



Environmental Search

Commercial

Pass

*For further details please see
Certificate page of this report*

Information panel:

Search ID:SOL-173818-263173-0021

Address:7, Bryniau Road, LLandudno,
LL30 2BL

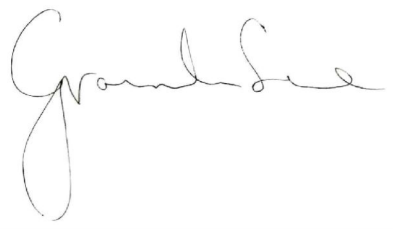
Acceptable Environmental Risk

Grid Ref	GroundSure Reference	Address
277466,381729	SOL-173818-263173-0021	7, Bryniau Road, LLandudno, LL30 2BL

Executive Summary

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

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




Powered by:
GroundSure
Environmental Intelligence Solutions



Recommendations

None required.

Further Information

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

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

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



Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used for residential/commercial purposes.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic and current industrial land uses of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including the Secondary A aquifer within the superficial geology, the Secondary B aquifer within the bedrock geology and the on site and adjacent residential properties
Conclusion	GroundSure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the GroundSure Risk Assessment Methodology contained within this report.

Additional Matters

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

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Flooding	The property lies on or within 25m of an Environment Agency floodplain. Further advice on flooding may be available from the Environment Agency's Floodline on 0845 988 1188.
Natural Ground Subsidence	The BGS has identified a low potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
Shallow Mining	No issues identified.
Radon	3-5% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.
Radon Protection	Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or Public Health England for further guidance. Contact details are given in Section 12 of this report.
Coal Mining	No issues identified.
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.



Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	1	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	4	1*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	6	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	2	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-
3. Landfill and Other Waste Sites						
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	3	0
BGS/DoE Landfill Site Survey	0	0	0	0	1	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	4	0
3.2 Landfill and Other Waste Sites Findings						



3.1 Landfill Sites

Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	2	2

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	1	3	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
------------	-------------

5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
--	----

5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
---	-----

5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

Source: Scale: 1:50,000 BGS Sheet 094

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



6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
-------------------------------	---------	------	--------	---------	----------	-----------

6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?	Yes											
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?	Yes											
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-						
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-						
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0						
6.6 Are there any Source Protection Zones within 500m of the study site?	No											
6.7 River Quality	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #e6f2ff;"> <th style="text-align: left; padding: 5px;">on-site</th> <th style="text-align: center; padding: 5px;">0-50</th> <th style="text-align: center; padding: 5px;">51-250</th> <th style="text-align: center; padding: 5px;">251-500</th> <th style="text-align: center; padding: 5px;">501-1000</th> <th style="text-align: center; padding: 5px;">1001-1500</th> </tr> </table>						on-site	0-50	51-250	251-500	501-1000	1001-1500
on-site	0-50	51-250	251-500	501-1000	1001-1500							
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No						
6.8 Detailed River Network entries within 500m of the site	0	0	0	0	-	-						
6.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-						

7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
7.3 Are there any Flood Defences within 250m of the study site?	Yes
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	Yes
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below ground level
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
---	---------	------	--------	---------	----------	-----------

8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	1	0	2	4
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	1	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	1	3
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	2	3
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	1	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

9. Additional Information	on-site	0-50	51-250	250-500
---------------------------	---------	------	--------	---------

9.1 Ofcom Siterfinder Mobile Phone Mast Records	0	0	0	n/a
9.2 Mobile Phone Mast Planning Records	0	0	0	n/a
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards



10.1 What is the maximum risk of natural ground subsidence?

Low

10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?

The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

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

Basic radon protective measures are necessary

11. Mining

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

No

11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?

Negligible

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

No



Using this Report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

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

5. Geology

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

6. Hydrogeology and Hydrology

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

7. Flooding

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

8. Designated Environmentally Sensitive Sites

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

9. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

10. Natural Hazards

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



11. Mining

Provides information on areas of coal and shallow mining.

12. Contacts

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

Note: Maps

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

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

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



GroundSure Risk Assessment Methodology

Framework

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

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

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

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

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

Source - Pathway - Receptor Definitions

Sources of contamination include:

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

Pathways comprise:

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

Receptors include:

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



Risk Assessment Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



1. Historical Industrial Sites

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

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

Records of sites with a potentially contaminative past land use within 250m of the search centre: 1

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
115.0	NW	Sand Pit	1888

1.2 Additional Information – Historical Tank Database

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

Records of historical tanks within 100m of the search centre: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

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

Records of historical energy features within 100m of the search centre: 5

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
18.0	N	Electricity Substation	1985
18.0	N	Electricity Substation	1985
18.0	N	Electricity Substation	1985
18.0	N	Electricity Substation	1985
93.0	NE	Electricity Substation	1991

1.4 Additional Information – Historical Petrol and Fuel Site Database

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

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.



1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

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

6

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
42.0	SE	Garage	1991
42.0	SE	Garage	1988
42.0	SE	Garage	1978
42.0	SE	Garage	1968
42.0	SE	Garage	1958
42.0	SE	Garage	1959

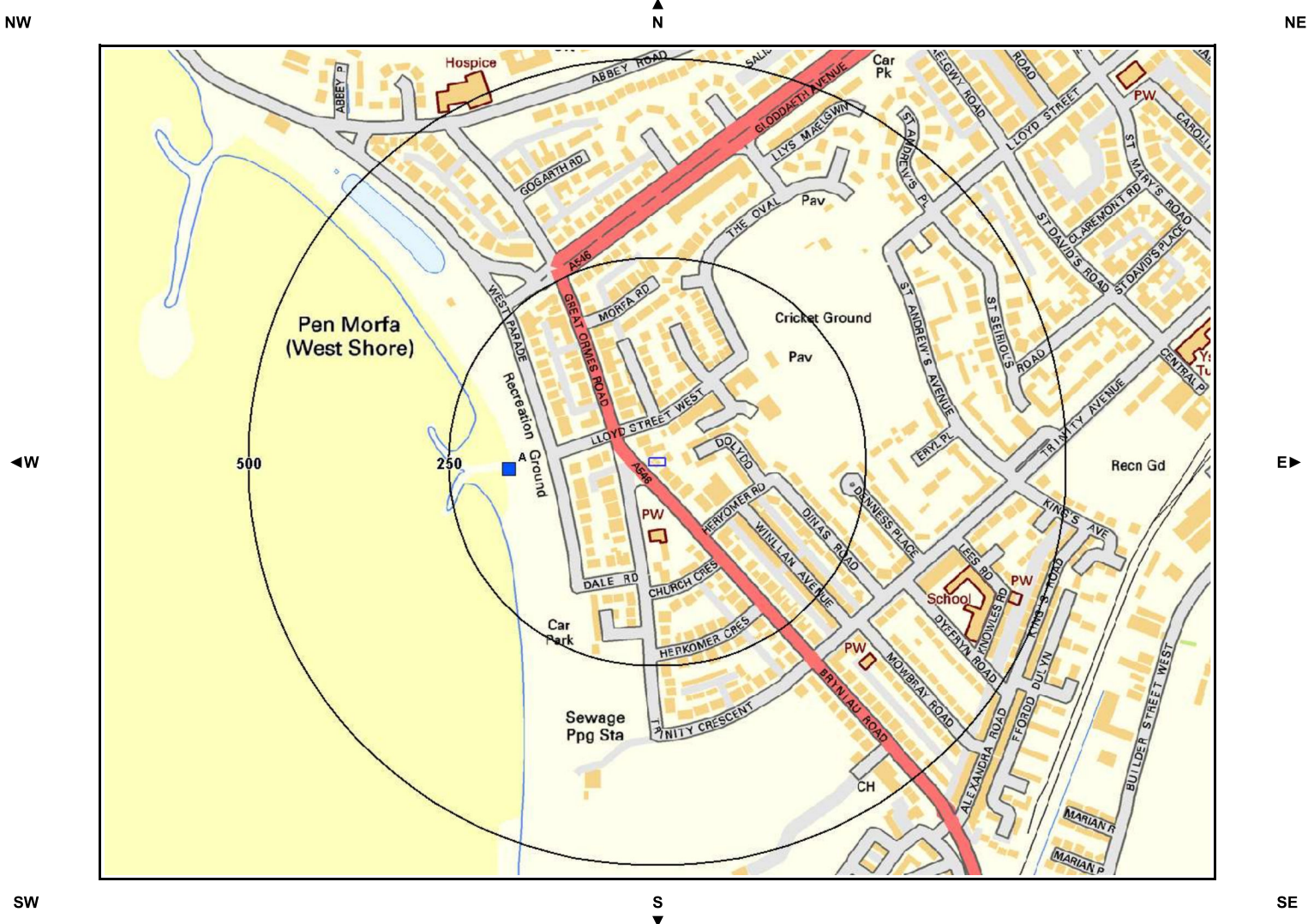
1.6 Potentially Infilled Land

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

0



2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers
Legend



© Crown copyright and database rights
2015. Ordnance Survey license
100035207.

- | | | | |
|--|-------------------------------|--|--|
| | Recorded Pollution Incident | | RAS 3 & 4 Authorisations |
| | Site Outline | | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | Dangerous Substances (List 1) | | Part A(2) and Part B Authorised Processes |
| | Dangerous Substances (List 2) | | COMAH / NIHS Sites |
| | Water Industry Referrals | | Sites Determined as Contaminated Land |
| | Licensed Discharge Consents | | Hazardous Substance Consents and Enforcements |
| | Red List Discharge Consents | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 2

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

ID	Distance [m]	Direction	NGR	Details
----	--------------	-----------	-----	---------



1A	176.0	W	277280,3 81720	Address: Rhoslan Ps Rhoslan Llandudno, Rhoslan Ps, Creuddyn Relief, Rhoslan Llandudno Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: CG0127301 Permit Version: 2	Receiving Water: Coastal Waters Of Conwy Bay Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 2/2/1999 Effective Date: - Revocation Date: -
2A	176.0	W	277280,3 81720	Address: Rhoslan Ps Rhoslan Llandudno, Rhoslan Ps, Creuddyn Relief, Rhoslan Llandudno Effluent Type: Unspecified Permit Number: CG0127301 Permit Version: 1	Receiving Water: Conwy Estuary Status: New Consent, By Application (wra 91, Section 88) Issue date: 9/6/1986 Effective Date: 9/6/1986 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

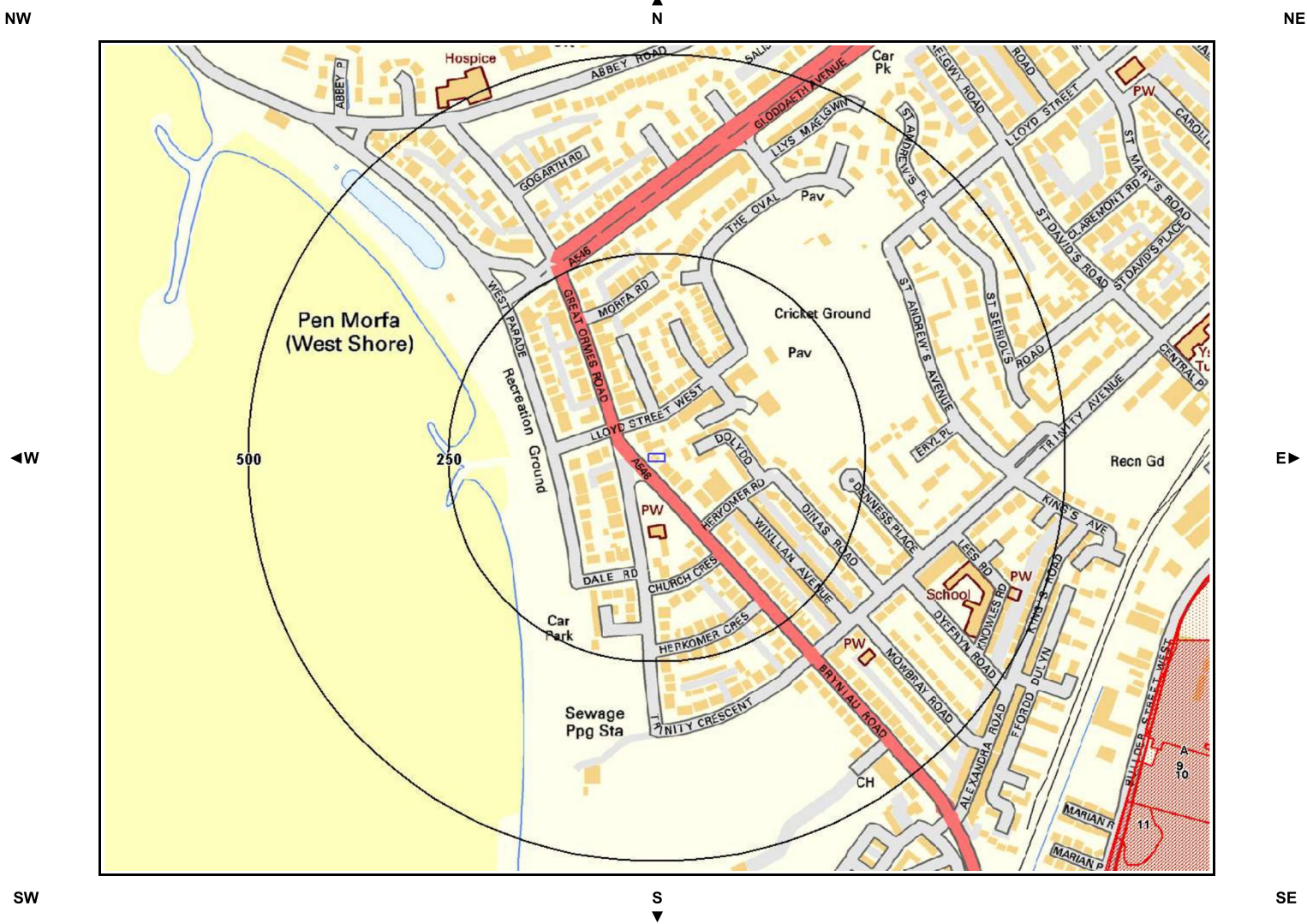
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

Database searched and no data found.










3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



© Crown copyright and database rights
2015. Ordnance Survey license
100035207.

-  Site Outline
-  E.A. Active Landfill
-  E.A. Historic Landfill
-  Local Authority Landfill
-  Historic and Planned Waste Sites
-  E.A. Licensed Waste Site
-  BGS / DoE Survey Landfill



3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 3

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

ID	Distance [m]	Direction	NGR	Details
2A	674.0	E	278200,3 81300	Site Address: Council Tip, Llandudno, Gwynedd Waste Licence: - Site Reference: - Waste Type: Commercial, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Llandudno Urban District Council
3A	675.0	E	278200,3 81300	Site Address: Maesdu Tip, Llandudno Waste Licence: Yes Site Reference: CL5E8 Waste Type: Inert, Industrial, Commercial, Household, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
4A	675.0	E	278200,3 81300	Site Address: Cilgwyn, Carmel, Caernarfon Waste Licence: Yes Site Reference: - Waste Type: Inert, Industrial, Commercial, Household, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 1

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

ID	Distance [m]	Direction	NGR	Details
Not shown	885.0	E	278300.0 ,381400. 0	Address: Builder St West, Llandudno, Gwyn BGS Number: 642.0 Risk: Risk to minor aquifer Waste Type: N/A

Records of Local Authority landfill sites within 1500m of the study site: 4

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
9	670.0	E	Refuse Tip	1975 mapping	Polygon
10	699.0	SE	Refuse Tip	1968 mapping	Polygon
11	717.0	SE	Refuse Tip	1968 mapping	Polygon
12	762.0	SE	Refuse Tip	1968 mapping	Polygon

3.2 Other Waste Sites

Records of waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.



Records of Environment Agency licensed waste sites within 1500m of the study site:

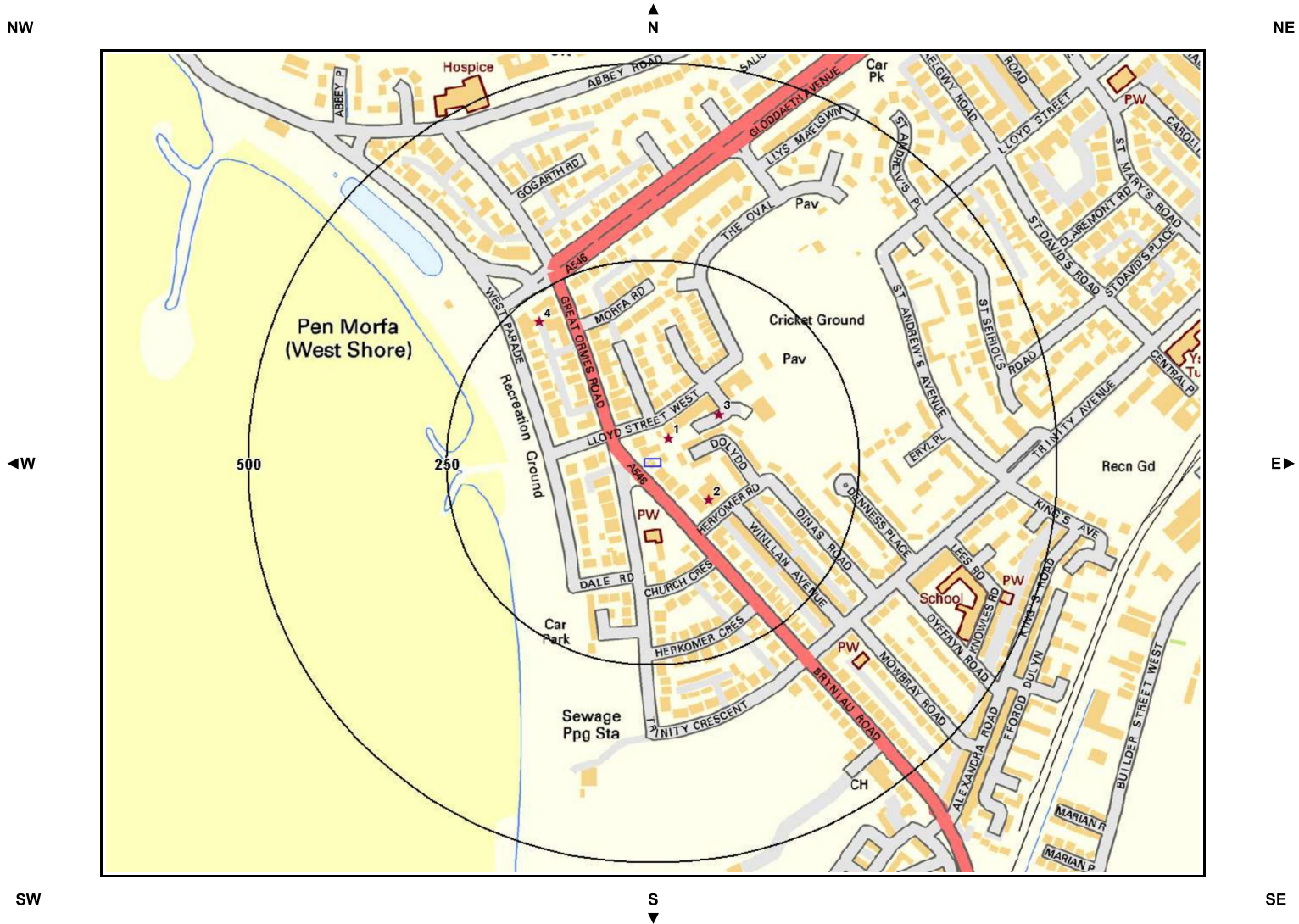
4

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

ID	Distance [m]	Direction	NGR	Details
Not shown	757.0	E	278233,3 81708	Site Address: 71, Builder Street, Llandudno, Conwy, LL30 1DR Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EN001 Operator: Justin Peter Hughes & Charles Enston Surrendered Date: 24/04/2009 Waste Management licence No: 37265 Annual Tonnage: 0.0 Issue Date: 21/05/2004 Expiry Date: - Effective Date: - Status: Surrendered Modified: 17/03/2006 Site Name: Enston Hughes Used Vehicles Components Cancelled Date: - Correspondence Address: -, -
Not shown	799.0	E	278274,3 81687	Site Address: 71, Builder Street, Llandudno, Conwy, LL30 1DR Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EN001 Operator: Justin Peter Hughes & Charles Enston Surrendered Date: - Waste Management licence No: 37265 Annual Tonnage: 0.0 Issue Date: 21/05/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: - Cancelled Date: - Correspondence Address: Justin Hughes, Enston Hughes, 71, Builder Street, Llandudno, Conwy, LL30 1DR
Not shown	1071.0	SE	278447,3 81272	Site Address: Llandudno, Conwy, LL29 8AR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CON002 Operator: Conwy County Borough Council Surrendered Date: 22/11/2002 Waste Management licence No: 37021 Annual Tonnage: 44092.0 Issue Date: 01/04/1991 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Maesdu Road, Llandudno Cancelled Date: - Correspondence Address: -, -
Not shown	1144.0	SE	278527,3 81273	Site Address: Arch Motors, Maesdu Road, Llandudno, Conwy, LL30 1LF Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ROB007 Operator: Roberts Thomas Arthur Surrendered Date: - Waste Management licence No: 37233 Annual Tonnage: 1800.0 Issue Date: 16/09/2002 Expiry Date: - Effective Date: - Status: Modified Modified: 18/06/2013 Site Name: Arch Motors Cancelled Date: - Correspondence Address: -, -



4. Current Land Use Map



Current Land Use Legend



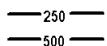
© Crown copyright and database rights
2015. Ordnance Survey license
100035207.



Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines



4. Current Land Uses

4.1 Current Industrial Data

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

4

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	28.0	N	Electricity Sub Station	LL30	Electrical Features	Infrastructure and Facilities
2	73.0	SE	West Shore Car Repairs	Herkomer Road, Llandudno, LL30 2YZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	92.0	NE	Electricity Sub Station	LL30	Electrical Features	Infrastructure and Facilities
4	218.0	NW	Electricity Sub Station	LL30	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.



5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
BSA-SAND	BLOWN SAND	SAND

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

5.3 Bedrock and Solid Geology

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

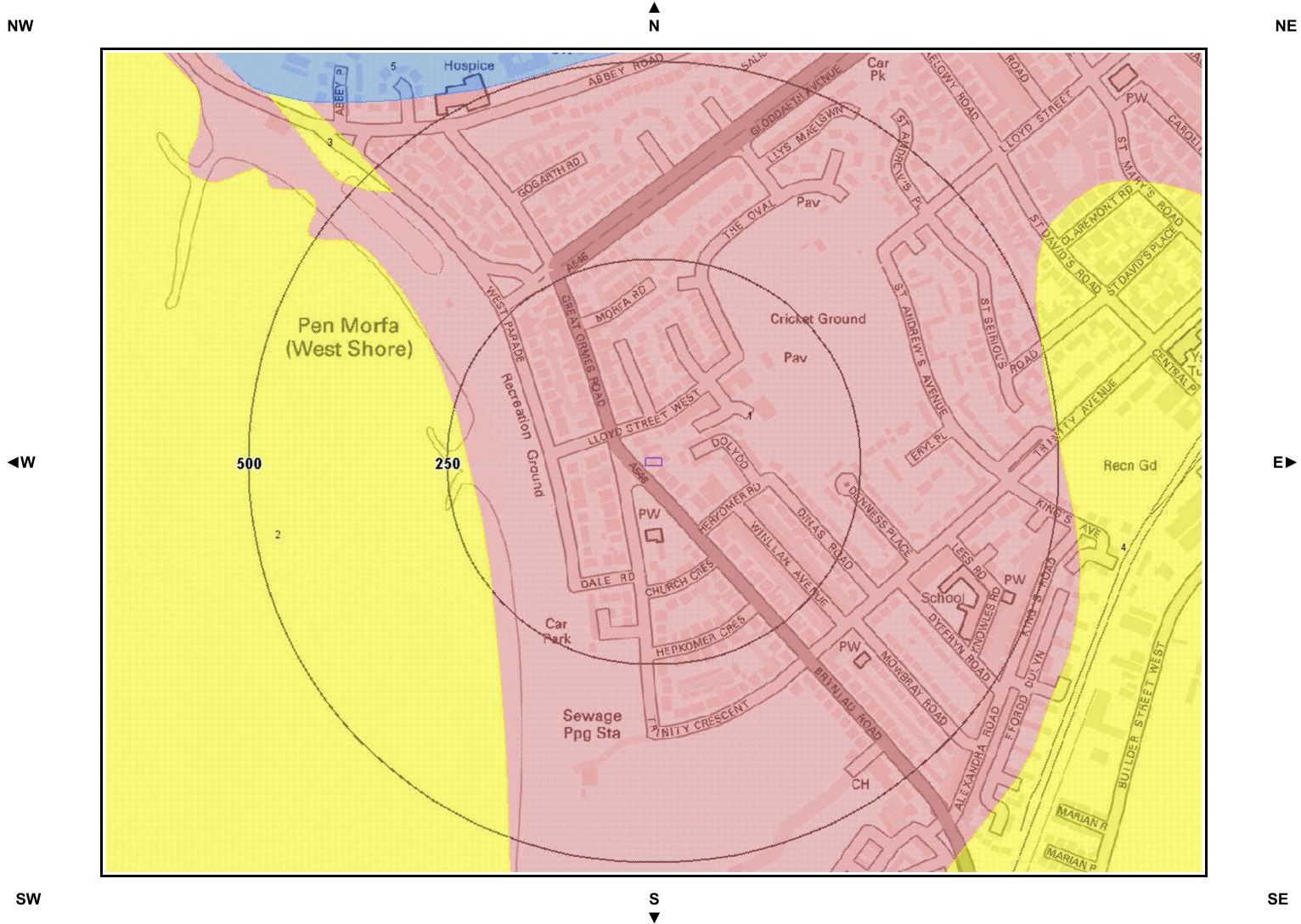
LEX Code	Description	Rock Type
LPRU-MDST	LOWER PALAEOZOIC ROCKS (UNDIFFERENTIATED)	MUDSTONE

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

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



6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend



© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

	Site Outline		Principal Aquifer		Secondary Aquifer - Undifferentiated Layers
	Search Buffers (m)		Secondary (A) Aquifer - Permeable Layers		Unproductive
			Secondary (B) Aquifer - Lower Permeability Layers		Unknown (lakes and landslip)



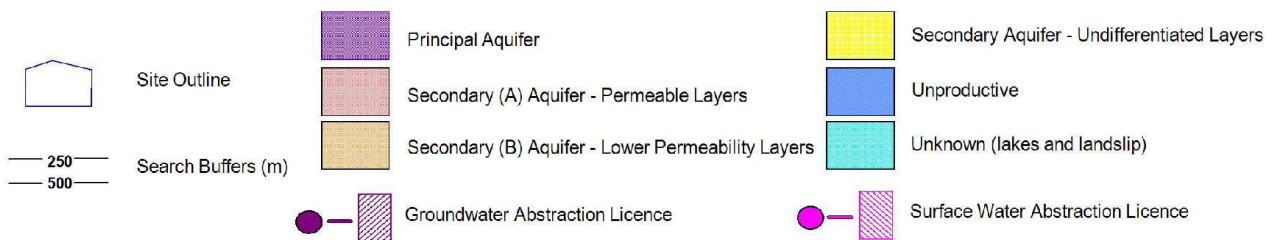
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

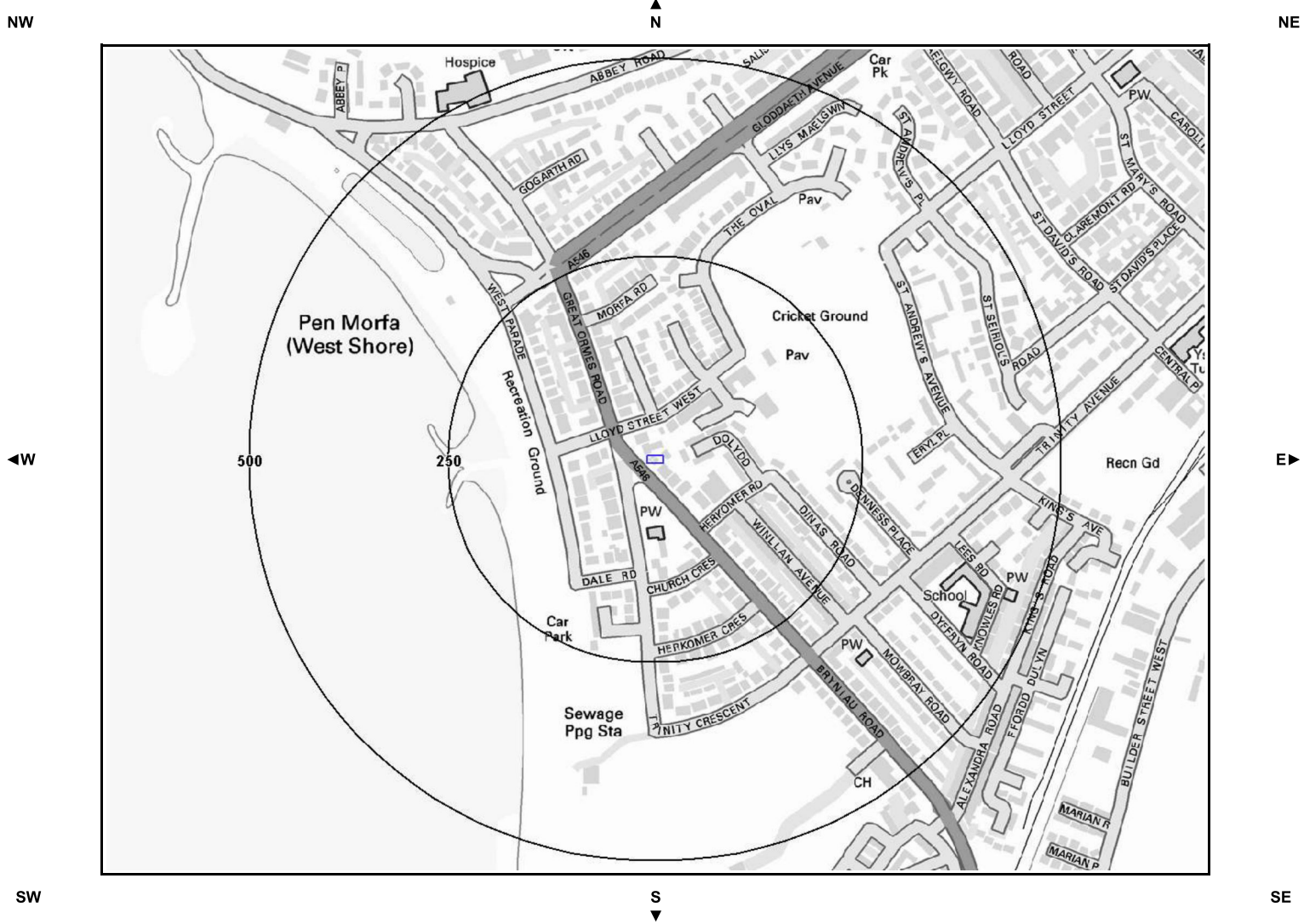


© Crown copyright and database rights
2015. Ordnance Survey license
100035207.





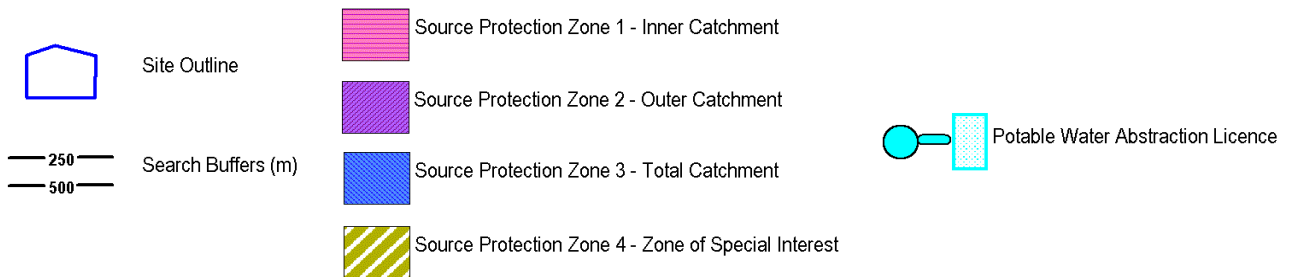
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses Legend

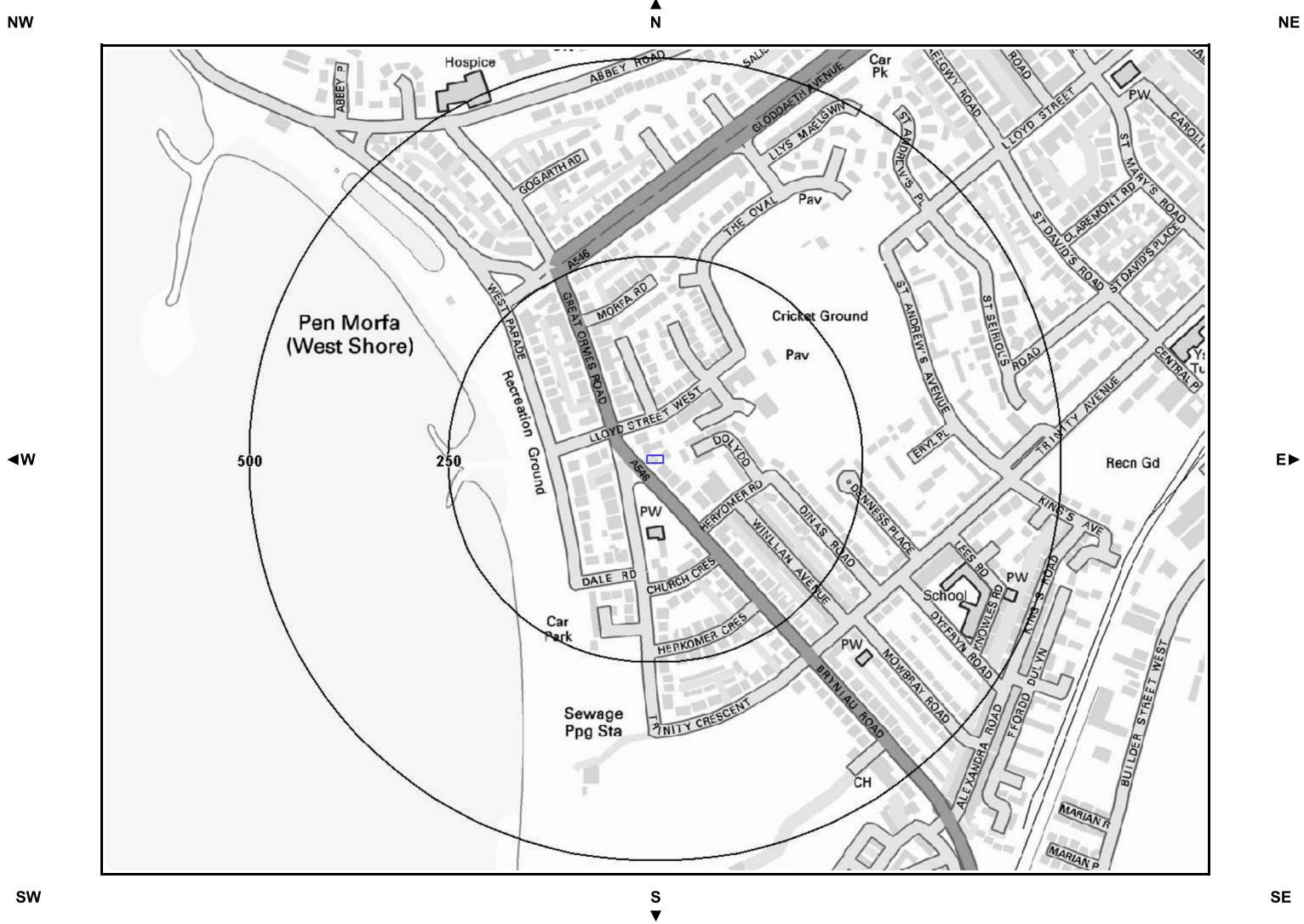


© Crown copyright and database rights
2015. Ordnance Survey license
100035207.





6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

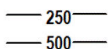


© Crown copyright and database rights
2015. Ordnance Survey license
100035207.

- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- General Quality Assessment: Biology
- General Quality Assessment: Chemistry
- Canal
- Canal Tunnel
- Culvert
- Multiple Channel Culvert
- Underground River (Potential Sewer)
- Underground River (local knowledge)



Site Outline



Search Buffers (m)



6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

Yes

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

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

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	217.0	W	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
3	463.0	NW	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	495.0	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

6.2 Aquifer within Bedrock Deposits

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

Yes

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

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

ID	Distance [m]	Direction	Designation	Description
2	0.0	On Site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
1	477.0	N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

6.3 Groundwater Abstraction Licences

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

No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

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

No



Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? **No**

Database searched and no data found.

6.6 Source Protection Zones

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

Database searched and no data found.

6.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? **No**

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.8 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? **No**

Database searched and no data found.

6.9 Surface Water Features

Are there any surface water features within 250m of the study site? **Yes**

The following surface water records are not represented on mapping:

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

This information is taken from [Ordnance Survey OpenData™](#). Contains Ordnance Survey data © Crown copyright and database right 2013.

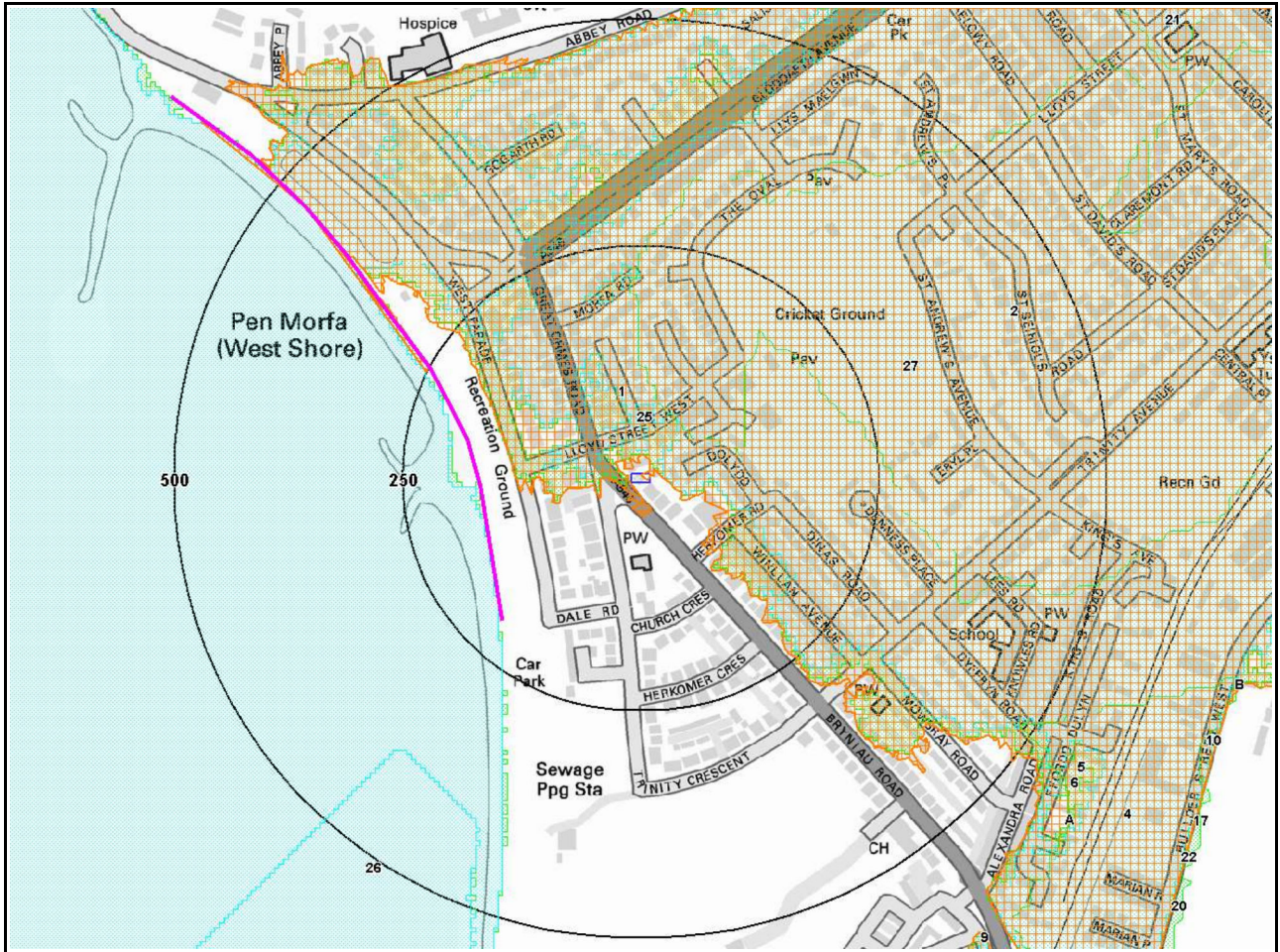


7. River and Tidal Flood Map

NW



NE



W

E

SW



SE

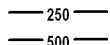
River and Tidal Flood Legend



© Crown copyright and database rights
2015. Ordnance Survey license
100035207.



Site Outline



Search Buffers (m)



Zone 2 Floodplain



Zone 3 Floodplain



Flood Storage Area



Area Benefiting from Flood Defences



Flood Defences



7. Flooding

7.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **Yes**

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

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
1	6.0	W	03-Nov-2014	Zone 2 - (Tidal Models)
2	61.0	NE	03-Nov-2014	Zone 2 - (Tidal Models and Fluvial Events)

7.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **Yes**

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

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
25	14.0	E	03-Nov-2014	Zone 3 - (Tidal Models)

7.3 Flood Defences

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

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

ID	Distance [m]	Direction	Update
28	163.0	W	31-Oct-2014

7.4 Areas benefiting from Flood Defences

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

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



7.5 Areas used for Flood Storage

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

No

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

7.6 Groundwater Flooding Susceptibility Areas

**What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions?
Potential for groundwater flooding of property below ground level**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Superficial Deposits Flooding

Guidance: Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

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

7.7 Groundwater Flooding Confidence Areas

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

Moderate

Notes:

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

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

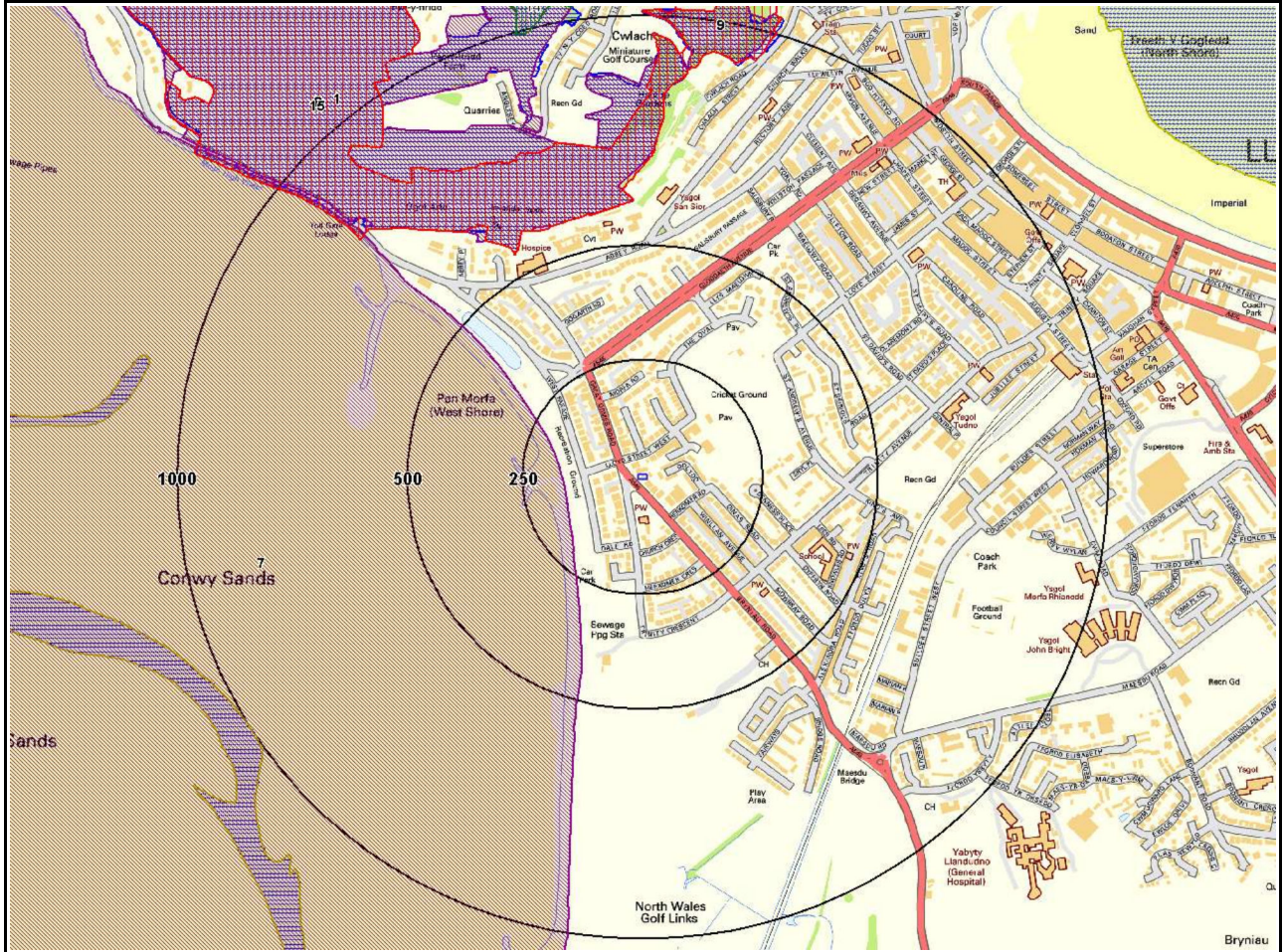


8. Designated Environmentally Sensitive Sites Map

NW



NE



W

E

SW



SE

Designated Environmentally Sensitive Sites Legend



© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

-  Site Outline
-  Search Buffers (m)
-  SAC
-  SPA
-  Areas of Outstanding Natural Beauty
-  SSSI
-  Ramsar
-  Nitrate Sensitive Areas
-  NNR
-  LNR
-  National Parks
-  World Heritage Sites
-  Environmentally Sensitive Areas



8. Designated Environmentally Sensitive Sites

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

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **7**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
7	160.0	W	ABER AFON CONWY	Natural Resources Wales
8	547.0	NW	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
9	888.0	N	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
Not shown	1099.0	N	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
Not shown	1144.0	N	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
Not shown	1290.0	NE	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales
Not shown	1369.0	NE	PEN Y GOGARTH / GREAT ORMES HEAD	Natural Resources Wales

Records of National Nature Reserves (NNR) within 2000m of the study site: **1**

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

ID	Distance [m]	Direction	NNR Name	Data Source
14	992.0	N	Maes-y-facrell, Pen Y Gogarth	Natural Resources Wales

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **5**

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	SAC Name	Data Source
1	553.0	NW	Great Orme's Head / Pen y Gogarth	Natural Resources Wales
2	1000.0	SW	Y Fenai a Bae Conwy / Menai Strait and Conwy Bay	Natural Resources Wales
Not shown	1144.0	N	Great Orme's Head / Pen y Gogarth	Natural Resources Wales
Not shown	1295.0	NE	Great Orme's Head / Pen y Gogarth	Natural Resources Wales
Not shown	1752.0	S	Y Fenai a Bae Conwy / Menai Strait and Conwy Bay	Natural Resources Wales

Records of Special Protection Areas (SPA) within 2000m of the study site: **1**

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	SPA Name	Data Source
6	1000.0	SW	Liverpool Bay / Bae Lerpwl (Wales)	Natural Resources Wales

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

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **4**

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



ID	Distance [m]	Direction	LNR Name	Data Source
15	547.0	NW	GREAT ORME'S HEAD	Natural Resources Wales
Not shown	1154.0	N	GREAT ORME'S HEAD	Natural Resources Wales
Not shown	1173.0	N	GREAT ORME'S HEAD	Natural Resources Wales
Not shown	1240.0	N	GREAT ORME'S HEAD	Natural Resources Wales

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.



9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site? **No**

Database searched and no data found.

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

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

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site? **No**

Database searched and no data found.

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

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance:None required.



10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? **Negligible**

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

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

10.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? **Low**

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

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

10.1.3 Soluble Rocks

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

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

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

10.1.4 Compressible Ground

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

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

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

10.1.5 Collapsible Rocks

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



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

Hazard

No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site?

Low

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

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

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

Basic radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint PHE-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).



11. Mining

11.1 Coal Mining

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

No

Database searched and no data found.

11.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on site (including a 150m buffer) ?

Negligible

Guidance: Where negligible potential is indicated, this means that the rocks underlying the area are not likely to have been mined at shallow depth.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

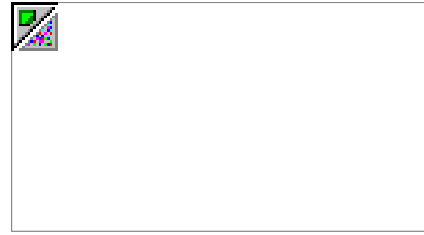


Contacts

#ContactName#

Telephone: #CustomerHelpLine#

#CustomerEmail#



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



Environment Agency

Tel: 08708 506 506
North
Llwyn Brain - Ffordd Penlan, Parc Menai, Bangor, LL57 4DE
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Public Health England

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



The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848 - DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Conwy County Borough Council
Phone: 01492 574 000
Web: <http://www.conwy.gov.uk/>
Address: Bodlondeb, Conwy, North Wales, LL32 8DU

Get Mapping PLC

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



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



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

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4c.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk
You can get more information about the PCCB from www.propertycodes.org.uk.

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



COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.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.

Terms and Conditions

Full terms and conditions for this report can be found at <http://www.planval.com/terms/environmental>