client

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Specialists in Ground Engineering

DOCUMENT VERIFICATION

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EXECUTIVE SUMMARY

Site Location & Access	Premier Inn Hotel, The Beeches, Gresford, Wrexham, LL12 8PW.
Grid Reference	E334264 N354041
Instruction	NX Consulting Limited (NX) have been commissioned by Whitbread plc (the Client), to undertake a Coal Mining Risk Assessment at The Beeches, Gresford, Wrexham, LL12 8PW.
Site description	The property is generally level, irregular shaped and comprises a two storey brick and glass clad Premier Inn hotel and a 2-storey Brewers Fayre 'The Beeches' restaurant. Surface cover comprises a mix of tarmacadam car parking and grass and soil landscaping. Site boundaries comprise Wrexham Football Club training ground to the north, Ashgrove Care Home and agricultural land to the east, and agricultural land use to the south and west. The A483 is orientated north to south west of the site with Gresford Industrial Park to the south west.
Proposed Development	It is understood that this report is required to support a planning application for the conversion of the current public house building at the site to a hotel extension. No additional storeys are to be added and foundation loads will be similar to those existing at present.
Geological Mapping	Published geology indicates that the site is underlain by Glaciofluvial Sheet Deposits (Devensian - sand and gravel). Extensive Made Ground deposits associated with former colliery spoil heaps extend close to the western boundary. Historical maps have identified the site as a former residential building, prior to the current hotel buildings being constructed. The underlying bedrock comprises Salop Formation of Westphalian Age (Upper Carboniferous), comprising mudstone, sandstone and conglomerate. The Salop Formation is not coal bearing. The Salop Formation is inferred to be underlain by the Halesowen Formation, comprising grey-green, micaceous sandstone (litharenite), and grey-green mudstone, with thin coals and limestone beds. Coal seams within the Halesowen Formation are shown to be discontinuous and mostly un-named, with two named seams (the Little Sulphur and Main Sulphur seams) towards the base of the stratum. Pennine Upper and Lower Coal Measures strata are inferred to underlie the Halesowen Formation at moderate to considerable depth.
Mining Risk & Ground Stability	The site and surrounding area are within a Coal Mining Reporting Area as defined by the Coal Authority. As such a Coal Authority report (CON29M) and Consultants Coal Mining Report were obtained which indicated the following:

	• There are recorded workings in 3no. seams of coal from 570m-665m bgl, with the last date of working being 1941. Ground movements from these workings should have stopped by now. • No probable unrecorded shallow mineworkings have been highlighted, there are no recorded spine roadways at shallow depth and no mine entries have been identified in the vicinity. NX Consulting's previous ground investigation has identified sand and gravel deposits extending to at least 9.00m bgl, in an area close to the western site boundary. BGS borehole records in the vicinity, in particular the records from sinking a mineshaft approximately 560m south-west (which identified a sequence of "marl", shale and sandstone, with no coal seams within 100m bgl) have supported the published geological information, which indicated non-coal bearing Salop Formation deposits to be present beneath the site. The likelihood of shallow mineworkings or coal seams being present is therefore considered to be low.
Recommendations	Based on the published geology, BGS borehole records and Coal Authority Mining reports, the risk of shallow mineworkings being present beneath the site is considered to be low Consequently, no further mitigation works in this regard are proposed. This report should be sufficient for the Local Planning Authority to consider the application. However, outline planning conditions relating to ground instability and mine gas risk may need to be addressed prior to occupation and/or pre-commencement of development works. This report should be issued to the regulatory authorities to prevent delays in the project.
Radon	The Groundsure Report indicates that 5-10% of properties in the area are likely to be above the action level and that basic radon protection measures are required.

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1.0 INTRODUCTION

1.1 Instruction

NX Consulting Limited have been commissioned by Whitbread plc (the Client), to undertake a Coal Mining Risk Assessment for their proposed Premier Inn extension at The Beeches, Gresford, Wrexham, LL12 8PW.

It is understood that this report is required to support a planning application for the conversion of the current public house building at the site to a hotel extension. No additional storeys are to be added and foundation loads will be similar to those existing at present.

1.2 Previous Assessments

A previous ground investigation has been undertaken at the site by NX Consulting, ref NX216, Phase 1 Desk Study and Preliminary Phase 2 Geo-environmental Assessment, Proposed Premier Inn Extension, Chester Road, Gresford, Wrexham, LL12 8PW.

The principal findings of the assessment were as follows:

- The site had been developed as a large residential dwelling (labelled as Retreat, then The Beeches), prior to its current development prior to 2002. Historic landfilling associated with Gresford Colliery was identified close to the western site boundary.
- Two Environment Agency registered landfill sites were identified within 250m of the site.
- Underground mining risks were considered to be low / moderate and no specific protection measures were proposed.
- The site was identified as being in a Radon Affected Area, with 10-30% of properties above the action level. Full radon protection measures were proposed.
- Ground conditions identified at the site from 3no. window sample boreholes comprised a thin layer of Made Ground (maximum 0.40m bgl), overlying loose or medium dense sand and gravel. The boreholes were terminated due to SPT refusal (N>50) within these deposits at 2.45m-3.45m bgl.
- Historical boreholes from an area just to the west of the site were included in the report. These are referred to as Gresford Colliery / Clapper Farm Boreholes and the borehole location plan shows the area as a land-raise, known as Wagon Tip. The boreholes closest to the site are BH4 and BH8 shown to be outside the land-raise area and BH9 and BH10, within the land-raise area. BH4 and BH8 recorded topsoil overlying a sequence of sand and gravel to 7.20m bgl and 9.00m bgl respectively. BH9 and BH10 recorded colliery waste to 11.00m bgl and 9.50m bgl respectively, overlying a sequence of sand and gravel to 18.50m bgl and 17.50m bgl respectively.

- Shallow spread foundations were recommended within the natural sand and gravel deposits encountered at the site.
- Contaminant concentrations within soil samples were below the relevant screening levels and no specific remedial measures were proposed.

- Ground gas monitoring was undertaken in one window sample on 4no. occasions. Carbon dioxide concentrations were in the range 1.9%-3.0%, methane concentrations were 0.0% and no flows of gas were recorded. A low permeability gas membrane was recommended.

1.3 Scope of Work

The purpose of the Coal Mining Risk Assessment is to collate available geological, mining and historical data in order to assess the potential for the site to be affected by underground mining.

The Coal Mining Risk Assessment compiles a review of the following information sources:

- Online British Geological Survey maps and data.
- British Geological Survey of England, Sheet 121 Wrexham 1:50,000 scale, 1993 edition.
- Coal Authority Interactive Map Viewer.
- Con 29M Coal Authority Mining Report.
- Coal Authority Consultants Coal Mining Report
- British Geological Survey online borehole records.
- Google Earth imagery.
- Online Historical Ordnance Survey maps.
- Construction over abandoned mineworking's, CIRIA Special Publication 32, 2002.
- Abandoned Mineworking's Manual, CIRIA 2019.
- Local Council Planning Portal.
- Special Publication SP 32 Construction over abandoned mine workings, 1984.
- Parry, D.N. and Chiverrell, C.P., 2021. Abandoned mine workings manual.

1.4 Report Layout

Section 2 of this report provides a summary of the available public data.

Section 3 details the Coal Authority records reviewed to date

Section 4 presents a risk assessment and recommendations.

1.5 Limitations

Data Limitations

It should be appreciated that it did not become a legal requirement to deposit coal mining abandonment plans until the 1870's and that this requirement was not rigorously enforced for some time after. Many shallow coal seams were worked prior to the introduction of first edition Ordnance Survey Maps and information on these workings is

often not available. Therefore, if coal seams were accessible then there is the potential that they could have been worked by formal or informal means. It is also possible that if unrecorded workings are present then unrecorded mine entries may be present.

The accuracy of the data supplied by third parties should be considered in the context of any known site conditions for which NX Consulting Limited cannot be held liable.

The comments made in this report are based on the data available at the time of its completion. Any unusual or conflicting evidence discovered during any future site works must be presented to NX Consulting as soon as possible so that any implications may be considered.

This report is provided for the benefit only of the party to whom it is addressed. NX Consulting does not extend responsibility to any third party for the whole or any part of the contents.

NX Consulting owes no duty of care in relation to this report to any third party. The investigation and reportage has been undertaken with all reasonable skill, care and due diligence. NX Consulting disclaims any responsibility to the client or others in respect of any matter(s) outside this agreed scope of the above works.

In addition to the above it should be noted that when investigating or developing land, sub-surface conditions might vary both spatially and over time. Whilst this investigation and subsequent interpretation has been undertaken to reasonably characterise current sub-surface conditions at the site within the scope of works and agreed budget, the absence of certain ground, contamination or groundwater conditions at the individual locations is not a guarantee that these conditions do not exist elsewhere on the site. Additional information, changes in legislation or revised practices may necessitate re-interpretation of part or all of this report.

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2.0 PHASE 1 ASSESSMENT SUMMARY

This section summarises pertinent information gained from reviewing the Groundsure Geoinsight, Enviroinsight Reports and Historical Mapping. Full copies are presented in Appendix B and C respectively.

2.1 Site Location& Setting

Table 2.1 – Site location and Setting		
Site Location & Access	Premier Inn Hotel, Gresford, Wrexham, LL12 8PW. Access is gained via Chester Road to the south-east..	
Grid Reference	E334264 N354041	
Larger Site Area	0.99 Hectares.	
Site description	The property is generally level, irregular shaped and comprises a two storey brick and glass clad Premier Inn hotel and a 2-storey Brewers Fayre 'The Beeches' restaurant. Surface cover comprises a mix of tarmacadam car parking and grass and soil landscaping. Site boundaries comprise Wrexham Football Club training ground to the north, Ashgrove Care Home and agricultural land to the east, and agricultural land use to the south and west. The A483 is orientated north to south west of the site with Gresford Industrial Park to the south west.	
Site Setting	Surrounding area:	North: Sports centre (Colliers Park), playing fields. East: Chester Road (B5445), residential care home and open fields. South: Chester Road (B5445), open fields. West: Open fields, main road (A483) approx 150m west.

2.2 Geology, Hydrology and Hydrogeology

Table 2.2 – Summary of Geology Hydrology and Hydrogeology	
Made Ground	On site: None indicated.
	Immediate surrounding area: Extensive Made Ground deposits extending close to western boundary.
Drift Geology	<u>On site:</u> Glaciofluvial Sheet Deposits (Devensian - sand and gravel). <u>Immediate surrounding area:</u> Glaciofluvial Sheet Deposits (Devensian - sand and gravel).

Table 2.2 – Summary of Geology Hydrology and Hydrogeology	
Solid Geology	On site: Salop Formation - Mudstone, sandstone, conglomerate (Westphalian Age) Immediate surrounding area: Salop Formation - Mudstone, sandstone, conglomerate (Westphalian Age)
Faults	An east / west trending fault lies approximately 400m north. A north-south trending fault lies approximately 300m east.
Shrink Swell Clays	Negligible risk.
Landslides	Very low risk.
Ground Dissolution of soluble Rocks	Negligible risk.
Compressible deposits	Negligible risk.
Collapsible Deposits	Very low risk.
Running Sands	Very low risk.

2.3 Mining Extraction and Natural Cavities

Table 2.3 – Mining and Mineral Extraction	
Coal Mining	The site is located within a coal mining area as defined by the Coal Authority. A Con29M Mining Report and Consultants Coal Mining Report have been obtained from The Coal Authority. The Con29M report states that the site is within the potential zone of influence of recorded workings in 3no seams of coal from 570m-665m bgl, with the last date of working being 1941. Ground movements from these workings should have ceased by now. The Con 29M report states that there is no present working taking place, no future mining is currently being considered for licensing purposes, no coal mine entries have been identified within 20m of the site and that no damage due to faults or lines of weakness being activated by coal mining have been identified. The Con29M report states that the land lies within a geographical area where a notice of entitlement to withdraw support was issued in 1945.

The Consultants coal mining report identified 11no. records of workings in the vicinity. These relate to 3no. seams of coal, summarised as follows:

- Quaker coal seam, depth 685m-738m bgl, worked thickness 1.10m, last date of working 1952.
- Crank coal seam, depth 701m-726m bgl, worked thickness 0.60m, last date of working 1943.
- Main coal seam, depth 712-759m, worked thickness 2.20m, last date of working 1950.

The Consultants report states that no probable unrecorded shallow workings have been identified, no spine roadways have been identified at shallow depth and no mine entries have been identified within 100m.

In addition to the Coal Authority reports, the Groundsure Report highlights potential coal mining information summarised in the following sections.

The Britpits database has identified a surface mineral working (Pant-y-ochain Gravel Pit) 264m south-east. Workings have ceased at the site. In addition, a mineral planning area has been identified 322m north-west. This was a planning application at Old Parsonage, no further information has been provided.

The Groundsure report highlights additional features relating to underground coal workings within 1000m as follows:

- Unspecified mine on site 1964 maps.
- Unspecified shafts 550m-608m south-west 1938-1949 maps.
- Unspecified disused shafts 580m-597m south-west 1985-1992 maps.

Published geology indicates drift deposits to comprise Glaciofluvial Sheet deposits of sand and gravel (Devensian).

The underlying bedrock comprises Salop Formation - Mudstone, sandstone and conglomerate (Westphalian). The Salop Formation is non-coal bearing and stated to be 200m-360m thick in the Shropshire area, although no thickness of the deposits in proximity to the site could be identified.

The regional dip is to the east, with a dip angle of 10° indicated, some 1km to the west.

The sequence of rocks beneath the Salop Formation comprise The Halesowen Formation (grey green micaceous sandstone and grey green mudstone, with thin coals and limestone beds), overlying Pennine Middle and Lower Coal Measures strata (undifferentiated, comprising mudstones, siltstones, sandstones and coal seams).

Coal seams within the Halesowen Formation are shown to be discontinuous and mostly un-named, with two named seams (the Little Sulphur and Main Sulphur seams) towards the base of the stratum. Ironstone seams are also shown within the deposits.

	Based on the published geology and mining report, the risk from potential shallow coal workings is initially assessed as being low.
Johnson Poole and Bloomer	The site does not lie within an area where Johnson Poole and Bloomer may hold additional mining information.
Other mining	None identified.
Historic Ground Workings	A total of 31no. records of surface ground workings are indicated within 250m of the site, summarised as follows: • Colliery 18m south-west (1949 map) • Refuse heap 70m-77m north / north-west (1949-1980 maps) • Cuttings 148m south-west (1989-1992 maps) • Refuse heap 178m south-west (1949 map) • Ponds 200m0210m east / south-east (1872-1992 maps) • Unspecified ground workings and pits 235m-244m south-east (1872-1949 maps)

2.4 Site History

Historical maps of the site area have been obtained from Groundsure. Pertinent information determined from review of these maps is set out in the following table; a full copy of the maps is presented in Appendix C.

Table 2.4 – Site History

Map Date	On Site Potentially Contaminative Past Uses	Off Site Potentially Contaminative Past Uses
1872	The site is shown as a residential property with extensive grounds / landscaping, labelled as "Retreat"	• The surrounding area is predominantly undeveloped, comprising open fields. • A road lies adjacent to the south-eastern boundary, with similar configuration to the present day Chester Road. • Railway line approximately 250m west. • Other large residential properties (Gladwyn) 40m east, (Pikey) 300m east. • Gravel pit 250m south-east.
1899-1938	Property now labelled as "The Beeches", with minor changes to the building footprint.	• Gravel pit 250m south-east now disused. • Colliery (United Westminster and Wrexham Colliery) approximately 500m south-west.
1949-1980	Building footprint has changed, possibly representing demolition of original buildings and new structure constructed slightly further north.	• Colliery to the south-west has been significantly extended with railway lines and spoil heaps extending to within 100m of the site's western boundary.

Table 2.4 – Site History		
Map Date	**On Site** **Potentially Contaminative Past Uses**	**Off Site** **Potentially Contaminative Past Uses**
		• 2no. ponds shown approx 250m east / south-east of the site.
1985-1992	No significant changes.	• Main road (A483) now present approximately 150m west. • Spoil heaps to the west appear to have been landscaped and associated railway lines removed. Colliery to south-west appears to be disused and replaced with various industrial buildings. • Gladwyn to the east is now shown as a residential care home.
2002-2025	Hotel and public house, apparently in current configuration.	• One pond 250m south-east no longer present, presumably infilled.

2.5 Environmental Information

Table 2.5 – Environmental Information	
Radon	The property is in a Radon Affected Area, as 5-10% of properties are estimated to be above the Action Level. Basic radon protection measures are required. The radon advice differs from that given in NX previous assessment of the site and it should be noted that the radon map has recently been updated, which may explain the different recommendation.

3.0 ASSESSMENT OF DATA

The geology of the site has been determined from geological maps for the area and examination of Coal Authority (CA) records.

3.1 BGS Published Data Assessment

Extracts from the published geological maps showing the approximate site location and key local geological features are presented as follows in Figures 4 - 6.

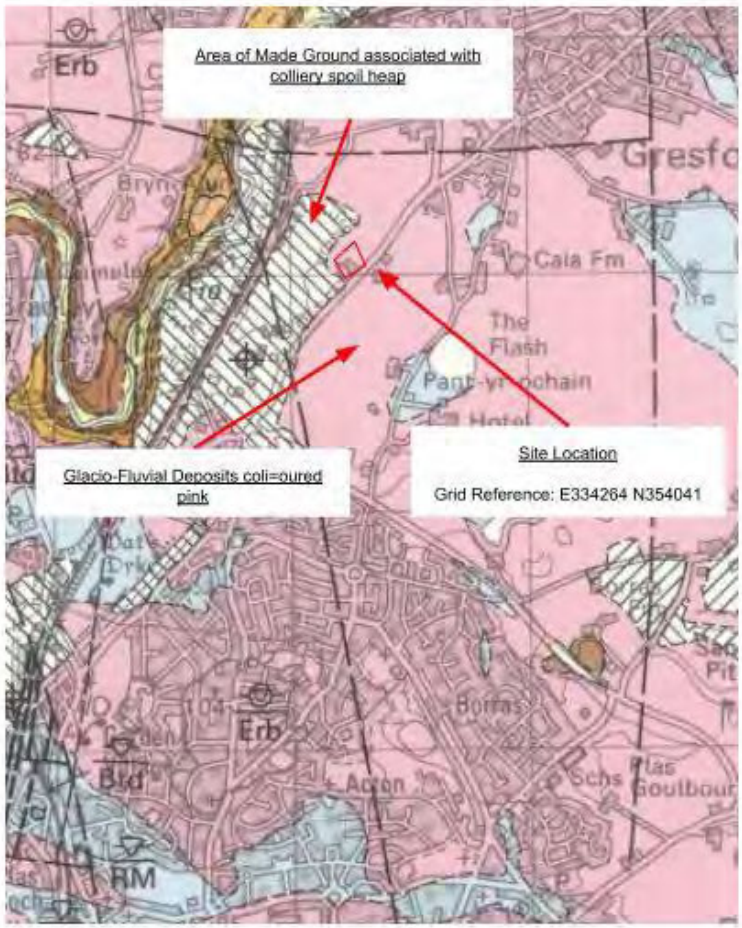


Figure 4 - Extract from 1: 50 000 Scale British Geological Survey Map (Shows Drift Deposits)

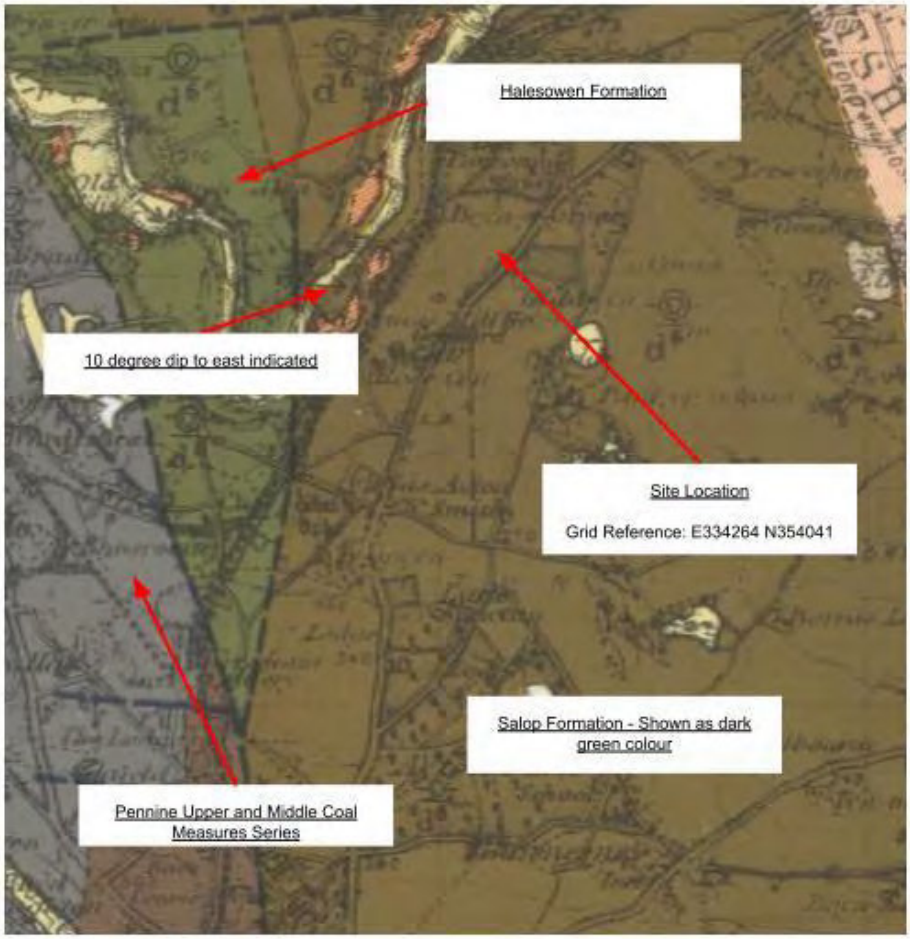


Figure 5 - Extract from 1: 50 000 Scale British Geological Survey Map (Shows Solid Deposits only)

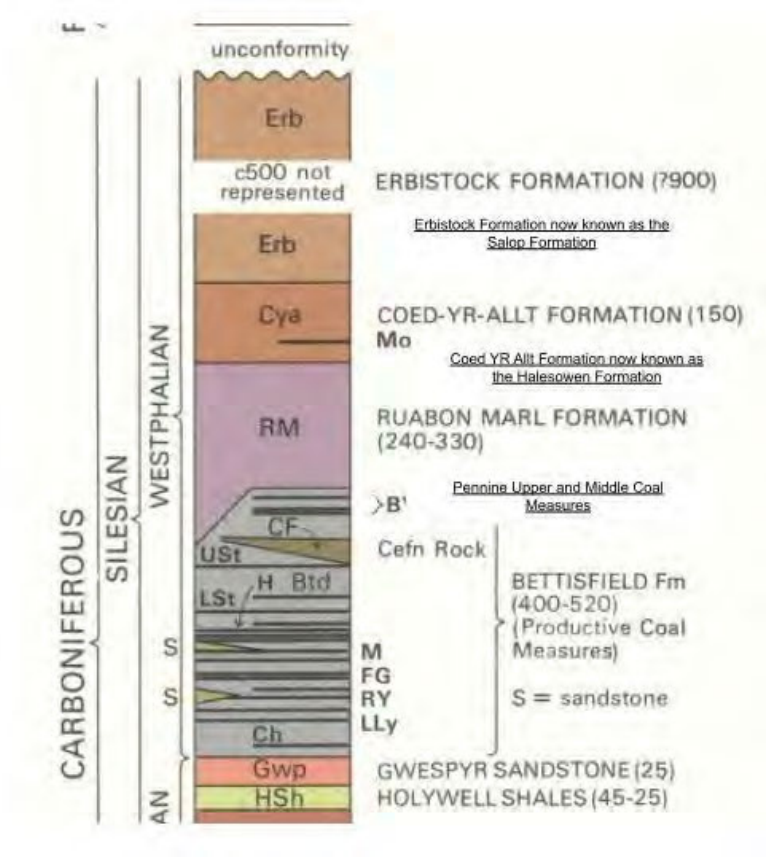


Figure 6 - Extract from 1: 50 000 Scale British Geological Survey Map Stratigraphical Column (Labels Show Current Formation Names)

3.2 Geological Mapping & BGS Borehole Data

Published geology indicates the presence of Glaciofluvial Sheet Deposits of sand and gravel (Devensian), overlying bedrock of the Salop Formation - Mudstone, sandstone and conglomerate (Westphalian). The Salop Formation is non-coal bearing and stated to be 200m-360m thick in the Shropshire area, although no thickness of the deposits in proximity to the site could be identified.

The regional dip is to the east, with a dip angle of 10° indicated, some 1km to the west.

The sequence of rocks beneath the Salop Formation comprise The Halesowen Formation (grey green micaceous sandstone and grey green mudstone, with thin coals and limestone beds), overlying Pennine Middle and Lower Coal Measures strata (undifferentiated, comprising mudstones, siltstones, sandstones and coal seams).

Coal seams within the Halesowen Formation are shown to be discontinuous and mostly un-named, with two named seams (the Little Sulphur and Main Sulphur seams) towards the base of the stratum. Ironstone seams are also shown within the deposits.

Based on the published geology and mining report, the risk from potential shallow coal workings is initially assessed as being low due to the likely presence of non-coal bearing Salop Formation deposits beneath the site.

BGS recorded boreholes are present in the surrounding area with selected locations shown in Figure 7 below.



Figure 7 BGS Recorded Borehole Locations

Although there are numerous borehole records available in the vicinity, only those considered to provide the most useful information in terms of depth, quality of information and proximity to the site have been selected for use in this assessment:

SJ35NW20

This was located approximately 1200m north-east of the site, within the Salop Formation according to published geological information.

The borehole recorded medium dense to dense sand and gravel to 17.00m bgl, overlying very stiff gravelly clay to 28.55m bgl. From 28.55m-44.20m bgl, bedrock comprised sandstones and siltstones.

SJ35NW996

This was located approximately 400m north-west of the site, within the Salop Formation according to published geological information.

The borehole recorded colliery spoil to 15.50m bgl, overlying sand and gravel to 17.00m bgl. Very stiff clay, interpreted as The Erbistock Formation (now part of the Salop Formation), with very weak sandstone at the base was then recorded to 20.20m bgl.

SJ35SW7

This was located approximately 560m south-west of the site, within the Salop Formation according to published geological information. This is actually a shaft record from the sinking of Dennis Pit at Gresford Colliery. The date of sinking was from March 1908 to June 1911.

The record describes Glacial Drift (sand and gravel over clay) to 34.95m bgl. A sequence of shales, marls and sandstones (interpreted as the Erbistock Beds, now part of the Salop Formation) - is then recorded to 175m bgl. A thin (0.18m thick) coal seam was recorded within these deposits at 107.68m bgl. More frequent coal seams were recorded within the strata below 175m bgl, continuing until the record is complete at 687m bgl.

Based on the stratigraphy of the Salop Formation and the anticipated dip to the east, it is likely that the depth to the coal seams indicated on the shaft record would potentially increase beneath the site itself.

In addition to the above, borehole records examined during NX previous ground investigation identified sands and gravels to at least 9.00m bgl in an area immediately west of the site.

3.3 Coal Authority Records

A Coal Authority Mining Report has identified recorded workings in 3no. seams of coal between 570m and 665m bgl, with the last date of working being 1941. The report states that any ground movement due to these workings should by now have ceased.

The Consultants Coal Authority Mining Report states that there are no probable unrecorded workings at shallow depth and that there are no records of any spine roadways at shallow depth beneath the site.

No mine entries have been identified within 100m.

3.4 Telford Council Planning Portal

There are details of 4no. available planning applications / supporting submissions in proximity to the study site, summarised as follows:

- P/2002/0906 - Consent to display an advertisement, 29/08/2002. Application withdrawn, no files available.
- P/2002/1251 - Consent to display an advertisement, 21/11/2002. Application granted, no files available.
- P/2003/1449 - Consent to display an advertisement, 15/12/2003. Application granted, no files available.
- P/2004/1425 - Tree felling and pruning, 27/10/2004. Application granted.

There are further sites within the surrounding area where applications are present, and can be viewed online at;

https://register.wrexham.gov.uk

4.0 COAL MINING RISK ASSESSMENT

4.1 General

A preliminary geotechnical risk register has been produced for the proposed scheme in order to identify potential hazards, the probability of the hazard occurring, impact and risk rating. This geotechnical register reflects the current situation on site and should be used to confirm where the current risks are. It is a very simple qualitative risk assessment and should not be viewed as definitive. This risk assessment reflects the current level of understanding of the geotechnical aspects of the scheme and will be subject to revision. It is a generalised risk register that covers all of the main risks.

Table 4.1.1 Risk assessment Criteria and rating

Risk rating (R) = Probability (P) x Impact (I).

Risk Assessment Criteria and Rating			
Probability (P)			**Impact (I)**
Very likely	5	Very High	5
Probable	4	high	4
Possible	3	Medium	3
Unlikely	2	Low	2
Negligible	1	Very Low	1
Risk Rating (R) = Probability X Impact			
Low 1-8		Medium 9-15	High 16-25

4.1 Scope of Coal Mining Risk Assessment

Objectives of the coal mining risk assessment are to provide a desk-based assessment of available geological and mining information relating to the site (and wider area) and to use this information to identify risks present to the development from the legacy of mining.

As part of the risk assessment, potential mitigation measures (if required) should be considered, including any necessary remedial works.

The outcome of the risk assessment should demonstrate to the Local Authority that the proposed development is or can be made safe (and stable) to meet the requirements of the National Planning Policy Framework (NPPF).

Hazard / Risk	Cause	Consequence(s)	Pre-Control			Mitigation
			P	I	R	
Ground collapse from coal workings or workings collapse	Potential for shallow coal workings coal seams and workings Void migration and collapsing of shallow workings. foundation collapse	Local collapse - Damage to property - Potential cost of remedial measures - loss of life - effects on neighbouring properties & infrastructure	2	2	4	Published geology, mining reports and BGS boreholes indicate low likelihood of coal seams / mineworkings at shallow depth beneath the site.
Mine shaft(s)	Void migration and collapsing of shallow mine shaft in development area	Local collapse - Damage to proposed property - Potential cost of remedial measures - loss of life - effects on neighbouring properties & infrastructure	1	4	4	No mineshafts identified within influencing distance of site. Risks dismissed
Unforeseen Ground Conditions	Unforeseen Ground Conditions (e.g. un identified shallow workings	- potential local collapse via soft ground conditions - effects on neighbouring properties & infrastructure - Damage to proposed property - Potential cost of remedial measures	2	2	4	Published geology, mining reports and BGS boreholes indicate low likelihood of coal seams / mineworkings at shallow depth beneath the site.

4.2 Coal Mining Risks

The risks associated with coal mining are as follows:

a. Collapse of relict workings beneath buildings causing damage to the building fabric and infrastructure.

b. Migration of mine gases from old mine workings and mine entries resulting in accumulation of flammable and asphyxiating gases in confined areas.

c. Consolidation of relict workings and overlying strata causing structural defects in building fabric and infrastructure.

d. Failure of mine entries causing loss of ground beneath building and external areas.

e. Spontaneous combustion of old mine workings.

5.0 CONCLUSIONS & RECOMMENDATIONS

An assessment of the likely ground conditions in the vicinity of the site has been undertaken from published geological data, historical maps, BGS borehole records and existing site investigation data relating to the site.

The site has been identified as a former large residential dwelling, prior to the current hotel buildings being constructed.

The anticipated ground conditions beneath the site comprise Glacio-Fluvial deposits of sand and gravel (Devensian). NX Consulting's previous ground investigation indicated these deposits to extend to at least 9m bgl in an area adjacent to the western site boundary.

The underlying bedrock comprises Salop Formation - Mudstone, sandstone and conglomerate (Westphalian). The Salop Formation is non-coal bearing. The Halesowen Formation (Westphalian) is indicated to underlie the Salop Formation. This is described as grey-green, micaceous sandstone (litharenite), and grey-green mudstone, with thin coals and limestone beds known as the 'Spirobis' limestone, with local intraformational conglomerate.

Coal seams within the Halesowen Formation are shown to be discontinuous and mostly un-named, with two named seams (the Little Sulphur and Main Sulphur seams) towards the base of the stratum.

Productive Pennine Upper and Middle Coal Measures strata are anticipated to lie at moderate to considerable depth below the Salop and Halesowen Formations.

Data obtained from BGS boreholes in the wider area confirmed the likelihood that bedrock of Salop Formation deposits underlie the site. Of particular use is a mineshaft record (SJ35SW7) approximately 560m south-west of the site. This recorded a sequence of sandstones, “marls” and shales to 175m bgl, with only one thin coal seam (0.18m thick) at 107m bgl. Productive coal seams were identified in deposits below 175m bgl. Based on the stratigraphy, it is considered likely that the depth to any coal seams beneath the site would be similar or deeper than those recorded in this shaft record.

Coal Authority mining reports have identified recorded mineworkings from 570m-665m bgl, last worked in 1941. However, the reports have not identified the potential for shallow unrecorded workings to be present.

No mine entries or underground roadways have been identified in the vicinity.

In summary, an initial assessment of published geology and Coal Authority data identified a low risk from potential shallow mineworkings. Subsequent examination of BGS borehole and mineshaft records has provided further information that suggests the presence of Salop Formation deposits beneath the site and thus a low likelihood of shallow coal seams being present.

5.1 Proposed Mitigation Strategy

The information from the published geology and BGS borehole / mineshaft records, has indicated a low likelihood of shallow coal seams / mineworkings being present beneath the site.

This is supported by Coal Authority records, which do not highlight potential recorded or unrecorded mineworkings at shallow depth beneath the site. Consequently, the risk to the proposed development from shallow mineworkings is considered to be low.

Consequently, no further mitigation measures are proposed with regard to the potential for shallow mineworkings to affect the proposed development, which is limited to refurbishment of existing buildings and no significant increase in foundation loads.

Notwithstanding the above, the structural engineer should satisfy themselves that existing foundations are suitable for the refurbished structure.

5.2 Planning

This report should be sufficient for the Local Planning Authority to consider the application. However, outline planning conditions relating to ground instability and mine gas risk may need to be addressed prior to occupation and/or pre-commencement of development works.

This report should be issued to the regulatory authorities to prevent delays in the project.

5.3 Mining Recommendations

Based on the findings of this report, no further works are proposed with regards to the potential for shallow mineworkings to affect the site.

However, it is recommended that consultations should be carried out with the Coal Authority as considered necessary to obtain their agreement to this conclusion.

APPENDICES

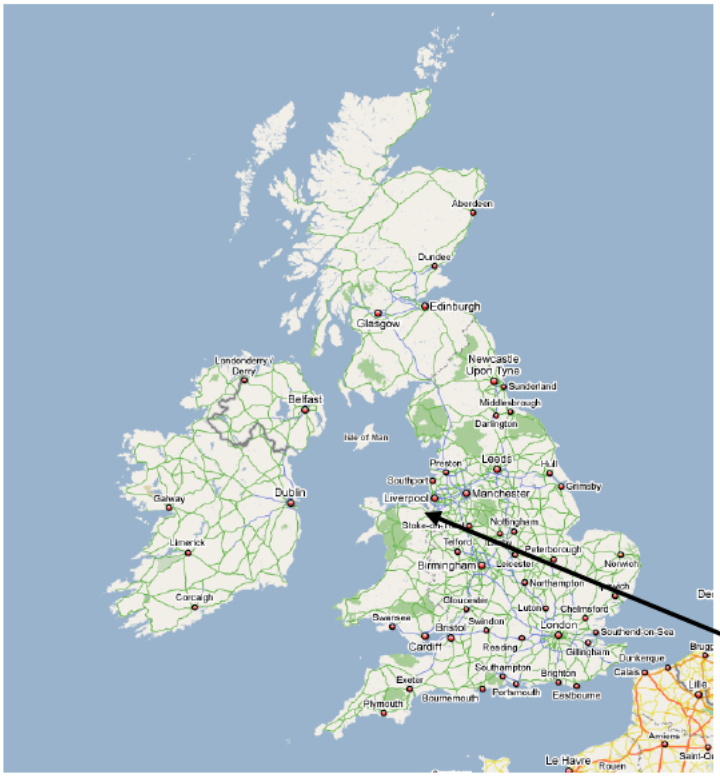
Appendix A – Drawings & Photographs

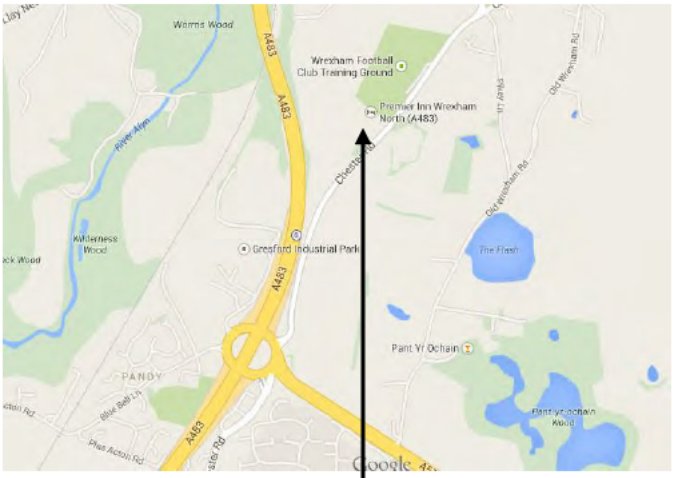
Appendix B – Mining Reports

Appendix C - Groundsure Information

Appendix D - BGS Borehole Records

Appendix A – Drawings





SITE LOCATION



Site Centre:
OS X (Eastings) 334269
OS Y (Northings) 354048

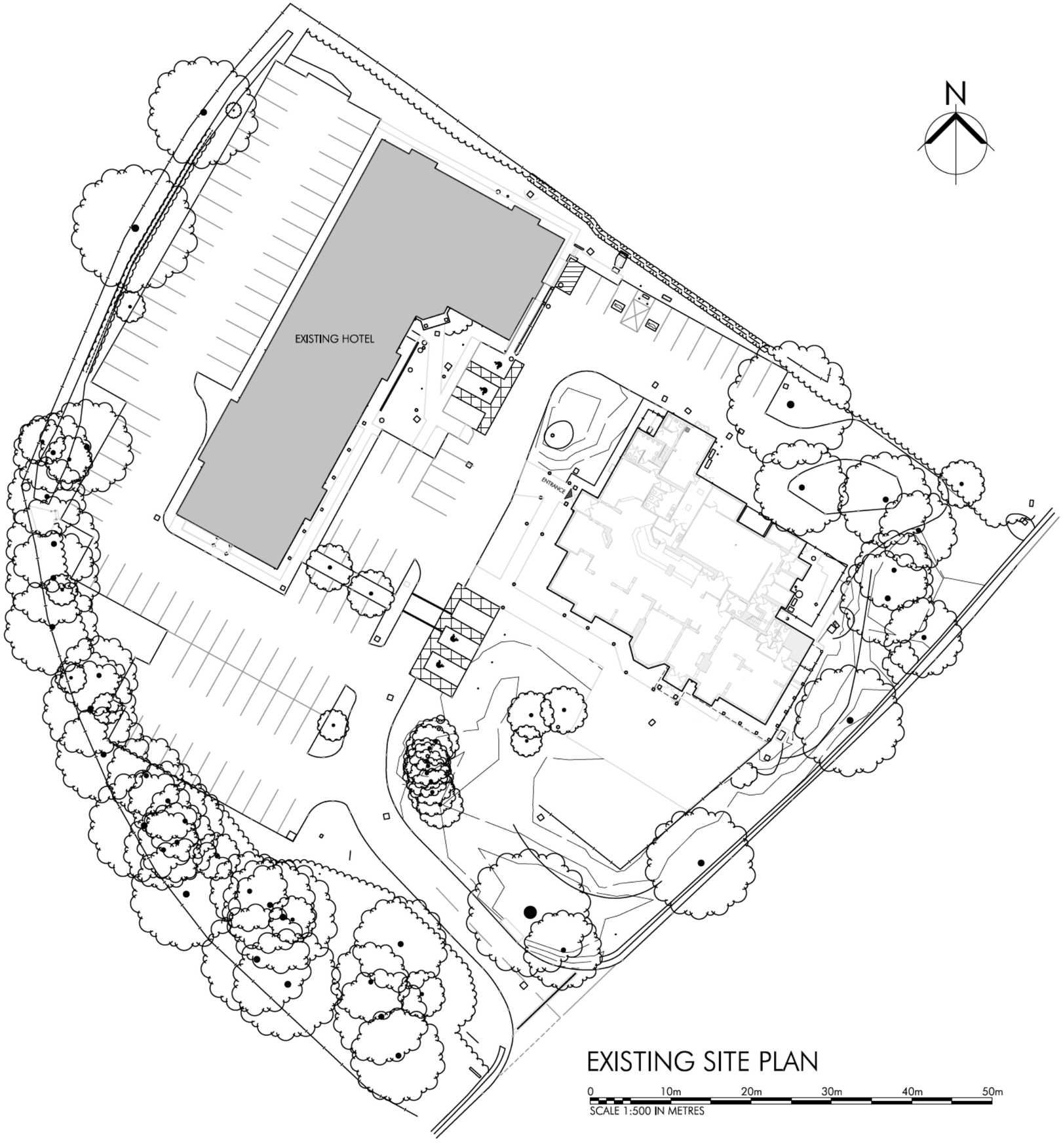
Next Generation Engineering Consultancy Services

Tel: 0161 904 0187
E-mail: admin@nxconsulting.org.uk
Web: www.nxconsulting.org.uk

Ref: NX632 Figure 1

Project:
Wrexham Premier Inn

Title:
Site Location Plan



EXISTING SITE PLAN

0 10m 20m 30m 40m 50m

SCALE 1:500 IN METRES

AJC DRAWN	DRAWN REVISION	AUG 26 DATE	 VER

ALLISON PIKE

ARCHITECTS & DESIGNERS

7 Buxton Road West, Disley,
Stockport, Cheshire, SK12 2AE.
Website: www.allisonpike.com

Telephone: 01663 763000
Facsimile: 01663 766772
Email: studio@allisonpike.com

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PROJECT

PREMIER INN CONVERSION
WREXHAM NORTH (A483)
PROJECT ROSE

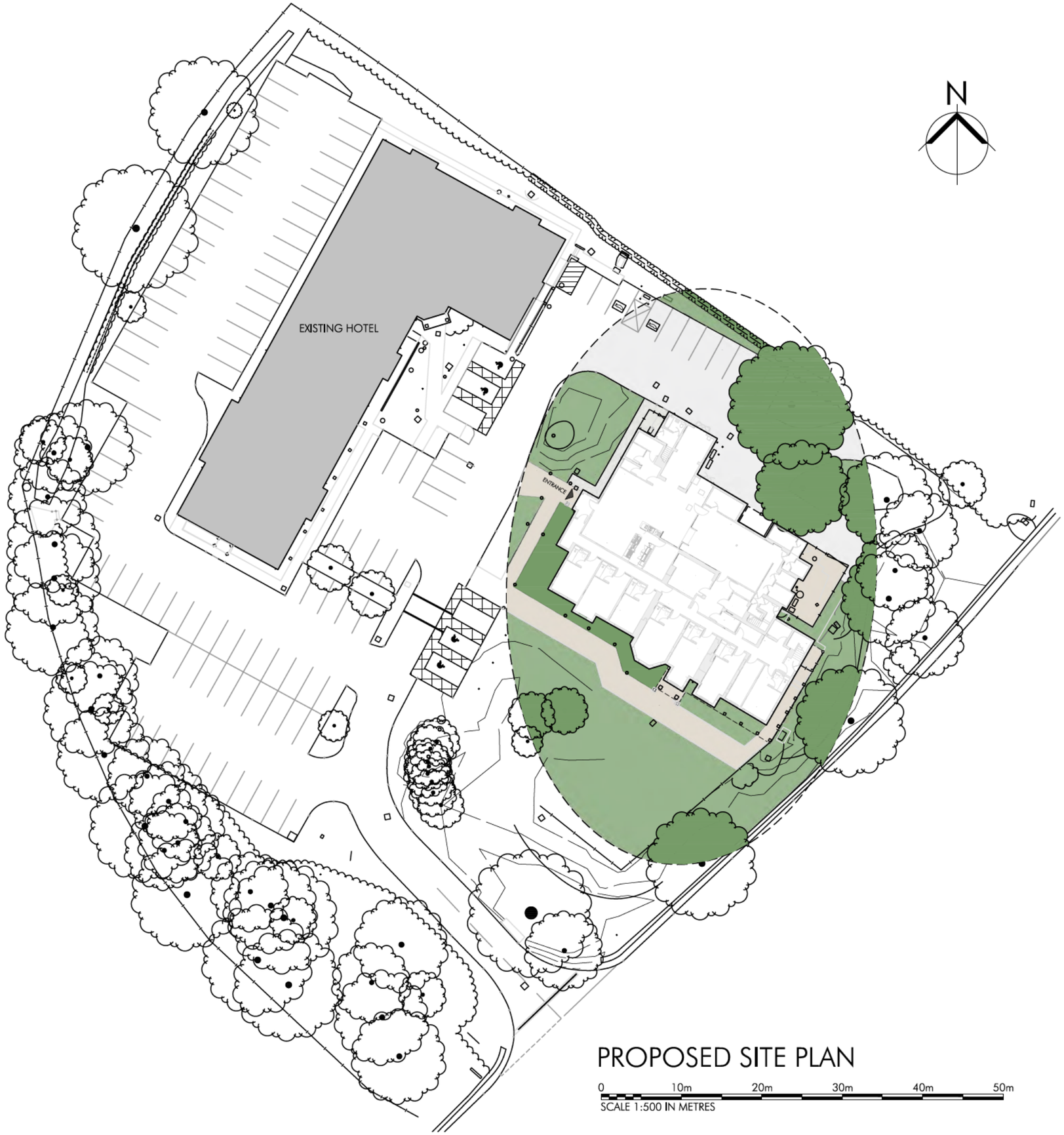
TITLE

EXISTING
SITE PLAN

SCALE

1:500 @ A3

JOB No	DRAWING No	REV
PI1270	AP01	/



PROPOSED SITE PLAN

0 10m 20m 30m 40m 50m

SCALE 1:500 IN METRES

AJC DRAWN	DRAWN REVISION	AUG 26 DATE	VER

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PROJECT

PREMIER INN CONVERSION
WREXHAM NORTH (A483)
PROJECT ROSE

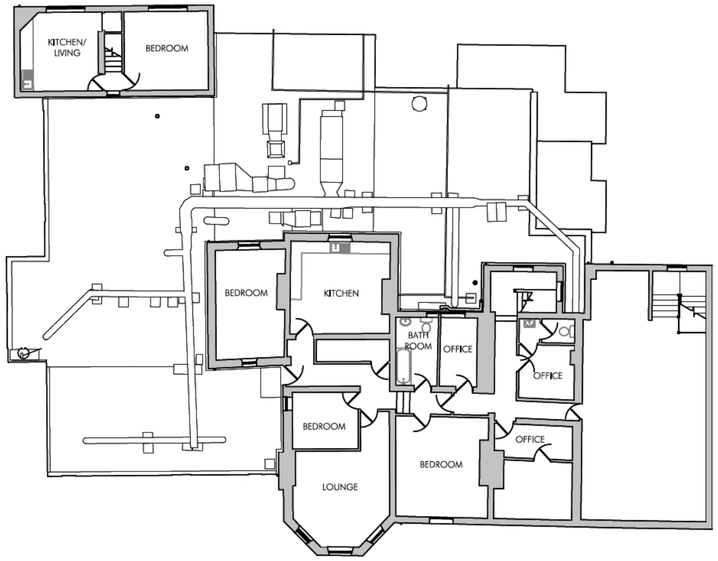
TITLE

PROPOSED
SITE PLAN

SCALE

1:500 @ A3

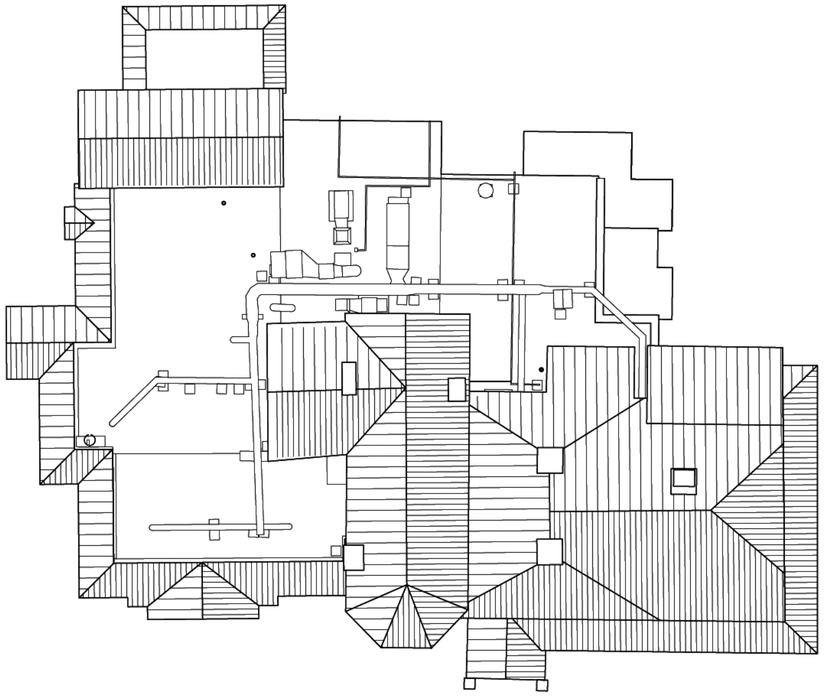
JOB No	DRAWING No	REV
PI1270	AP02	/



EXISTING FIRST FLOOR

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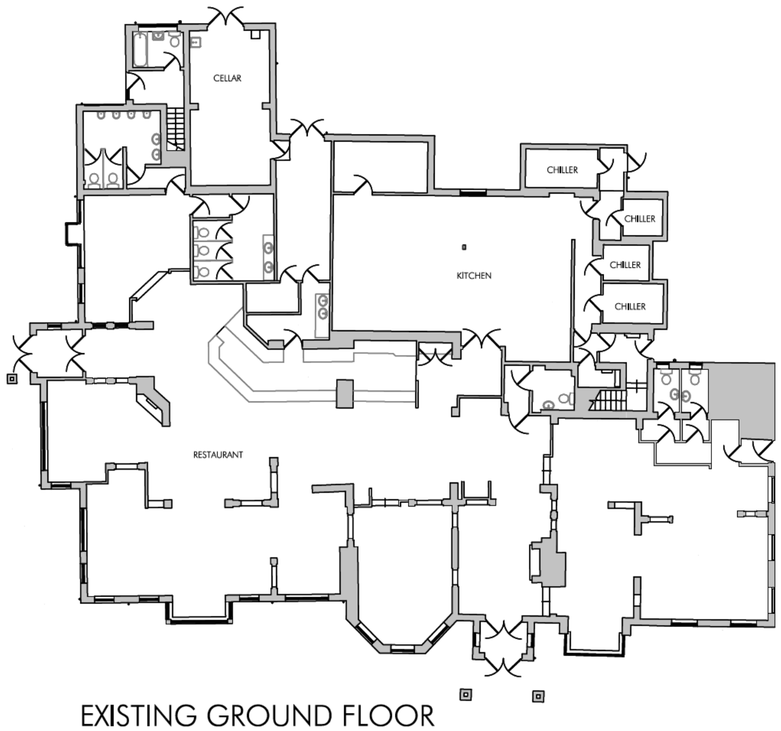
SCALE 1:200 IN METRES



EXISTING ROOF PLAN

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



EXISTING GROUND FLOOR

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES

AJC	DRAWN	AUG 26	
DRAWN	REVISION	DATE	VER

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PROJECT

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WREXHAM NORTH (A483)
PROJECT ROSE

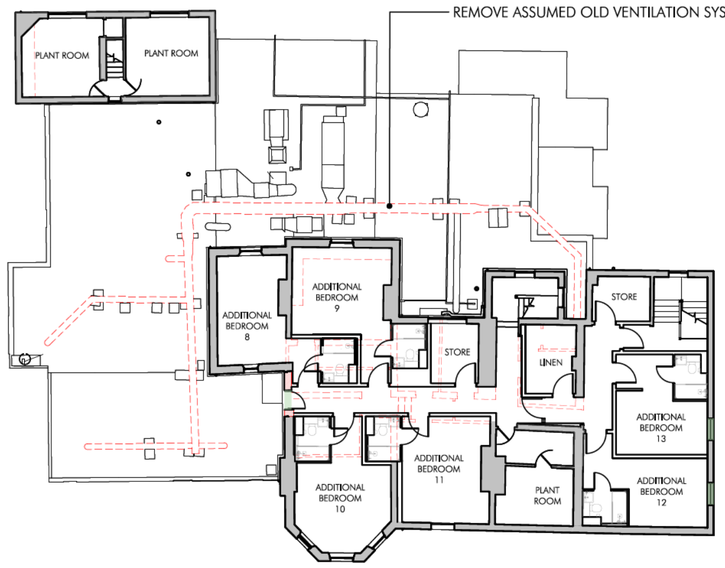
TITLE

EXISTING
GROUND FLOOR, FIRST FLOOR
& ROOF PLAN

SCALE

1:200 @ A2

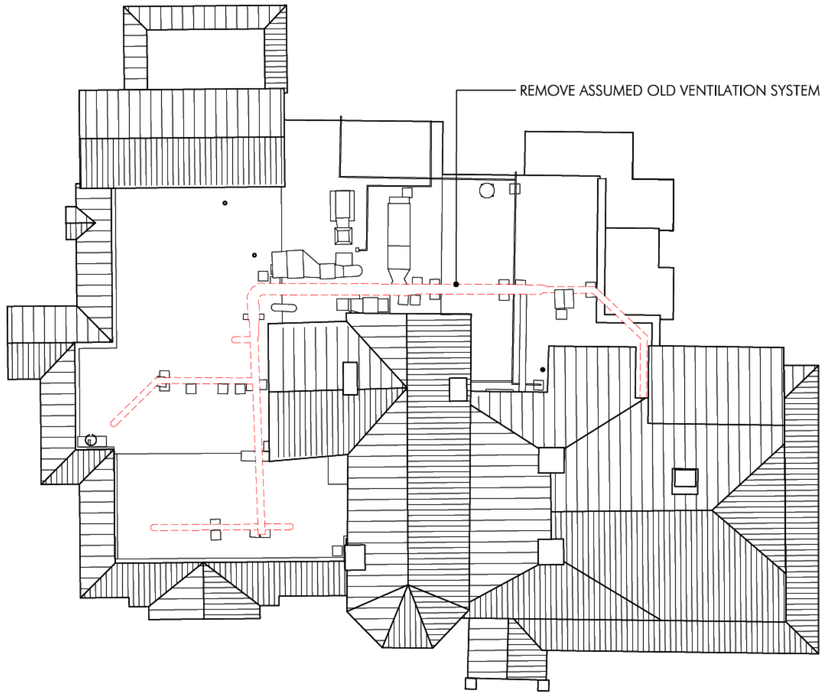
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PI1270	AP03	/



PROPOSED FIRST FLOOR

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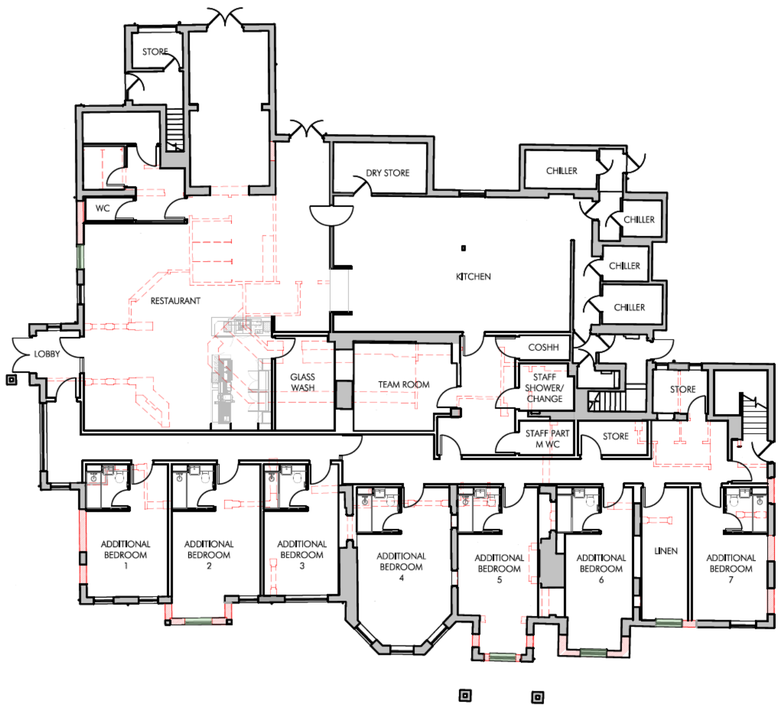
SCALE 1:200 IN METRES



PROPOSED ROOF PLAN

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



PROPOSED GROUND FLOOR

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES

KEY:

NEW WINDOW / DOOR OPENING

EXISTING OPENING TO BE INFILLED
- TO MATCH EXISTING RENDER FINISH

AJC		AUG 26	
DRAWN	REVISION	DATE	VER

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PROJECT

PREMIER INN CONVERSION
WREXHAM NORTH (A483)
PROJECT ROSE

TITLE

PROPOSED
GROUND FLOOR, FIRST FLOOR
& ROOF PLAN

SCALE

1:200 @ A2

JOB No	DRAWING No	REV
PI1270	AP04	/



EXISTING SOUTH FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



EXISTING EAST FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



EXISTING NORTH FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

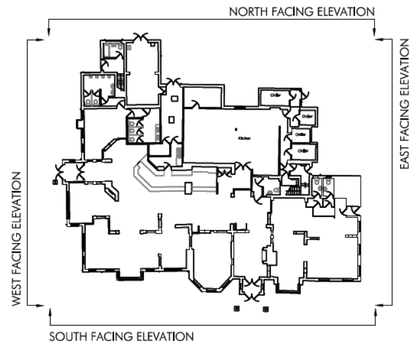
SCALE 1:200 IN METRES



EXISTING WEST FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



AJC		AUG 26	
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PROJECT

PREMIER INN CONVERSION
WREXHAM NORTH (A483)
PROJECT ROSE

TITLE

EXISTING
ELEVATIONS

SCALE

1:200 @ A2

JOB No	DRAWING No	REV
PI1270	AP05	/



PROPOSED SOUTH FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



PROPOSED EAST FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



PROPOSED NORTH FACING ELEVATION

0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES



PROPOSED WEST FACING ELEVATION

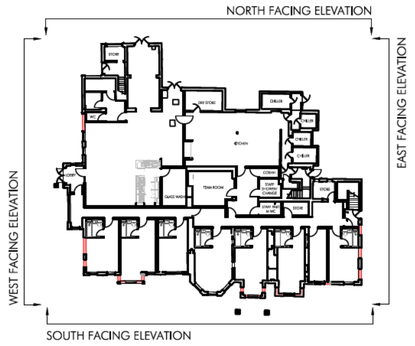
0 2m 4m 6m 8m 10m 20m

SCALE 1:200 IN METRES

LEGEND:

INDICATES NEW WINDOWS/ DOORS TO BE INSTALLED IN NEW OR EXISTING LOCATIONS

INDICATES EXISTING OPENINGS TO BE INFILLED - TO MATCH EXISTING RENDER FINISH



AJC	DRAWN	AUG 26	
DRAWN	REVISION	DATE	VER

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WREXHAM NORTH (A483)
PROJECT ROSE

TITLE

PROPOSED
ELEVATIONS

SCALE

1:200 @ A2

JOB No	DRAWING No	REV
PI1270	AP06	/



Plate 1 – The Beeches Restaurant



Plate 2 – Premier Inn Hotel



Plate 3 – Rear of Beeches Restaurant



Plate 4 – Rear of Premier Inn Hotel



Plate 5 – Pumping Station on Northern Boundary

Appendix B – Coal Authority Mining Reports

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

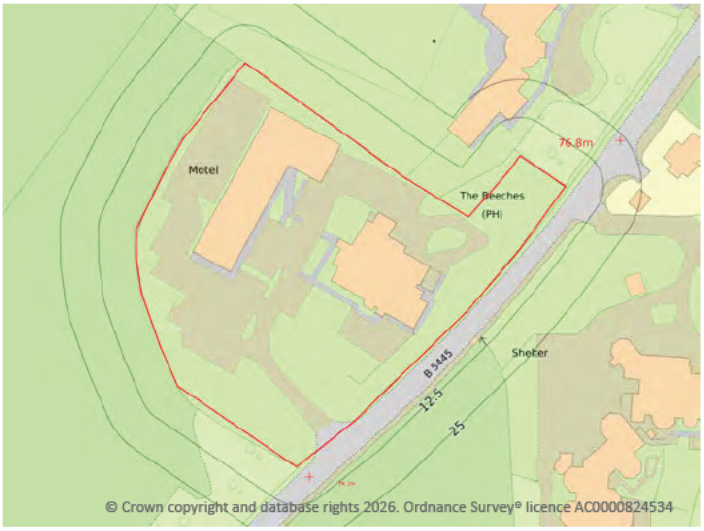
PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW

Professional opinion

Including mine entry interpretive assessment where appropriate

PASS

Site plan



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Search results

1. Past underground coal mining
Identified page 4 >

2. Present underground coal mining
Not identified

3. Future underground coal mining
Not identified

4. Mine entries
Not identified

5. Coal mining geology
Not identified

6. Past opencast coal mining
Not identified

7. Present opencast coal mining
Not identified

8. Future opencast coal mining
Not identified

9. Coal mining subsidence claims
Not identified

10. Mine gas emissions
Not identified

11. Emergency Call Out incidents
Not identified

12. Withdrawal of support
Identified page 7 >

13. Working facilities orders
Not identified

14. Payments to copyhold owners
Not identified

Cheshire Brine
Not identified

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

Coal mining

Coal Mining Subsidence Act 1991

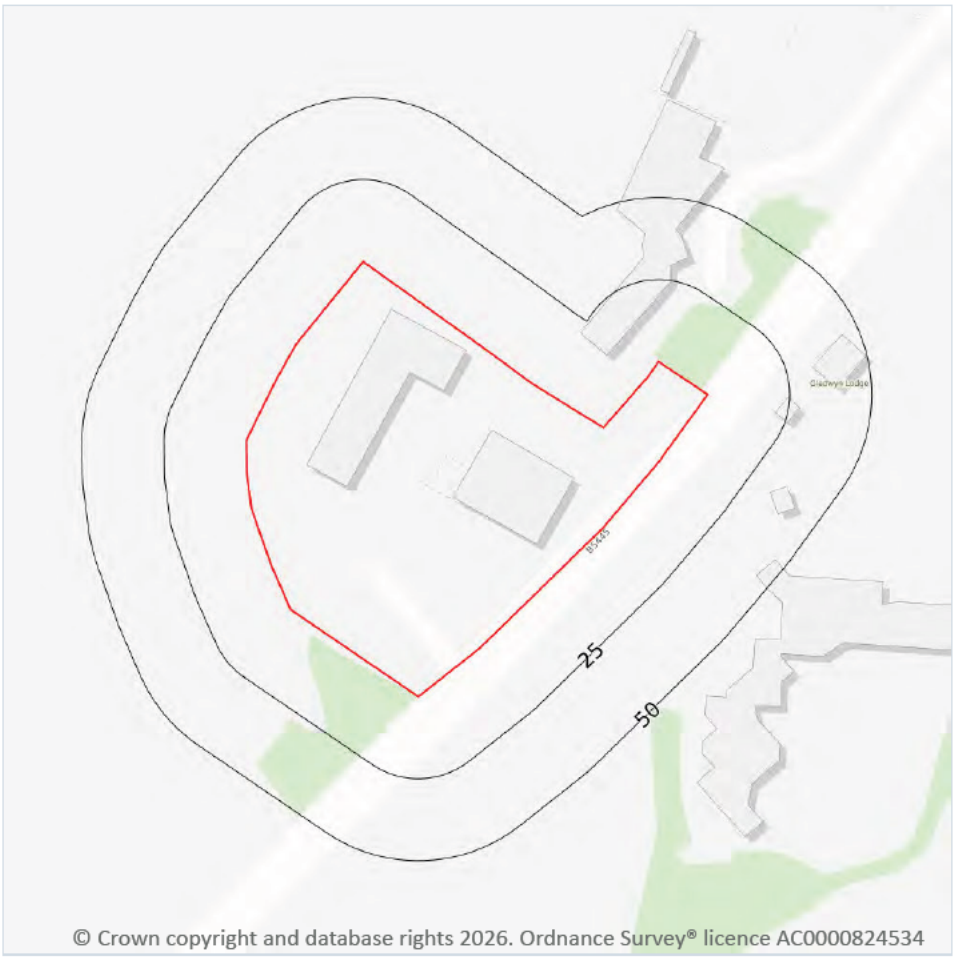
If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, 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. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com ↗.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

Adits

Shafts

Calculated 'zone of influence'

Subsidence claims

Awaiting decision

Rejected

Admitted

Deferred

Settled

Withdrawn

Probable shallow coal mine workings

Coal outcrops

Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

A Law Society Licensed Provider

The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property lies within the potential zone of influence of recorded workings in 3 seam(s) of coal. The most recent underground working in the area was in 1941. These workings lie between 570 metres and 665 metres. Any ground movement due to this coal mining activity should have stopped.**

2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

- **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

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- **No coal mine entries are recorded to lie within 20 metres of the property.**

5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- **No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.**

6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- **The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.**

7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- **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

(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie 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 claims

(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property lies within an area where a notice of entitlement to withdraw support has been published. This notice was issued in 1945.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land

(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than [redacted];
- a charity with an annual income of less than [redacted];
- a Trust with a net asset value of less than [redacted].

Complaints Advice

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 up to [redacted] to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. 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.

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Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: [redacted] of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: [redacted] by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:
Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

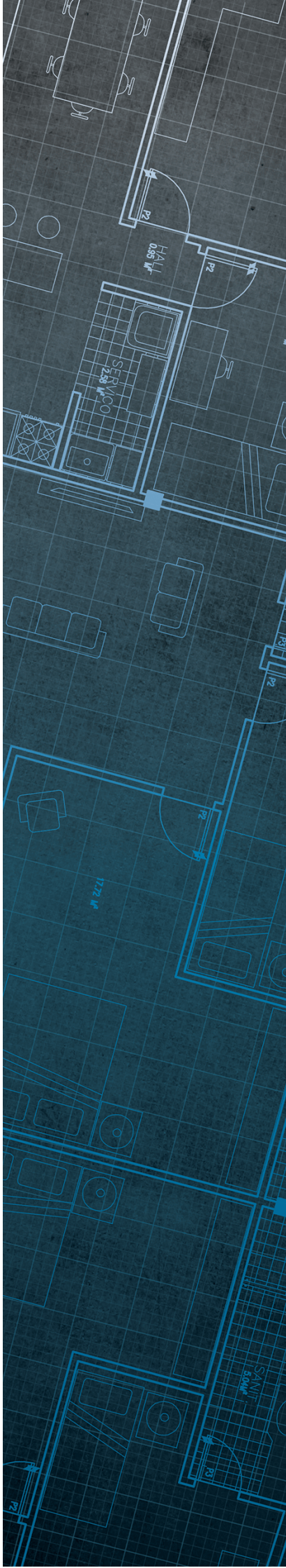
The Coal Authority

Consultants

Coal Mining Report

Premier Inn Hotel, Access Road To
The Beeches, Gresford, Wrexham,
Ll12 8pw
Wrexham

Date of enquiry:	**19 August 2026**
Date enquiry received:	**19 August 2026**
Issue date:	**19 August 2026**
Our reference:	**51003589244001**
Your reference:	**GS-B9U-G22-16C-8FW**



Consultants
Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

Premier Inn Hotel, Access Road To The Beeches,
Gresford, Wrexham, Ll12 8pw
Wrexham



Approximate position of property

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+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	QUAKER	Coal	3U52	685	South	7.0	North-East	110	1939
unnamed	QUAKER	Coal	3A46	686	Beneath Property	8.2	East	110	1940
unnamed	QUAKER	Coal	3A48	691	North-West	6.5	East	110	1923
unnamed	CRANK	Coal	38Y3	701	North-West	7.1	South-East	60	1943
unnamed	MAIN	Coal	3V3U	712	South	6.8	East	220	1929
unnamed	QUAKER	Coal	3U53	717	South-East	5.4	East	110	1952
unnamed	CRANK	Coal	38Y4	726	North	8.1	East	60	1939
unnamed	QUAKER	Coal	3A45	733	South-East	6.3	South-East	110	1941
unnamed	QUAKER	Coal	3A47	738	North	8.7	East	110	1921
unnamed	MAIN	Coal	39YW	745	Beneath Property	5.9	East	220	1950
unnamed	MAIN	Coal	39YV	759	North	6.8	East	202	1949

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

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Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

13052	NW694	NW693
NW715		

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations
None recorded within 50 metres of the enquiry boundary.

Remediated sites
None recorded within 50 metres of the enquiry boundary.

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.

Mine gas
None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes
None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

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

Withdrawal of support notices
The property is in an area where a notice to withdraw support was given in 1945.

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.

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.

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Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please email us at reports@miningremediation.gov.uk.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at reports@miningremediation.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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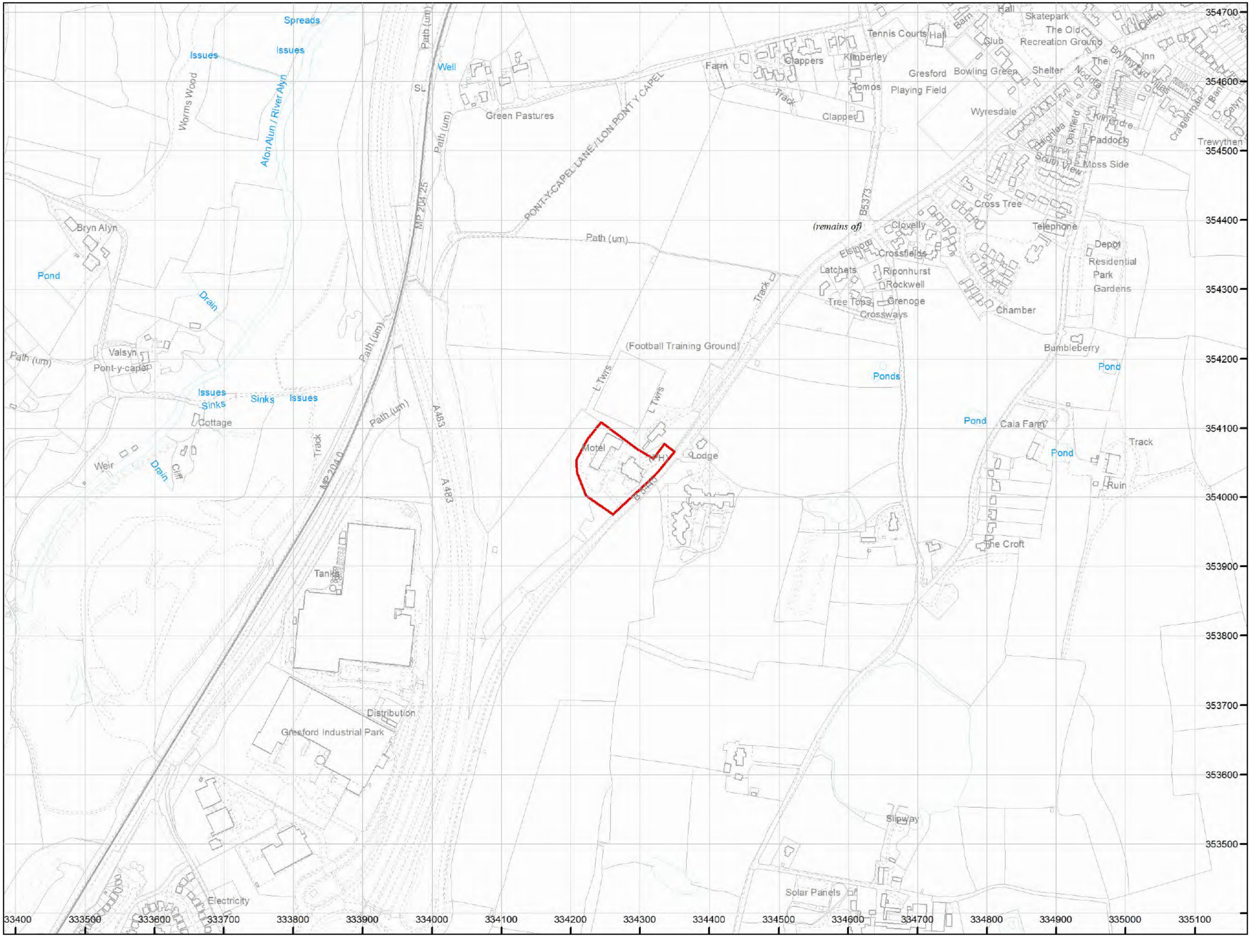
Summary of findings

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The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown



How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
reports@miningremediation.gov.uk

Appendix C - Groundsure Information

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW

Order Details

Date: 18/08/2026

Your ref: NX632

Our Ref: GS-1GO-RO7-4XU-HGJ

Site Details

Location: 334264 354041

Area: 0.99 ha

Authority: Wrecsam - Wrexham County Borough Council ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

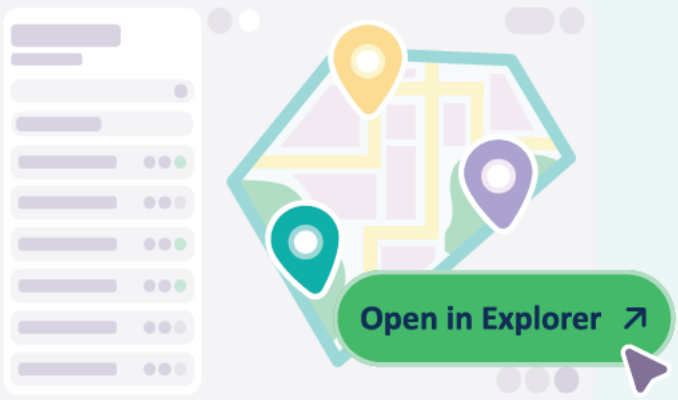
Insight User Guide ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account. 12 months access begins at purchase.



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	1	12	38	-
18 >	1.2 >	Historical tanks >	0	0	0	4	-
18	1.3	Historical energy features	0	0	0	0	-
18	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	**Section**	**Past land use - un-grouped >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
20 >	2.1 >	Historical industrial land uses >	1	1	18	55	-
23 >	2.2 >	Historical tanks >	0	0	0	4	-
24	2.3	Historical energy features	0	0	0	0	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	**Section**	**Waste and landfill >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26 >	3.4 >	Historical landfill (EA/NRW records) >	1	1	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	**Section**	**Current industrial land use >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
28 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
29 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
29	4.3	Current or recent petrol stations	0	0	0	0	-
29	4.4	Sites determined as Contaminated Land	0	0	0	0	-
29	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-

30	4.6	Regulated explosive sites	0	0	0	0	-
30	4.7	Hazardous substance storage/usage	0	0	0	0	-
30	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.11	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.12 >	Licensed Discharges to controlled waters >	0	0	0	1	-
31	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.14	Pollutant release to public sewer	0	0	0	0	-
32	4.15	List 1 Dangerous Substances	0	0	0	0	-
32	4.16	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.17 >	Pollution Incidents (EA/NRW) >	0	1	0	2	-
33	4.18	Pollution inventory substances	0	0	0	0	-
33	4.19	Pollution inventory waste transfers	0	0	0	0	-
33	4.20	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
36 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
37 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	5.6 >	Groundwater abstractions >	0	0	0	0	2
40 >	5.7 >	Surface water abstractions >	0	0	0	0	1
41	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
42	6.1	Water Network (OS NGD)	0	0	0	-	-
42 >	6.2 >	Surface water features >	0	0	1	-	-

43 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
43 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
45	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
45	7.2	Historical Flood Events	0	0	0	-	-
45	7.3	Flood Defences	0	0	0	-	-
46	7.4	Flood Storage Areas	0	0	0	-	-
47	7.5	Flood Zone 2	None (within 50m)				
47	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
48 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
52 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	2
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
54 >	10.7 >	Designated Ancient Woodland >	0	0	0	3	53
56	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57	10.11	Green Belt	0	0	0	0	0
57	10.12	Proposed Ramsar sites	0	0	0	0	0
57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0

58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
61	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	11.3	National Parks	0	0	0	-	-
61	11.4	Listed Buildings	0	0	0	-	-
62	11.5	Conservation Areas	0	0	0	-	-
62	11.6	Scheduled Ancient Monuments	0	0	0	-	-
62	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	12.1 >	Agricultural Land Classification >	Grade 3a (within 250m)				
64	12.2	Open Access Land	0	0	0	-	-
64	12.3	Tree Felling Licences	0	0	0	-	-
64	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68 >	14.2 >	Artificial and made ground (10k) >	0	1	0	1	-
69 >	14.3 >	Superficial geology (10k) >	1	0	0	6	-
70	14.4	Landslip (10k)	0	0	0	0	-
71 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-

72 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	15.1 >	50k Availability >	Identified (within 500m)				
74 >	15.2 >	Artificial and made ground (50k) >	0	1	0	1	-
75 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
76 >	15.4 >	Superficial geology (50k) >	1	0	0	6	-
77 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	16.1 >	BGS Boreholes >	0	1	16	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	Very low (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Very low (within 50m)				
88 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	18.1 >	BritPits >	0	0	0	1	-
91 >	18.2 >	Surface ground workings >	0	1	30	-	-
92 >	18.3 >	Underground workings >	1	0	0	0	6
93	18.4	Underground mining extents	0	0	0	0	-
93 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-
93	18.6	Non-coal mining	0	0	0	0	0
94	18.7	JPB mining areas	None (within 0m)				

94	18.8	The Coal Authority non-coal mining	0	0	0	0	-
94	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
95	18.11	BGS mine plans	0	0	0	0	-
95 >	18.12 >	Coal mining >	Identified (within 0m)				
95	18.13	Brine areas	None (within 0m)				
95	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
96	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
97	19.1	Natural cavities	0	0	0	0	-
97	19.2	Mining cavities	0	0	0	0	0
97	19.3	Reported recent incidents	0	0	0	0	-
97	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
99 >	20.1 >	Radon >	Between 5% and 10% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
101	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
101	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
102	22.1	Underground railways (London)	0	0	0	-	-
102	22.2	Underground railways (Non-London)	0	0	0	-	-
103	22.3	Railway tunnels	0	0	0	-	-
103 >	22.4 >	Historical railway and tunnel features >	0	0	8	-	-
103	22.5	Royal Mail tunnels	0	0	0	-	-
104	22.6	Historical railways	0	0	0	-	-
104	22.7	Railways	0	0	0	-	-
104	22.8	Crossrail 2	0	0	0	0	-

104	22.9	HS2		0	0	0	0	-

Recent aerial photograph



Capture Date: 01/06/2023

Site Area: 0.99ha

Recent site history - 2020 aerial photograph



Capture Date: 10/04/2020

Site Area: 0.99ha

Recent site history - 2013 aerial photograph



Capture Date: 09/06/2013

Site Area: 0.99ha

Recent site history - 2003 aerial photograph



Capture Date: 04/08/2003

Site Area: 0.99ha

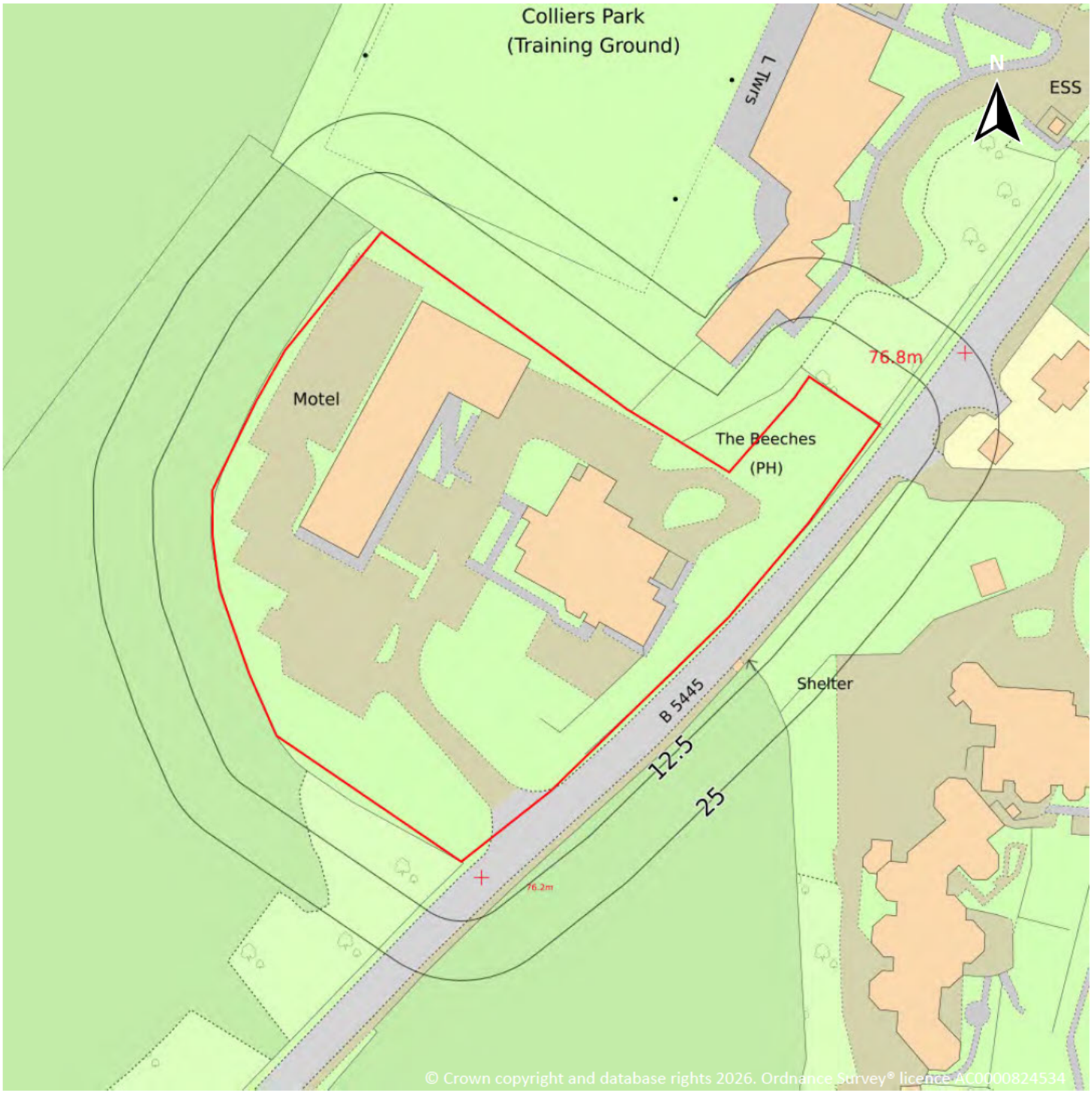
Recent site history - 2000 aerial photograph



Capture Date: 04/09/2000

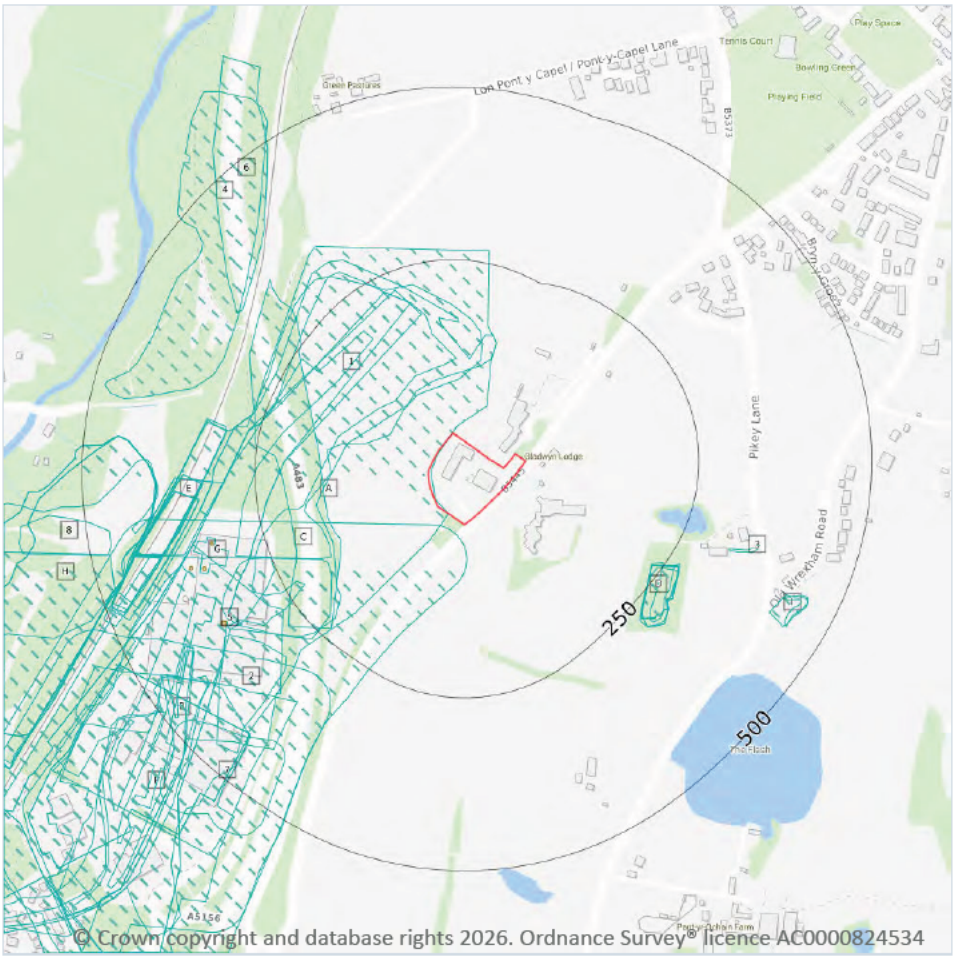
Site Area: 0.99ha

OS MasterMap site plan



Site Area: 0.99ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	52

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on page 15 >

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Mine	1964	895312

ID	Location	Land use	Dates present	Group ID
B	18m SW	Colliery	1949	859473
1	70m N	Refuse Heap	1949	912708
C	77m NW	Refuse Heap	1964 - 1980	879465
C	148m SW	Cuttings	1989 - 1992	965463
B	150m NW	Railway Sidings	1964	970092
B	165m NW	Railway Sidings	1974 - 1980	920201
B	176m NW	Railway Sidings	1949	937737
A	178m SW	Refuse Heap	1949	955282
D	235m SE	Unspecified Ground Workings	1909	982480
D	236m SE	Old Gravel Pit	1898	839500
D	236m SE	Unspecified Pit	1872	965173
D	236m SE	Unspecified Pit	1938 - 1949	974733
D	244m SE	Unspecified Ground Workings	1938	885415
B	268m SW	Unspecified Commercial/Industrial	1985	960430
E	296m W	Cuttings	1938	879525
E	297m W	Cuttings	1949	868273
E	298m W	Cuttings	1909	947441
F	301m SW	Colliery	1938	871390
G	305m W	Unspecified Commercial/Industrial	1974 - 1980	907619
2	308m SW	Refuse Heap	1964 - 1980	1003973
B	312m W	Railway Sidings	1974 - 1980	965191
3	320m SE	Unspecified Ground Workings	1949	815957
E	326m W	Cuttings	1872	938460
E	326m W	Cuttings	1900	960585
E	333m W	Cuttings	1989 - 1992	956901
E	333m W	Cuttings	1985	962902
4	337m NW	Refuse Heap	1974 - 1985	909695
B	347m SW	Unspecified Commercial/Industrial	1974 - 1980	928099

ID	Location	Land use	Dates present	Group ID
F	348m SW	Colliery	1909	923091
6	349m NW	Cuttings	1989 - 1992	956620
B	372m W	Refuse Heap	1949	809931
H	392m W	Refuse Heap	1992	935552
H	393m W	Refuse Heap	1985	965284
H	393m W	Refuse Heap	1989	1007706
H	394m W	Refuse Heap	1964 - 1974	937306
H	394m W	Refuse Heap	1980	997001
E	399m W	Cuttings	1909	973727
E	399m W	Cuttings	1938	997545
E	400m W	Clay Pit	1938	831922
E	402m W	Cuttings	1872 - 1898	947963
F	408m SW	Railway Sidings	1909	866885
F	408m SW	Railway Sidings	1938	960111
F	409m SW	Railway Sidings	1938	901076
7	413m SW	Unspecified Mine	1974 - 1980	1006068
I	415m SE	Unspecified Pit	1938 - 1949	968960
F	416m SW	Colliery	1938	993202
I	422m SE	Unspecified Ground Workings	1909	815956
F	426m SW	Industrial Park	1992	817656
F	426m SW	Unspecified Commercial/Industrial	1989	988565
8	467m W	Refuse Heap	1949	903751
H	472m W	Unspecified Heap	1949	841291

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	4

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
G	323m W	Unspecified Tank	1962	124985
G	344m W	Unspecified Tank	1962	124986
5	347m SW	Tanks	1988	111995
G	362m W	Unspecified Tank	1962	124987

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

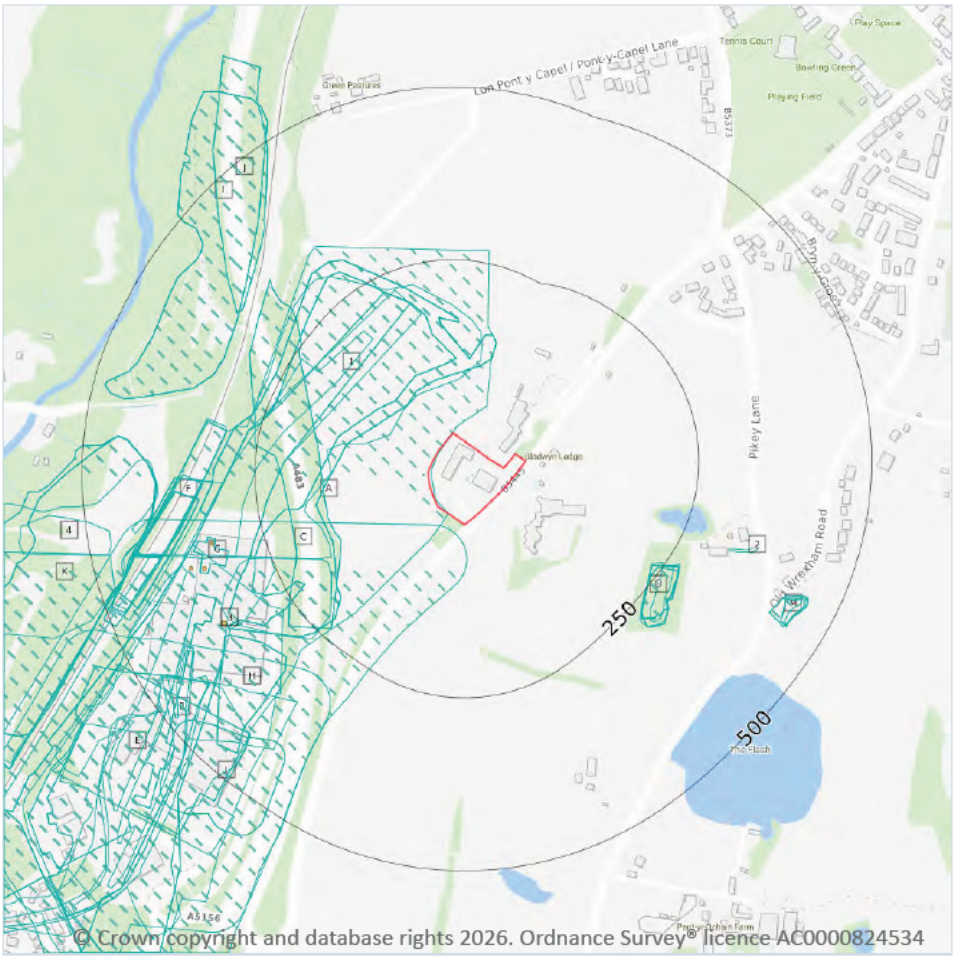
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.

2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m	75

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on page 20 >

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Mine**	**1964**	**895312**
B	18m SW	Colliery	1949	859473
1	70m N	Refuse Heap	1949	912708

ID	Location	Land Use	Date	Group ID
C	77m NW	Refuse Heap	1980	879465
C	77m NW	Refuse Heap	1974	879465
C	77m NW	Refuse Heap	1964	879465
C	148m SW	Cuttings	1989	965463
C	148m SW	Cuttings	1992	965463
B	150m NW	Railway Sidings	1964	970092
B	165m NW	Railway Sidings	1980	920201
B	165m NW	Railway Sidings	1974	920201
C	176m NW	Railway Sidings	1949	937737
A	178m SW	Refuse Heap	1949	955282
D	235m SE	Unspecified Ground Workings	1909	982480
D	236m SE	Unspecified Pit	1938	974733
D	236m SE	Unspecified Pit	1949	974733
D	236m SE	Unspecified Pit	1872	965173
D	236m SE	Old Gravel Pit	1898	839500
D	244m SE	Unspecified Ground Workings	1938	885415
D	244m SE	Unspecified Ground Workings	1938	885415
E	251m W	Railway Sidings	1949	937737
B	268m SW	Unspecified Commercial/Industrial	1985	960430
F	296m W	Cuttings	1938	879525
F	297m W	Cuttings	1949	868273
F	298m W	Cuttings	1909	947441
E	301m SW	Colliery	1938	871390
G	305m W	Unspecified Commercial/Industrial	1980	907619
G	305m W	Unspecified Commercial/Industrial	1974	907619
H	308m SW	Refuse Heap	1980	1003973
H	308m SW	Refuse Heap	1974	1003973
H	308m SW	Refuse Heap	1964	1003973

ID	Location	Land Use	Date	Group ID
B	312m W	Railway Sidings	1980	965191
B	312m W	Railway Sidings	1974	965191
2	320m SE	Unspecified Ground Workings	1949	815957
F	326m W	Cuttings	1900	960585
F	326m W	Cuttings	1872	938460
F	333m W	Cuttings	1989	956901
F	333m W	Cuttings	1992	956901
F	333m W	Cuttings	1985	962902
I	337m NW	Refuse Heap	1980	909695
I	337m NW	Refuse Heap	1974	909695
I	337m NW	Refuse Heap	1985	909695
B	347m SW	Unspecified Commercial/Industrial	1980	928099
B	347m SW	Unspecified Commercial/Industrial	1974	928099
E	348m SW	Colliery	1909	923091
J	349m NW	Cuttings	1989	956620
J	349m NW	Cuttings	1992	956620
B	372m W	Refuse Heap	1949	809931
K	392m W	Refuse Heap	1992	935552
K	393m W	Refuse Heap	1989	1007706
K	393m W	Refuse Heap	1985	965284
K	394m W	Refuse Heap	1980	997001
K	394m W	Refuse Heap	1974	937306
K	394m W	Refuse Heap	1964	937306
F	399m W	Cuttings	1909	973727
F	399m W	Cuttings	1938	997545
F	400m W	Clay Pit	1938	831922
F	402m W	Cuttings	1898	947963
F	402m W	Cuttings	1872	947963

ID	Location	Land Use	Date	Group ID
E	408m SW	Railway Sidings	1909	866885
E	408m SW	Railway Sidings	1938	960111
E	409m SW	Railway Sidings	1938	901076
L	413m SW	Unspecified Mine	1980	1006068
L	413m SW	Unspecified Mine	1974	1006068
M	415m SE	Unspecified Pit	1938	968960
M	415m SE	Unspecified Pit	1949	968960
E	416m SW	Colliery	1938	993202
E	416m SW	Colliery	1938	993202
M	422m SE	Unspecified Ground Workings	1909	815956
M	425m SE	Unspecified Pit	1938	968960
M	425m SE	Unspecified Pit	1938	968960
E	426m SW	Unspecified Commercial/Industrial	1989	988565
E	426m SW	Industrial Park	1992	817656
4	467m W	Refuse Heap	1949	903751
K	472m W	Unspecified Heap	1949	841291

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	4

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on page 20 >

ID	Location	Land Use	Date	Group ID
G	323m W	Unspecified Tank	1962	124985
G	344m W	Unspecified Tank	1962	124986
3	347m SW	Tanks	1988	111995
G	362m W	Unspecified Tank	1962	124987

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

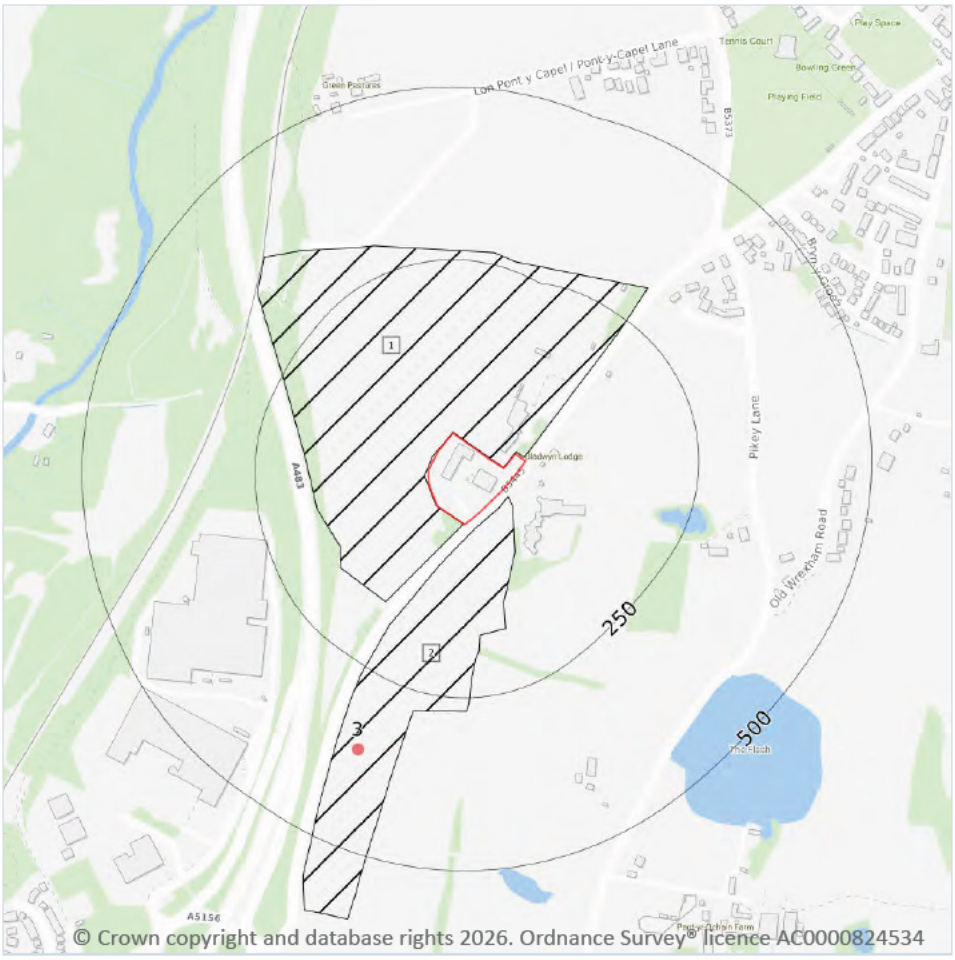
2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	2

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Details		
1	**On site**	**Site Address: Pont-Y-Capel Lane, Gresford, Wrexham, Clwyd Licence Holder Address: Hooton, South Wirral, Cheshire**	**Waste Licence: Yes Site Reference: - Waste Type: Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 02/07/1987 Licence Surrender: -**	**Operator: - Licence Holder: Alfred McAlpine Construction Limited First Recorded 31/08/1987 Last Recorded: 31/12/1988**
2	12m SE	Site Address: Chester Road, Gresford Licence Holder Address: Hooton, South Wirral, Cheshire	Waste Licence: Yes Site Reference: WMBC L/45 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 02/07/1987 Licence Surrender: 31/12/1987	Operator: - Licence Holder: Alfred McAlpine Construction Limited First Recorded 01/08/1987 Last Recorded: 30/09/1988

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	1

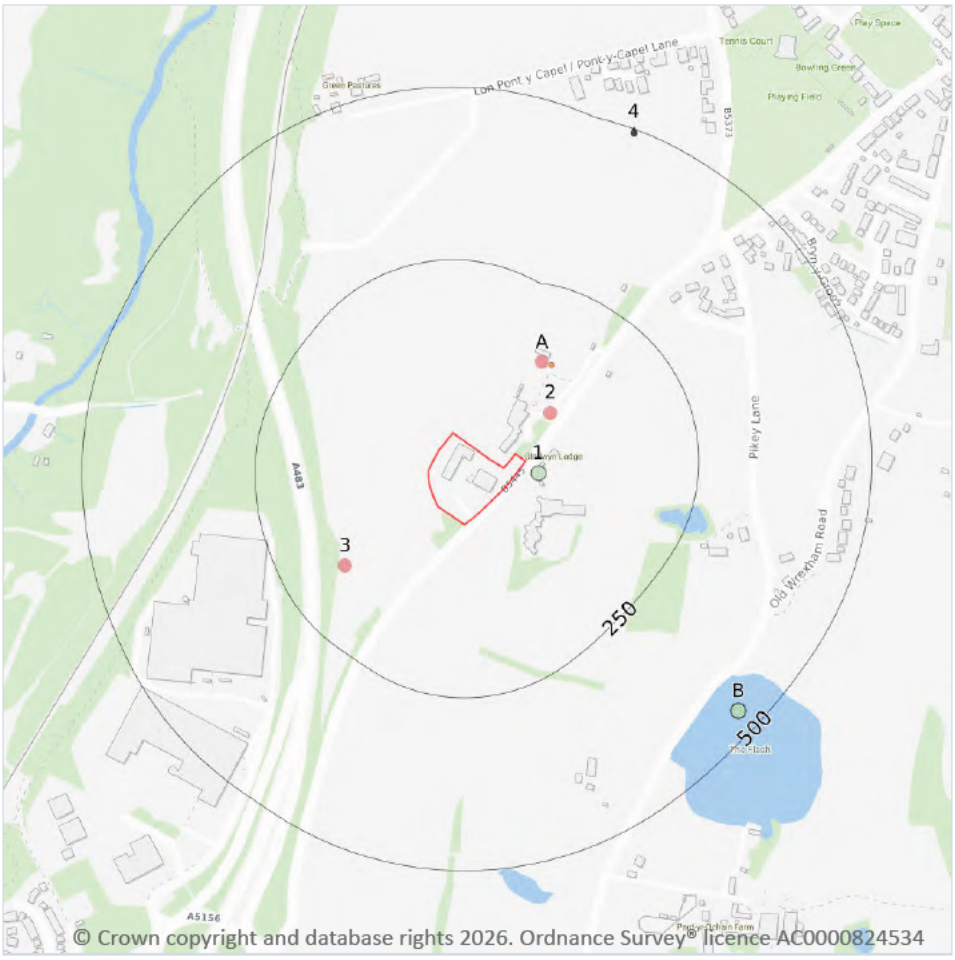
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on page 25 >

ID	Location	Site	Reference	Category	Sub-Category	Description
3	360m SW	Dcww, Shordley Hall Farm, Shordley Road, Hope, Wrexham, Flintshire, Ll12 9rt	NRW-WME107747	Storing waste exemption	Not on a farm	Storage of sludge

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

NGD current or recent tanks

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on page 28 >

ID	Location	Company	Address	Activity	Category
2	78m NE	Electricity Sub Station	Clwyd, LL12	Electrical Features	Infrastructure and Facilities
A	138m N	Electricity Sub Station	Clwyd, LL12	Electrical Features	Infrastructure and Facilities
3	159m SW	Mast	Clwyd, LL12	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	1

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on page 28 >

ID	Location	Tank description	Activity	Date first identified
A	135m N	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	03/09/2019

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.7 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.8 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.9 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.11 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed Discharges to controlled waters

Records within 500m	1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
4	496m N	LAND AT REAR OF CLAPPER FARM, PONT-Y-CAPEL LANE, GRESFORD, NR WREXHAM, NORTH WALES, LL12 8RS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CG0451601 Permit Version: 0 Receiving Water: Groundwater via infiltration system	Status: Effective Issue date: 27/03/2007 Effective Date: 27/03/2013 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 Pollution Incidents (EA/NRW)

Records within 500m	3

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Details	
1	25m SE	Incident Date: 29/08/2014 Incident Identification: 1274235 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: - Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	467m SE	Incident Date: 22/07/2016 Incident Identification: 1604127 Pollutant: Other Pollutant Pollutant Description: Microbiological	Water Impact: Category 3 (Minor) Land Impact: No Details Air Impact: No Details
B	467m SE	Incident Date: 22/07/2016 Incident Identification: 1604127 Pollutant: - Pollutant Description: -	Water Impact: Category 3 (Minor) Land Impact: No Details Air Impact: No Details

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.19 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

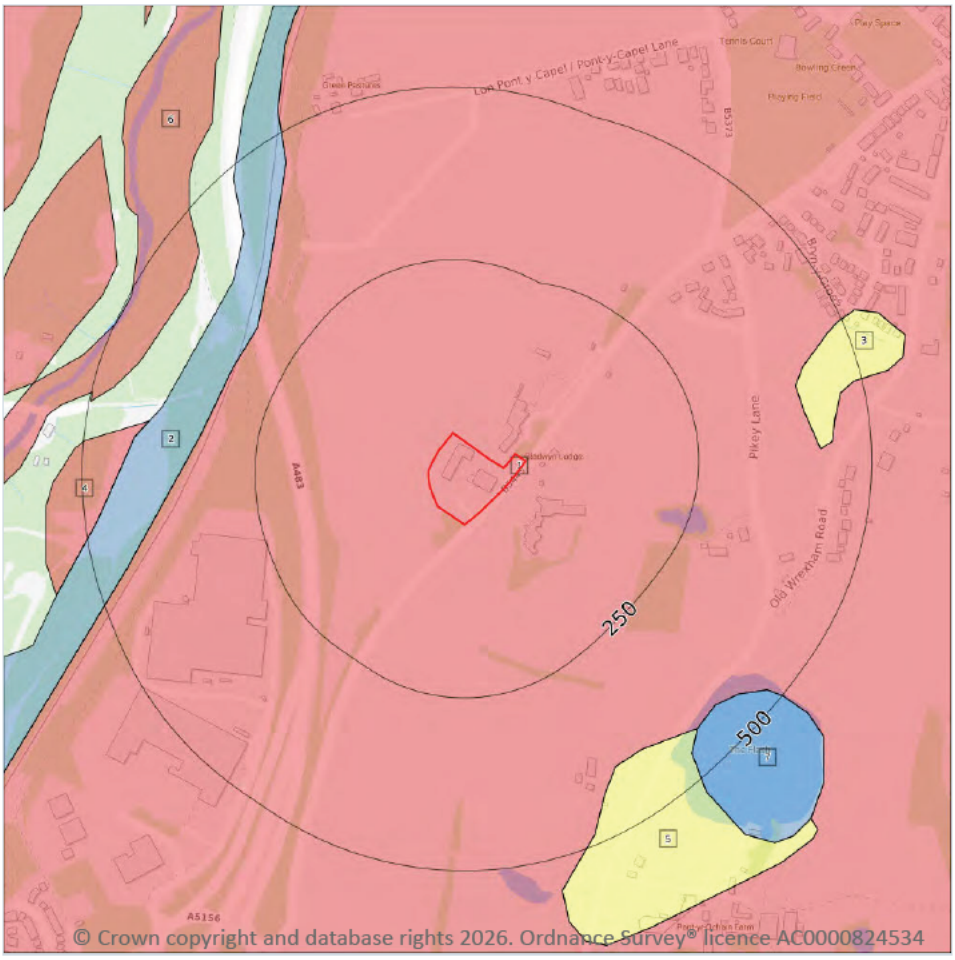
4.20 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	7

Aquifer status of groundwater held within superficial geology.

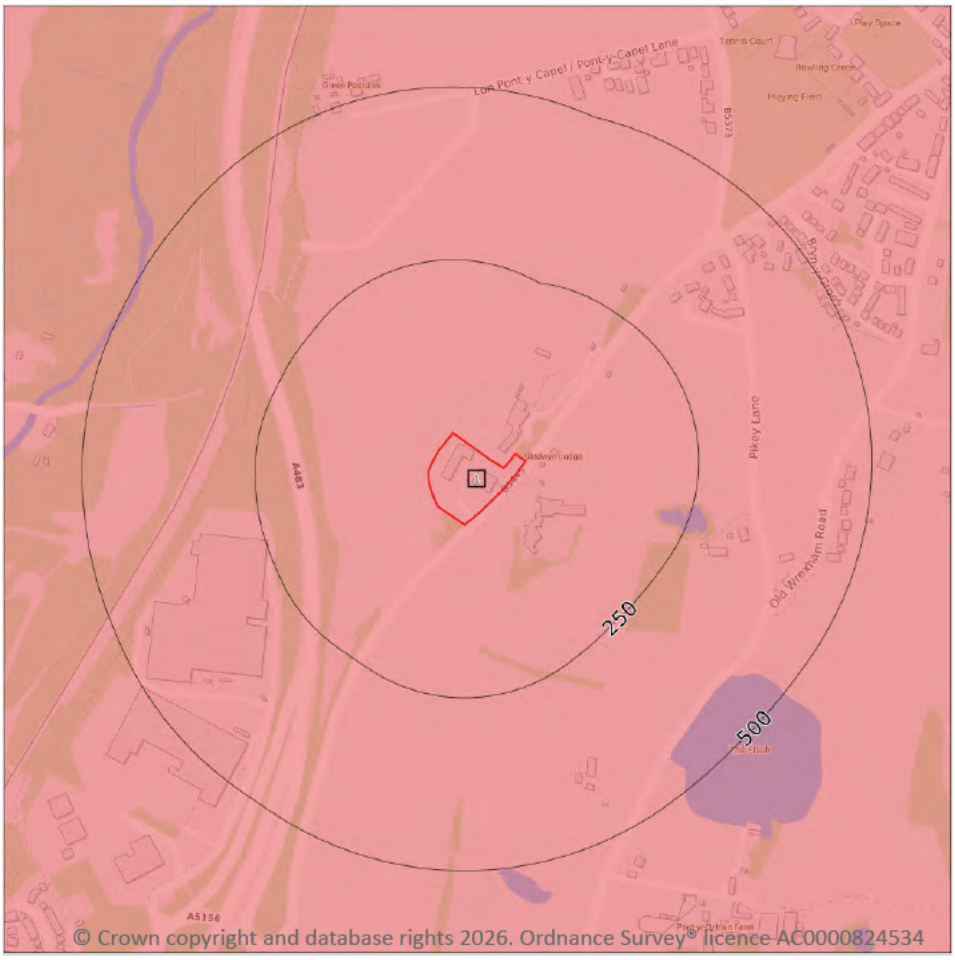
Features are displayed on the Hydrogeology map on page 34 >

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	316m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

ID	Location	Designation	Description
3	405m E	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
4	410m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	412m SE	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
6	430m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
7	437m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	1

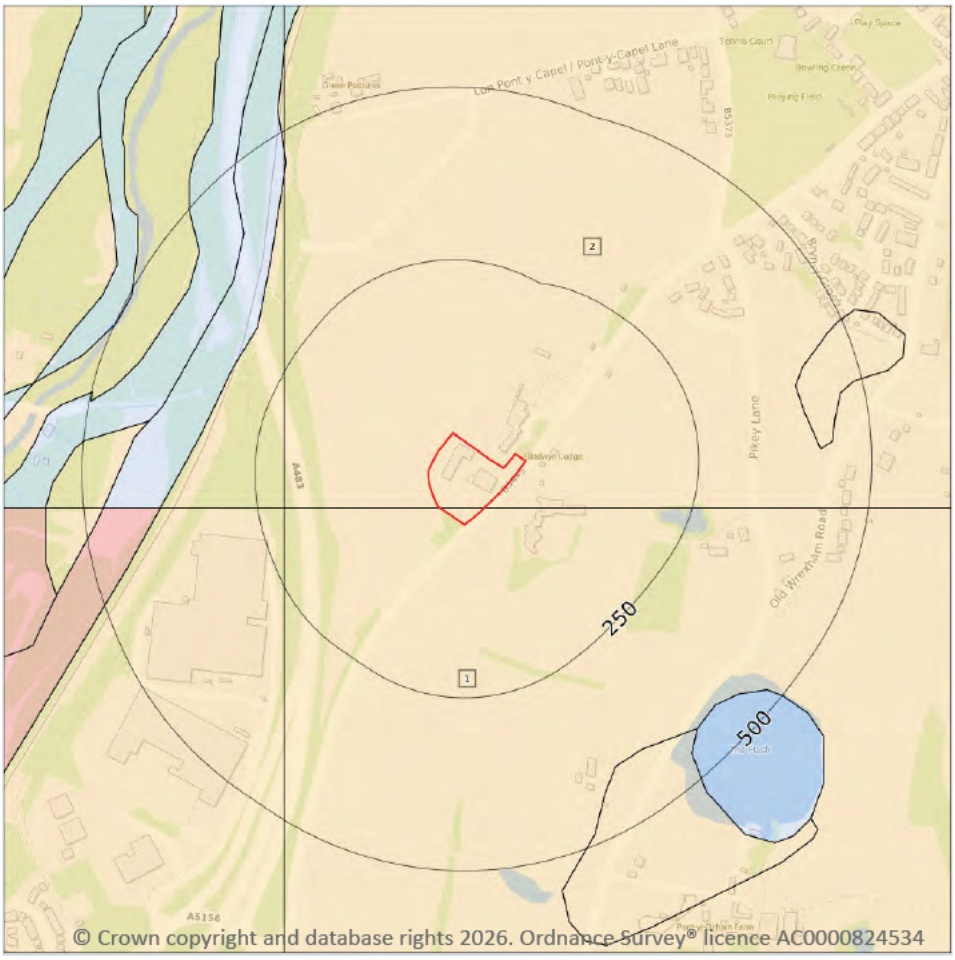
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 36 >

ID	Location	Designation	Description
1	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

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability
- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability
- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on page 37 >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

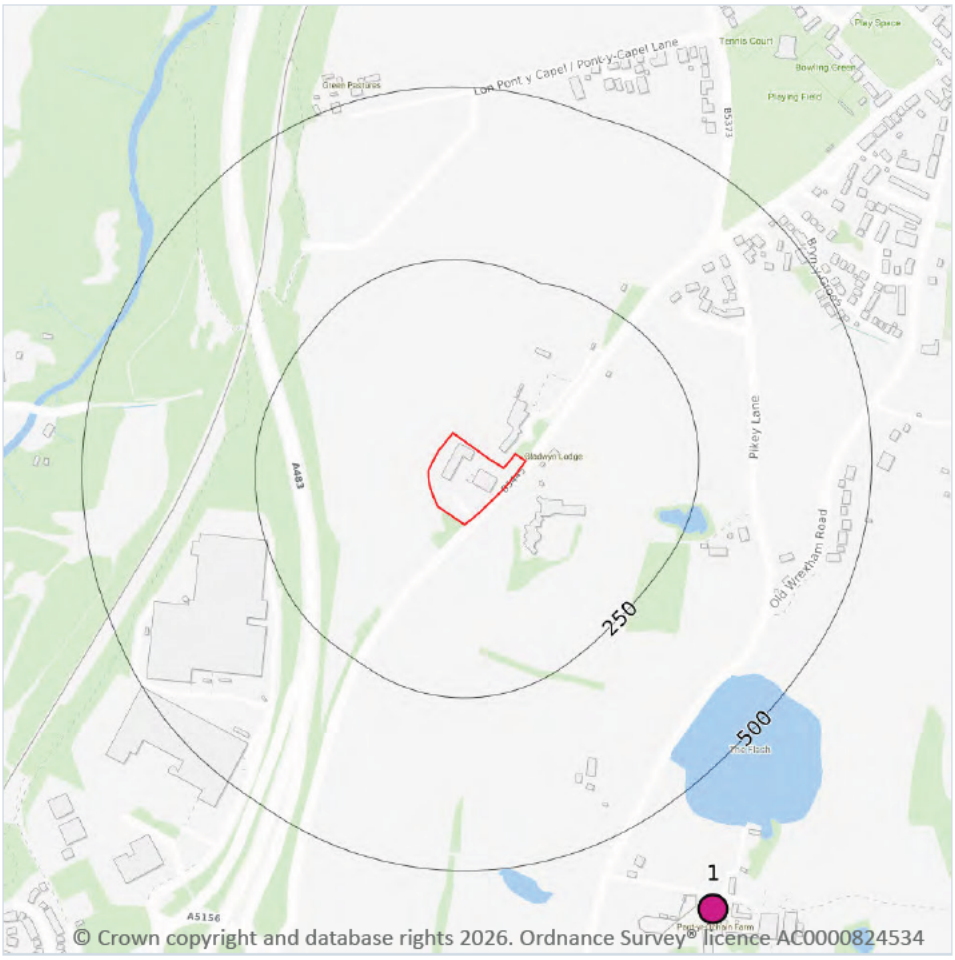
5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	2

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on page 39 >

ID	Location	Details	
1	661m SE	Status: Historical Licence No: 24/67/8/0017 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: WELL 1 Data Type: Point Name: Jones Easting: 334620 Northing: 353421	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1995 Version End Date: -
-	766m SE	Status: Historical Licence No: 24/67/8/0017 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: WELL 2 Data Type: Point Name: Jones Easting: 334640 Northing: 353310	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 09/08/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1995 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m **1**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on page 39 >

ID	Location	Details	
-	1313m N	Status: Historical Licence No: 24/67/8/0052 Details: Mineral Washing Direct Source: EAW Surface Water Point: RIVER ALYN Data Type: Point Name: Tarmac Limited Easting: 334480 Northing: 355400	Annual Volume (m^3): 166929 Max Daily Volume (m^3): 545.52 Original Application No: - Original Start Date: 14/06/1968 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2008 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

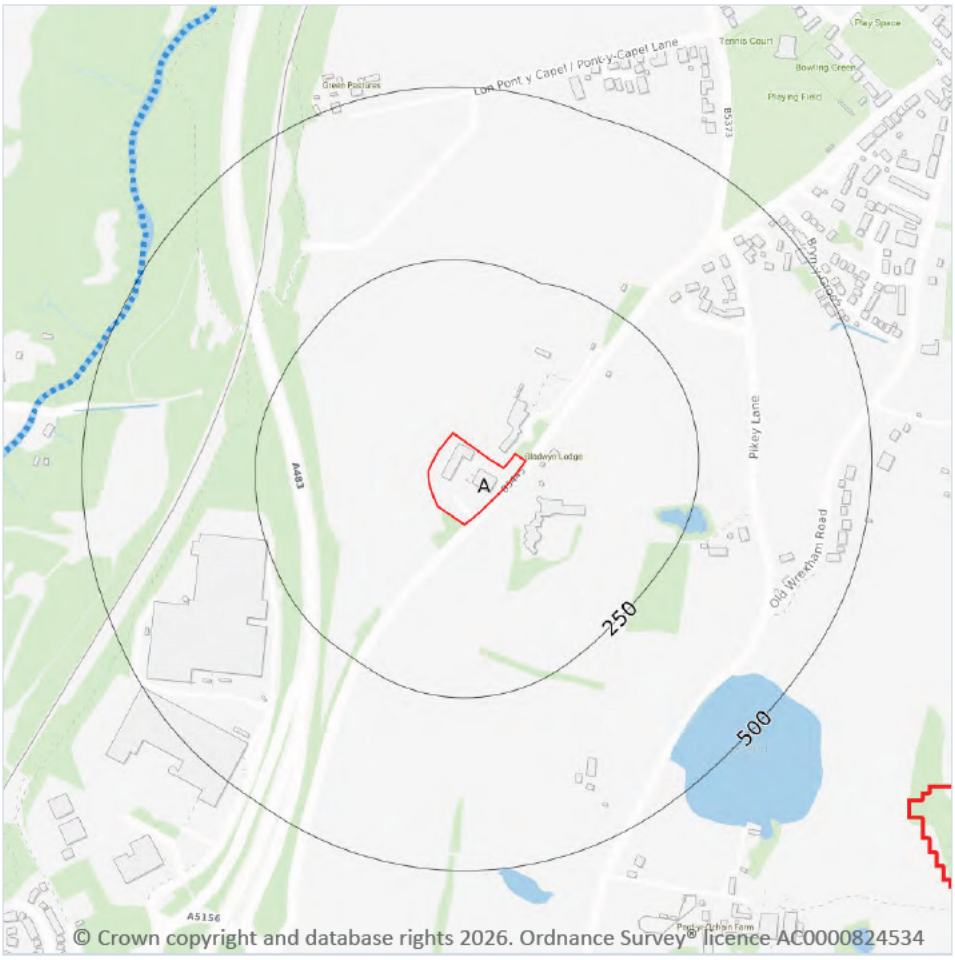
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



6.1 Water Network (OS NGD)

Records within 250m	0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	1

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 42 >**

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 42 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Alyn - Hope to Dee**	**GB111067052173**	**Alyn**	**Dee**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site.

Features are displayed on the Hydrology map on **page 42 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	493m NW	River	Alyn - Hope to Dee	GB111067052173	Moderate	High	Moderate	2024

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place.

Features are displayed on the Hydrology map on **page 42 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Dee Carboniferous Coal Measures**	**GB41102G204800**	**Poor**			**2021**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.6 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on page 48 >

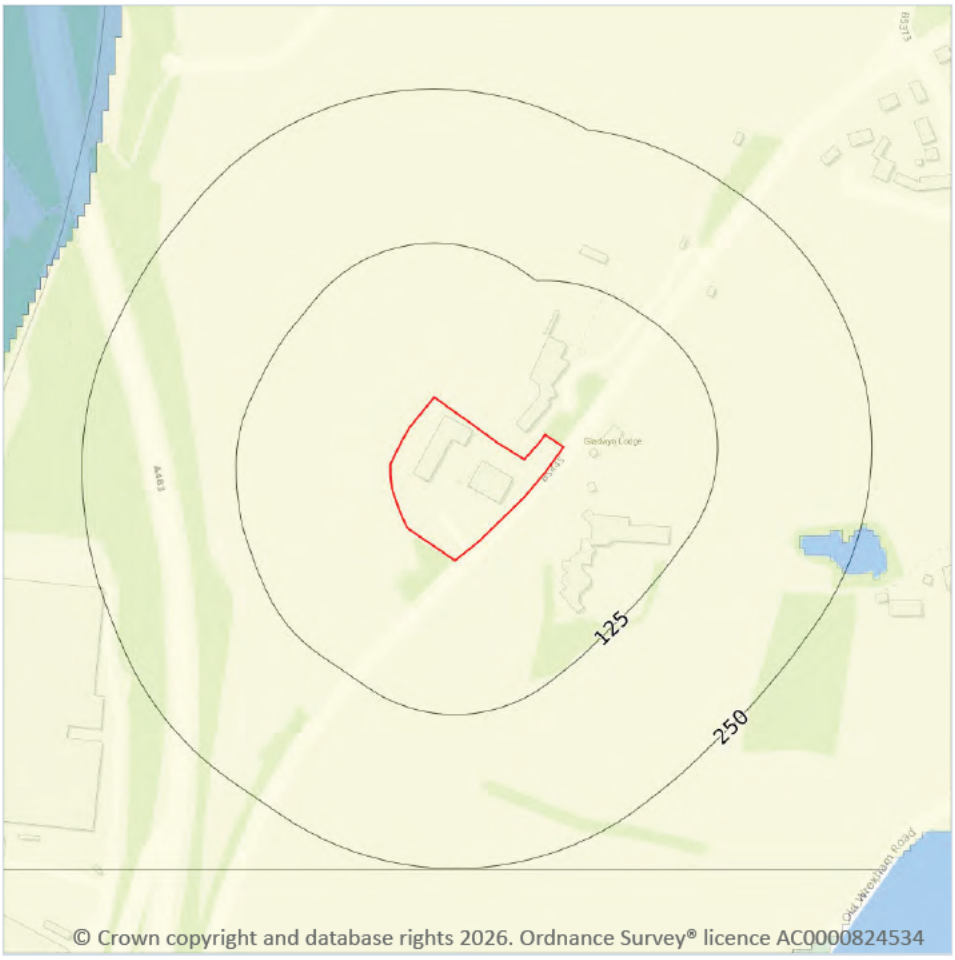
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

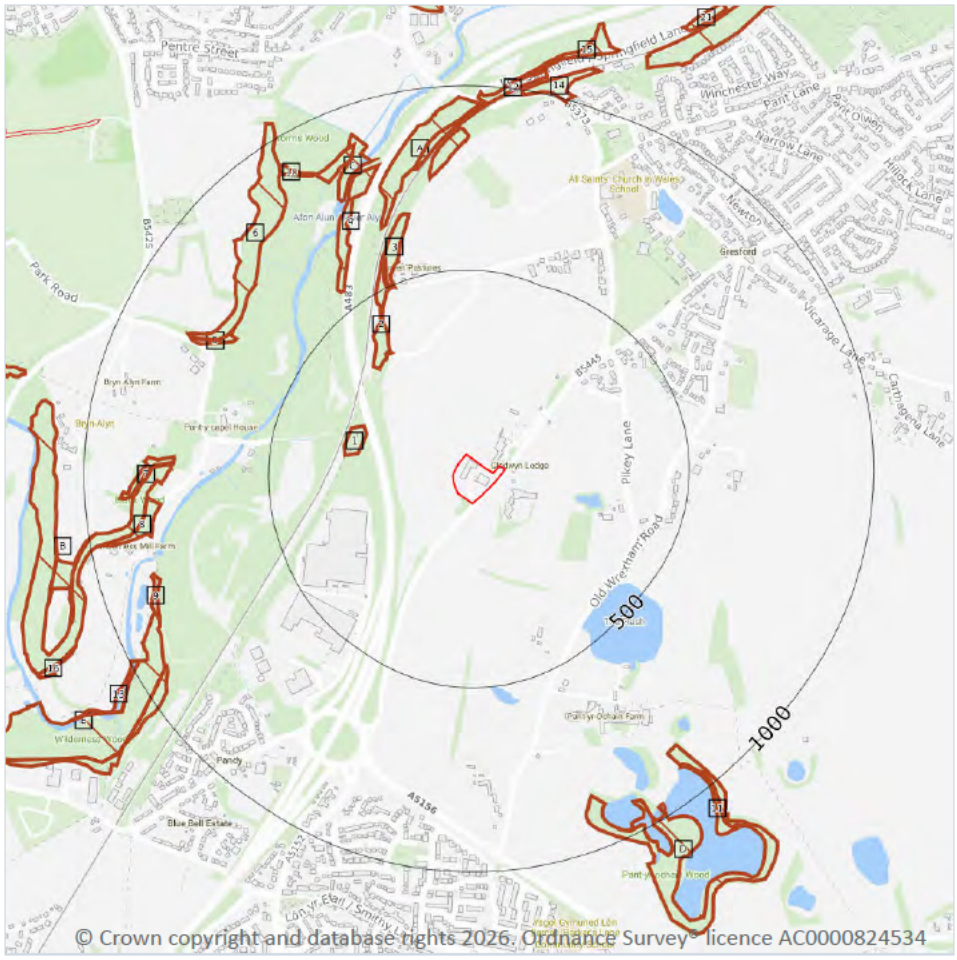
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 50 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Conserved wetland sites (Ramsar sites)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on page 51 >

ID	Location	Name	Data source
-	1319m E	Vicarage Moss	Natural Resources Wales

ID	Location	Name	Data source
-	1919m NE	Marford Quarry	Natural Resources Wales

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	2

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

Features are displayed on the Environmental designations map on page 51 >

ID	Location	Site	Details
-	1319m E	Name: Midland Meres & Mosses Phase 2 (Wales) Site status: - Data source: Natural Resources Wales	Overview: The Meres and Mosses form a geographically diverse series of lowland open water and peatland sites in the north-west Midlands of England and north-east Wales. These have developed in natural depressions in the glacial drift left by receding ice sheets which formerly covered the Cheshire/Shropshire Plain. The 18 component sites include open water bodies (meres), the majority of which are nutrient-rich with associated fringing habitats, reed swamp, fen, carr and damp pasture. Peat accumulation has resulted in the nutrient-poor peat bogs (mosses) forming in some sites on the fringes of the meres or completely infilling basins. In a few cases the result is a floating quaking bog or schwingmoor. The wide range of resulting habitats support nationally important flora and fauna. Ramsar criteria: Ramsar criterion 1 The site comprises a diverse range of habitats from open water to raised bog. Ramsar criterion 2 Supports a number of rare species of plants associated with wetlands, including the nationally scarce cowbane Cicuta virosa and, elongated sedge Carex elongata. Also present are the nationally scarce bryophytes Dicranum affine and Sphagnum pulchrum. Also supports an assemblage of invertebrates including several rare species. There are 16 species of British Red Data Book insect listed for this site including the following endangered species: the moth Glyphipteryx lathamella, the caddisfly Hagenella clathrata and the sawfly Trichiosoma vitellinae.

ID	Location	Site	Details
-	1319m E	Name: Midland Meres & Mosses Phase 2 Site status: Listed Data source: Natural England	Overview: The Meres and Mosses form a geographically diverse series of lowland open water and peatland sites in the north-west Midlands of England and north-east Wales. These have developed in natural depressions in the glacial drift left by receding ice sheets which formerly covered the Cheshire/Shropshire Plain. The 18 component sites include open water bodies (meres), the majority of which are nutrient-rich with associated fringing habitats, reed swamp, fen, carr and damp pasture. Peat accumulation has resulted in the nutrient-poor peat bogs (mosses) forming in some sites on the fringes of the meres or completely infilling basins. In a few cases the result is a floating quaking bog or schwingmoor. The wide range of resulting habitats support nationally important flora and fauna. Ramsar criteria: Ramsar criterion 1 The site comprises a diverse range of habitats from open water to raised bog. Ramsar criterion 2 Supports a number of rare species of plants associated with wetlands, including the nationally scarce cowbane Cicuta virosa and, elongated sedge Carex elongata. Also present are the nationally scarce bryophytes Dicranum affine and Sphagnum pulchrum. Also supports an assemblage of invertebrates including several rare species. There are 16 species of British Red Data Book insect listed for this site including the following endangered species: the moth Glyphipteryx lathamella, the caddisfly Hagenella clathrata and the sawfly Trichiosoma vitellinae.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on page 51 >

ID	Location	Name	Data source
23	1344m NW	Alyn Waters	Natural Resources Wales

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	56

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on page 51 >

ID	Location	Name	Woodland Type
1	259m NW	Unknown	Restored Ancient Woodland Site
2	330m NW	Unknown	Restored Ancient Woodland Site
3	494m NW	Unknown	Ancient Semi Natural Woodland
4	553m NW	Unknown	Ancient Semi Natural Woodland
A	655m N	Unknown	Restored Ancient Woodland Site
5	690m NW	Unknown	Restored Ancient Woodland Site

ID	Location	Name	Woodland Type
6	710m NW	Unknown	Restored Ancient Woodland Site
A	756m N	Unknown	Ancient Semi Natural Woodland
7	757m W	Unknown	Ancient Semi Natural Woodland
B	763m W	Unknown	Ancient Semi Natural Woodland
C	765m NW	Unknown	Ancient Semi Natural Woodland
A	784m N	Unknown	Ancient Semi Natural Woodland
8	796m W	Unknown	Ancient Semi Natural Woodland
C	826m NW	Unknown	Restored Ancient Woodland Site
9	838m W	Unknown	Ancient Semi Natural Woodland
D	856m S	Unknown	Restored Ancient Woodland Site
10	863m NW	Unknown	Restored Ancient Woodland Site
E	878m SW	Unknown	Ancient Semi Natural Woodland
11	909m SE	Unknown	Restored Ancient Woodland Site
E	918m SW	Unknown	Ancient Semi Natural Woodland
D	919m SE	Unknown	Restored Ancient Woodland Site
12	952m N	Unknown	Restored Ancient Woodland Site
13	979m SW	Unknown	Ancient Semi Natural Woodland
14	988m N	Unknown	Restored Ancient Woodland Site
B	992m W	Unknown	Ancient Semi Natural Woodland
15	1038m N	Unknown	Ancient Semi Natural Woodland
16	1113m W	Unknown	Ancient Semi Natural Woodland
17	1151m N	Unknown	Ancient Semi Natural Woodland
18	1192m W	Unknown	Ancient Semi Natural Woodland
19	1203m N	Unknown	Restored Ancient Woodland Site
-	1228m W	Unknown	Ancient Semi Natural Woodland
21	1288m NE	Unknown	Ancient Semi Natural Woodland
-	1309m N	Unknown	Restored Ancient Woodland Site
-	1433m NW	Unknown	Ancient Semi Natural Woodland

ID	Location	Name	Woodland Type
-	1448m NE	Unknown	Ancient Semi Natural Woodland
-	1462m W	Unknown	Ancient Semi Natural Woodland
-	1478m SW	Unknown	Ancient Semi Natural Woodland
-	1517m N	Unknown	Ancient Semi Natural Woodland
-	1556m N	Unknown	Ancient Semi Natural Woodland
-	1556m W	Unknown	Ancient Semi Natural Woodland
-	1570m N	Unknown	Restored Ancient Woodland Site
-	1590m W	Unknown	Ancient Semi Natural Woodland
-	1616m NE	Unknown	Plantation on Ancient Woodland Site
-	1657m E	Unknown	Restored Ancient Woodland Site
-	1658m E	Unknown	Ancient Semi Natural Woodland
-	1663m W	Unknown	Ancient Semi Natural Woodland
-	1706m E	Unknown	Plantation on Ancient Woodland Site
-	1720m N	Unknown	Ancient Semi Natural Woodland
-	1751m SE	Unknown	Ancient Semi Natural Woodland
-	1786m NE	Unknown	Ancient Semi Natural Woodland
-	1803m N	Unknown	Restored Ancient Woodland Site
-	1846m NE	Unknown	Restored Ancient Woodland Site
-	1906m N	Unknown	Ancient Semi Natural Woodland
-	1931m NE	Unknown	Restored Ancient Woodland Site
-	1953m N	Unknown	Ancient Semi Natural Woodland
-	1982m W	Unknown	Ancient Semi Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the

local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

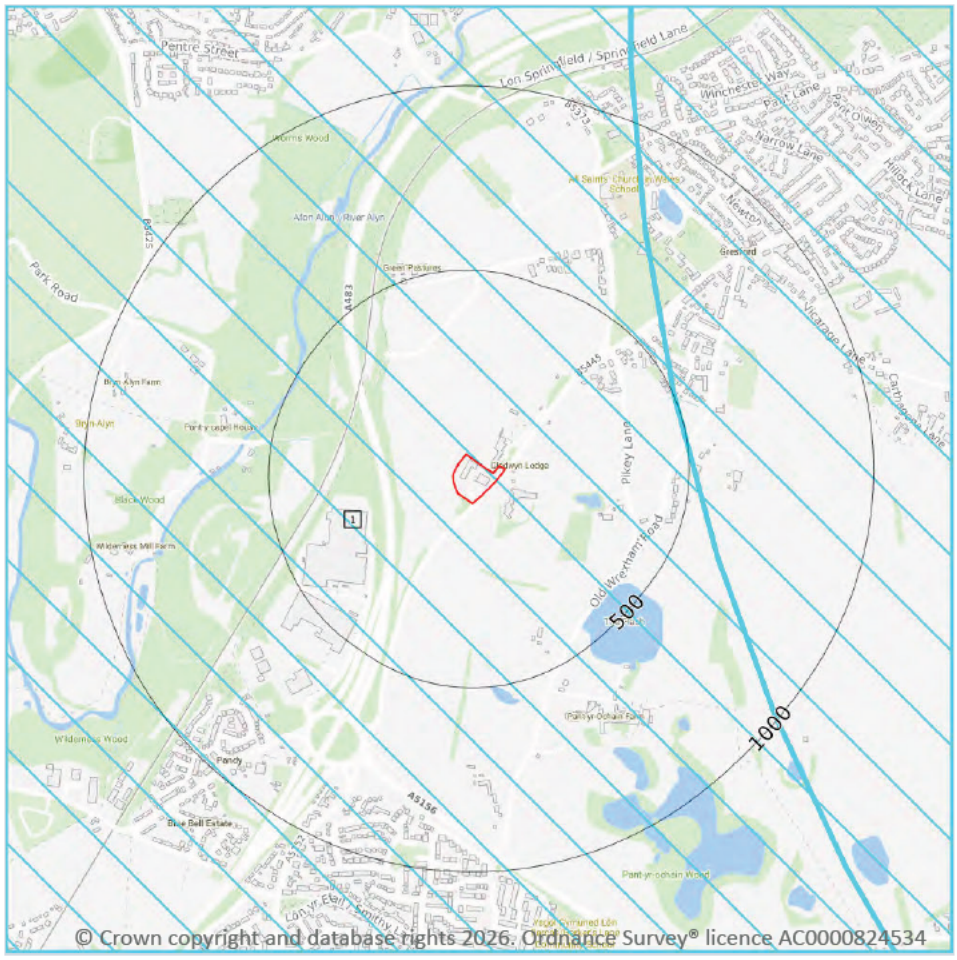
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on page 59 >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&notes=&location=328222,346690%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

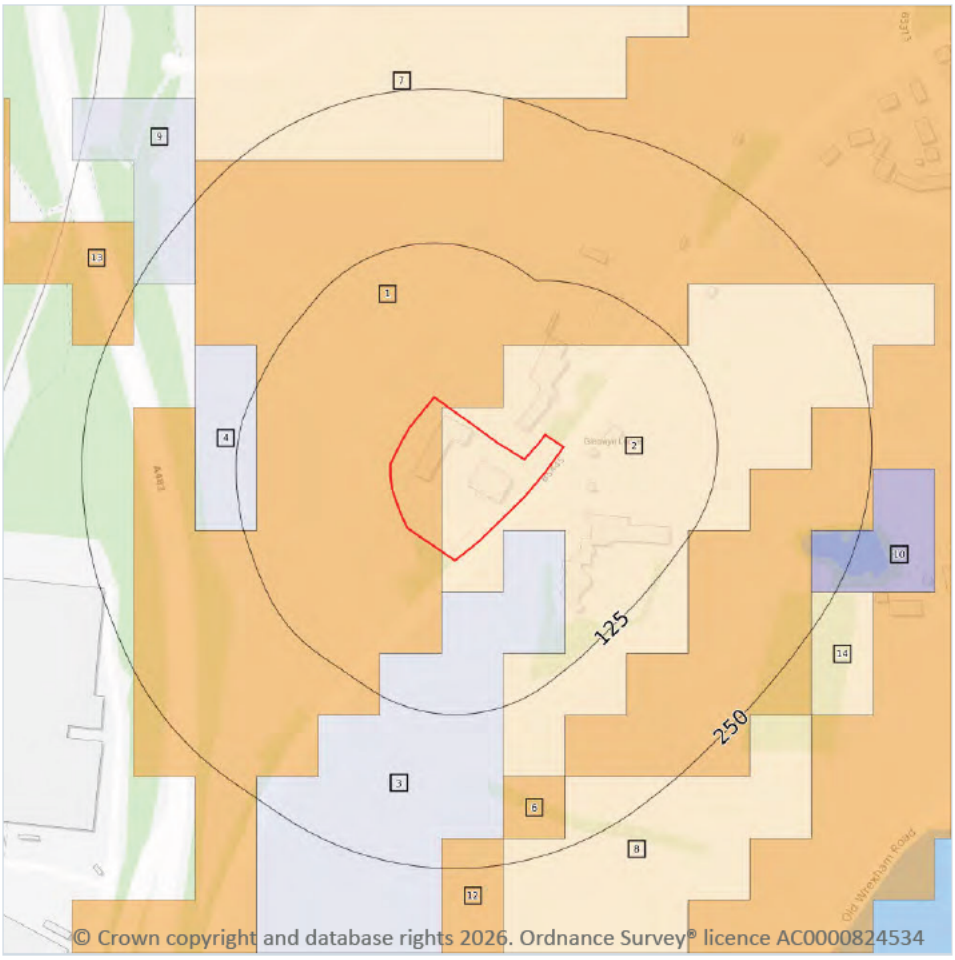
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Timber felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	12

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on page 63 >

ID	Location	Classification	Description
1	**On site**	**Grade 2**	**Good quality agricultural land**
2	**On site**	**Grade 3a**	**Good to moderate quality agricultural land**
3	7m SE	Grade 3b	Moderate quality agricultural land

ID	Location	Classification	Description
4	108m W	Grade 3b	Moderate quality agricultural land
6	180m S	Grade 2	Good quality agricultural land
7	192m N	Grade 3a	Good to moderate quality agricultural land
8	197m SE	Grade 3a	Good to moderate quality agricultural land
9	209m NW	Grade 3b	Moderate quality agricultural land
10	212m E	Grade 4	Poor quality agricultural land
12	225m S	Grade 2	Good quality agricultural land
13	230m NW	Grade 2	Good quality agricultural land
14	233m SE	Grade 3a	Good to moderate quality agricultural land

This data is sourced from Natural Resources Wales.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

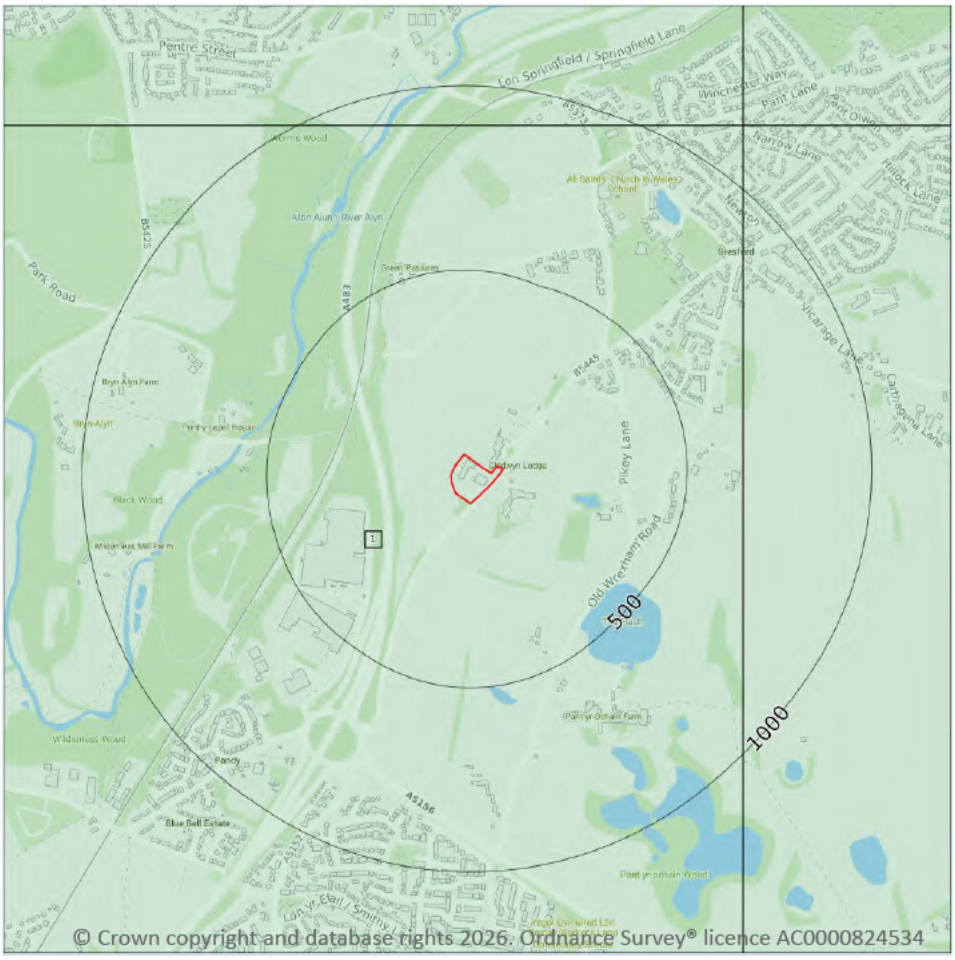
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

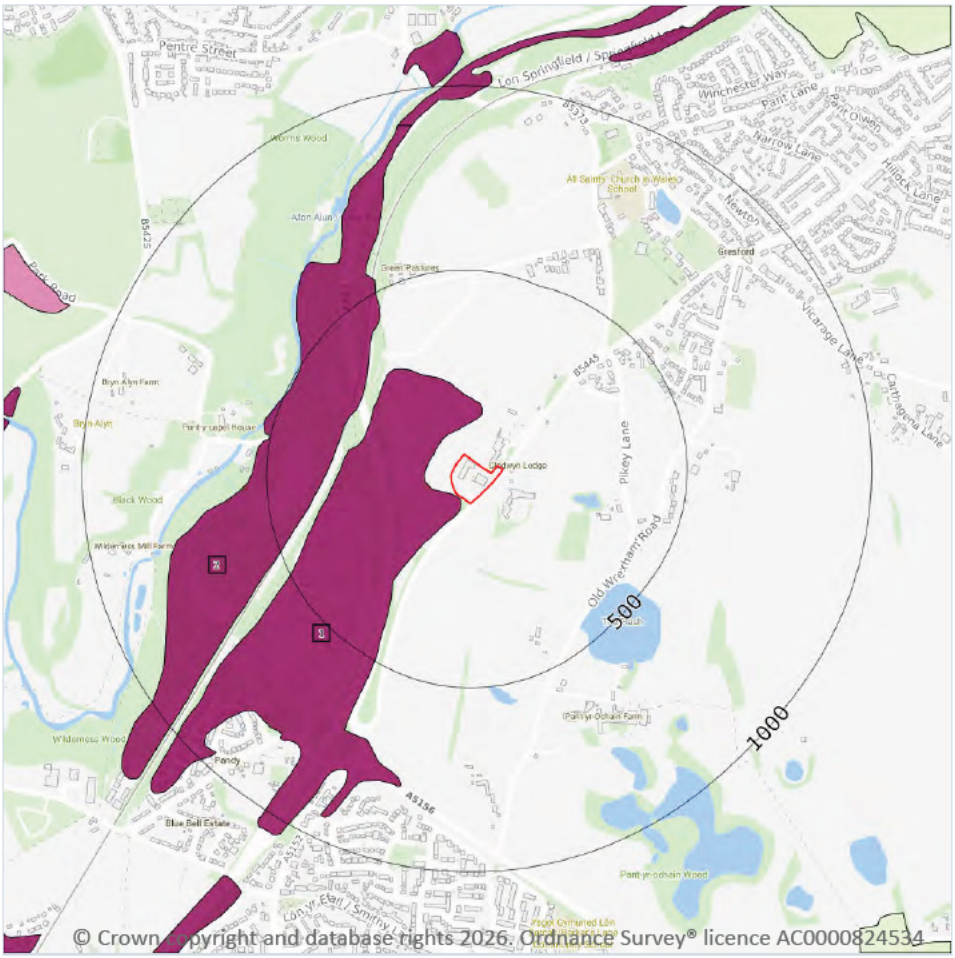
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on page 67 >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ35SW

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	2

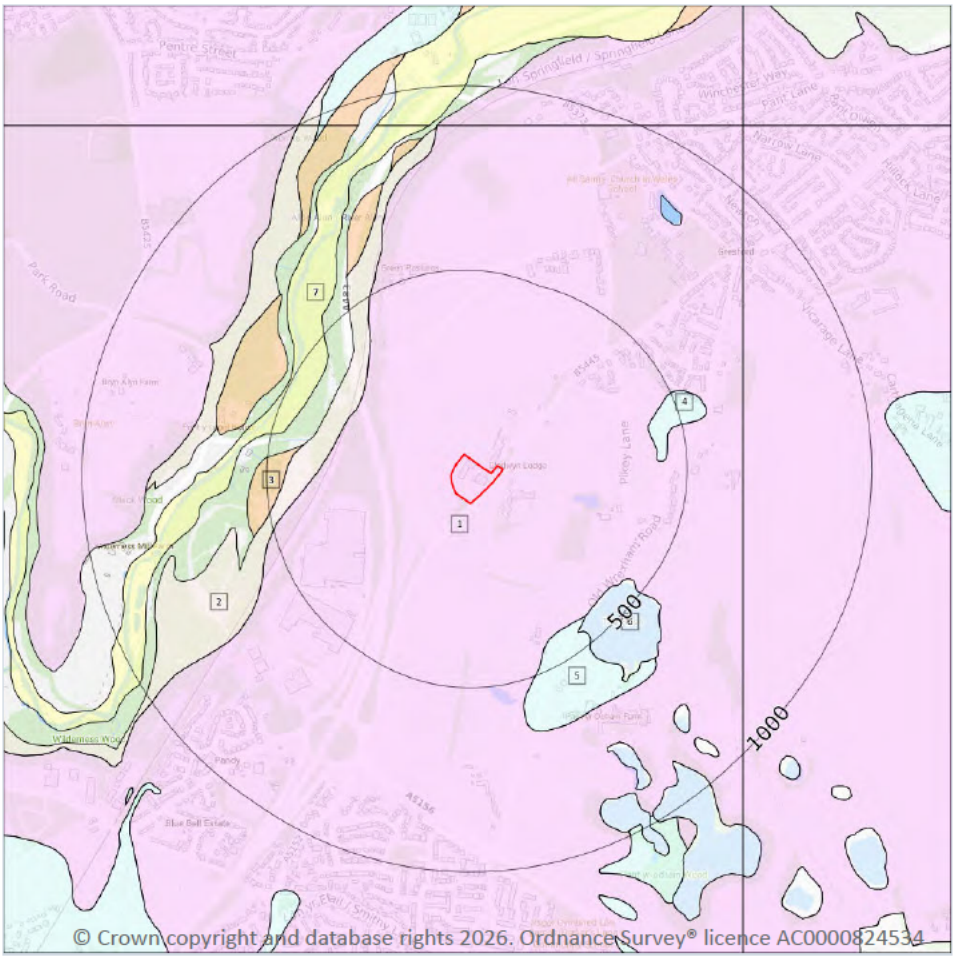
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on page 68 >

ID	Location	LEX Code	Description	Rock description
1	5m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	309m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m 7

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on page 69 >

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFDU-XSV**	**Glaciofluvial Deposits-Sand And Gravel**	**Sand and gravel**
2	309m NW	GLLD-C	Glaciolacustrine Deposits-Clay	Clay
3	408m W	RTDU-XSV	River Terrace Deposits (Undifferentiated)-Sand And Gravel	Sand and gravel
4	409m E	TILL-DMTN	Till-Diamicton	Diamicton

ID	Location	LEX Code	Description	Rock description
5	421m SE	TILL-DMTN	Till-Diamicton	Diamicton
6	426m SE	SUPNM-UKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]-Unknown/unclassified Entry	Unknown/unclassified entry
7	435m NW	ALV-C	Alluvium-Clay	Clay

This data is sourced from the British Geological Survey.

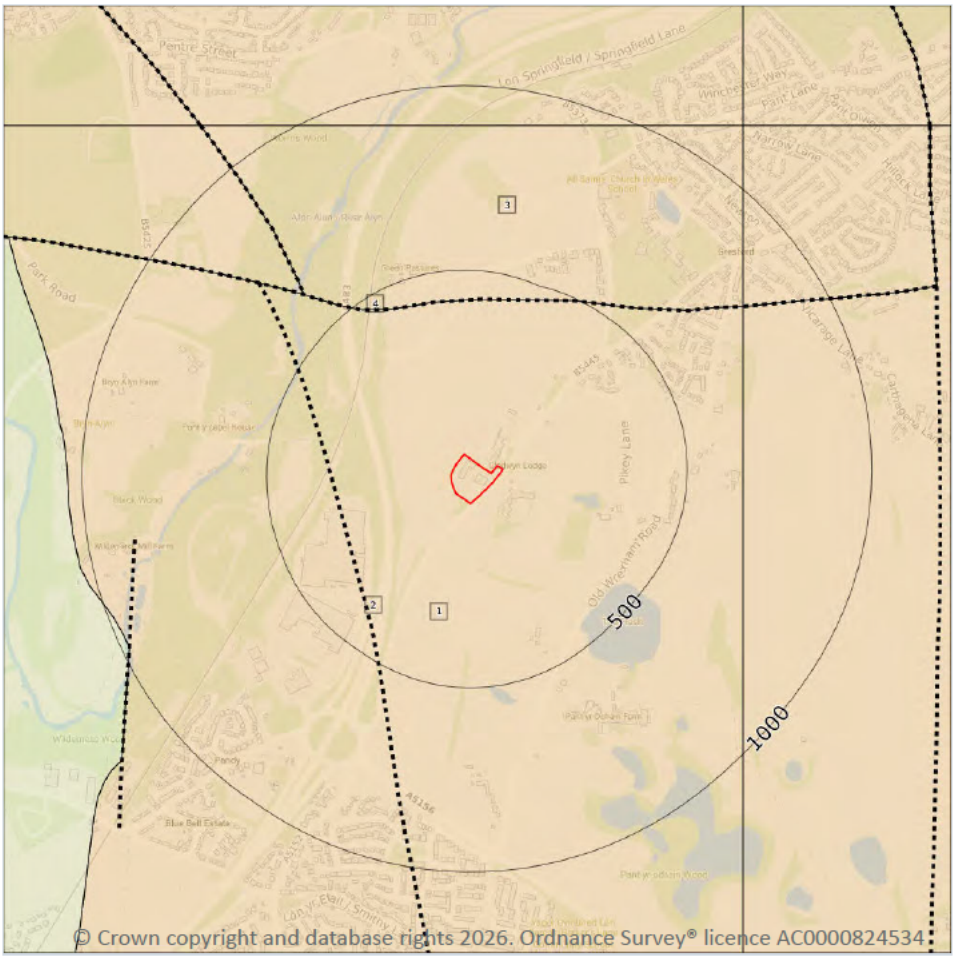
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m	2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on page 71 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SAL-MDSC**	**Salop Formation-Mudstone, Sandstone And Conglomerate**	**Westphalian**
3	417m N	SAL-MDSC	Salop Formation-Mudstone, Sandstone And Conglomerate	Westphalian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	2

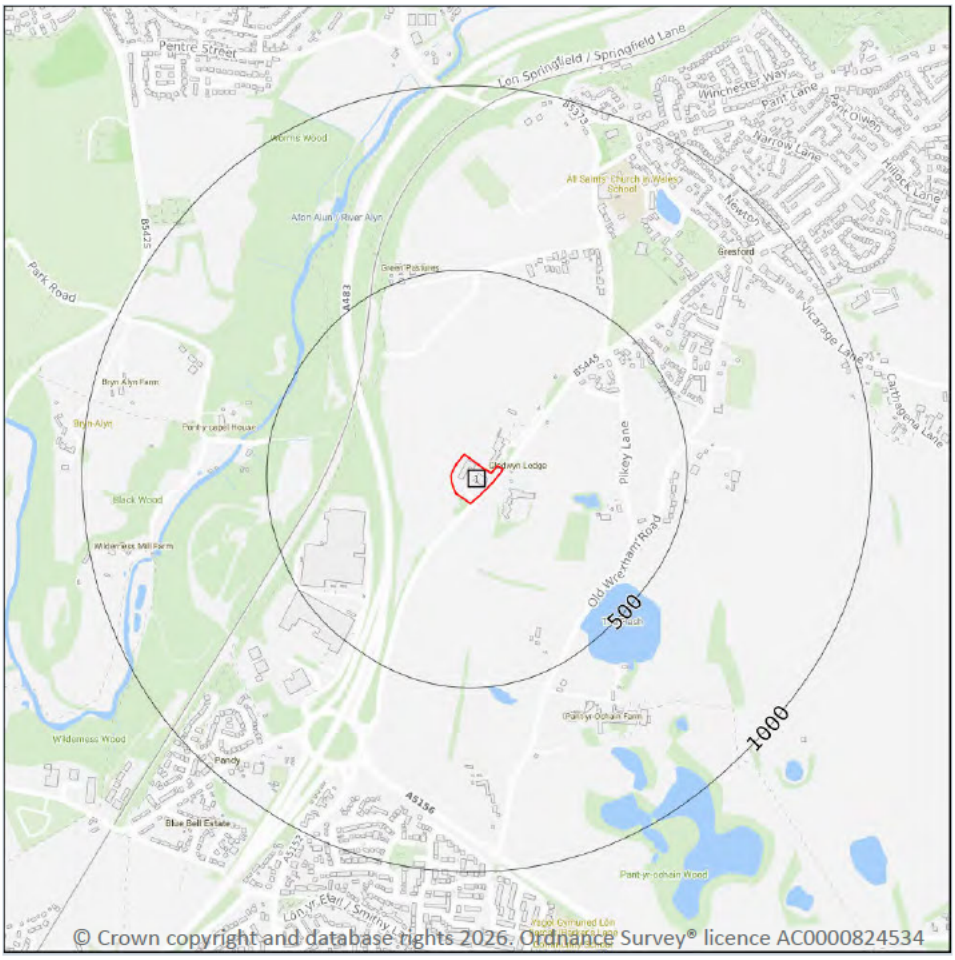
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 71 >**

ID	Location	Category	Description
2	311m W	FAULT	Fault, inferred, displacement unknown
4	417m N	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

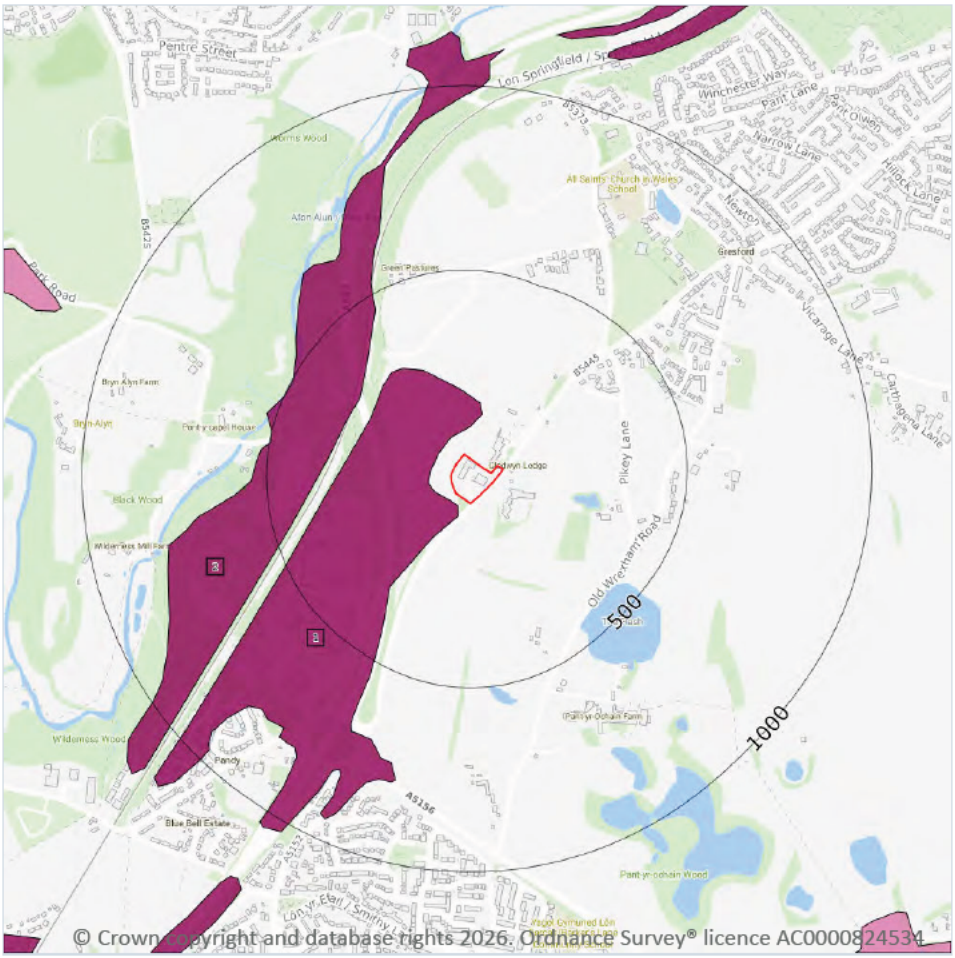
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme. Where 50k data is not available, this area has been filled in with 625k scale data.

Features are displayed on the Geology 1:50,000 scale - Availability map on page 73 >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW121_wrexham_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	2

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on page 74 >

ID	Location	LEX Code	Description	Rock description
1	24m SW	MGR-ARTDP	Made Ground	Artificial deposit
2	316m NW	MGR-ARTDP	Made Ground	Artificial deposit

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

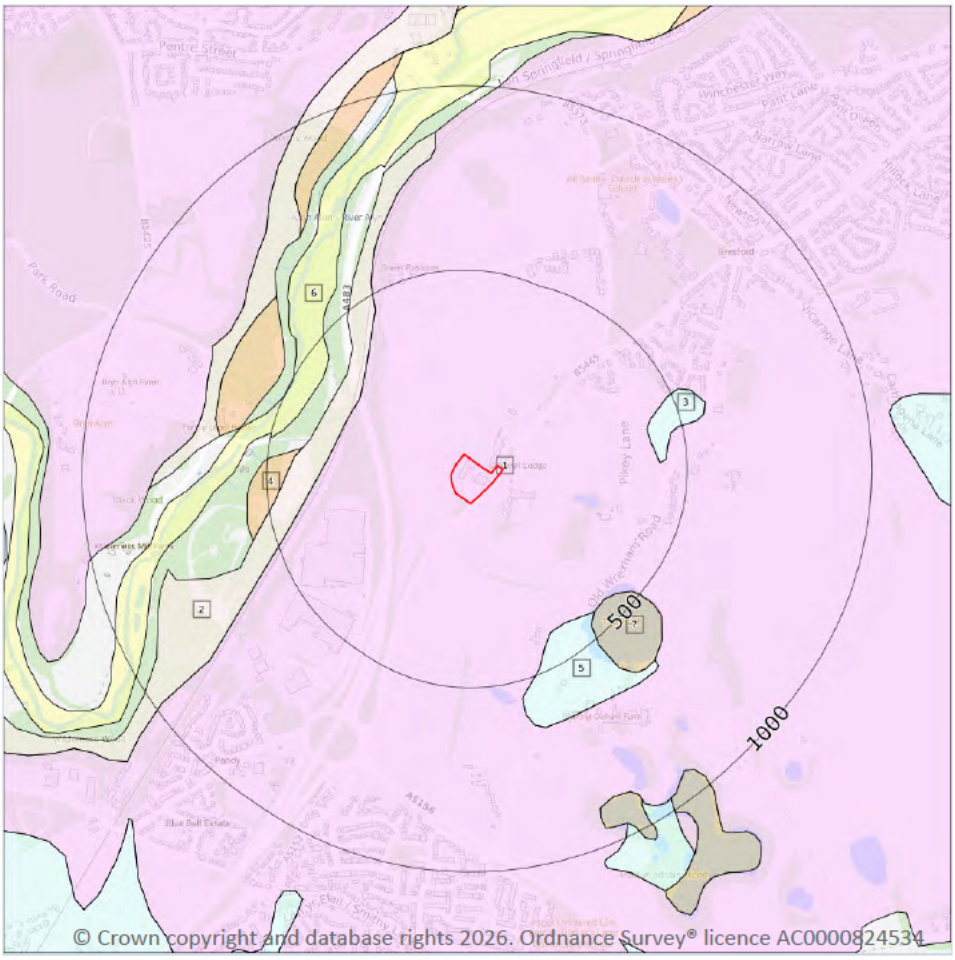
Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
24m SW	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m 7

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on page 76 >

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**Glaciofluvial sheet deposits, Devensian**	**Sand and gravel**
2	316m NW	GLLDD-XCZ	Glaciolacustrine deposits, Devensian	Clay and silt
3	405m E	TILLD-DMTN	Till, Devensian	Diamicton
4	410m W	RTDU-XSV	River Terrace Deposits (Undifferentiated)	Sand and gravel

ID	Location	LEX Code	Description	Rock description
5	412m SE	TILLD-DMTN	Till, Devensian	Diamicton
6	430m NW	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
7	437m SE	LDE-XCZ	Lacustrine deposits	Clay and silt

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

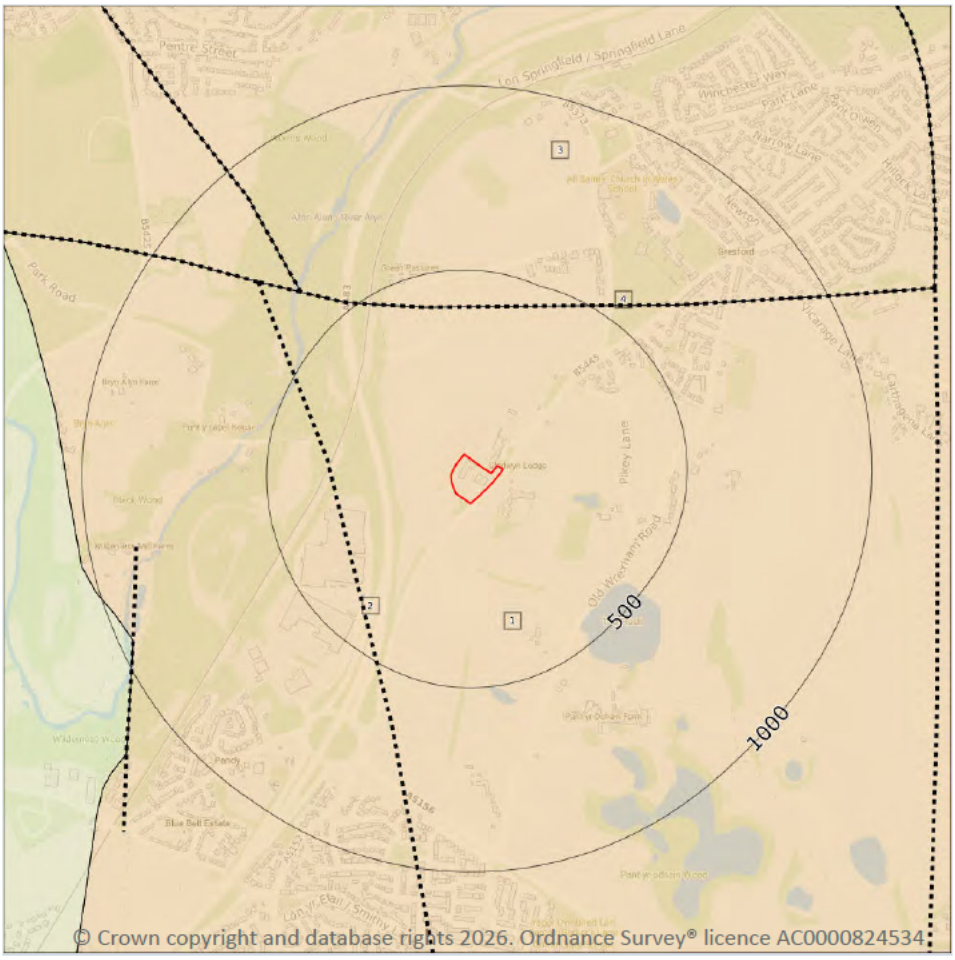
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m	2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on page 78 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SAL-MDSC**	**Salop Formation-Mudstone, sandstone and conglomerate**	**Westphalian**
3	400m N	SAL-MDSC	Salop Formation-Mudstone, sandstone and conglomerate	Westphalian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Moderate**	**Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2

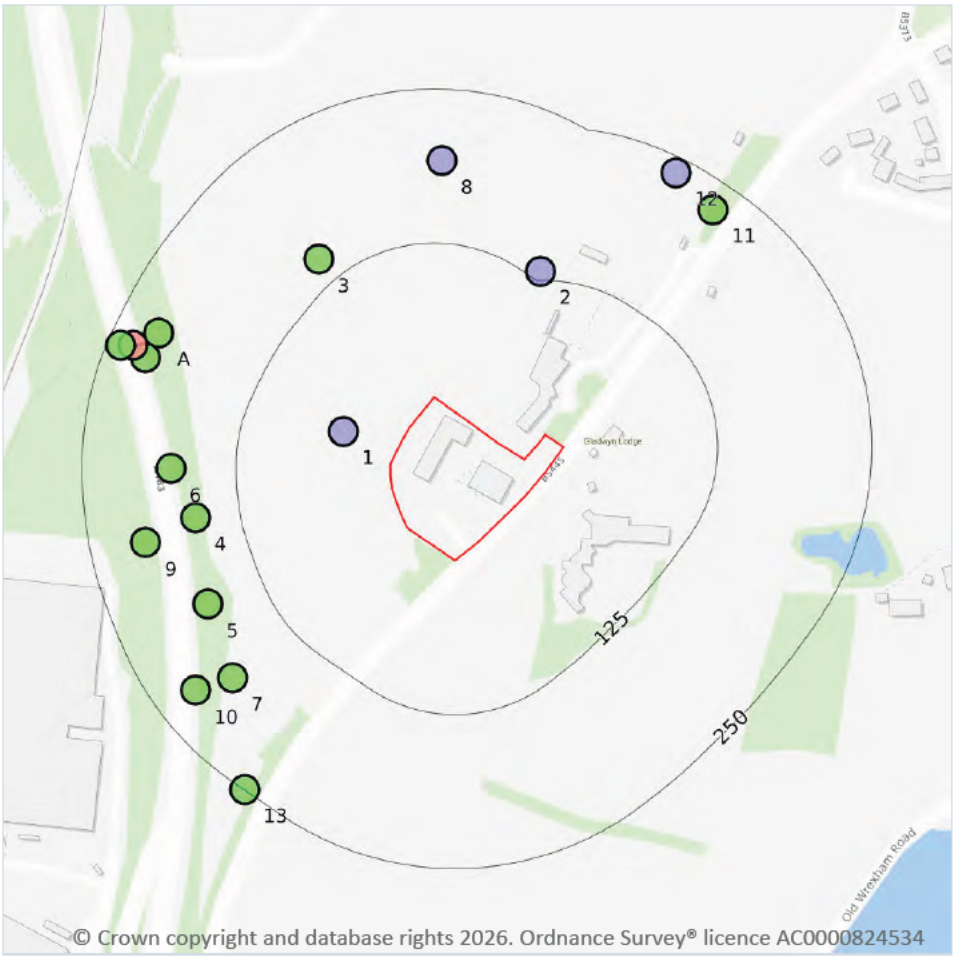
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 78 >**

ID	Location	Category	Description
2	313m W	FAULT	Fault, inferred, displacement unknown
4	400m N	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	17

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

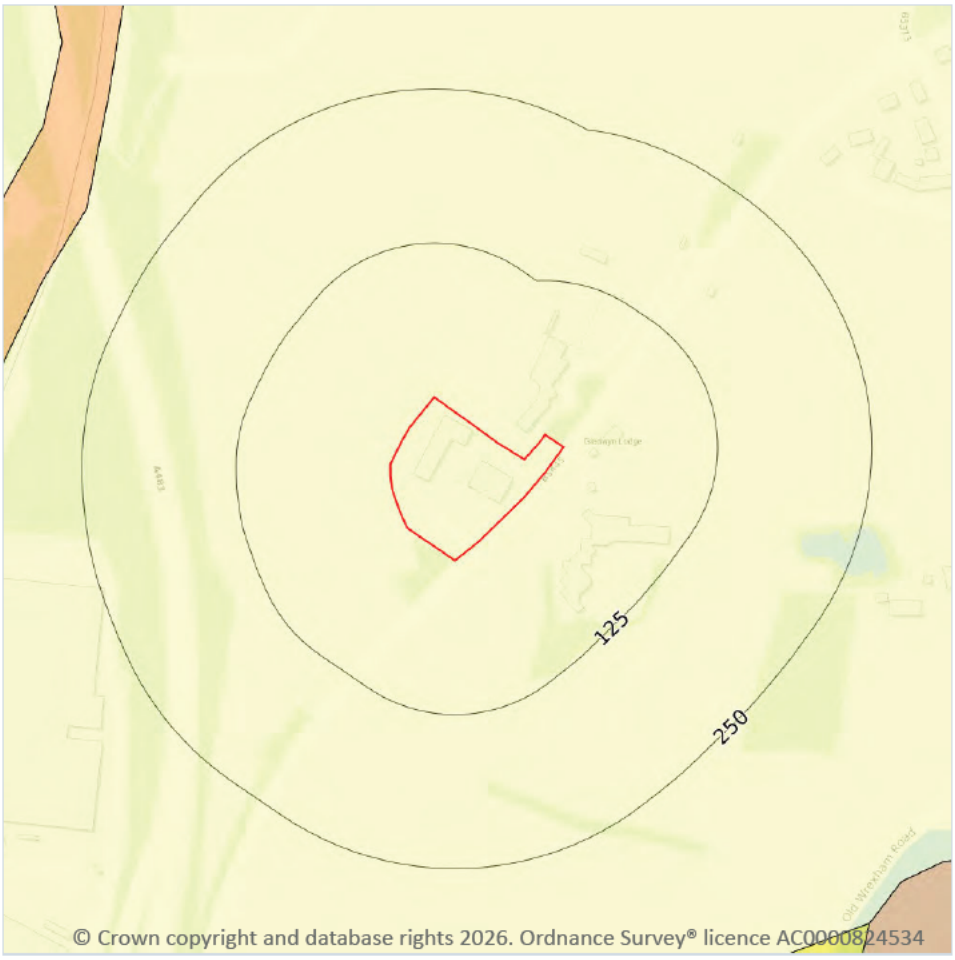
Features are displayed on the Boreholes map on page 80 >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	46m NW	334170 354080	GRESFORD COLLIERY CLAPPER FARM 4	7.2	N	18056507
2	133m N	334330 354210	GRESFORD COLLIERY CLAPPER FARM 8	9.0	N	18056511

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	146m NW	334150 354220	GRESFORD COLLIERY CLAPPER FARM 9	18.5	N	18056512 ↗
4	162m W	334050 354010	GRESFORD COLLIERY CLAPPER FARM 10	17.5	N	18056513 ↗
5	173m SW	334060 353940	A483 CHESTER-WREX. 0/17	14.9	N	154941 ↗
6	178m W	334030 354050	A483 CHESTER-WREX. 0/19	23.5	N	154943 ↗
7	187m SW	334080 353880	GRESFORD COLLIERY CLAPPER FARM 6/6A	12.0	N	18056509 ↗
8	192m N	334250 354300	GRESFORD COLLIERY CLAPPER FARM 2	8.5	N	18056505 ↗
9	204m W	334010 353990	A483 CHESTER-WREX. 0/18	20.4	N	154942 ↗
A	216m NW	334020 354160	GRESFORD COLLIERY CLAPPER FARM 5	19.0	N	18056508 ↗
A	216m NW	334010 354140	CLWYD C.C.NO.19	20.5	N	155854 ↗
10	217m SW	334050 353870	A483 CHESTER-WREX. 0/16	10.1	N	154940 ↗
11	227m NE	334470 354260	GRESFORD, CLAPPERS FARM	25.0	N	154894 ↗
A	230m NW	334000 354150	A483 CHESTER-WREX. 0/21	30.5	N	154945 ↗
12	238m NE	334440 354290	GRESFORD COLLIERY CLAPPER FARM 1	5.5	N	18056501 ↗
A	239m NW	333990 354150	CLWYD C.C.NO.28	10.2	N	155861 ↗
13	249m SW	334090 353790	A483 CHESTER-WREX. 0/12	15.6	N	154937 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

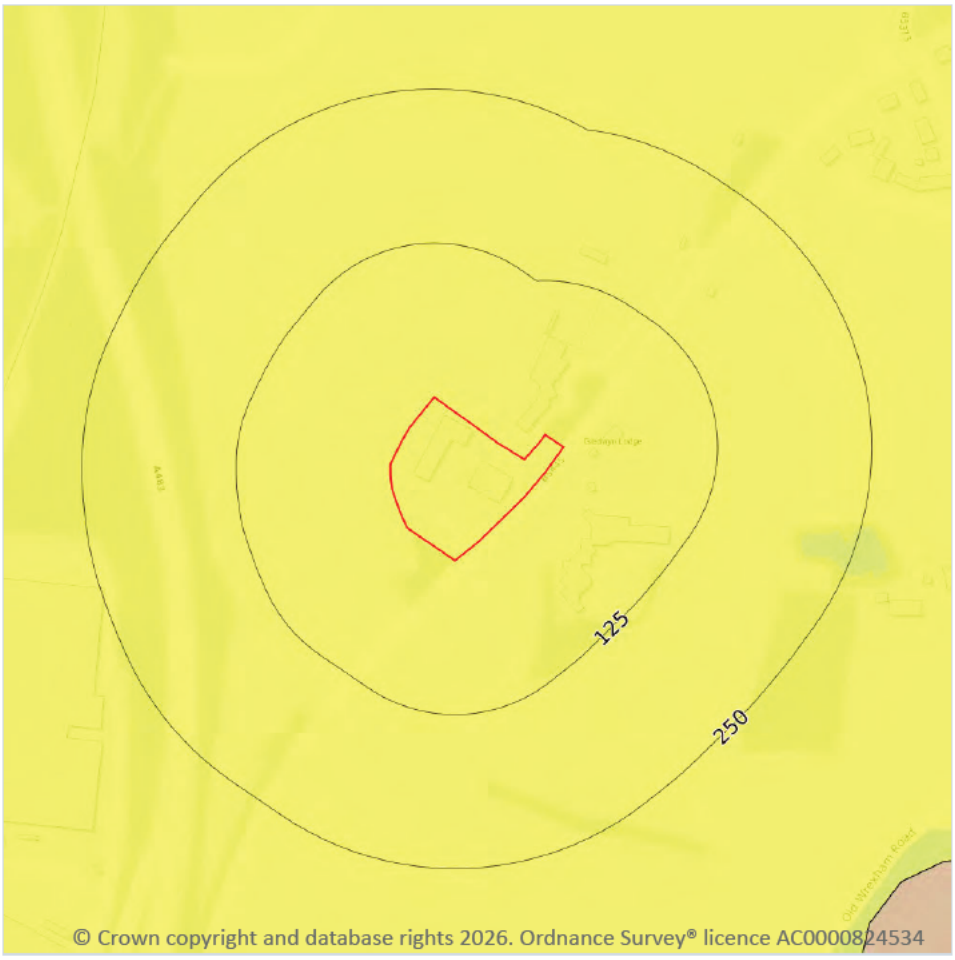
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 82 >

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

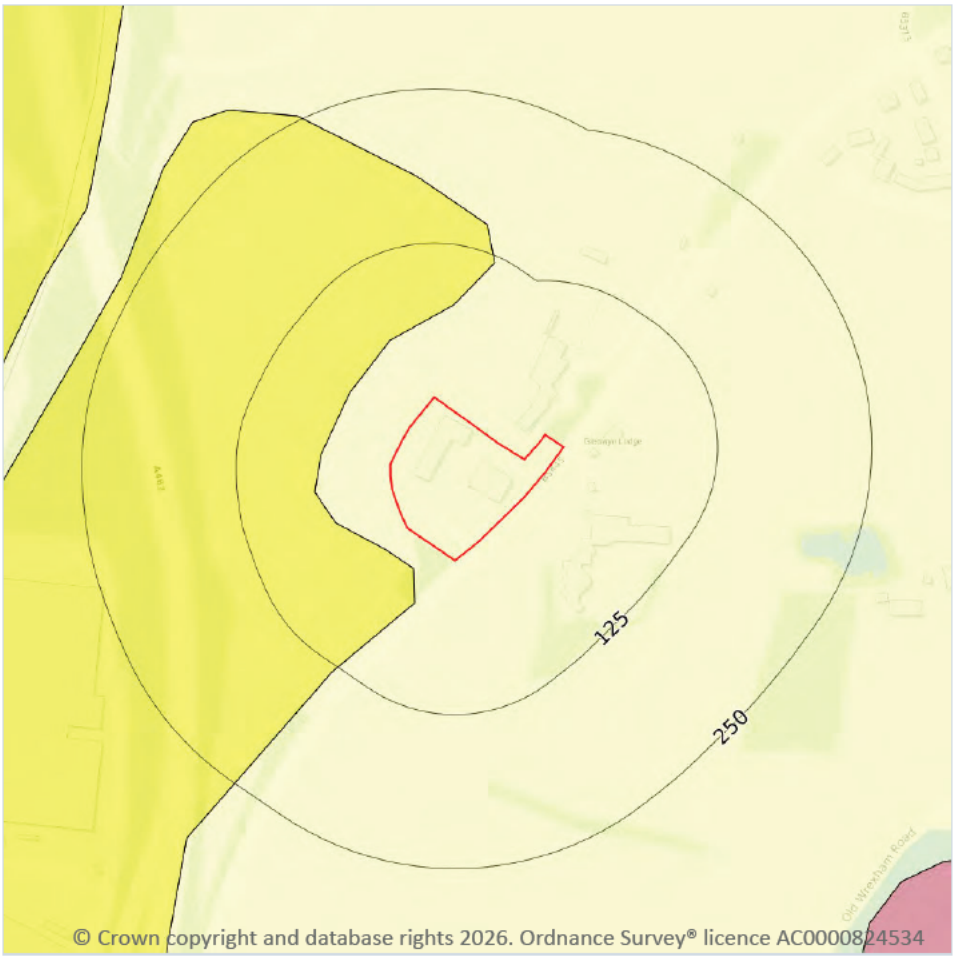
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on page 83 >

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	2

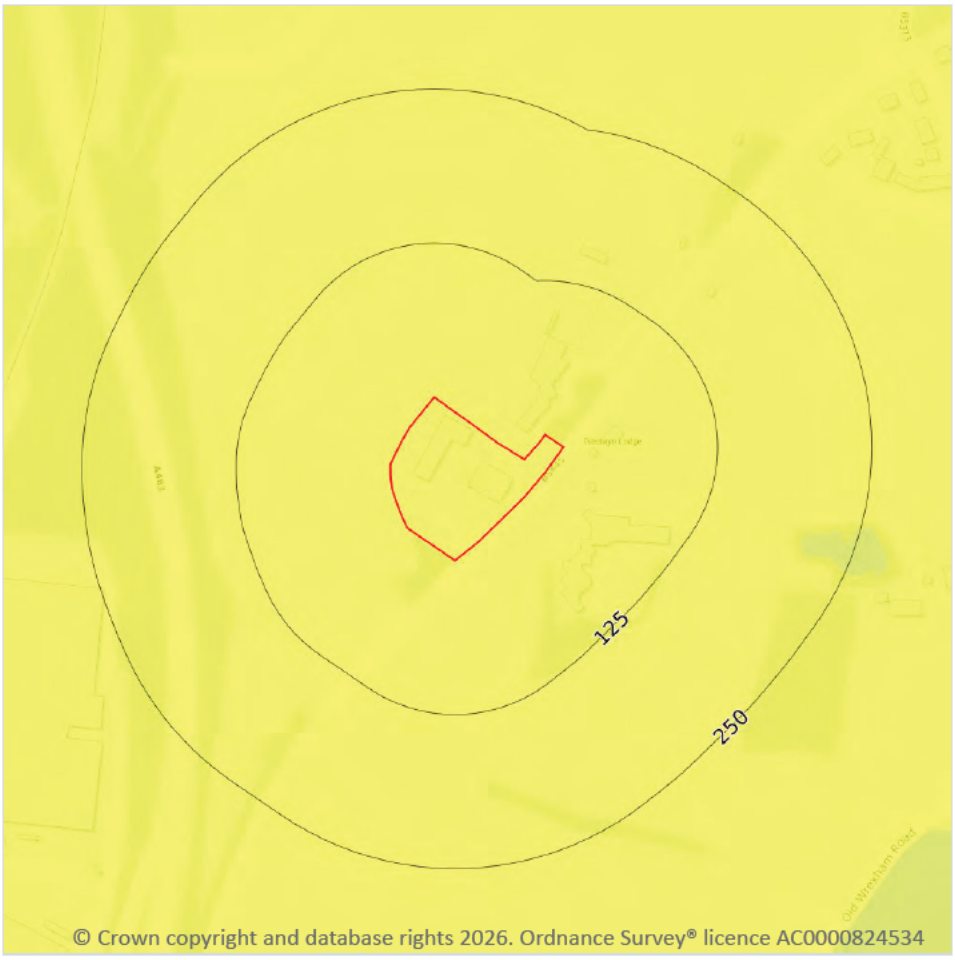
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on page 84 >

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
24m SW	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

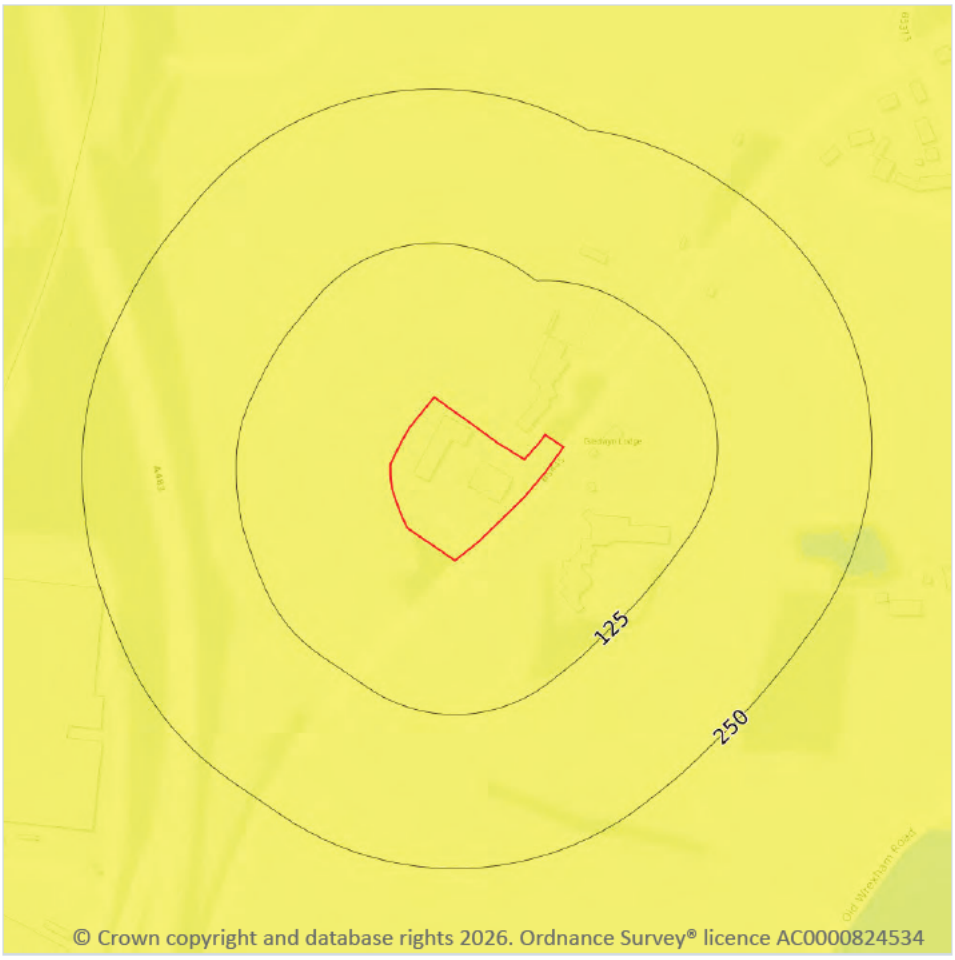
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on page 86 >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

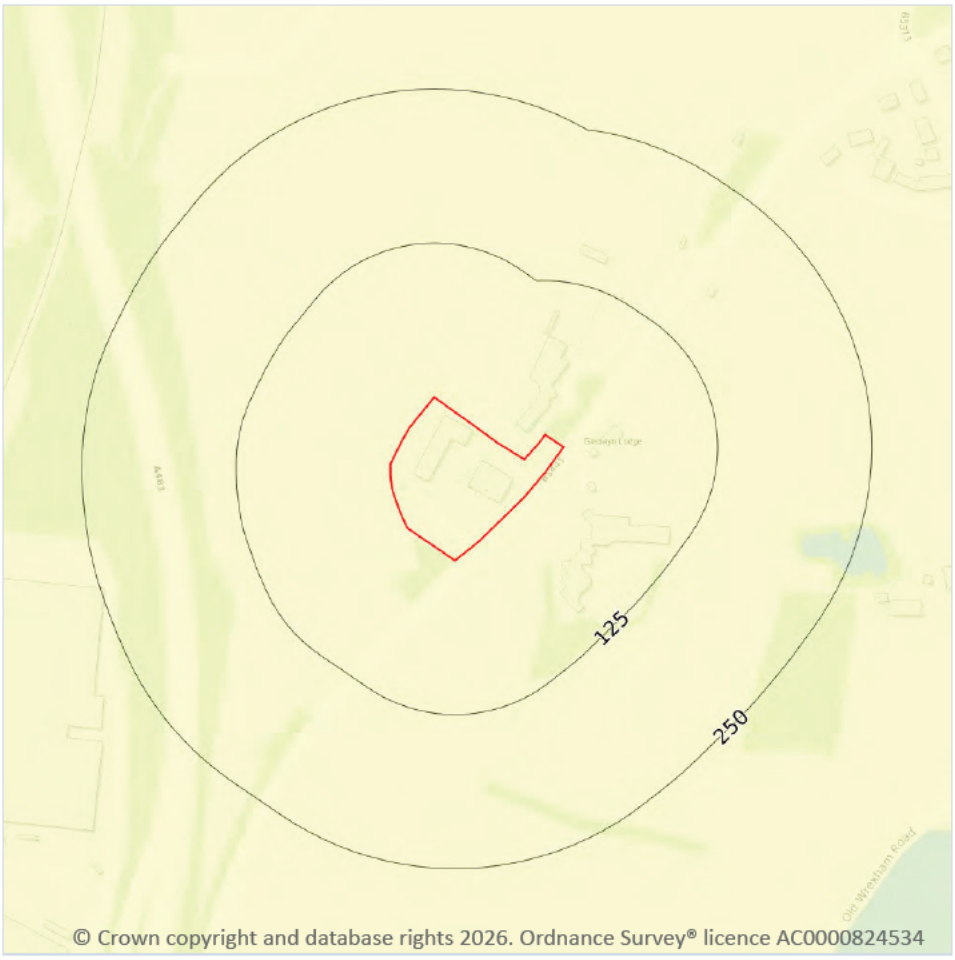
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on page 87 >

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

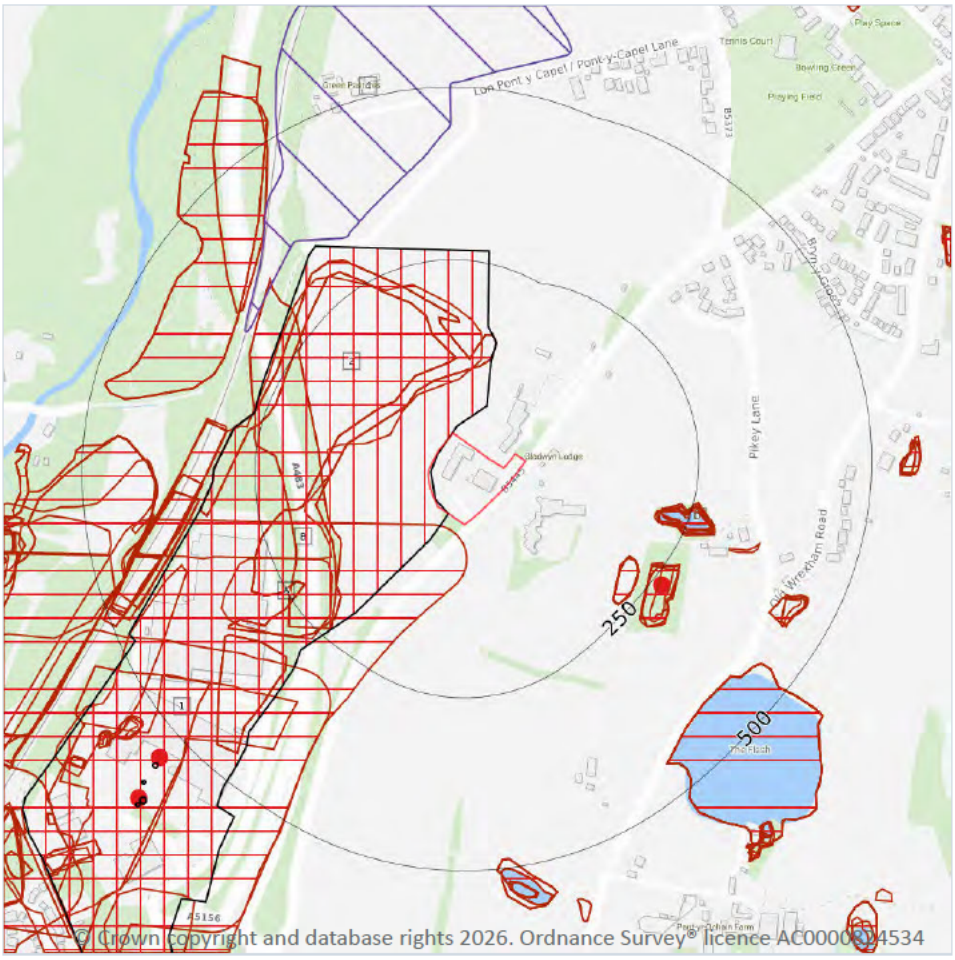
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on page 88 >

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on page 90 >

ID	Location	Details	Description
C	264m SE	Name: Pant-y-ochain Gravel Pit Address: Gwersyllt, WREXHAM, Denbighshire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **31**

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on page 90 >

ID	Location	Land Use	Year of mapping	Mapping scale
1	18m SW	Colliery	1949	1:10560
2	70m N	Refuse Heap	1949	1:10560
B	77m NW	Refuse Heap	1980	1:10000
B	77m NW	Refuse Heap	1974	1:10000
B	77m NW	Refuse Heap	1964	1:10560
B	148m SW	Cuttings	1989	1:10000
B	148m SW	Cuttings	1992	1:10000
A	178m SW	Refuse Heap	1949	1:10560
C	200m SE	Pond	1980	1:10000
C	200m SE	Pond	1974	1:10000
C	200m SE	Pond	1964	1:10560
C	201m SE	Pond	1989	1:10000
C	201m SE	Pond	1992	1:10000
C	201m SE	Pond	1985	1:10000

ID	Location	Land Use	Year of mapping	Mapping scale
D	203m E	Pond	1900	1:10560
D	205m E	Pond	1872	1:10560
D	205m E	Pond	1949	1:10560
D	206m E	Pond	1909	1:10560
D	209m E	Pond	1980	1:10000
D	209m E	Pond	1974	1:10000
D	209m E	Pond	1964	1:10560
D	210m E	Pond	1989	1:10000
D	210m E	Pond	1992	1:10000
D	210m E	Pond	1985	1:10000
C	235m SE	Unspecified Ground Workings	1909	1:10560
C	236m SE	Unspecified Pit	1938	1:10560
C	236m SE	Unspecified Pit	1949	1:10560
C	236m SE	Unspecified Pit	1872	1:10560
C	236m SE	Old Gravel Pit	1898	1:10560
C	244m SE	Unspecified Ground Workings	1938	1:10560
C	244m SE	Unspecified Ground Workings	1938	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m **7**

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on page 90 >

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Unspecified Mine**	**1964**	**1:10560**
F	550m SW	Unspecified Shaft	1938	1:10560
F	580m SW	Unspecified Shaft	1949	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
F	597m SW	Unspecified Disused Shaft	1989	1:10000
F	597m SW	Unspecified Disused Shaft	1992	1:10000
F	597m SW	Unspecified Disused Shaft	1985	1:10000
F	608m SW	Unspecified Shaft	1938	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining and ground workings map on **page 90 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
4	322m NW	Old parsonage	Sand and gravel	Surface mineral working	Application	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	**The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.**

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

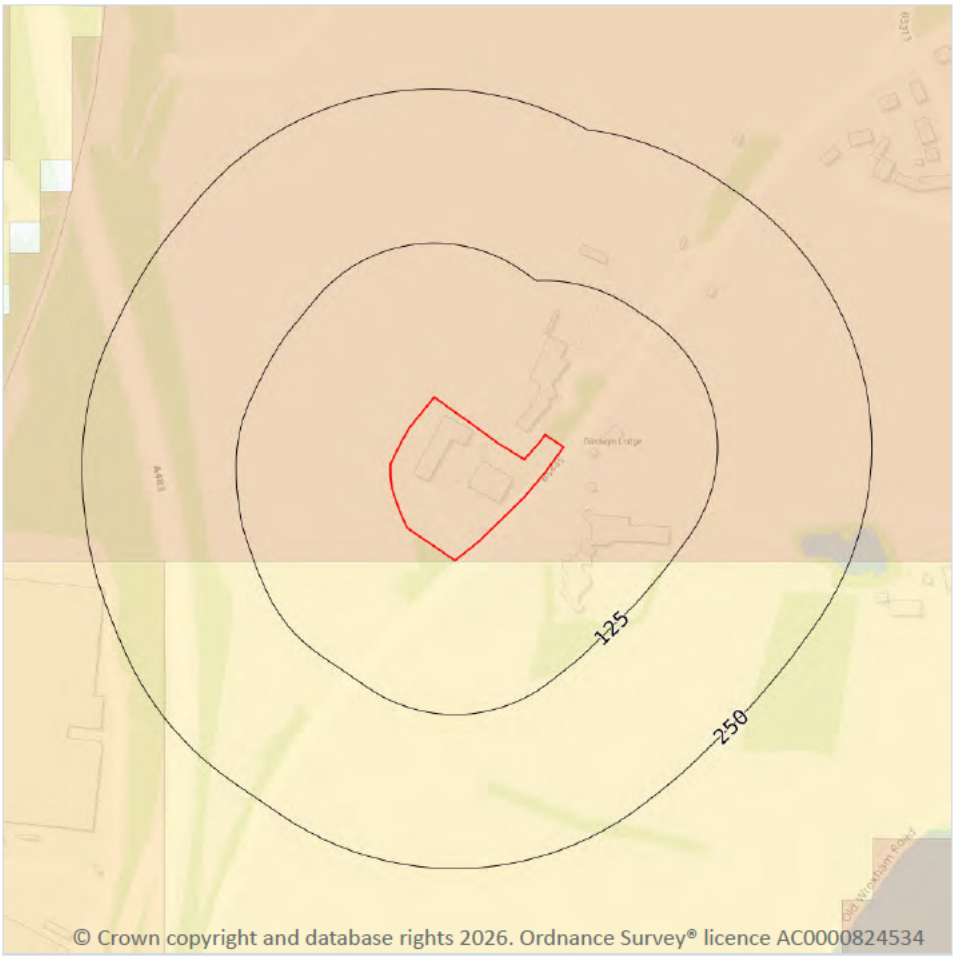
Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on page 99 >

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 5% and 10%**	**Basic**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	8

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 102 >**

Location	Land Use	Year of mapping	Mapping scale
150m NW	Railway Sidings	1964	10560
165m NW	Railway Sidings	1980	10000
165m NW	Railway Sidings	1974	10000
171m NW	Railway Sidings	1962	2500
176m NW	Railway Sidings	1949	10560
184m NW	Railway Sidings	1975	2500
221m W	Railway Sidings	1962	2500
241m W	Railway Sidings	1962	2500

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1874
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1874
Surveyed: 1874
Revised: 1874

Date: 1874
Surveyed: 1874
Revised: 1874

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334000 334100 334200 334300 334400 334500

354300 354200 354100 354000 353900 353800

100m

Retreat

Gladwyn

0m 100m

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Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1899
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1899
Surveyed: 1899
Revised: 1899

Date: 1899
Surveyed: 1899
Revised: 1899

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Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1912
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1912
Surveyed: 1912
Revised: 1912

Date: 1912
Surveyed: 1912
Revised: 1912

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Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500

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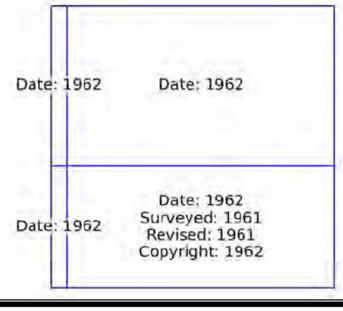
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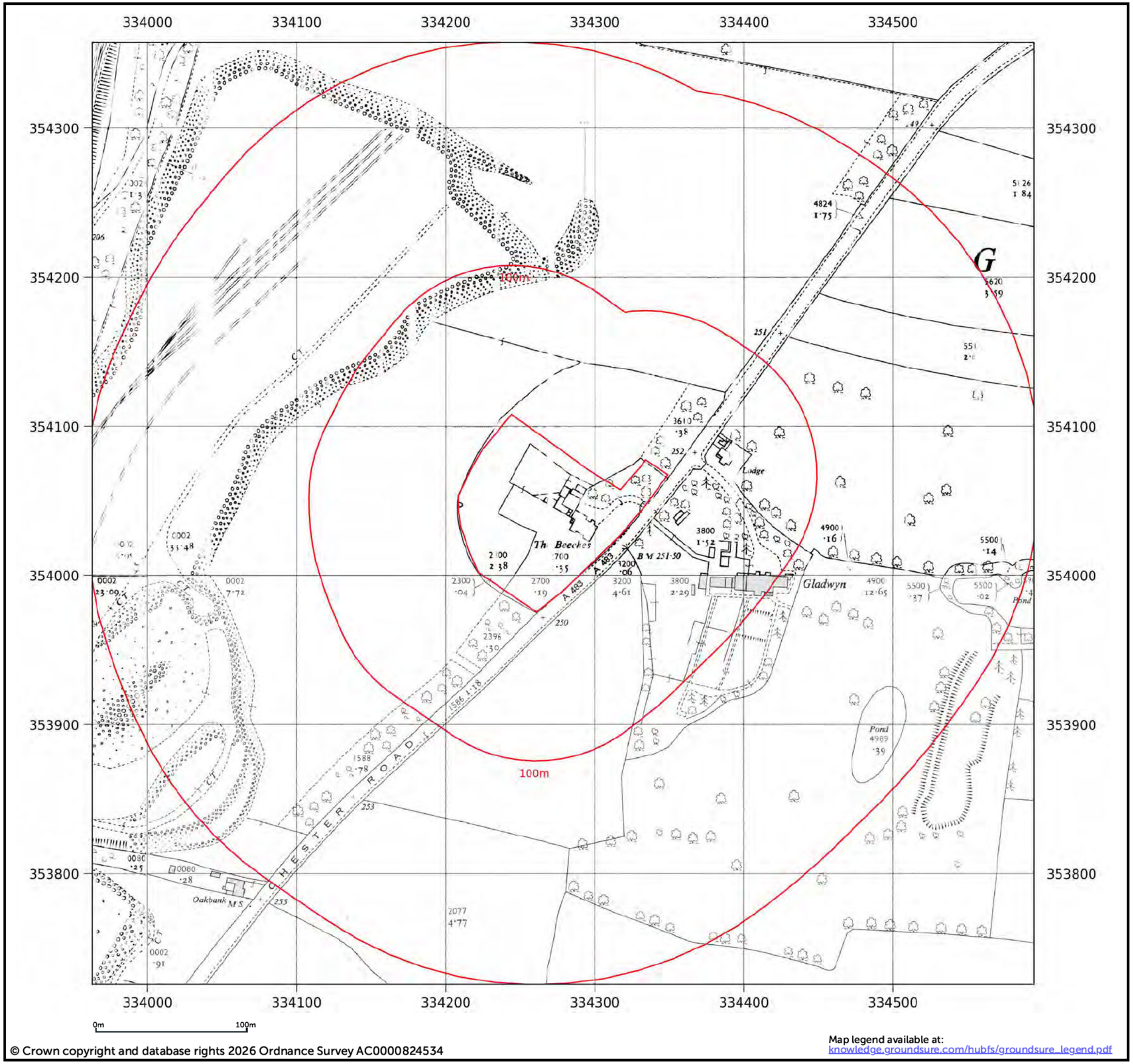
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Production date:	18 August 2026

Map name:	National Grid
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Scale:	1:2,500
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Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1962
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1962
Surveyed: 1961
Revised: 1961
Copyright: 1962
Levelled: 1959

Date: 1962
Surveyed: 1961
Revised: 1961
Copyright: 1962
Levelled: 1960

Date: 1962
Surveyed: 1961
Revised: 1961
Copyright: 1962
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Date: 1962

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Grid ref:	334264.99, 354041.52
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Map name:	National Grid
Map date:	1975
Scale:	1:2,500
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Production date:	18 August 2026

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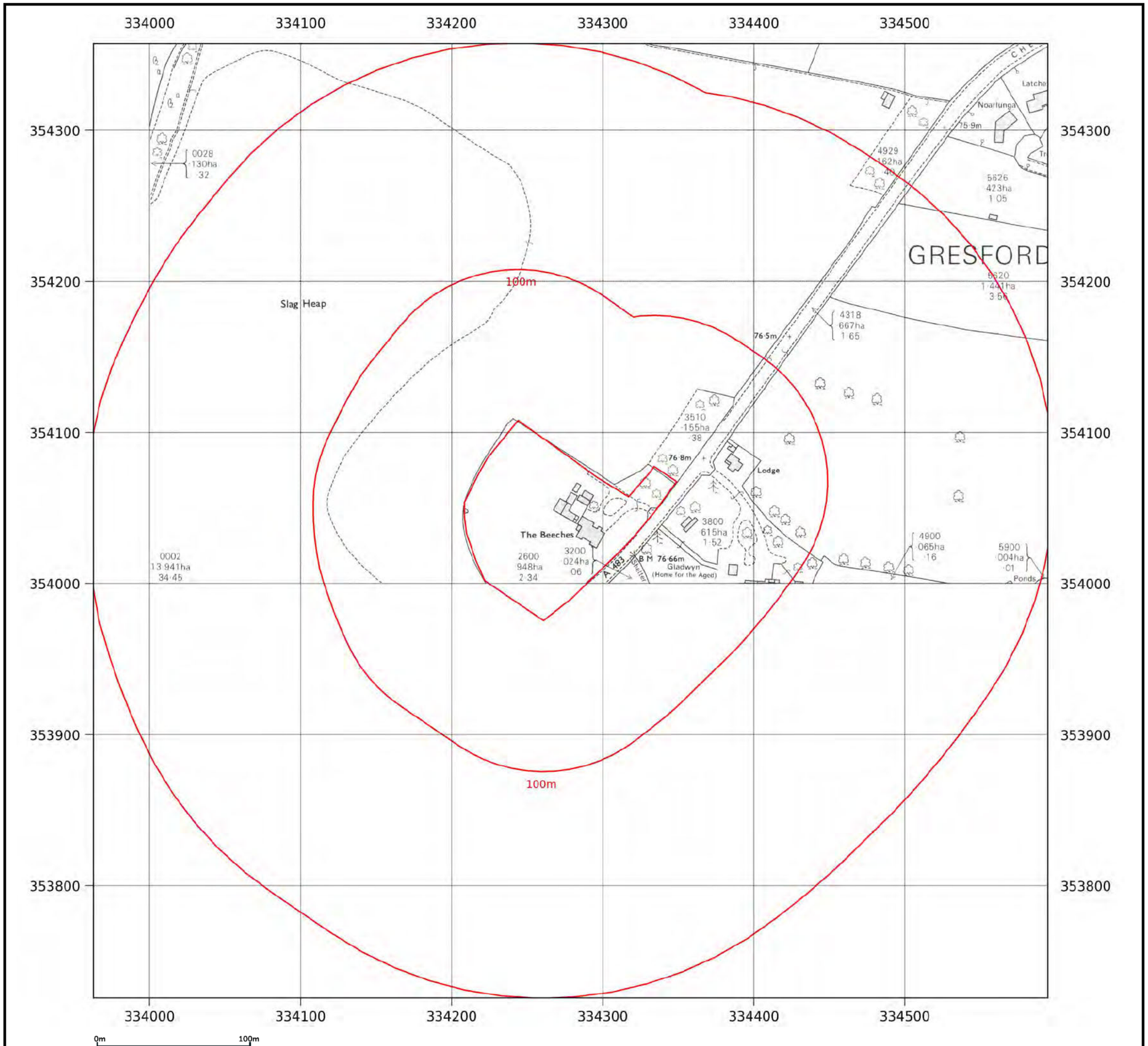
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Production date:	18 August 2026

Map name:	National Grid
Map date:	1984
Scale:	1:2,500
Printed at:	1:2,500

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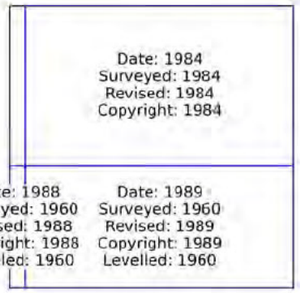
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Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1984-1989
Scale:	1:2,500
Printed at:	1:2,500

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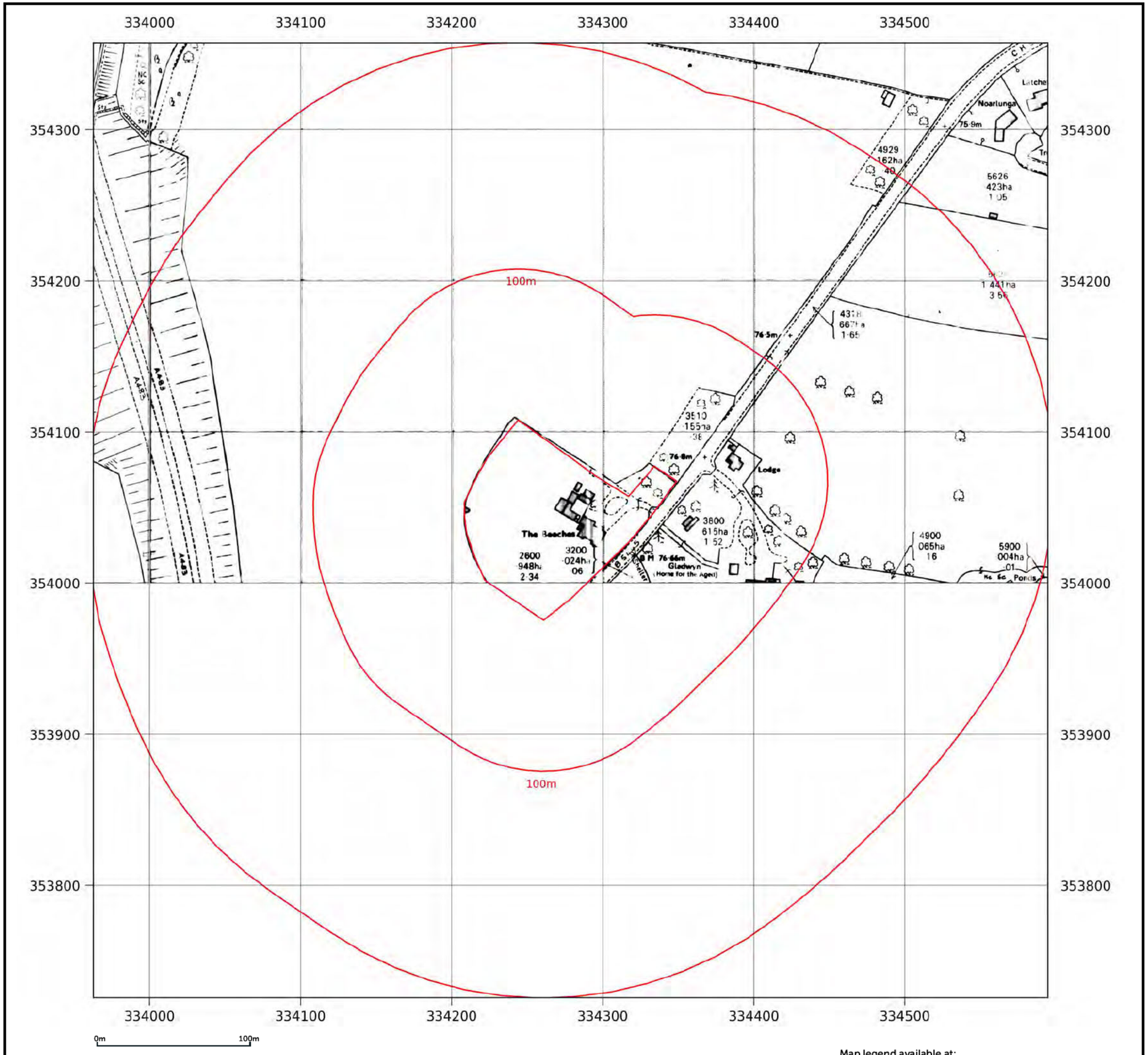
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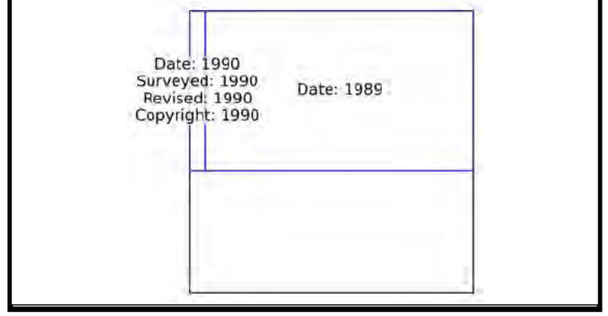
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Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1989-1990
Scale:	1:2,500
Printed at:	1:2,500



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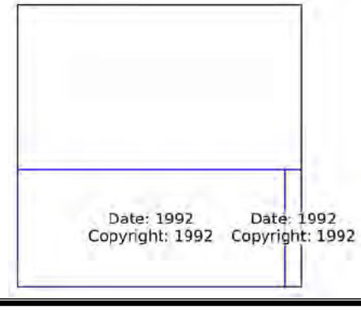
Map legend available at:
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Map Insight

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1992
Scale:	1:1,250
Printed at:	1:2,000

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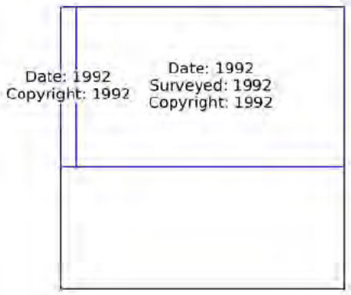
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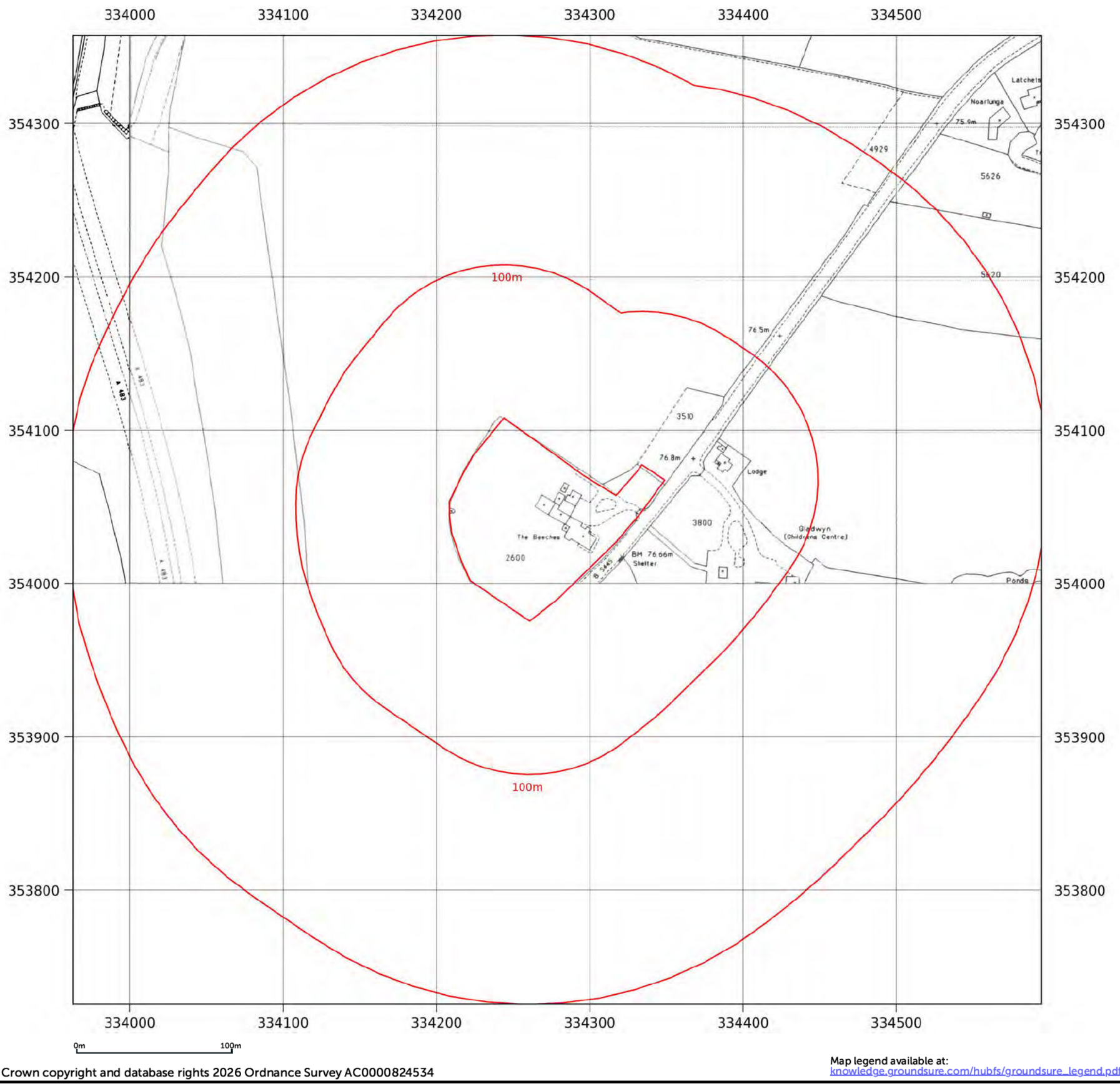
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Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1992
Scale:	1:2,500
Printed at:	1:2,500

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1872
Scale:	1:10,560
Printed at:	1:10,560

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Date: 1872
Surveyed: 1872
Revised: 1872

Date: 1872
Surveyed: 1872
Revised: 1872

Date: 1872
Surveyed: 1872
Revised: 1872

Date: 1872
Surveyed: 1872
Revised: 1872

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333000 333500 334000 334500 335000 335500

355000 354500 354000 353500 353000

750m
500m
500m
750m

Gresford
Parsonage
Clappers
Oak Field
Beaulieu
Greenfield
Cadhagent
Alyn Bank
Pentre-cae
Retreat
Gladwyn
Pikey
Fields
Rose Cottage
Acton Cottage
Blue Bell
Pant-yr-ochain
Plas Acton
Ty-gwyn
White House
Wildreness Mill
All Saints Church
Station
Woodlawn
Holly Cottage
Ashcroft
Bake Farm
Crow Farm
Brynygroes
Gresford Lodge
Gresford Mill
Alyn
Gresford Road
1031 181
(includg 6·498 decd portion)

0m 500m

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Map legend available at:
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LOCATION INTELLIGENCE

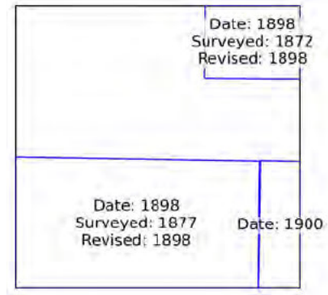
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Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1898-1900
Scale:	1:10,560
Printed at:	1:10,560

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333000 333500 334000 334500 335000 335500

355000 354500 354000 353500 353000

750m
500m

0m 500m

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1900
Scale:	1:10,560
Printed at:	1:10,560



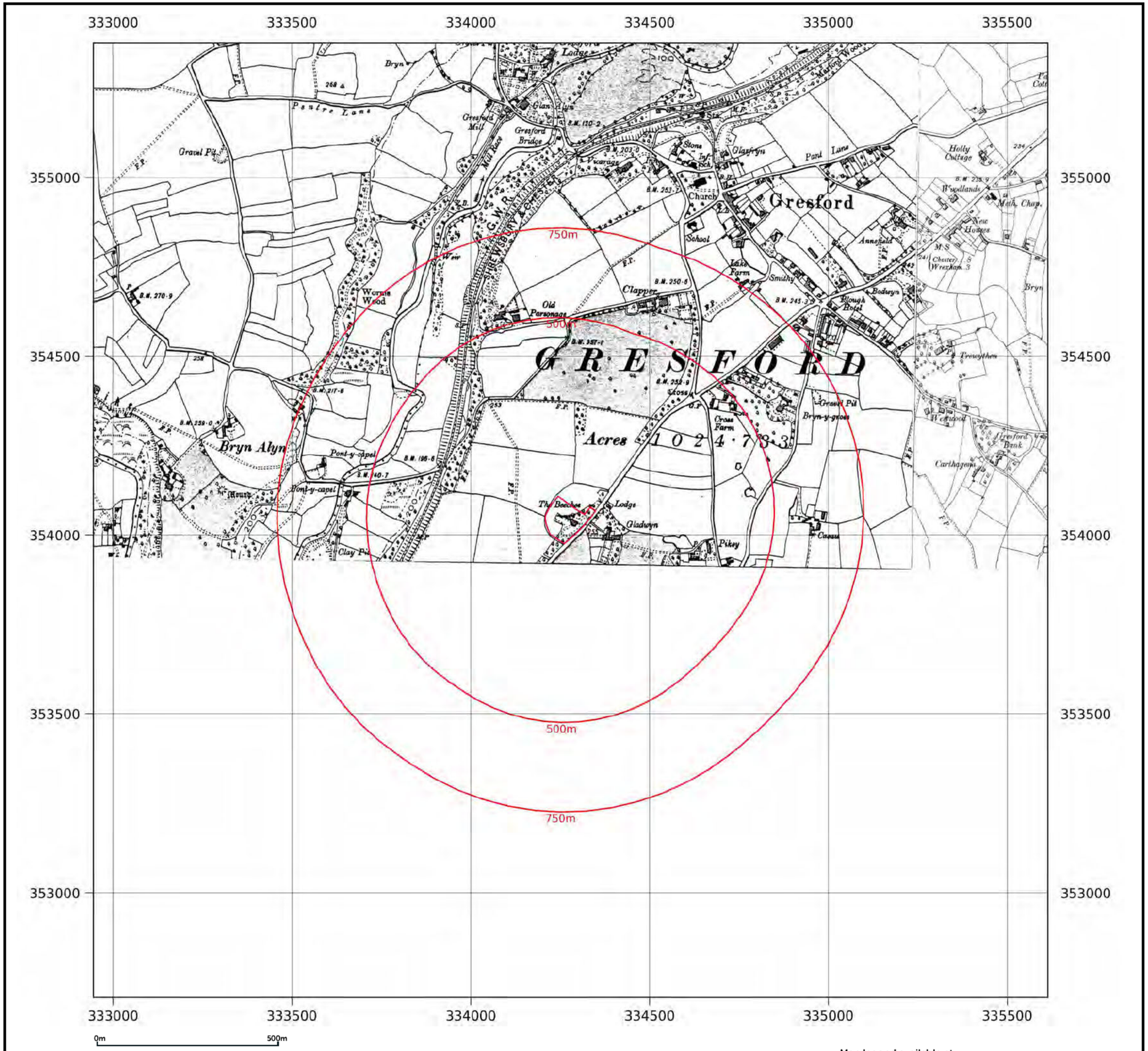
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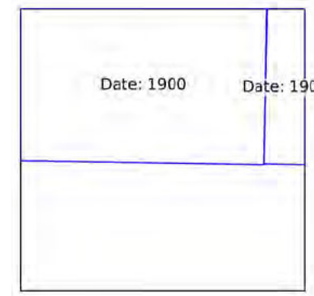
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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1900
Scale:	1:10,560
Printed at:	1:10,560



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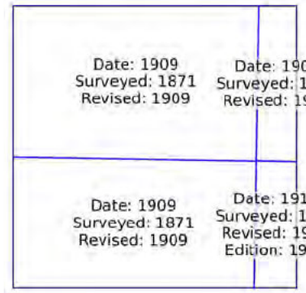
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Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
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Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1909-1914
Scale:	1:10,560
Printed at:	1:10,560

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1938
Surveyed: 1871
Revised: 1938
Edition: 1938

Date: 1938
Surveyed: 1871
Revised: 1938
Edition: 1938

Date: 1938
Surveyed: 1871
Revised: 1938

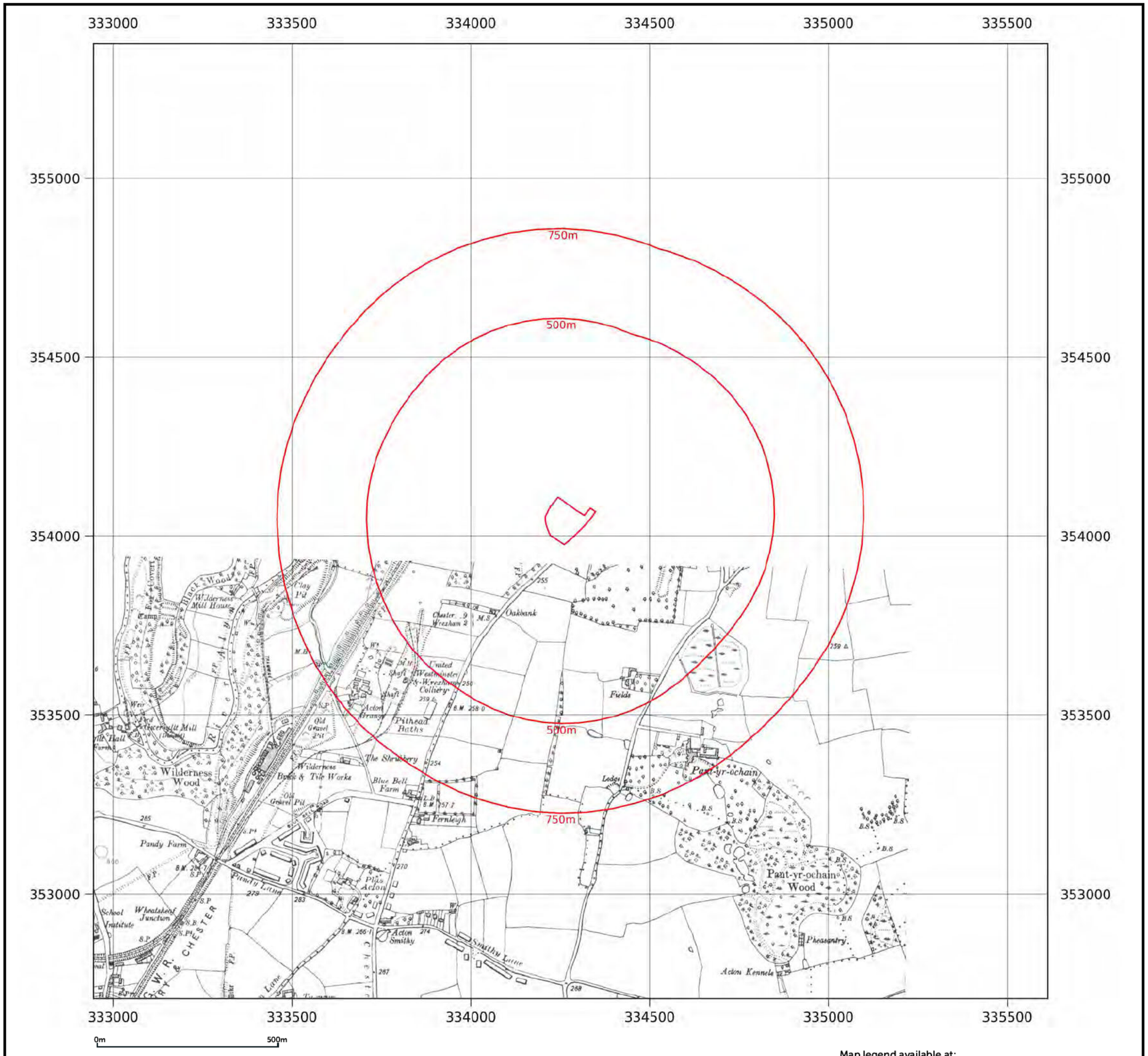
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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

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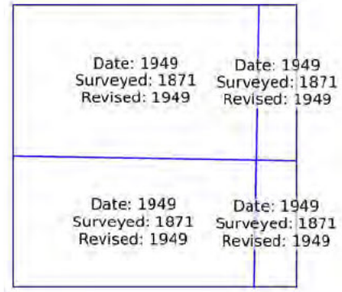
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Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	County Series
Map date:	1949
Scale:	1:10,560
Printed at:	1:10,560

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333000 333500 334000 334500 335000 335500

355000 354500 354000 353500 353000

750m
500m
500m
750m

Gresford
GRESFORD
Pandy

0m 500m

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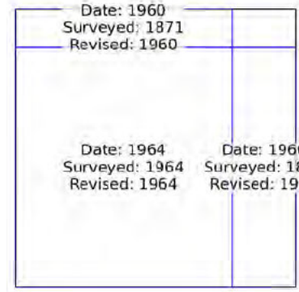
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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	Provisional
Map date:	1960-1964
Scale:	1:10,560
Printed at:	1:10,560

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1974
Scale:	1:10,000
Printed at:	1:10,000

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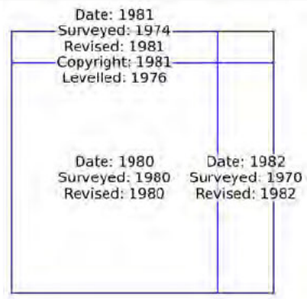
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Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1980-1982
Scale:	1:10,000
Printed at:	1:10,000



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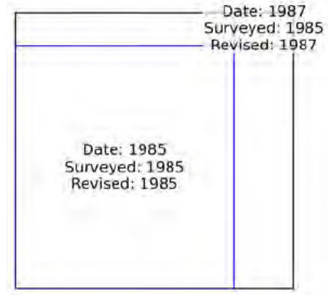
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Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1985-1987
Scale:	1:10,000
Printed at:	1:10,000

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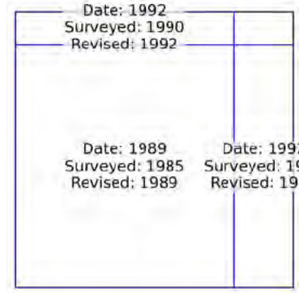
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Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1989-1992
Scale:	1:10,000
Printed at:	1:10,000

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333500 334000 334500 335000 335500

355000 354500 354000 353500 353000

750m 500m 500m 750m

Gresford
Little Acton
Bryn-Alyn
Wilderness Wood
Black Wood
Pandy Industrial Estate
Blue Bell Estate
Trewythen Park
Carthagena Farm
Pant-yr-ochain Wood
The Flash
Gravel Pit
Sports Ground
Homestead
Gladwyn (Home for the Aged)
All Saints' Church
All Saints' Primary School
Green Farm
Clapper Farm
Green Pastures
Playing Field
Caravan Park
Long Meadow
Park View
Pikey
Lodge
The Breeches
Old Wrexham Road
Chester Road
Pikey Lane
Clappers Lane
Pont y Capel Lane
Pandy's Farm
Railway Cottage
Wilderness Mill House
Acton Cottage
Depot
Trewythen Cottages
Trewythen Hall (Residential Home)
Carla Farm
Llyn Fryn
The Lodge
Fields
Works
Tel Ex
Cross
Tumulus
Bryn Alyn Farm
Little Bryn Alyn
Ponty-r-capel
Worms Wood
Lilac Cemetery
Cemetery
Blue Cedars
Mill House
Gresford Park
Lake Farm Hall
Pol Sta
Path
Track
Drain
Ditch
Fence
Wall
Hedge
Quarry
Tip
Scrub
Marsh
Reeds
Sand
Shaft (dis)
Conse Bdy
C Bdy
B5425
A483(T)
River Alyn (Afon Alun)

0m 500m

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	1992
Scale:	1:10,000
Printed at:	1:10,000

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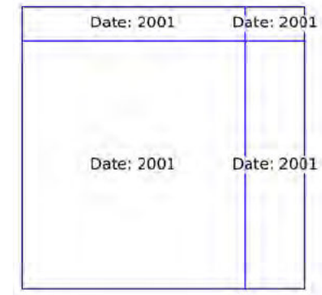
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Map Insight

Site details:	PREMIER INN HOTEL, ACCESS ROAD TO THE BEECHES, GRESFORD, WREXHAM, LL12 8PW
Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

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750m 500m 500m 750m

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026
Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2010 Date: 2010

Date: 2010 Date: 2010

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333500 334000 334500 335000 335500

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750m 500m 500m 750m

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026
Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2015 Date: 2015

Date: 2015 Date: 2015

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355000 354500 354000 353500 353000

750m 500m 500m 750m

0m 500m

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Client ref:	NX632
Report ref:	GS-KAU-ZX7-I3S-XZ8
Grid ref:	334264.99, 354041.52
Production date:	18 August 2026
Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2025 Date: 2025

Date: 2025 Date: 2025

Contact us with any questions at:
info@groundsure.com
01273 257 755

333500 334000 334500 335000 335500

355000 354500 354000 353500 353000

750m
500m
500m
750m

Worms Wood
Afon Alyn / River Alyn
Green Pastures
Gresford
Education Facility
Police Station
Library
Bryn Alyn Farm
Bryn-Alyn
Pont-y-capel House
Black Wood
Wilderness Mill Farm
Gladwyn Lodge
Wilderness Wood
Pandy
Blue Bell Estate
The Flash
Pant-yr-Ochain Farm
Pant-yr-ochain Wood

0m 500m

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Appendix D - BGS Boreholes

GEO-RESEARCH LTD.
BRIGHTON ROAD,
HEATON NORRIS,
STOCKPORT, CHESHIRE.

Borehole No.	4
Sheet No.	1
Date Commenced	18/8/76
Date Completed	18/8/76
Scale	1:50

CONTRACT: GRESFORD COLLIERY/CLAPPER FARM

LOCATION: NEAR WREXHAM

Stratum	Legend	Thick-ness	Depth	Sample No.	N Value	Level	Remarks
			G.L.				
Dark brown and brown sandy very stony TOPSOIL		0.500	0.500				Dry
Orange/brown sandy fine/ medium/coarse GRAVEL with occasional cobbles.			1.000	B1			
			3.000	B2			Dry
		4.200	4.700				
Orange/brown SAND.							
		2.500	7.200				Dry
Borehole Complete							On completion of Bore-hole at 7.200, Casing at 7.200. Water Nil. Borehole backfilled as casing withdrawn.

GEO-RESEARCH LTD.
BRIGHTON ROAD,
HEATON NORRIS,
STOCKPORT, CHESHIRE.

Borehole No. 8

Sheet No. 1

Date Commenced 26/8/76

Date Completed 26/8/76

Scale 1:50

CONTRACT: GRESFORD COLLIERY/CLAPPER FARM

LOCATION: NEAR WREXHAM

Stratum	Legend	Thick-ness	Depth	Sample No.	N Value	Level	Remarks
			G.L.				
Stony sandy TOPSOIL		0.600	0.600				Dry
Orange/brown sandy fine/ medium/coarse GRAVEL.			1.000	B1			
			3.000	B2			Dry
			5.000	B3			
		4.750	5.350				
Orange/brown SAND.							Dry
		3.650	9.000				
Borehole Complete							On completion of Borehole at 9.000, Casing at 9.000. Water Nil. Borehole backfilled as casing withdrawn.

GEO-RESEARCH LTD.
BRIGHTON ROAD,
HEATON NORRIS,
STOCKPORT, CHESHIRE.

Borehole No. 9
Sheet No. 2
Date Commenced 19/8/76
Date Completed 23/8/76
Scale 1:50

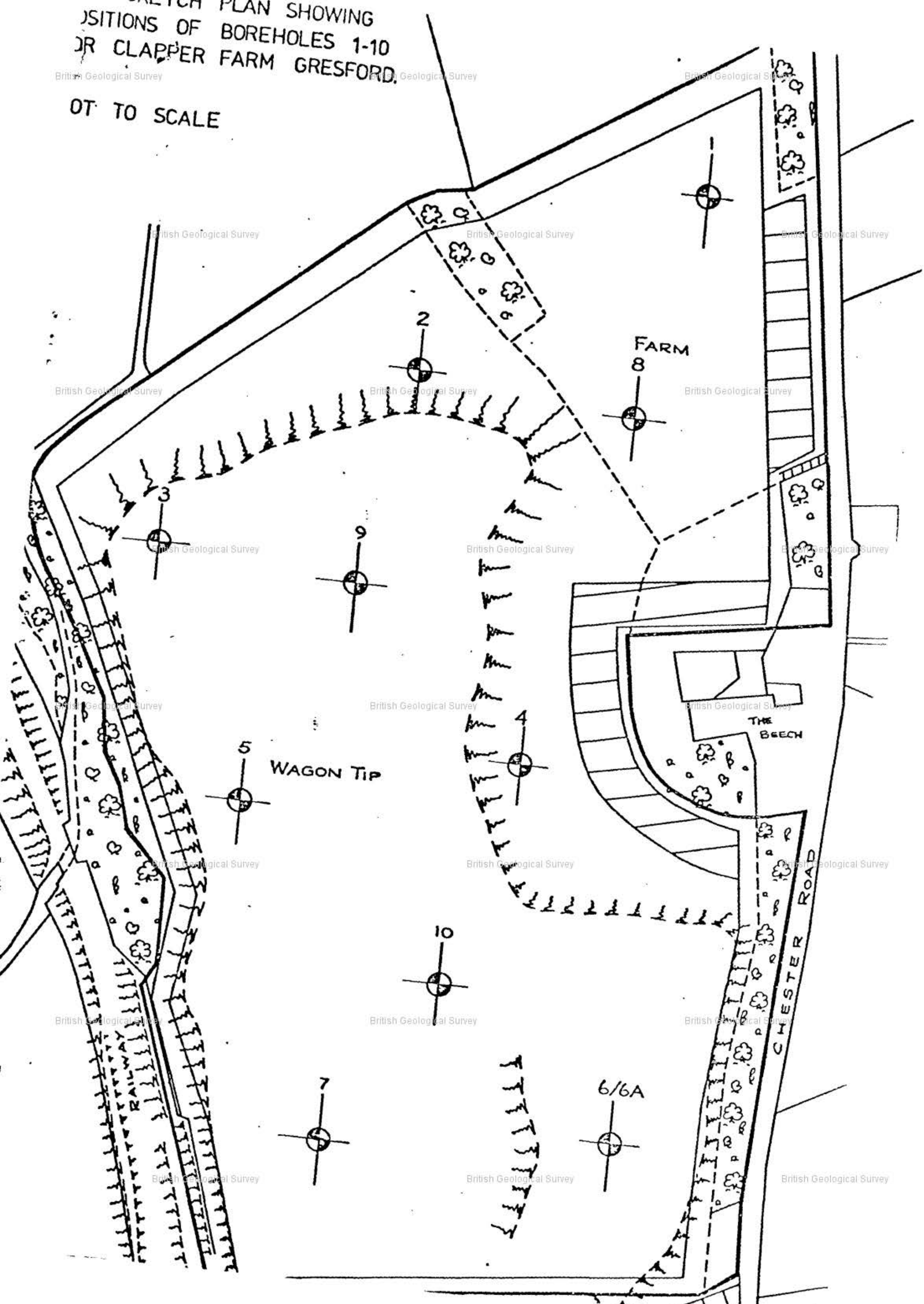
CONTRACT: GRESFORD COLLIERY/CLAPPER FARM

LOCATION: NEAR WREXHAM

Stratum	Legend	Thick-ness	Depth	Sample No.	N Value	Level	Remarks
			10.000				
Black colliery waste with occasional cobbles - FILL.		1.000	11.000				Dry
Yellow/brown sandy fine/medium/coarse GRAVEL with occasional cobbles.			12.000	B1			Dry
			14.000	B2			
		4.700	15.500	B3			
Orange/brown SAND.		2.800	15.700 18.500				Dry
Borehole Complete							On completion of Borehole at 18.500, Casing at 18.500. Water Nil. Borehole backfilled as casing withdrawn.

SKETCH PLAN SHOWING
OSITIONS OF BOREHOLES 1-10
OR CLAPPER FARM GRESFORD.

OT TO SCALE



GEO-RESEARCH LTD.
BRIGHTON ROAD,
HEATON NORRIS,
STOCKPORT, CHESHIRE.

Borehole No.	9
Sheet No.	1
Date Commenced	19/8/76
Date Completed	23/8/76
Scale	1:50

CONTRACT: GRESFORD COLLIERY/CLAPPER FARM

LOCATION: NEAR WREXHAM

Stratum	Legend	Thick-ness	Depth	Sample No.	N Value	Level	Remarks
			G.L.				
Black colliery waste with occasional cobbles - FILL.							Dry
			10.000	10.000			
Borehole Incomplete							

GEO-RESEARCH LTD.
BRIGHTON ROAD,
HEATON NORRIS,
STOCKPORT, CHESHIRE.

CONTRACT: GRESFORD COLLIERY/CLAPPER FARM

LOCATION: NEAR WREXHAM

Borehole No. 10

Sheet No. 1

Date Commenced 23/8/76

Date Completed 24/8/76

Scale 1:50

Stratum	Legend	Thick-ness	Depth	Sample No.	N Value	Level	Remarks
			G.L.				
Black colliery waste with occasional cobbles - FILL.							Dry
		9.500	9.500				
Borehole Incomplete							