

APPENDIX B

Emapsite: Groundsure Enviroinsight Report



emapsite

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Groundsure
Reference:

EMS-578016_776031

Your Reference: EMS_578016_776031

Report Date 18 Nov 2019

Report Delivery Method: Email - pdf

Enviro Insight

Address: Former Atlanta Gym Seafire Lane, Seafire Lane, Clifton Moor Industrial Estate, York, YO30 4UU,

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.
Groundsure Enviroinsight

Address: Former Atlanta Gym Seafire Lane, Seafire Lane, Clifton Moor Industrial Estate, York, YO30 4UU,

Date: 18 Nov 2019

Reference: EMS-578016_776031

Client: emapsite

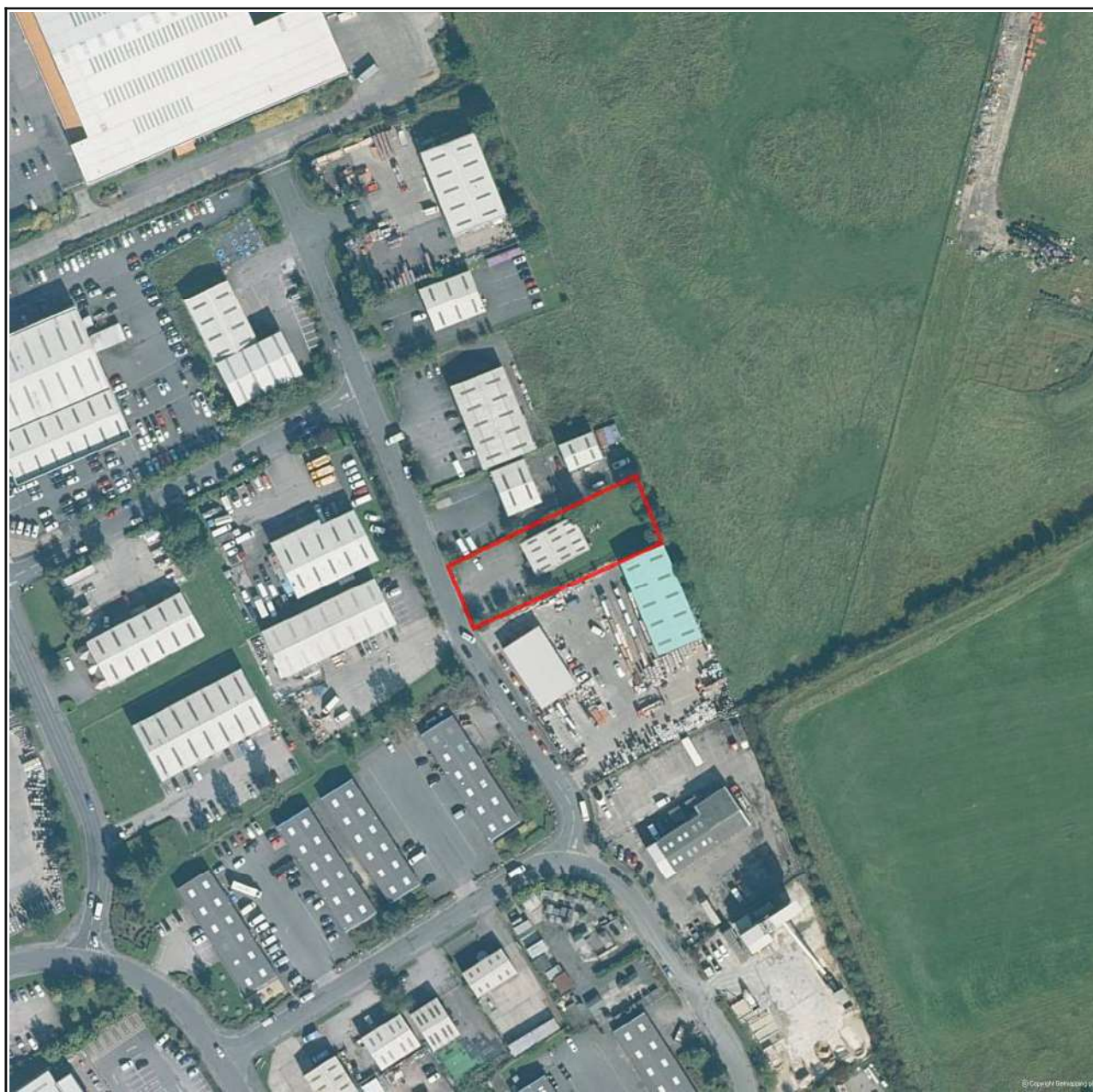
NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 19-Sep-2017

Grid Reference: 459584,455343

Site Size: 0.1707ha

Report Reference: EMS-578016_776031

Client Reference: EMS_578016_776031

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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.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	3	0	1	21
1.2 Additional Information – Historical Tank Database	0	0	1	10
1.3 Additional Information – Historical Energy Features Database	0	0	2	6
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	1	3
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	0	0	11
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	2	5
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	7
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	0
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	2
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	2	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	1	24	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	1
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site	Identified					
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site	Identified					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	5
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	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 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	0	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	No	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	0	32	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	No	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	None identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	None identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Not Prone					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Not Applicable					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	1	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	0	1	0
8.14 Records of Green Belt land	0	1	0	1	0	0

Section 9: Natural Hazards

9.1 Maximum risk of natural ground subsidence	Moderate
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Moderate
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Negligible
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

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 500m.

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 gas pipelines and underground electricity transmission lines.

5. Geology

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

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal 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, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. 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..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. 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.

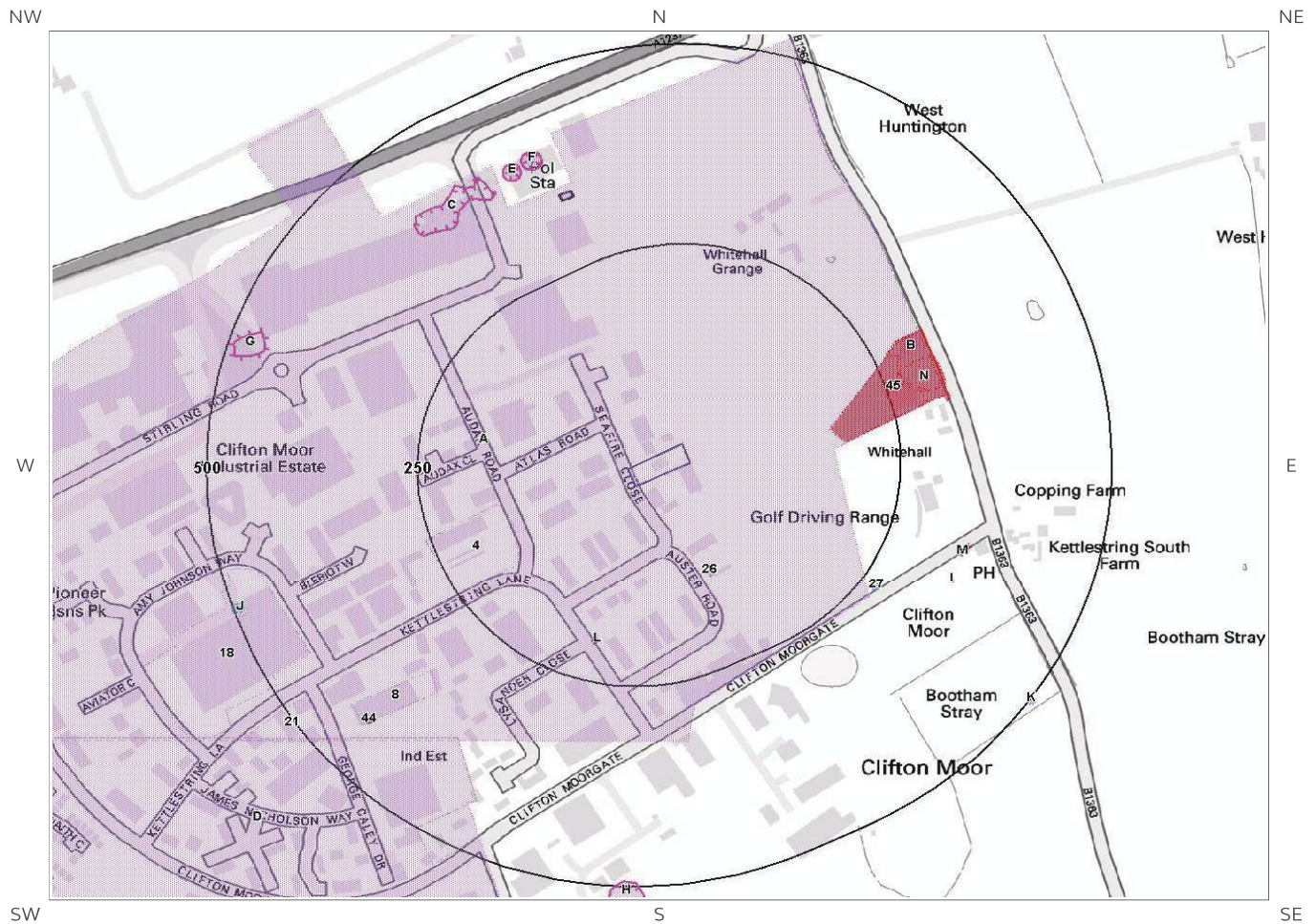
Note: Maps

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).

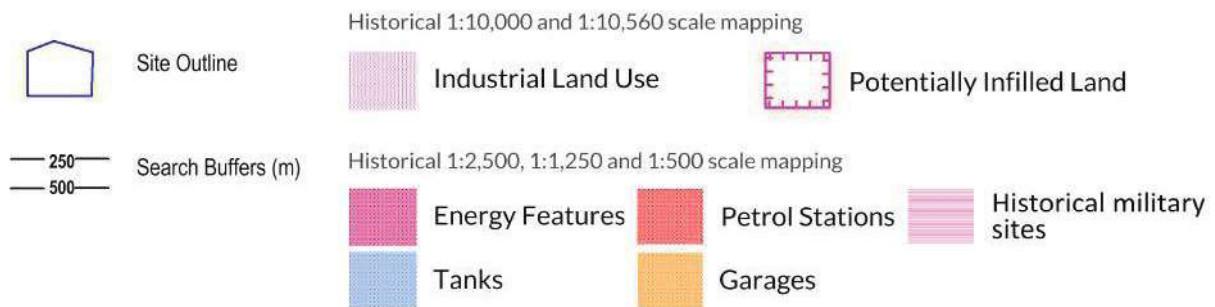
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

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.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 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 500m of the search boundary: 25

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Disused Airfield	1982
2A	0	On Site	Disused Aerodrome	1957
3A	0	On Site	Disused Airfield	1969
4	152	W	Unspecified Depot	1992
5B	266	NE	Filling Station	1982
6B	266	NE	Filling Station	1969
7B	266	NE	Filling Station	1992
8	334	SW	Unspecified Factory	1992
9C	365	NW	Unspecified Ground Workings	1969
10C	365	NW	Unspecified Ground Workings	1982
11D	378	SW	Disused Airfield	1972
12D	378	SW	Disused Airfield	1983
13D	378	SW	Disused Airfield	1957
14E	383	NW	Unspecified Heap	1982
15E	383	NW	Unspecified Heap	1969
16F	385	NW	Unspecified Heap	1982
17F	385	NW	Unspecified Heap	1969
18	438	SW	Unspecified Works	1992
19G	457	W	Unspecified Heap	1982
20G	457	W	Unspecified Heap	1969
21	470	SW	Unspecified Works	1992
22J	485	W	Unspecified Tank	1992
23H	494	S	Unspecified Heap	1972
24H	494	S	Unspecified Heap	1983
25H	494	S	Unspecified Heap	1991

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 500m of the search boundary:

11

ID	Distance (m)	Direction	Use	Date
26	129	SE	Unspecified Tank	1997
27	267	SE	Settling Tank	1966
28I	342	SE	Unspecified Tank	1990
29I	342	SE	Unspecified Tank	1988
30I	342	SE	Unspecified Tank	1988
31I	343	SE	Unspecified Tank	1966
32J	487	W	Unspecified Tank	1992
33K	497	SE	Unspecified Tank	1930
34K	497	SE	Unspecified Tank	1938
35K	497	SE	Unspecified Tank	1893
36K	497	SE	Unspecified Tank	1909

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 500m of the search boundary:

8

ID	Distance (m)	Direction	Use	Date
37L	196	S	Electricity Substation	1997
38L	196	S	Electricity Substation	1990
39M	340	E	Electricity Substation	1988
40M	340	E	Electricity Substation	1990
41M	340	E	Electricity Substation	1988
42M	340	E	Electricity Substation	1997
43M	341	E	Electricity Substation	1966
44	428	SW	Electricity Substation	1992

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 500m of the search boundary:

4

ID	Distance (m)	Direction	Use	Date
45	171	E	Filling Station	1966

46N	262	E	Filling Station	1988
47N	262	E	Filling Station	1988
48B	264	NE	Filling Station	1990

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 500m of the search boundary: 0

Database searched and no data found.

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

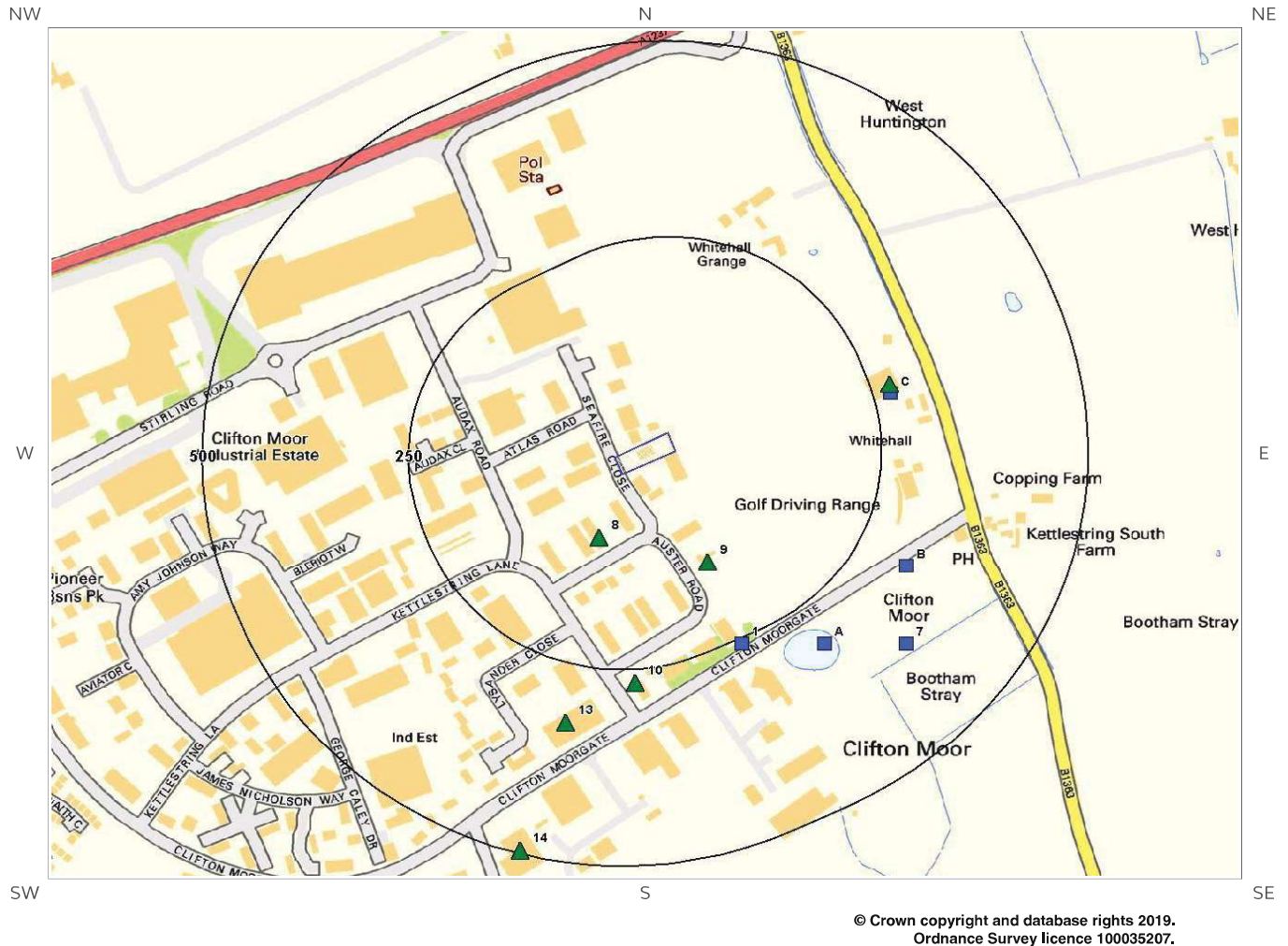
1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 11

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
49C	365	NW	Unspecified Ground Workings	1969
50C	365	NW	Unspecified Ground Workings	1982
51E	383	NW	Unspecified Heap	1982
52E	383	NW	Unspecified Heap	1969
53F	385	NW	Unspecified Heap	1969
54F	385	NW	Unspecified Heap	1982
55G	457	W	Unspecified Heap	1982
56G	457	W	Unspecified Heap	1969
57H	494	S	Unspecified Heap	1972
58H	494	S	Unspecified Heap	1983
59H	494	S	Unspecified Heap	1991

2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.3 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.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

7

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
8	87	S	459527 455234	Address: C Carr Engineering, 38 Auster Rd, Nth Yorkshire Trad Est, Clifton Moor, YO30 4XA Process: Waste Oil Burner <0.4 MW Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	146	SE	459659 455203	Address: Breedon Sourthern Ltd, Breedon, Auster Road, York, YO30 4XD Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
10	270	S	459571 455047	Address: Tarmac Quarry Products Ltd, Auster Rd, Clifton Moor, YO1 2HE Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
11C	272	E	459879 455429	Address: Whitehall Garage, Wigginton Road, Wigginton, York, YO32 2RJ Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
12C	272	E	459879 455429	Address: Whitehall Garage, Wigginton Road, Wigginton, York, YO32 2RJ Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
13	327	S	459487 454997	Address: Just Car Clinics, Kettlestring Lane, York, YO30 4XF Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	498	S	459432 454834	Address: Layerthorpe VW, Centurion Park, York, YO30 4WW Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

7

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

ID	Distance (m)	Direction	NGR	Details
1	257	SE	459700 455100	<p>Address: BRECKS FARM, WIGGINTON ROAD, YORK</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: S/P/1678</p> <p>Permit Version: 1</p> <p>Receiving Water: WESTFIELD BECK</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 02/01/1967</p> <p>Effective Date: 02-Jan-1967</p> <p>Revocation Date:</p>
2C	270	E	459880 455420	<p>Address: WHITEHALL GARAGE, WIGGINTON ROAD, YORK</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: QC.27/24/0051</p> <p>Permit Version: 1</p> <p>Receiving Water: BUR DIKE TRIB OF OUSE</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 29/10/1996</p> <p>Effective Date: 29-Oct-1996</p> <p>Revocation Date:</p>
3A	305	SE	459800 455100	<p>Address: MELODIE PARK COUNTRY CLUB, WIGGINTON ROAD, YORK</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: QR27/24/0054</p> <p>Permit Version: 1</p> <p>Receiving Water: BURDYKE</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 13/01/1997</p> <p>Effective Date: 13-Jan-1997</p> <p>Revocation Date:</p>
4A	305	SE	459800 455100	<p>Address: MELODIE PARK COUNTRY CLUB, WIGGINTON ROAD, YORK</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: 1801</p> <p>Permit Version: 1</p> <p>Receiving Water: CULVERT TRIB BUR BK/OUSE</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 14/07/1964</p> <p>Effective Date: 14-Jul-1964</p> <p>Revocation Date: 13/01/1997</p>
5B	316	SE	459900 455200	<p>Address: BUMPER CASTLE WPC WORKS FINAL EFFLU, PUBLIC HOUSE, WIGGINTON ROAD, YORK, NORTH YORKSHIRE</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: QR.27/24/0067</p> <p>Permit Version: 1</p> <p>Receiving Water: BUR DIKE TRIB OUSE</p> <p>Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 28/04/1997</p> <p>Effective Date: 28-Apr-1997</p> <p>Revocation Date: 07/05/2008</p>
6B	316	SE	459900 455200	<p>Address: BUMPER CASTLE WPC WORKS FINAL EFFLU, PUBLIC HOUSE, WIGGINTON ROAD, YORK, NORTH YORKSHIRE</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: 3446</p> <p>Permit Version: 1</p> <p>Receiving Water: TO BURR DYKE</p> <p>Status: REVOKED - UNSPECIFIED</p> <p>Issue date: 29/04/1980</p> <p>Effective Date: 29-Apr-1980</p> <p>Revocation Date: 28/04/1997</p>
7	373	SE	459900 455100	<p>Address: KETTLESING FARM, WIGGINTON ROAD, YORK</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: S/P/1654</p> <p>Permit Version: 1</p> <p>Receiving Water: DITCH DRAINING TO WESTFIELD BK</p> <p>Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 06/07/1963</p> <p>Effective Date: 06-Jul-1963</p> <p>Revocation Date:</p>

2.1.9 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.

2.1.10 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/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

0

Database searched and no data found.

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

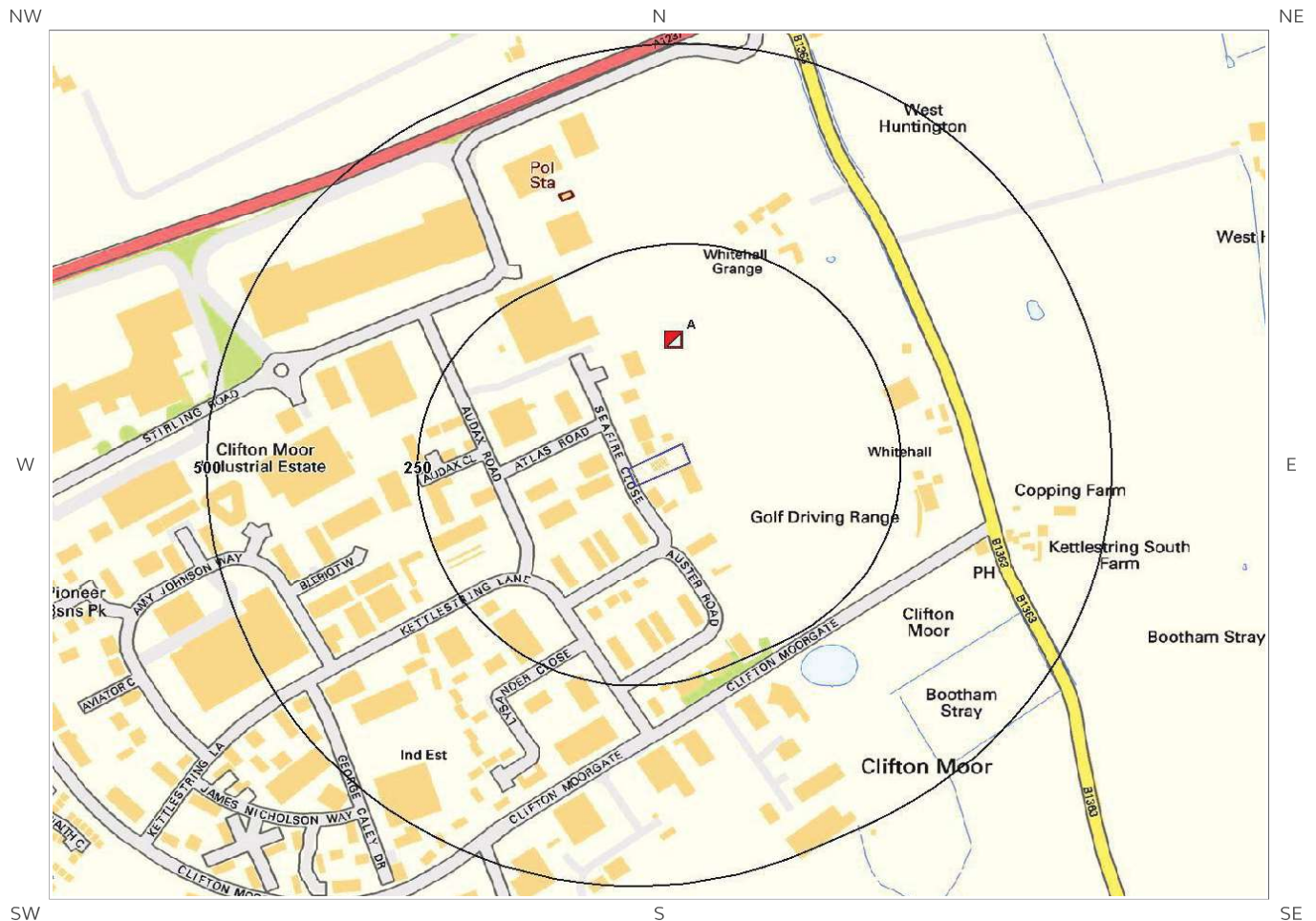
Database searched and no data found.

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

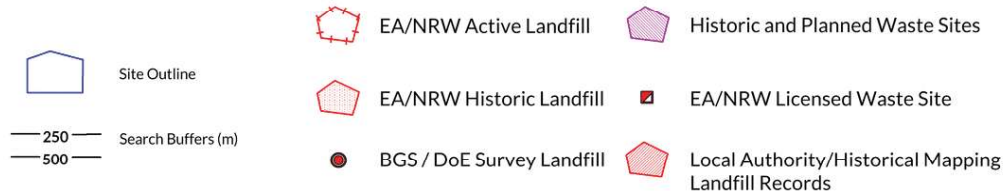
Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

2

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	1279	W	458284 454914	Refuse Tip	1963 mapping	Polygon
Not shown	1282	W	458290 454916	Refuse Tip	1968 mapping	Polygon

3.2 Other Waste Sites

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

0

Database searched and no data found.

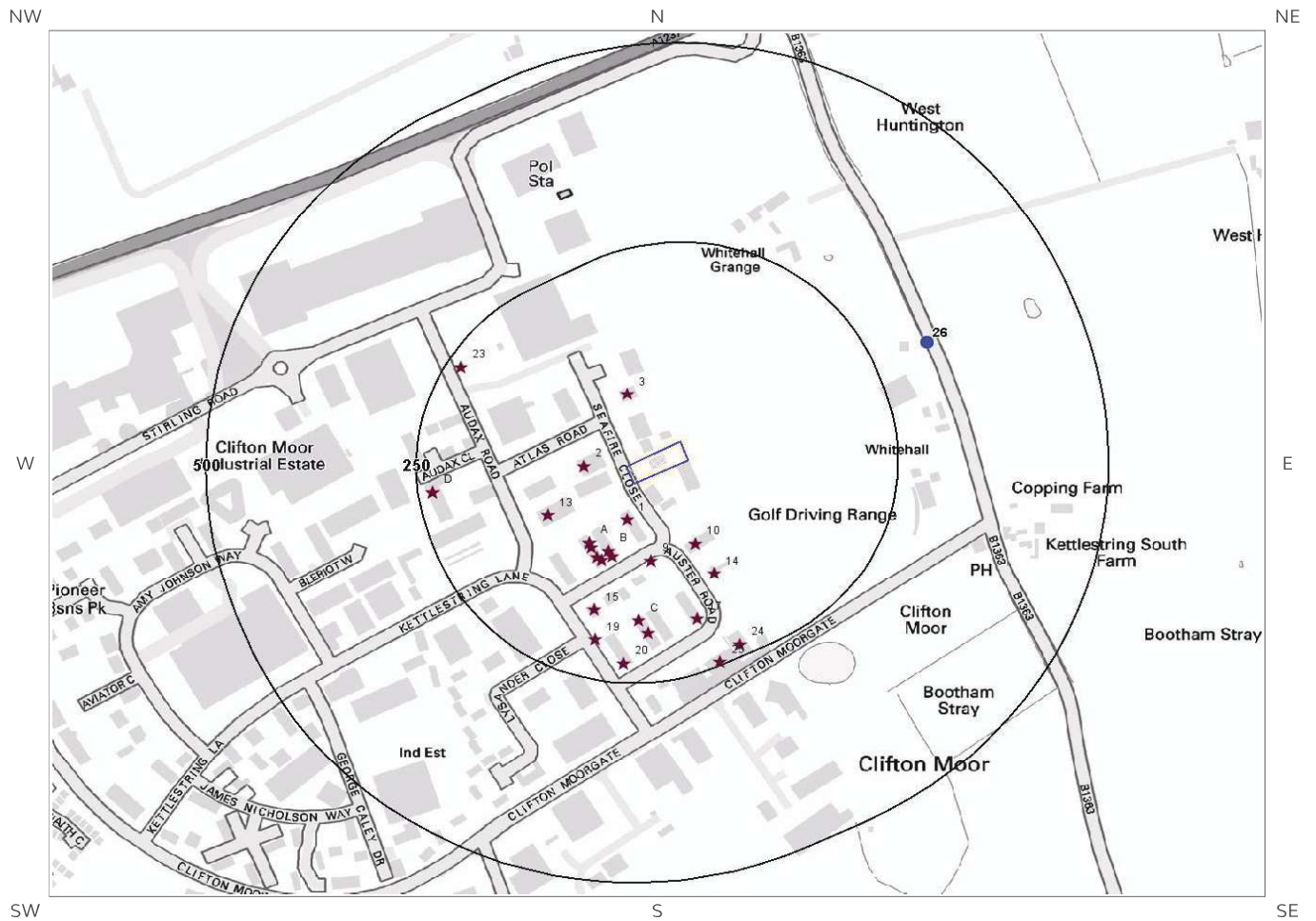
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

2

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
1A	131	N	459600 455500	<p>Site Address: York Hire & Sales Centre, Auster Road, Clifton Moor Gate, York, North Yorkshire, YO3 8XD Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR008 EPR reference: EA/EPR/CP3493NR/A001 Operator: York Hire & Sales Waste Management licence No: 68563 Annual Tonnage: 25000.0</p> <p>Issue Date: 28/11/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 05/05/1993 Cancelled Date: - Status: Expired Site Name: York Hire & Sales Centre Correspondence Address: -</p>
2A	131	N	459600 455500	<p>Site Address: York Hire & Sales Centre, Auster Road, Clifton Moor Gate, York, YO3 8XD Type: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: YOR008 EPR reference: - Operator: York Hire & Sales Waste Management licence No: 68563 Annual Tonnage: 0.0</p> <p>Issue Date: 28/11/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 05/05/1993 Cancelled Date: - Status: Expired Site Name: York Hire & Sales Centre Correspondence Address: York Hire & Sales Centre, Auster Road, Clifton Moor Gate, York, YO3 8XD</p>

4. Current Land Use Map



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Site Outline



Current Industrial Sites

Electricity Transmission Cables

250
500 Search Buffers (m)



Petrol & Fuel Sites

Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

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

25

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	45	S	Elements Hydroponics	459547 455272	44, Auster Road, York, North Yorkshire, YO30 4XA	Horticultural Equipment	Industrial Products
2	52	W	Northside Truck & Van Ltd	459495 455339	Atlas Road, York, North Yorkshire, YO30 4UR	New Vehicles	Motoring
3	82	NW	Inc Dot Design & Print	459548 455430	Unit 6, Seafire Close, York, North Yorkshire, YO30 4UU	Published Goods	Industrial Products
4B	89	S	Pirtek Ltd	459524 455233	38, Auster Road, York, North Yorkshire, YO30 4XA	Industrial Repairs and Servicing	Repair and Servicing
5A	90	SW	Incartec York	459502 455243	31, Auster Road, York, North Yorkshire, YO30 4XA	Vehicle Parts and Accessories	Motoring
6A	90	SW	Incartec	459502 455243	31, Auster Road, York, North Yorkshire, YO30 4XA	Vehicle Repair, Testing and Servicing	Repair and Servicing
7B	94	S	York Bearings & Transmission Ltd	459529 455226	37, Auster Road, York, North Yorkshire, YO30 4XA	Special Purpose Machinery and Equipment	Industrial Products
8A	94	SW	Brookshaw Motors	459504 455237	33, Auster Road, York, North Yorkshire, YO30 4XA	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	97	S	Garasheds	459575 455221	Auster Road, York, North Yorkshire, YO30 4XD	Garden Goods	Consumer Products
10	97	SE	Imperial Commercial Ltd	459628 455242	Auster Road, York, North Yorkshire, YO30 4XD	New Vehicles	Motoring
11B	101	SW	Signarama	459512 455225	35-36, Auster Road, York, North Yorkshire, YO30 4XA	Signs	Industrial Products
12B	102	S	Sign A Rama	459517 455222	35-36, Auster Road, York, North Yorkshire, YO30 4XA	Signs	Industrial Products
13	110	W	Toolstation	459453 455278	Audax Road, York, North Yorkshire, YO30 4US	Construction and Tool Hire	Hire Services
14	141	SE	Tank	459651 455205	North Yorkshire, YO30	Tanks (Generic)	Industrial Features
15	165	S	HSS Hire Service	459508 455159	Auster Road, York, North Yorkshire, YO30 4XA	Construction and Tool Hire	Hire Services

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
Group Ltd							
16C	171	S	North Yorkshire Motors Ltd	459560 455145	7-8, Auster Road, York, North Yorkshire, YO30 4XA	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	185	SE	York a V Ltd	459630 455147	23-24, Auster Road, York, North Yorkshire, YO30 4XA	Electronic Equipment	Industrial Products
18C	187	S	Blind Image	459571 455129	9-10, Auster Road, York, North Yorkshire, YO30 4XA	Curtains and Blinds	Consumer Products
19	200	S	Electricity Sub Station	459509 455122	North Yorkshire, YO30	Electrical Features	Infrastructure and Facilities
20	225	S	Elaine Johnson Fabrics & Interiors	459543 455091	Taylor House 1-4, Auster Road, York, North Yorkshire, YO30 4XD	Curtains and Blinds	Consumer Products
21D	233	W	M & C Printing Ltd	459316 455307	Unit 4 Evans Business Centre, Audax Close, York, North Yorkshire, YO30 4RA	Published Goods	Industrial Products
22D	233	W	Print Solutions	459316 455307	Unit 4 Evans Business Centre, Audax Close, York, North Yorkshire, YO30 4RA	Published Goods	Industrial Products
23	234	NW	Electricity Sub Station	459350 455464	North Yorkshire, YO30	Electrical Features	Infrastructure and Facilities
24	235	SE	North East Truck & Van	459681 455115	Auster Road, York, North Yorkshire, YO30 4XD	New Vehicles	Motoring
25	245	SE	Harman	459657 455094	Auster Road, York, North Yorkshire, YO30 4GD	Electronic Equipment	Industrial Products

4.2 Petrol and Fuel Sites

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

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
26	319	NE	459904 455494	JET	Wigginton Road, Wigginton, York, York, YO32 2RJ	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission 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
ALNE-CZ	ALNE GLACIOLACUSTRINE FORMATION	CLAY, SILTY

5.3 Bedrock and Solid Geology

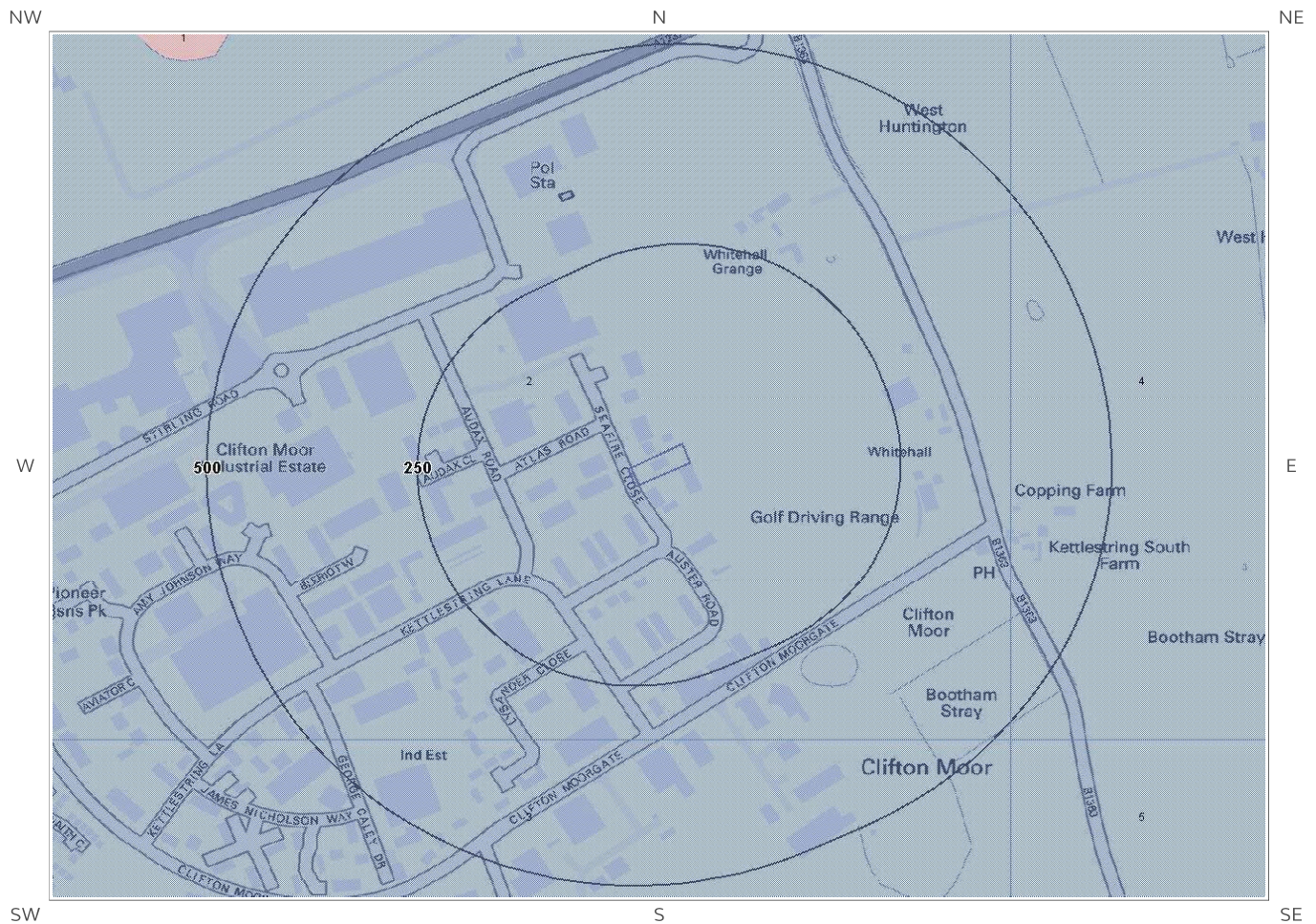
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
SSG-SDST	SHERWOOD SANDSTONE GROUP	SANDSTONE

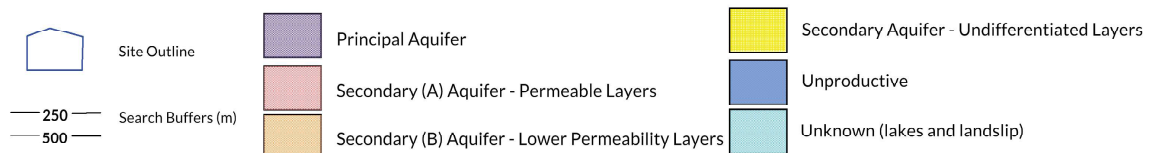
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



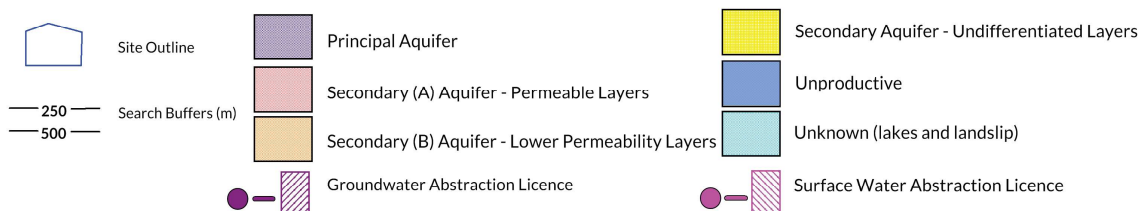
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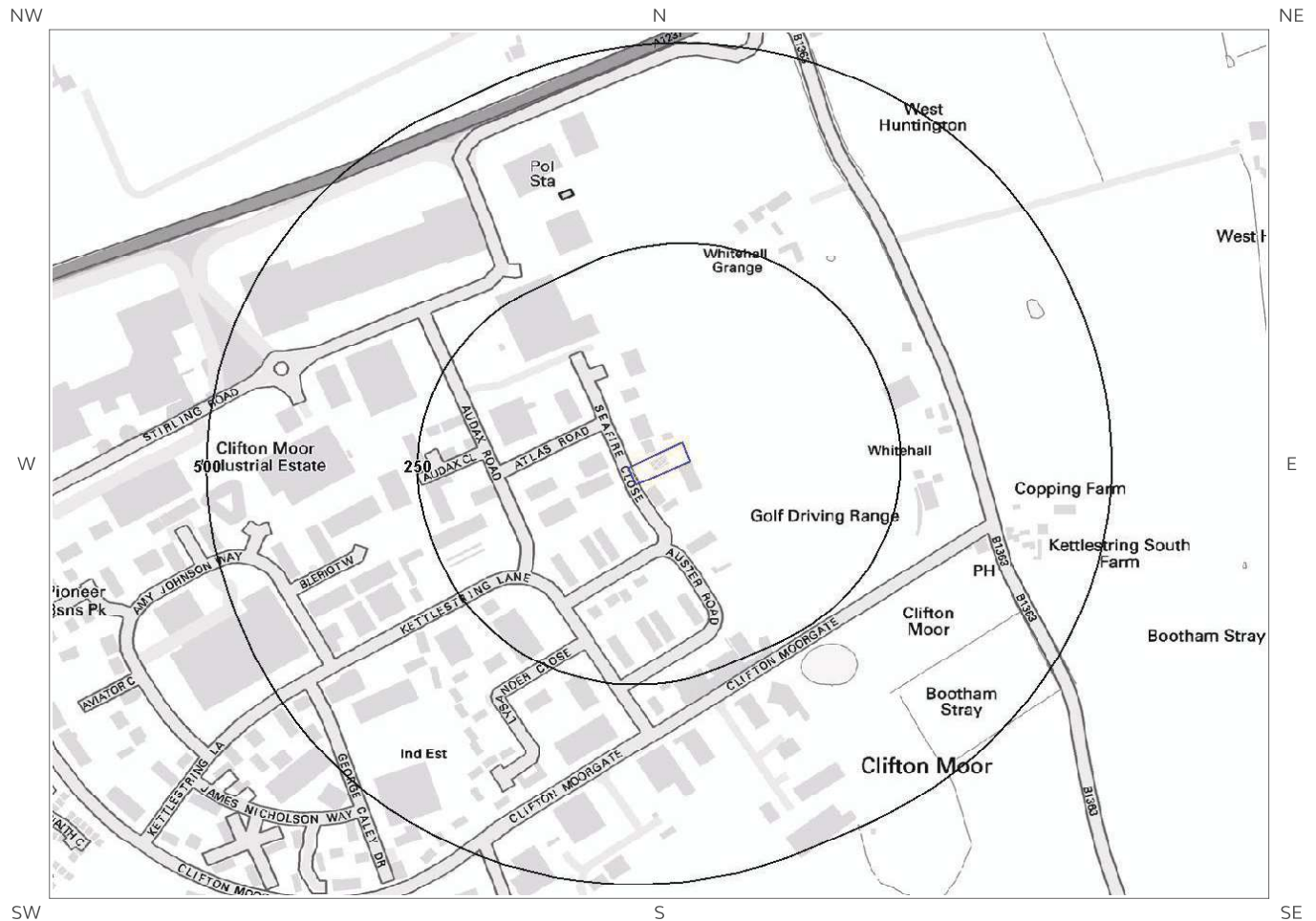
6b. Aquifer Within Bedrock Geology and Abstraction Licences



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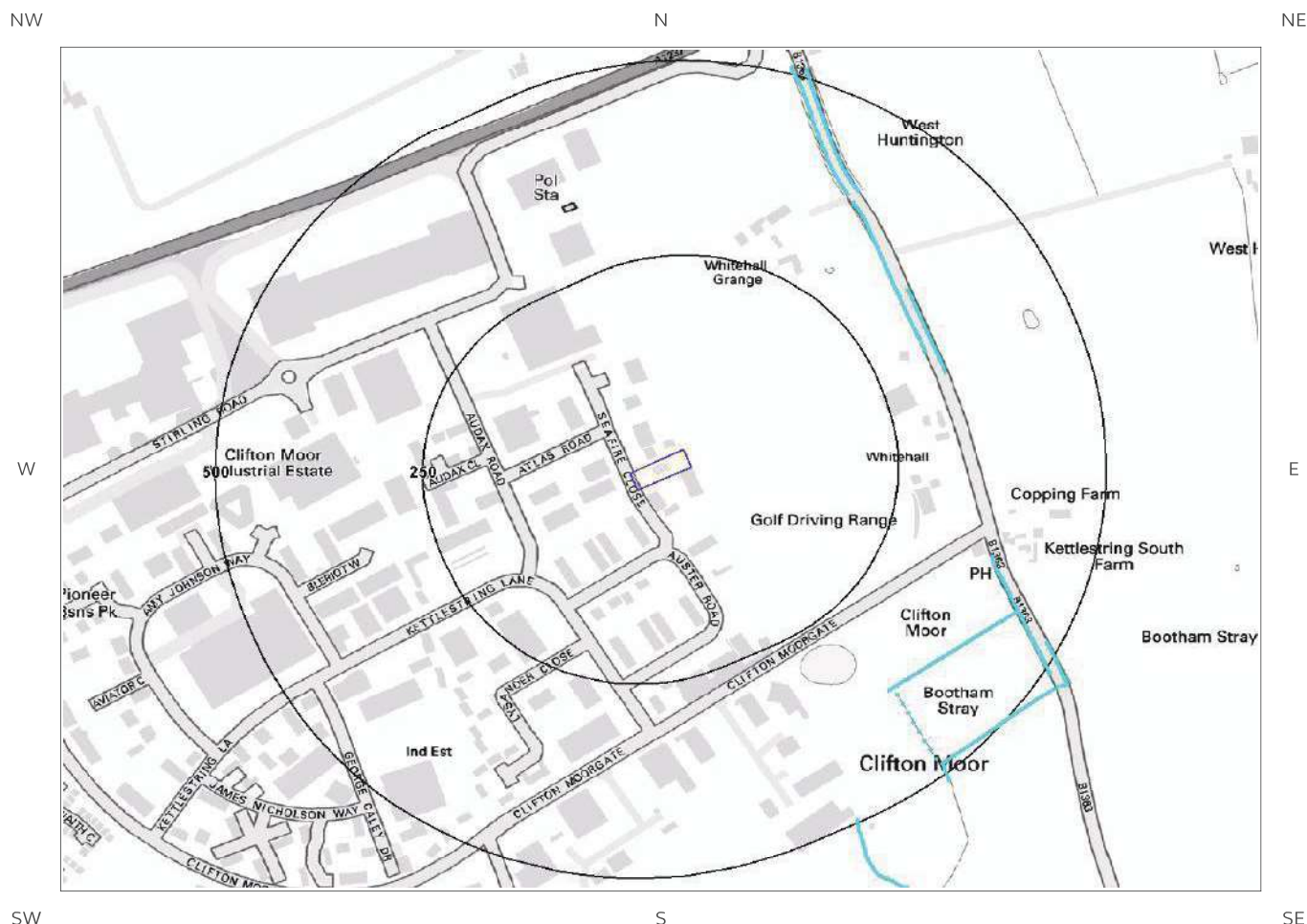
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

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

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

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	317	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	380	E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

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

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

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	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
2	317	S	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
3	380	E	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

Groundwater Abstraction Licences within 2000m of the study site

Identified

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

ID	Distance (m)	Direction	NGR	Details
Not shown	1935	NE	460980 456738	Status: Historical Licence No: 2/27/24/444 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - SHERWOOD SANDSTONE - NEW EARSWICK Data Type: Point Name: J BOWLING & SON Annual Volume (m³): 27,000 Max Daily Volume (m³): 900 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/04/2005 Version End Date:
Not shown	1935	NE	460980 456738	Status: Active Licence No: 2/27/24/444/R01 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - SHERWOOD SANDSTONE - NEW EARSWICK Data Type: Point Name: J Bowling & Son Ltd Annual Volume (m³): 27,000 Max Daily Volume (m³): 900 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/04/2017 Version End Date:
Not shown	1937	NE	460980 456740	Status: Historical Licence No: 2/27/24/306 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - SHERWOOD SANDSTONE - NEW EARSWICK Data Type: Point Name: J BOWLING & SON Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/05/1999 Version End Date:
Not shown	1937	NE	460980 456740	Status: Historical Licence No: 2/27/24/306 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE Data Type: Point Name: J BOWLING & SON Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 25/05/1999 Version End Date:
Not shown	1937	NE	460980 456740	Status: Historical Licence No: 2/27/24/444 Details: Spray Irrigation - Direct Direct Source: GROUNDWATERS Point: BOREHOLE - SHERWOOD SANDSTONE - NEW EARSWICK Data Type: Point Name: J BOWLING & SON Annual Volume (m³): 27,000 Max Daily Volume (m³): 900 Original Application No: - Original Start Date: Expiry Date: Issue No: Version Start Date: 01/04/2005 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

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

None identified

Database searched and no data found.

6.9 River Quality

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

Identified

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

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1457	E	461035 455000	River Name: Foss Reach: Wiggington Beck Tang Hall Beck End/Start of Stretch: Start of Stretch NGR	C	D	D	D	B

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

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

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	1457	E	461035 455000	River Name: The Foss Reach: Wiggington Beck Tang Hall Beck End/Start of Stretch: Start of Stretch NGR	D	D	C	C	D
Not shown	1457	E	461035 455000	River Name: The Foss Reach: The Sike Wiggington Beck End/Start of Stretch: End of Stretch NGR	C	C	B	B	B

6.10 Ordnance Survey MasterMap Water Network

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

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

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

ID	Distance/Direction	Name	Type of Watercourse	Additional Details
1	317	-	Inland river not influenced	Catchment Area: Ouse Yorkshire

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	NE		by normal tidal action.	Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
4	317 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
2	329 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
5	329 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
3	373 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
6	373 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
4	374 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	374 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
5	379 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	379 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
6	382 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	382 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
7	390 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	390 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
8	392 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	392 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
9	427 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	427 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
10	459 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	459 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
11	466 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	466 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
12	482 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	482 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
13	486 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
Not shown	486 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	487 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	487 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	487 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	487 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
16	495 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	495 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: Ouse Yorkshire Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

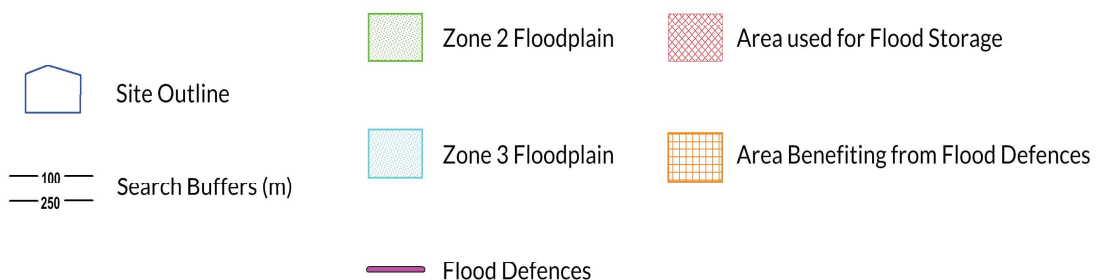
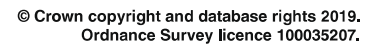
6.11 Surface Water Features

Surface water features within 250m of the study site

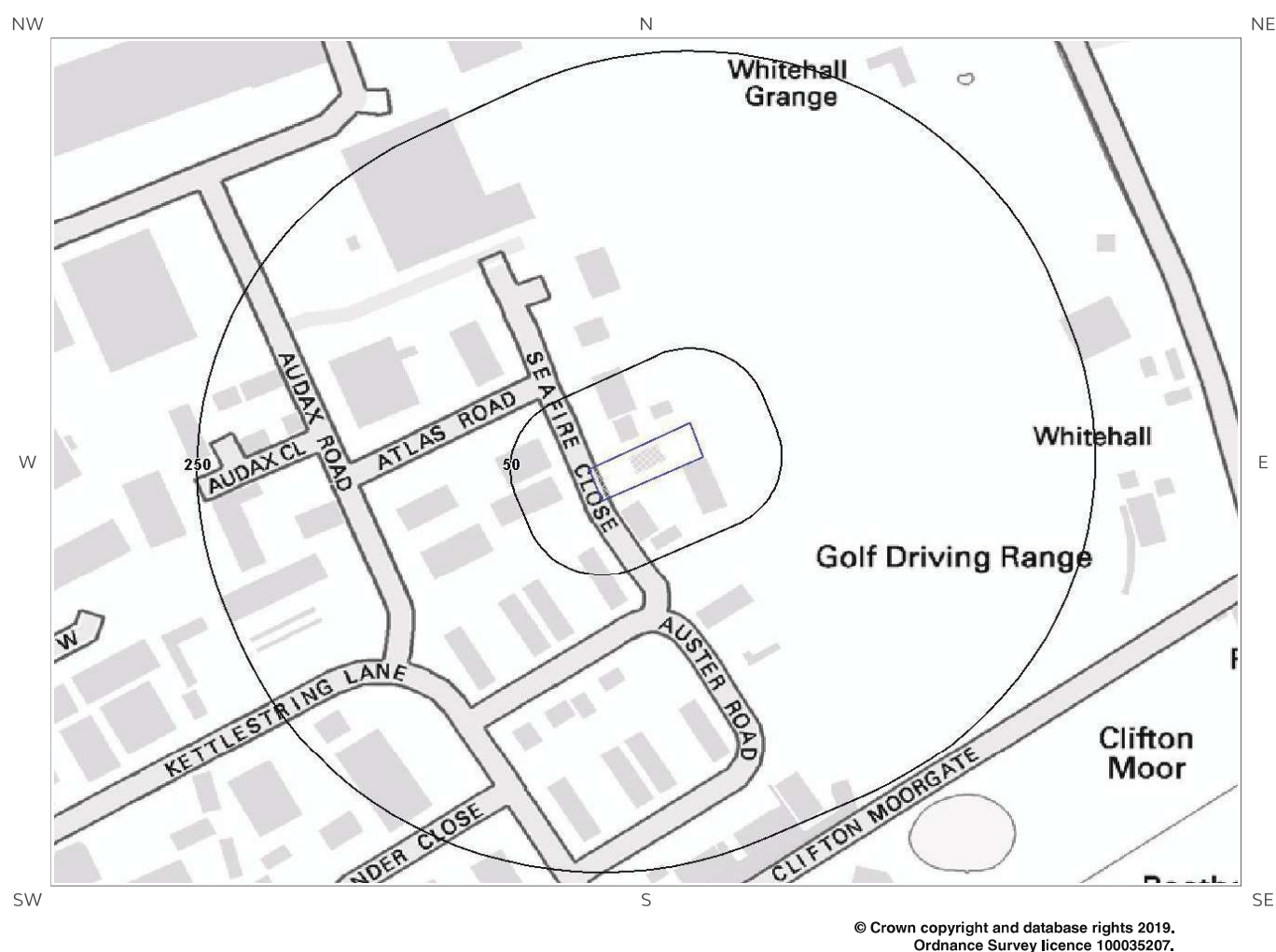
None identified


Database searched and no data found.


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




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





 Site Outline


 Search Buffers (m)

RoFRaS Rating

 Very Low

 Low

 Medium

 High

7 Flooding

7.1 River and Coastal Zone 2 Flooding

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

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

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

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

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

Database searched and no data found.

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

Highest risk of flooding onsite Very Low

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

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

7.4 Flood Defences

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

7.5 Areas benefiting from Flood Defences

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

7.6 Areas benefiting from Flood Storage

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

None identified

7.7 Groundwater Flooding Susceptibility Areas

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

None identified

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

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

Not Prone

The area is not considered to be prone to groundwater flooding based on rock type.

7.8 Groundwater Flooding Confidence Areas

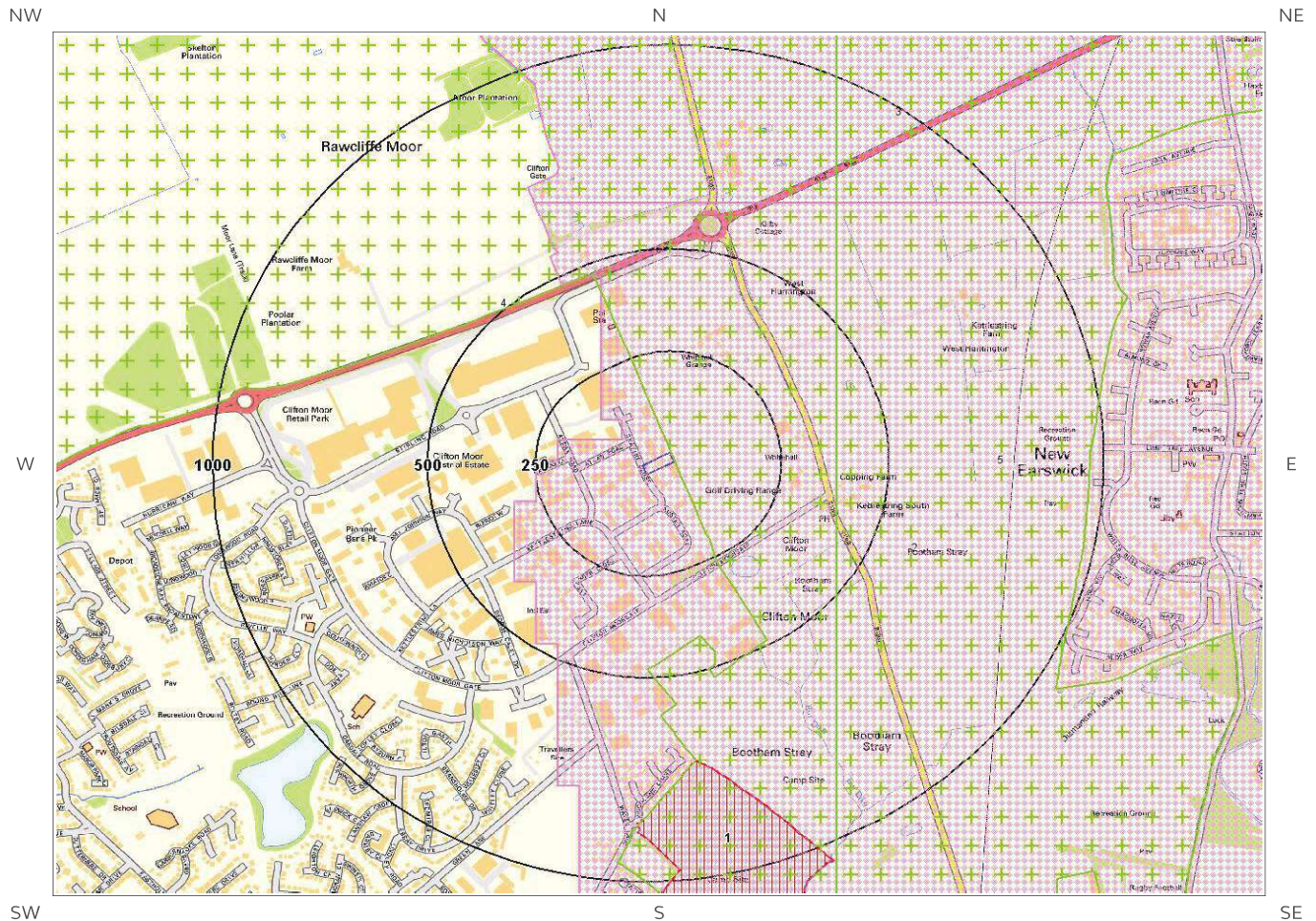
British Geological Survey confidence rating in this result

Not Applicable

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

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site

Identified

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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
1	716	S	Clifton Backies	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
2	0	On Site	Changed	DEFRA
3	614	N	Changed	DEFRA

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

2

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
4	2	E	York Greenbelt	York (B)
5	380	E	York Greenbelt	York (B)

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

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

9.1.1 Shrink Swell

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

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

Hazard
Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

9.1.2 Landslides

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

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

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

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

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

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

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

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Moderate

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

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

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

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Negligible

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

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

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

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

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

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

None identified

Database searched and no data found.

10.2 Non-Coal Mining

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

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

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sales@emapsite.com

emapsite™

British Geological Survey Enquiries

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

Web: www.bgs.ac.uk

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



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

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Tel: 03708 506 506

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
www.gov.uk/phe

Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



The Coal Authority

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



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: City of York Council
Phone: 01904 551 550
Web: <http://www.york.gov.uk>
Address: West Offices, Station Rise, York, YO1 6GA

Gemapping PLC

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



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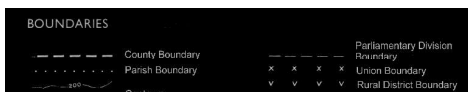
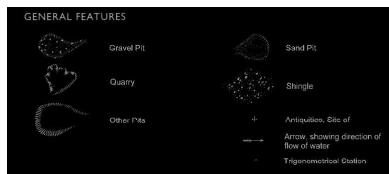
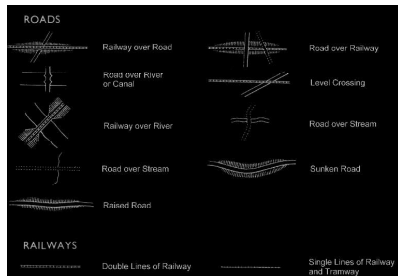
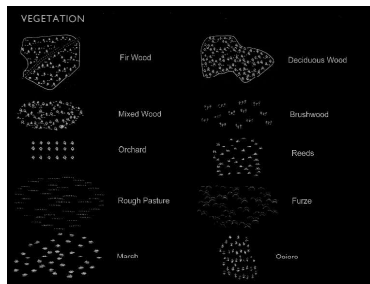
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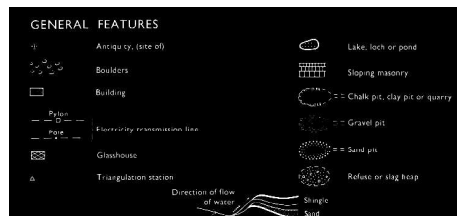
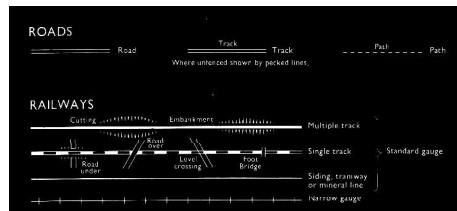
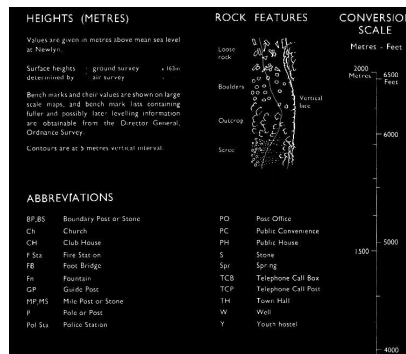
APPENDIX C

Emapsite: Historical Ordnance Survey Plans

County Series 1:10,560 scale



National Grid 1:10,000 scale



County Series & National Grid

1:10,560 scale

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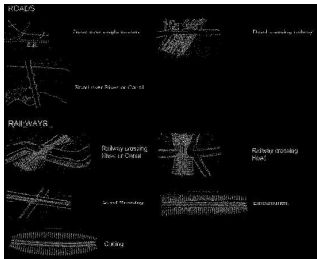
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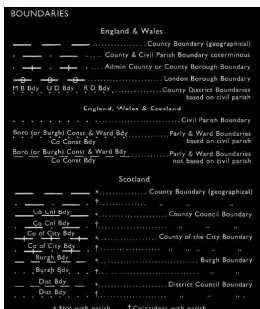
Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

County Series 1:2,500 scale



**National Grid 1:2,500 / 1:1,250
scale**



Historical Map Pack Legend

County Series
1:1,250 scale
~

1:1,250 scale

~

**County Series &
National Grid**

1:2,500 scale

1:2,500 scale

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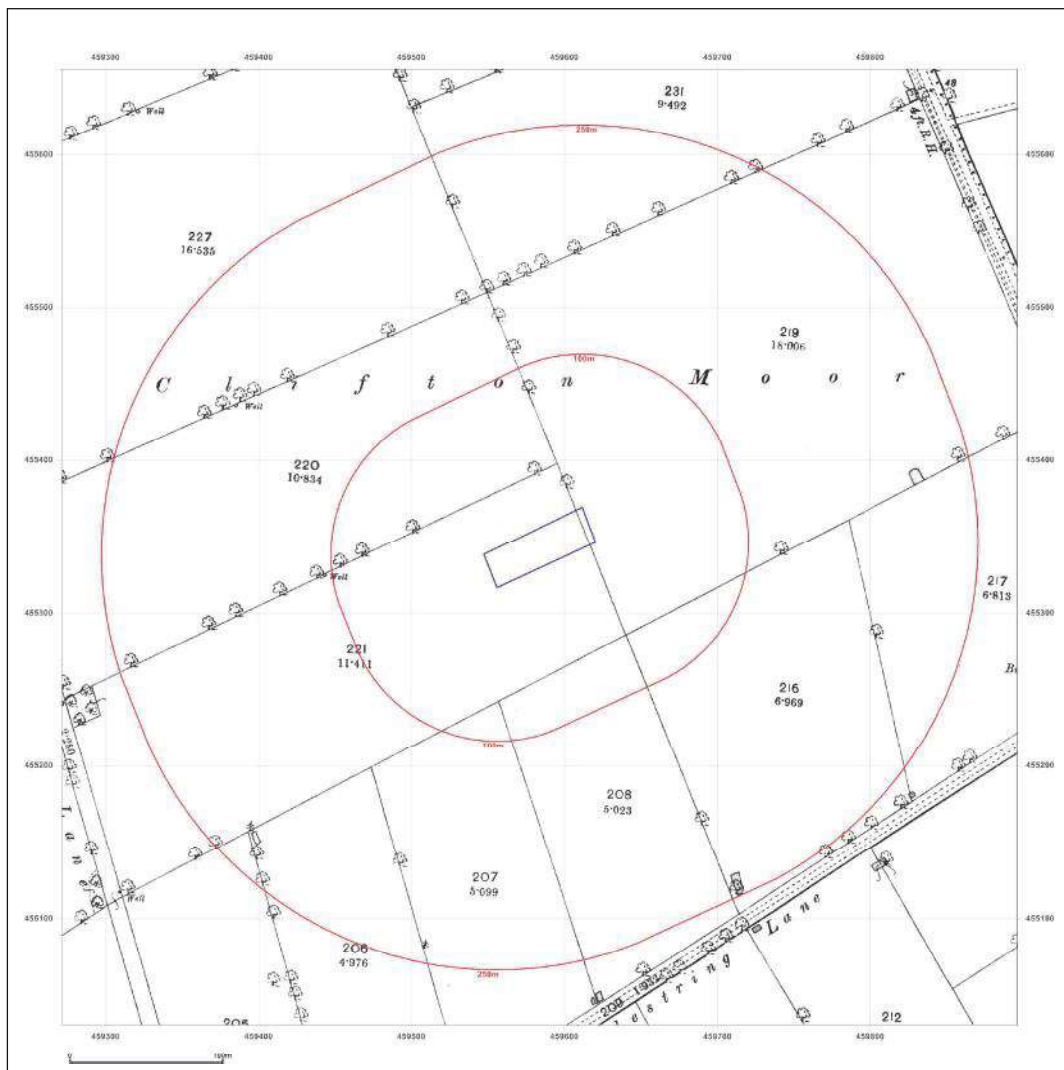
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Site Details:

Former Atlanta Gym Seafire
Lane, Seafire Lane, Clifton Moor
Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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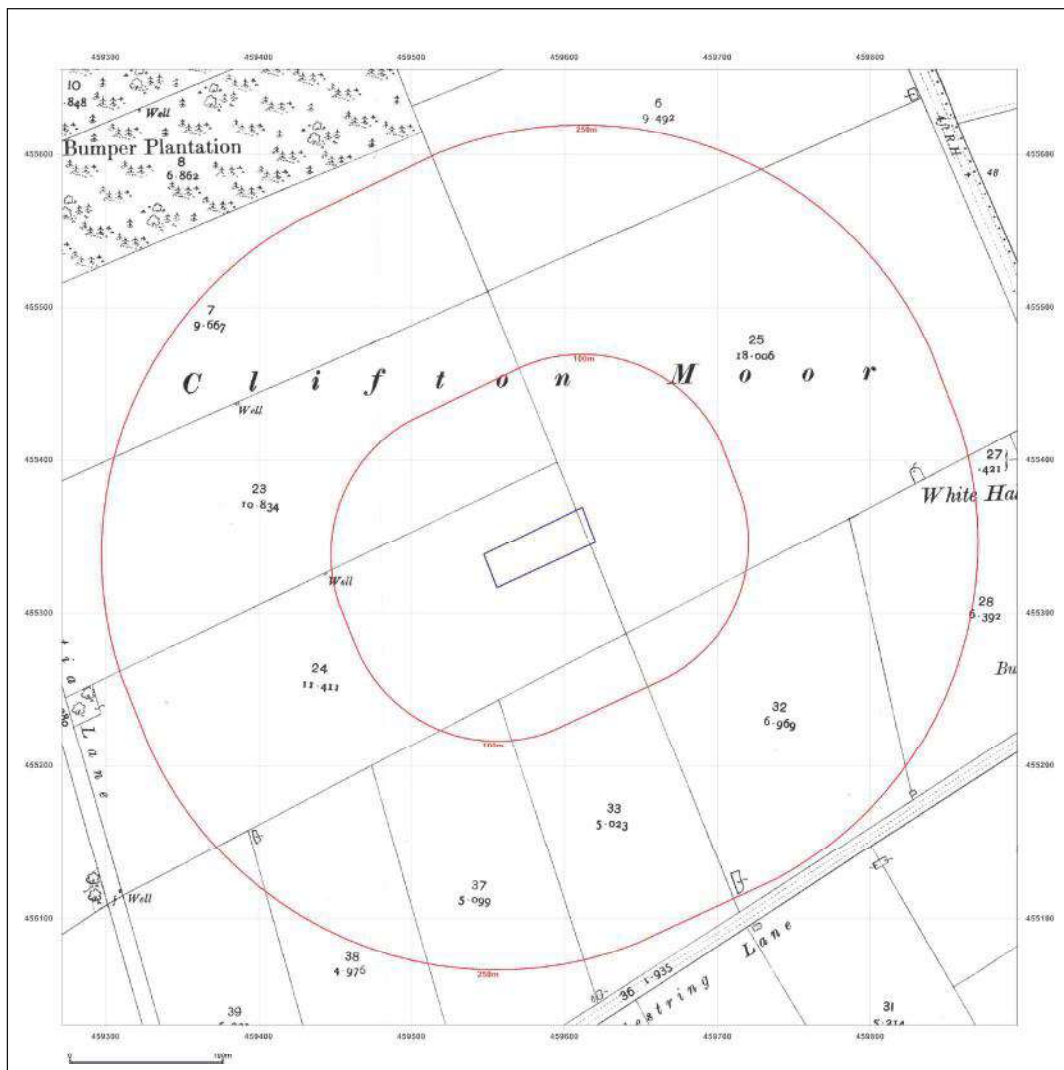


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Lane, Seafire Lane, Clifton Moor
Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



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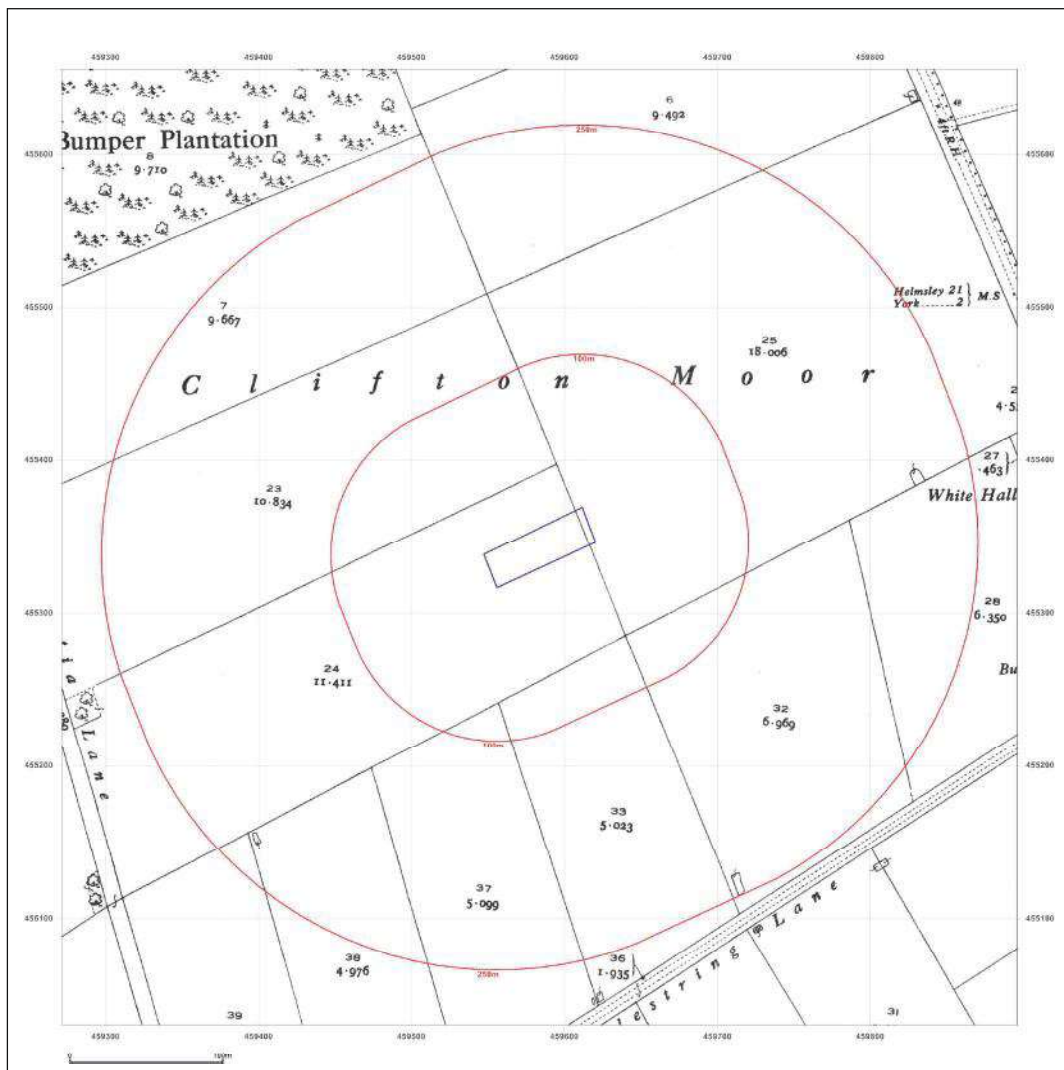


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Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1930

Scale: 1:2,500

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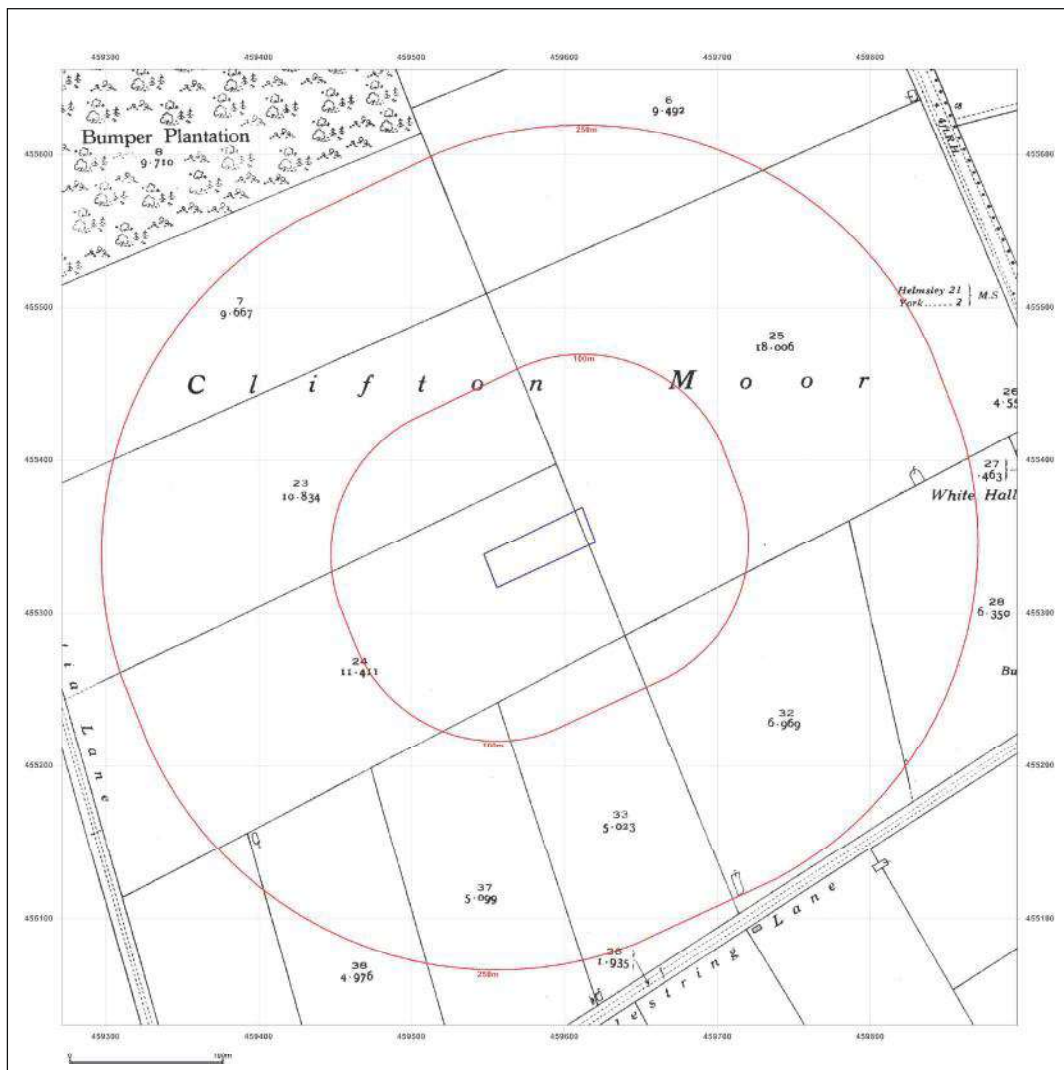


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Site Details:

Former Atlanta Gym Seafire
Lane, Seafire Lane, Clifton Moor
Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1938

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1938
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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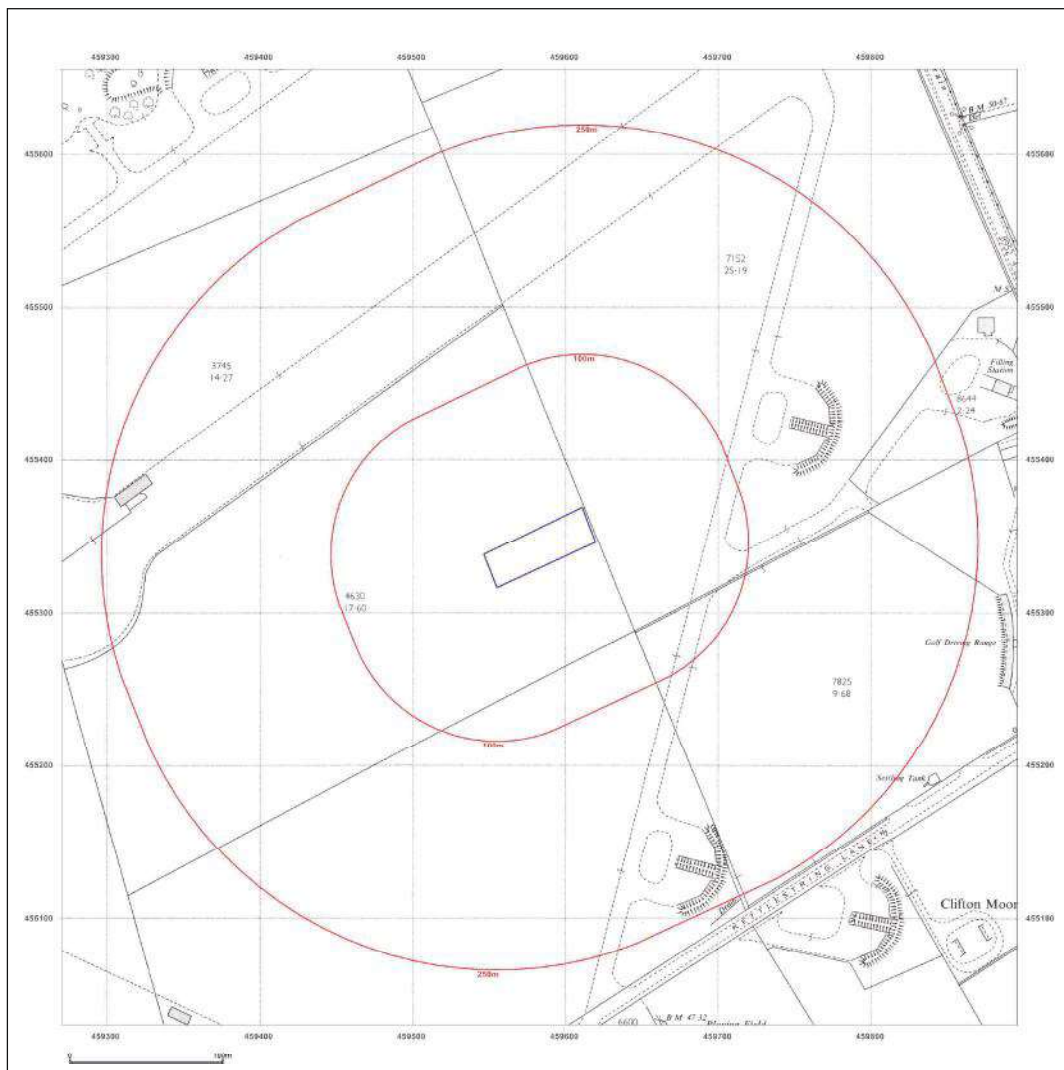


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Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1966

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
Revised 1966
Edition N/A
Copyright 1967
Levelled 1960



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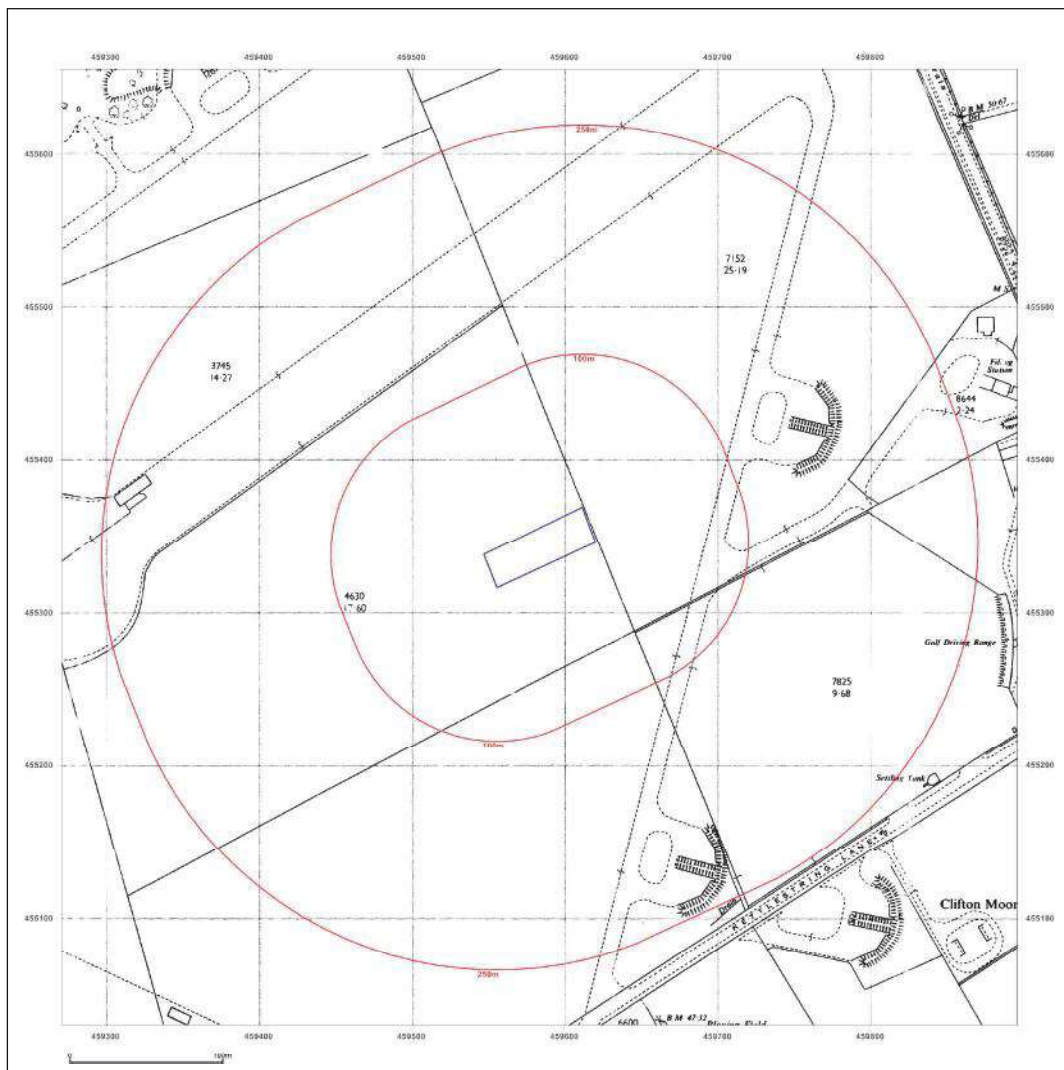


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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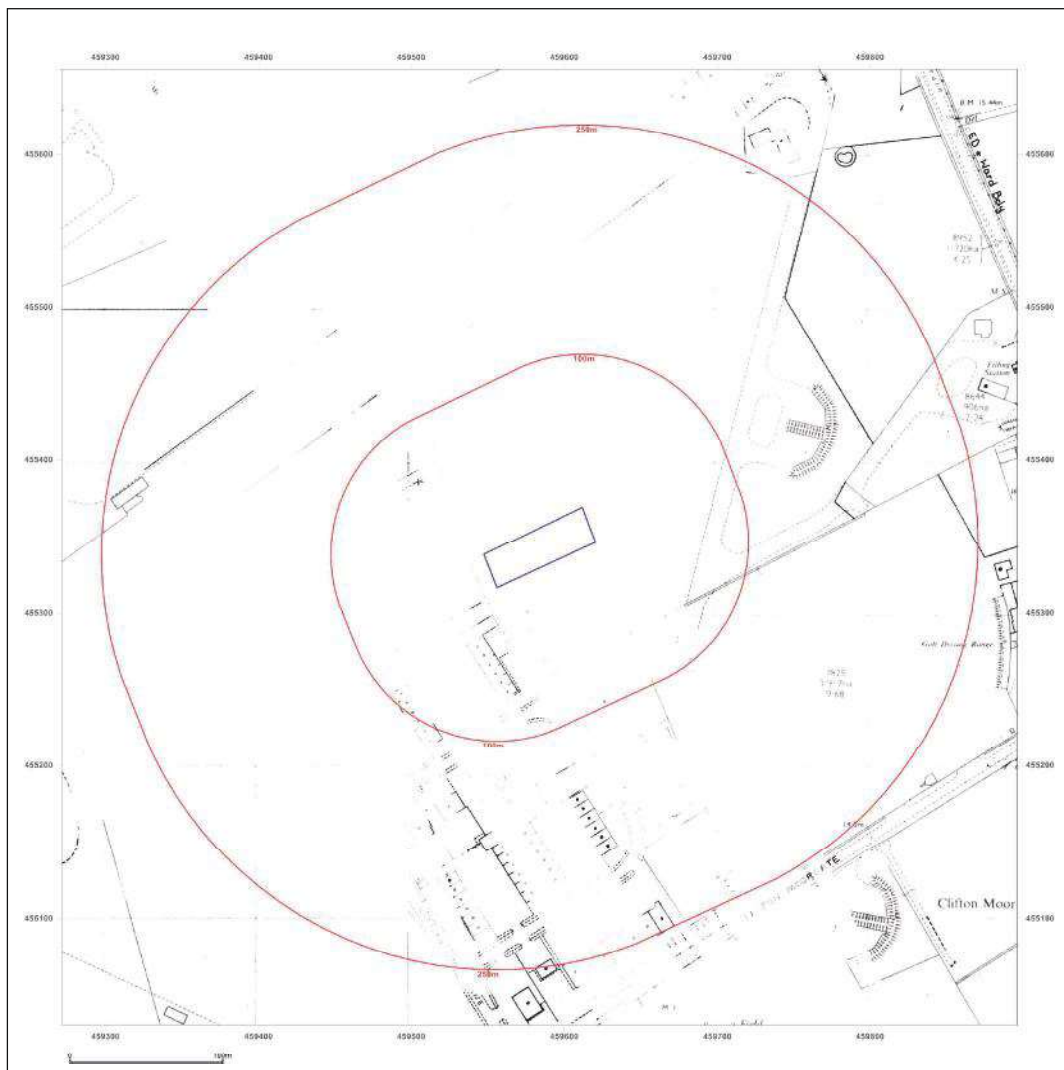


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Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1988

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1988
Edition N/A
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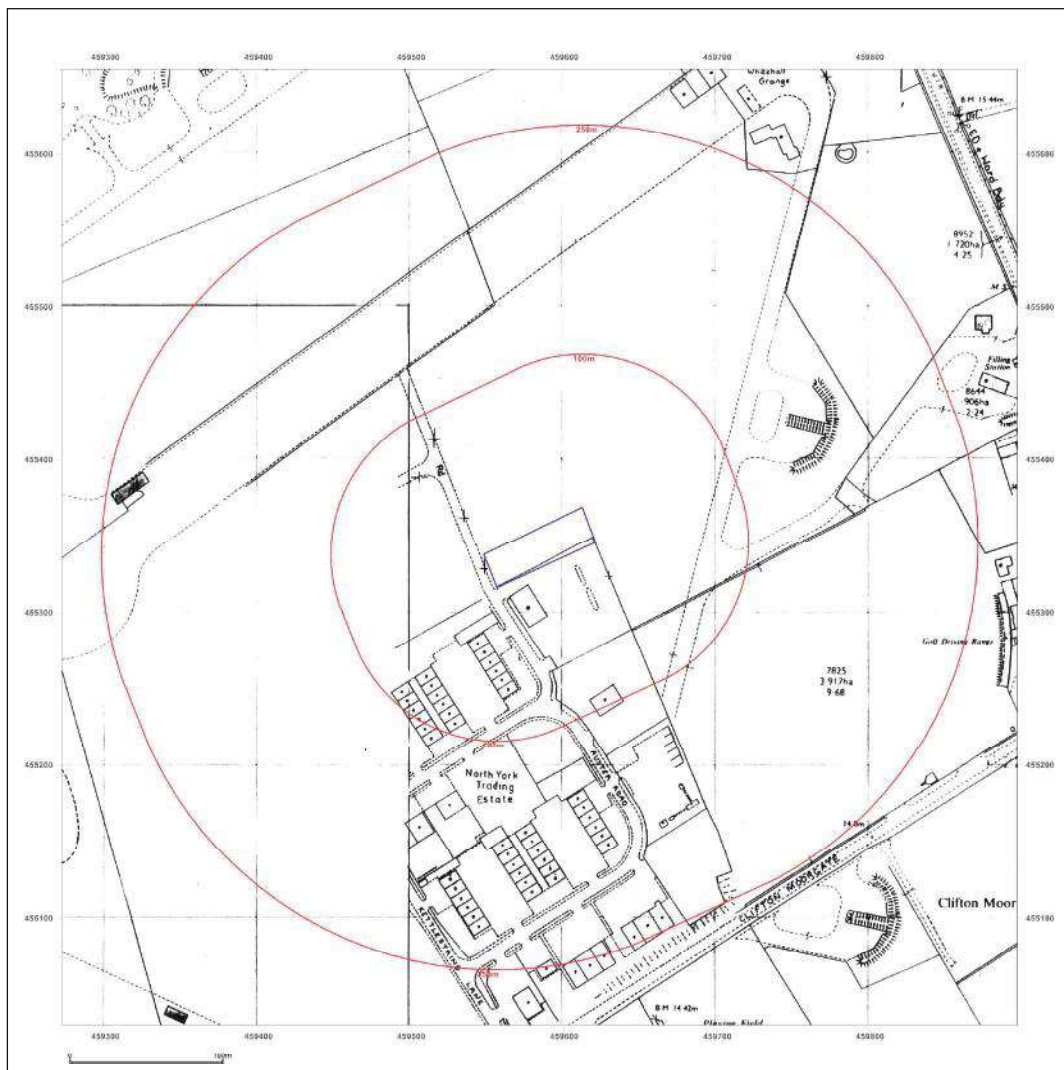


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Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1988

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1988
Edition N/A
Copyright 1988
Levelled 1950



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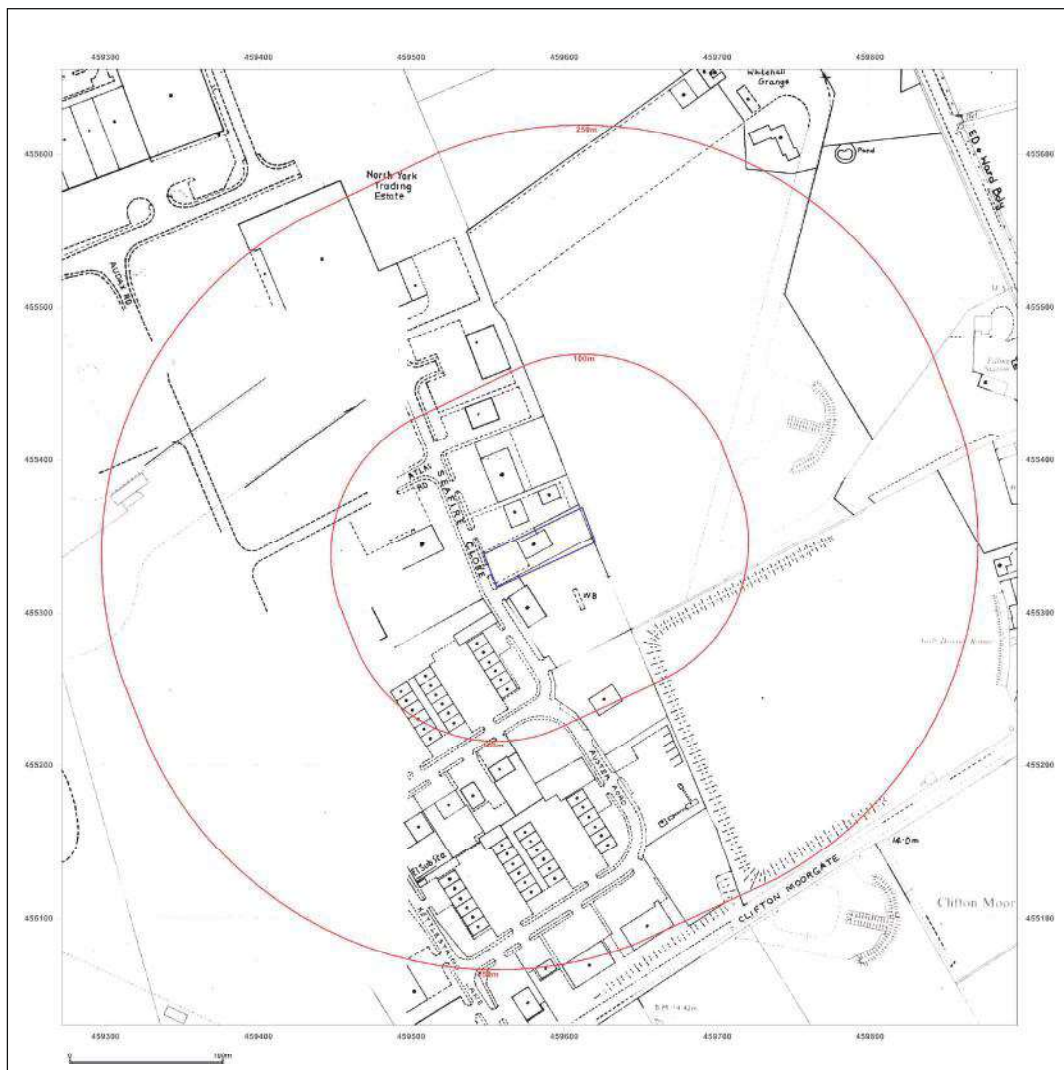


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1999
Revised 1990
Edition N/A
Copyright 1990
Levelled 1999



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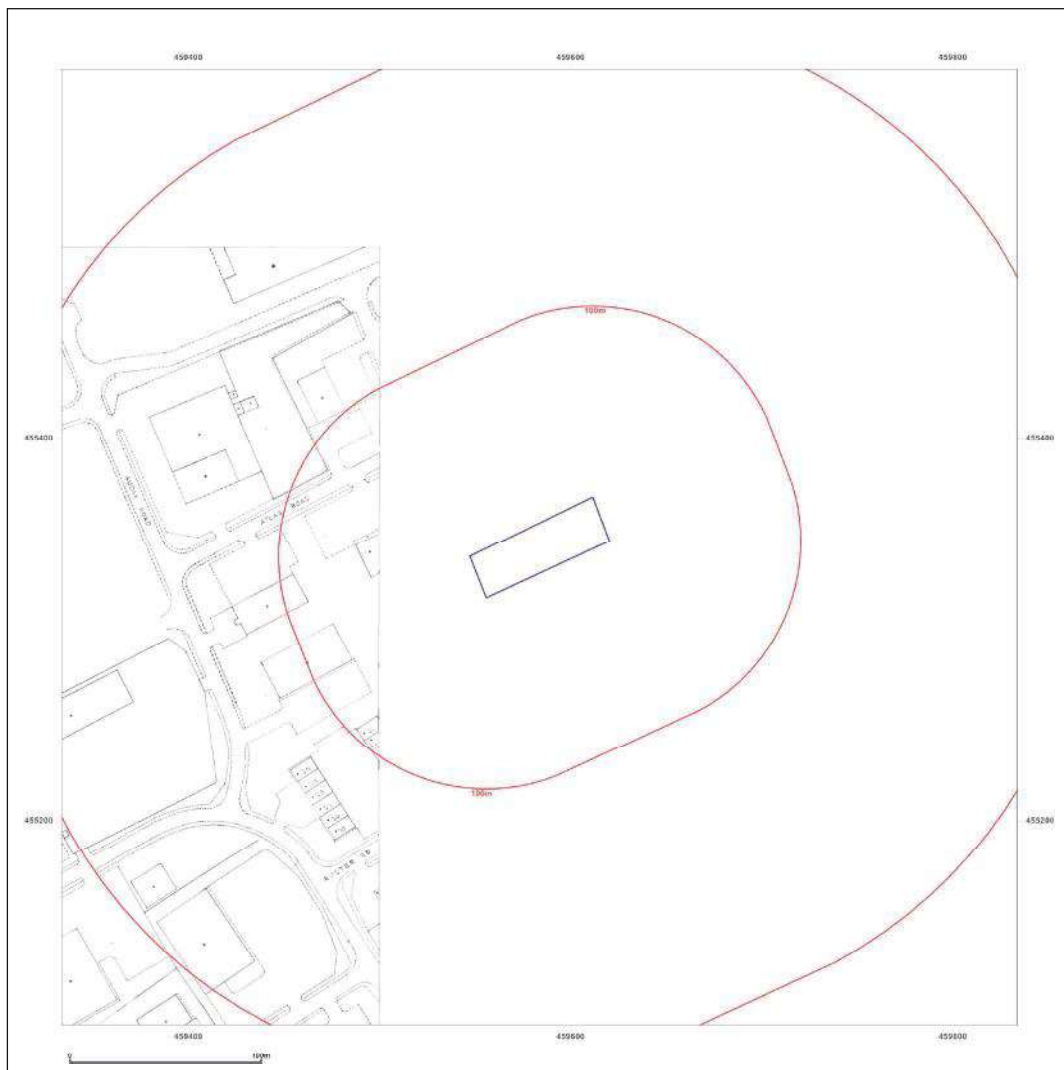


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
Revised 1992
Edition N/A
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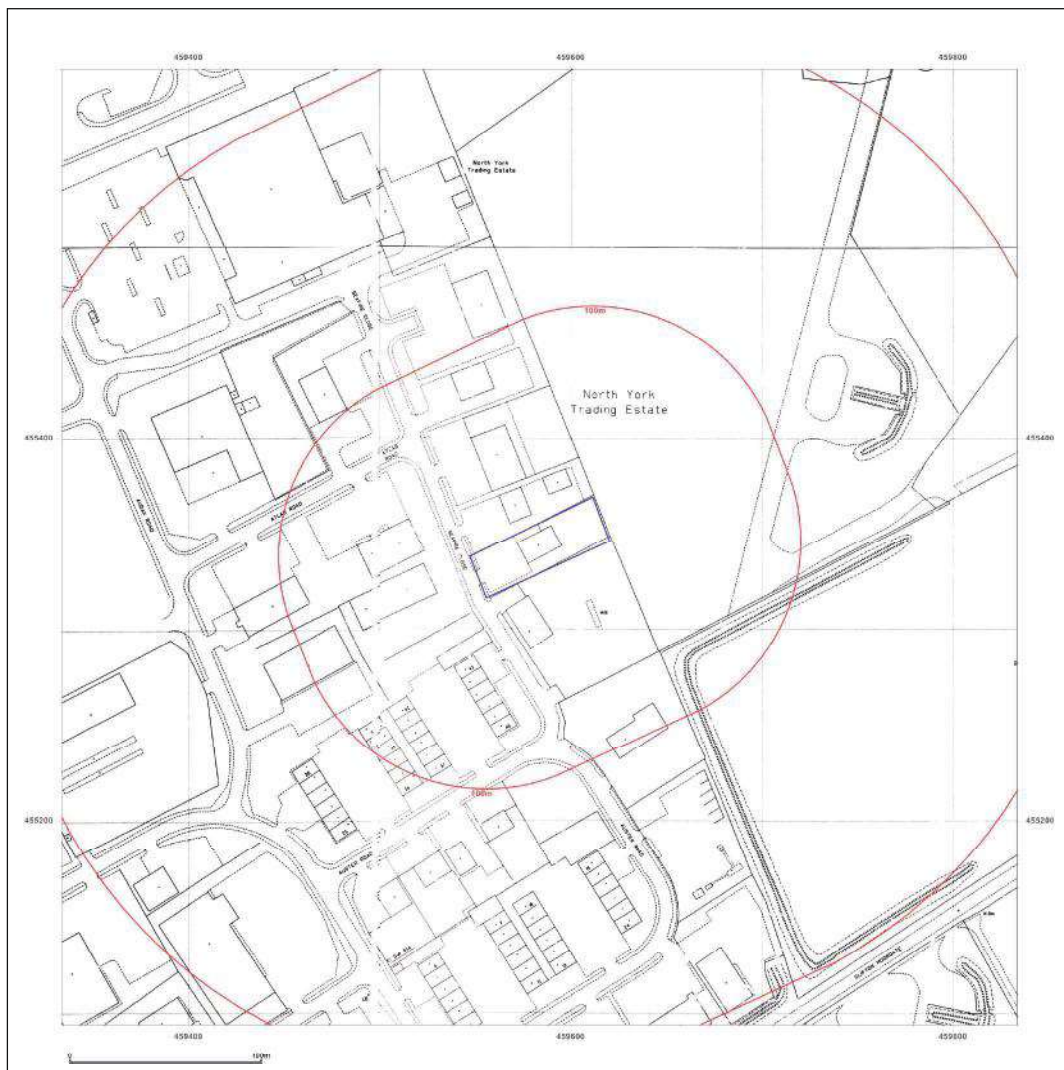


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed 1983 Revised N/A Edition N/A Copyright 1993 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1989 Levelled N/A



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Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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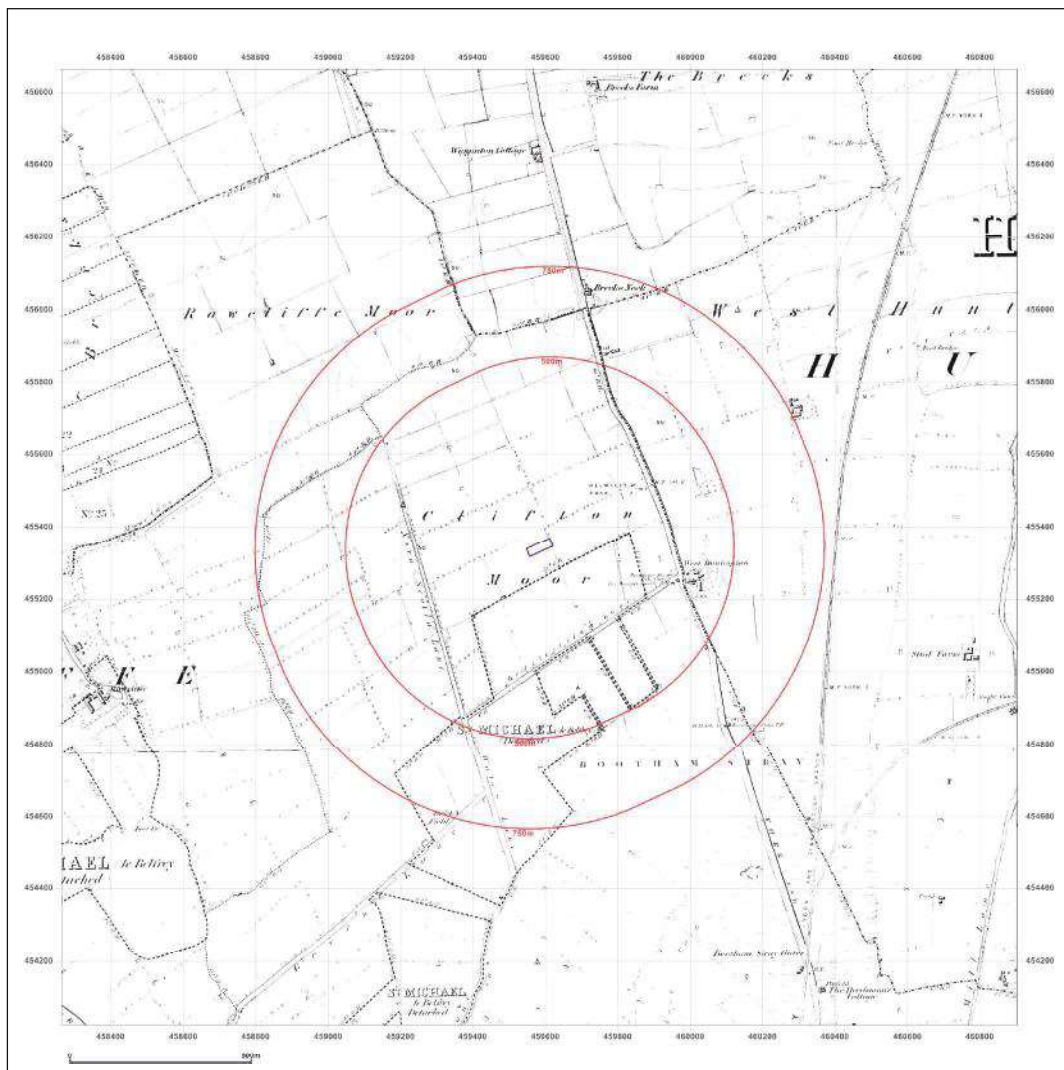


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1853-1854

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1852
Revised N/A
Edition 1854
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Levelled N/A

Surveyed 1852
Revised N/A
Edition 1853
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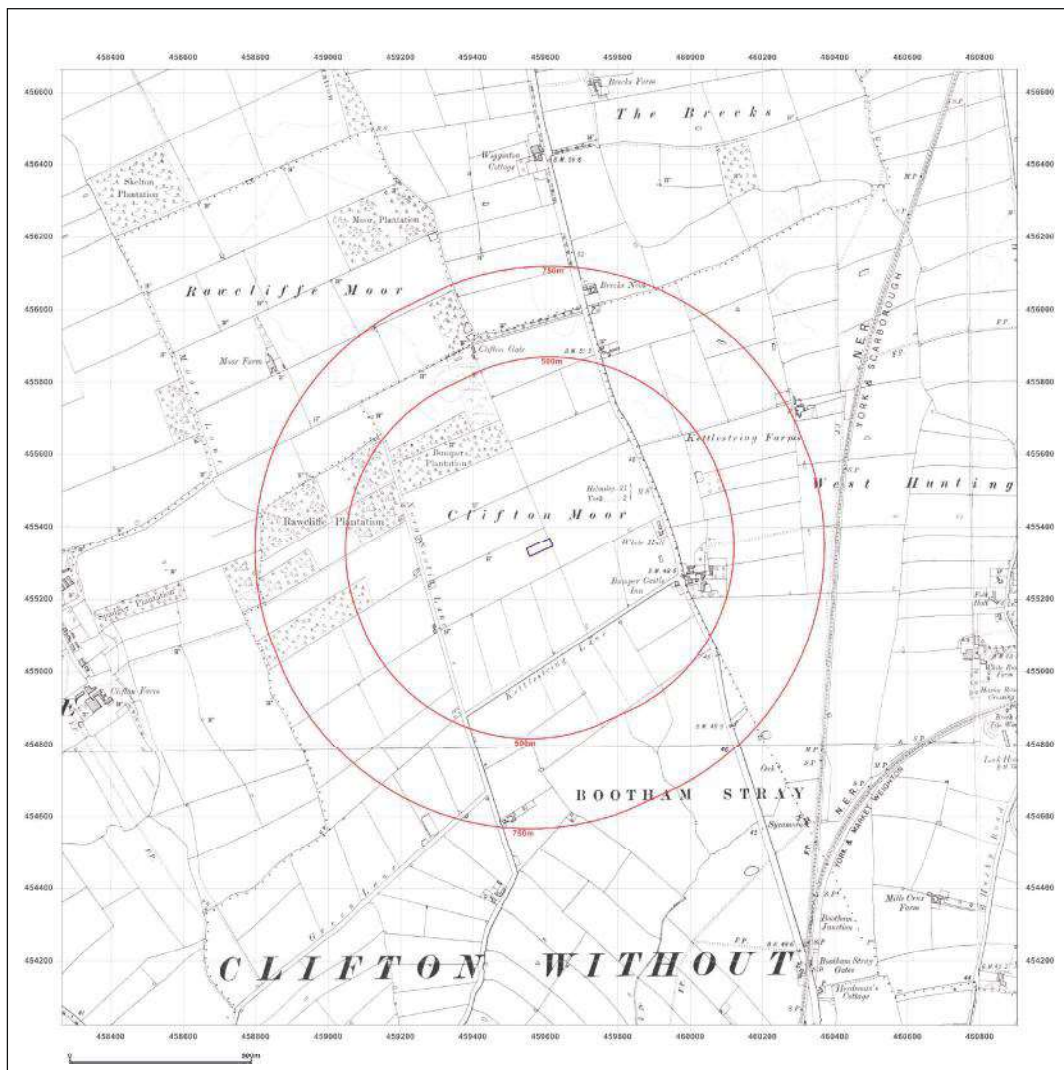


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1907-1909

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1848 Revised 1907 Edition 1907 Copyright N/A Levelled N/A</p>	<p>Surveyed 1851 Revised 1909 Edition N/A Copyright N/A Levelled N/A</p>
<p>Surveyed 1951 Revised 1907 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1851 Revised 1907 Edition N/A Copyright N/A Levelled N/A</p>



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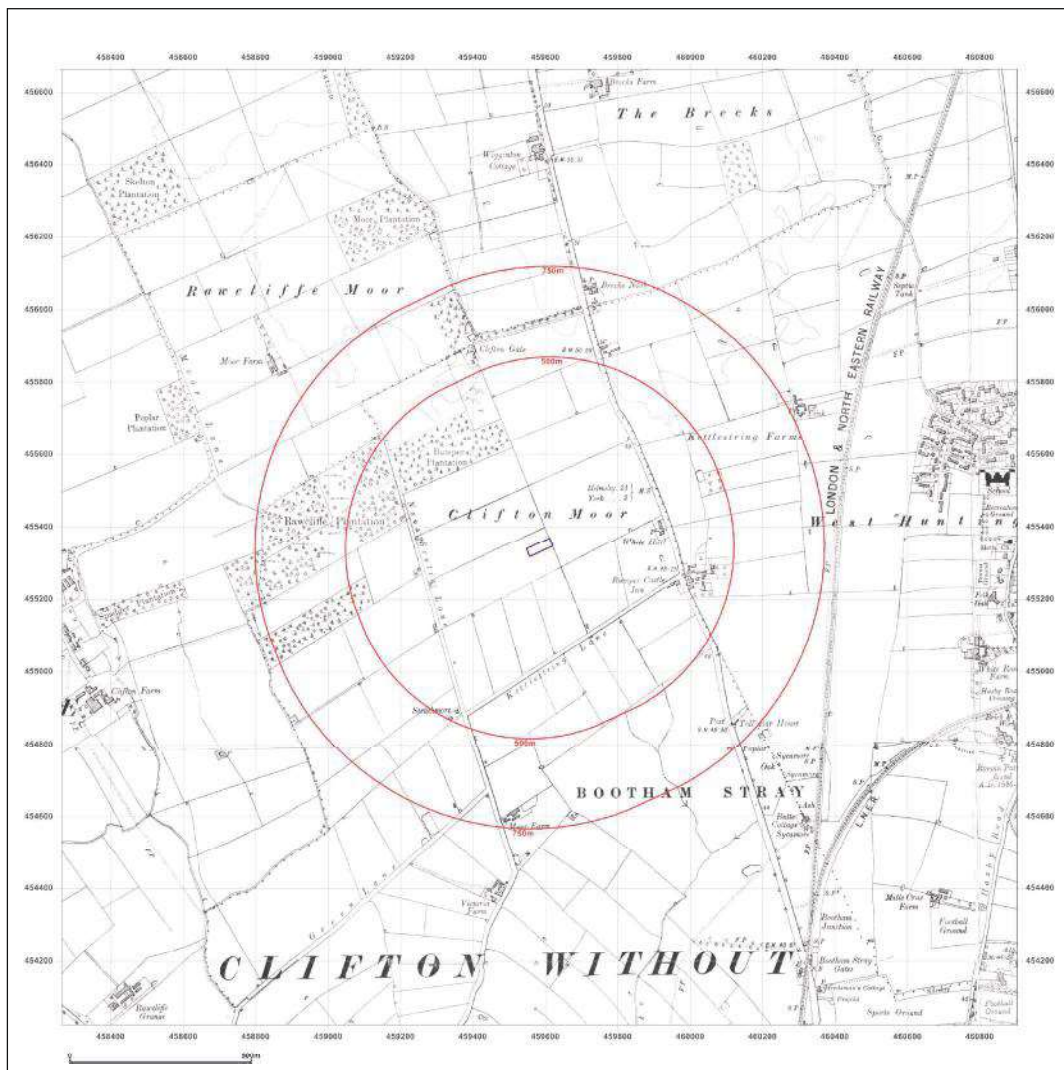


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Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1928-1932

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1848 Revised 1928 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1851 Revised 1928 Edition N/A Copyright N/A Levelled N/A</p>
<p>Surveyed 1851 Revised 1932 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1851 Revised 1931 Edition N/A Copyright N/A Levelled N/A</p>



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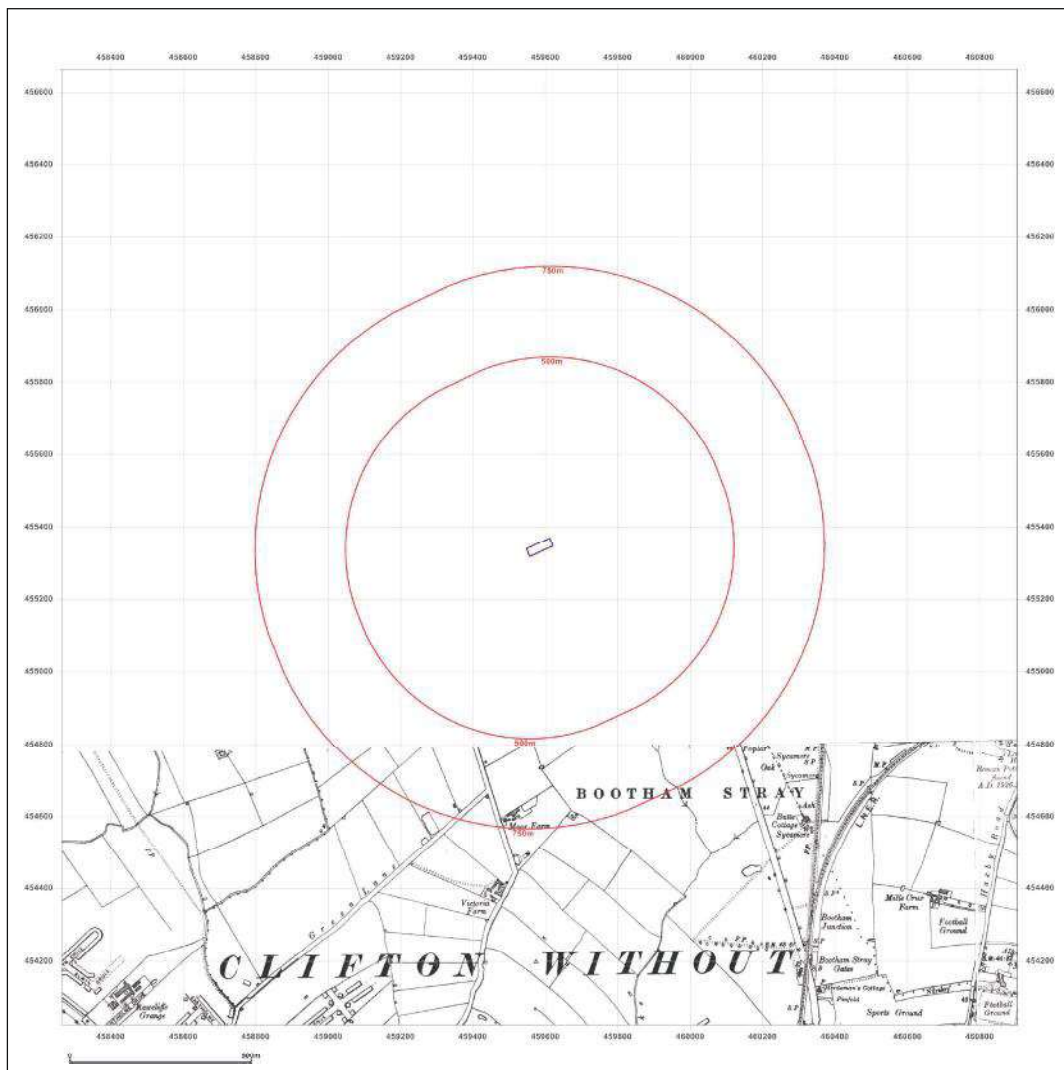


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Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1851
Revised 1938
Edition N/A
Copyright N/A
Levelled 1929



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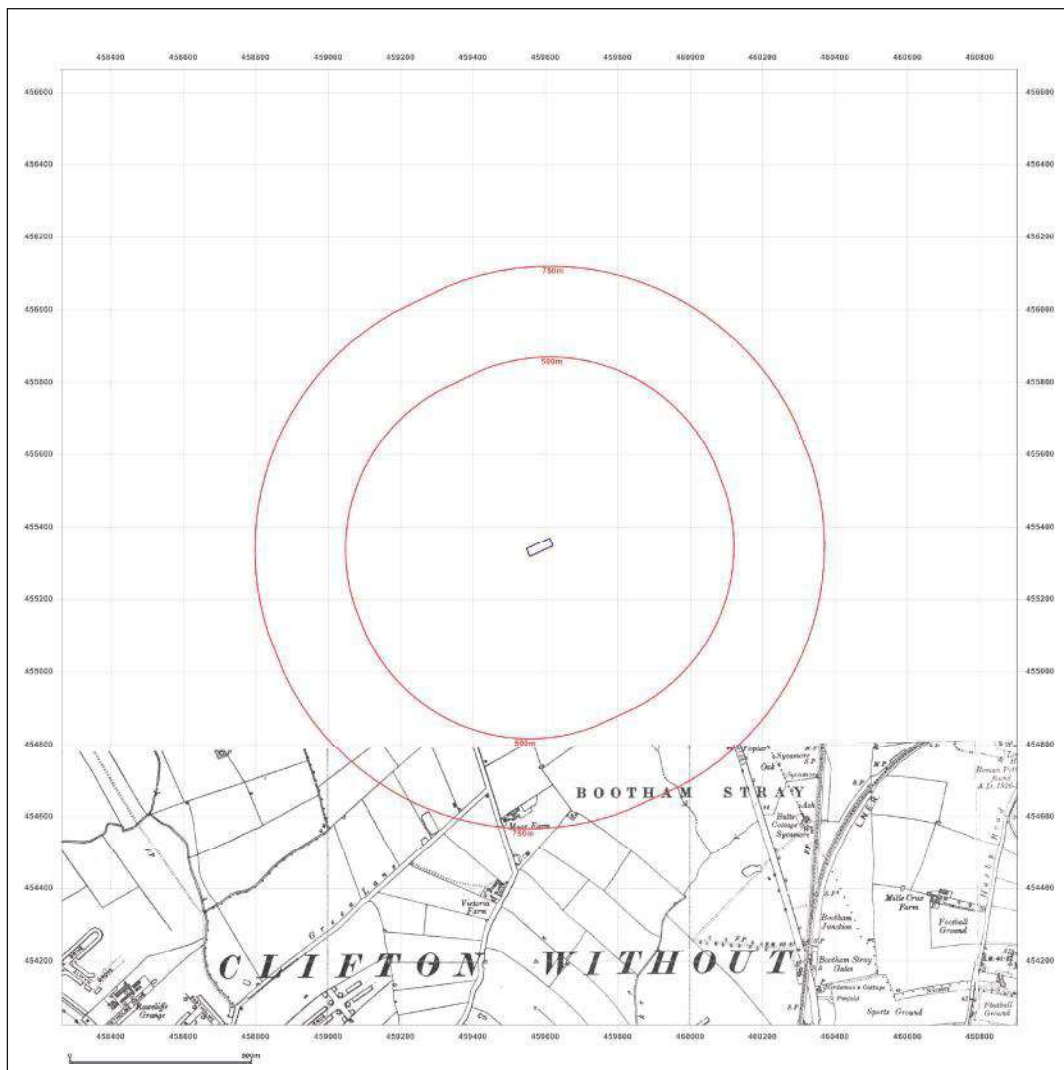


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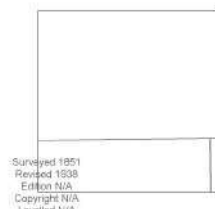
Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1851
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1851
Revised 1938
Edition N/A
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Levelled 1929



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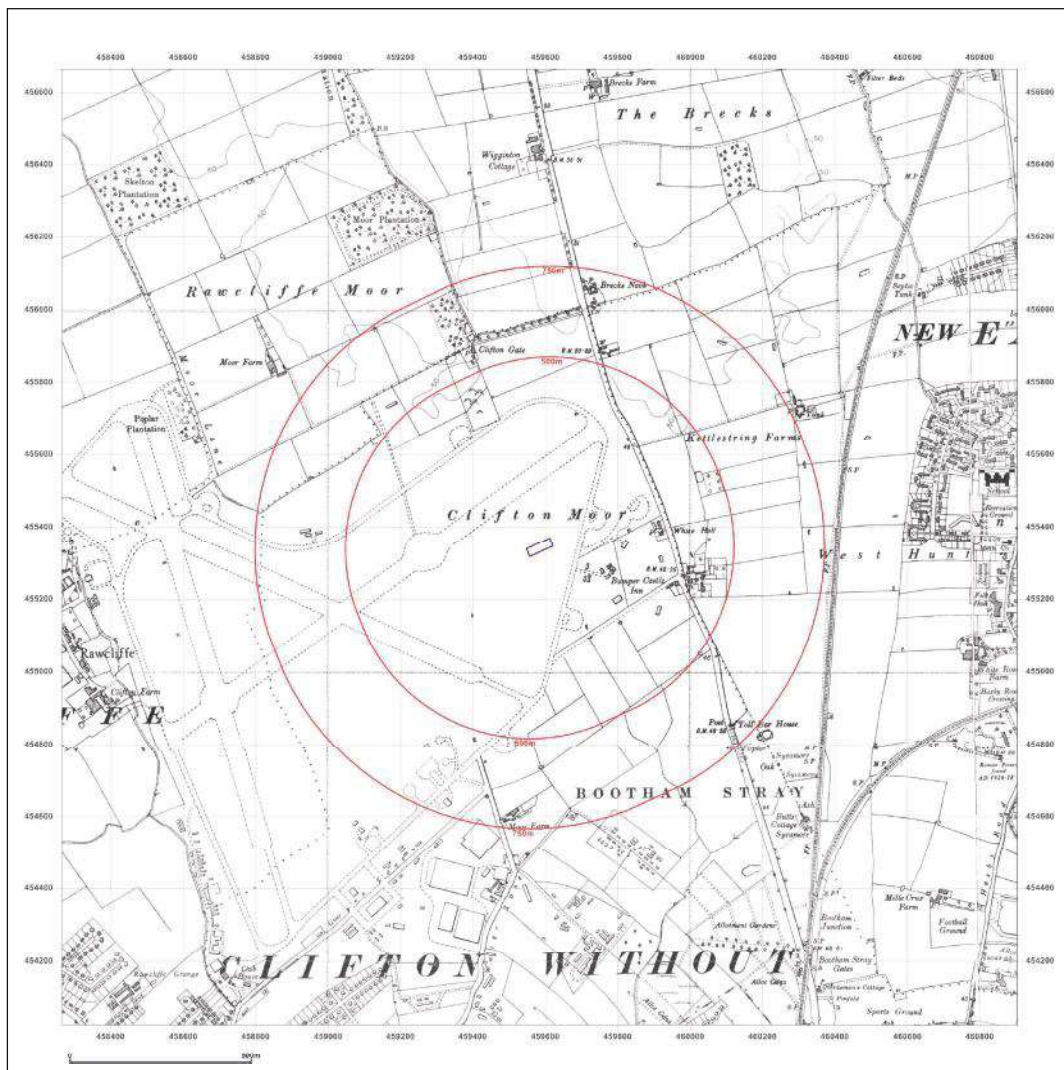


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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1891 Revised 1950 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1851 Revised 1950 Edition N/A Copyright N/A Levelled N/A</p>
<p>Surveyed 1951 Revised 1950 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1851 Revised 1950 Edition N/A Copyright N/A Levelled N/A</p>



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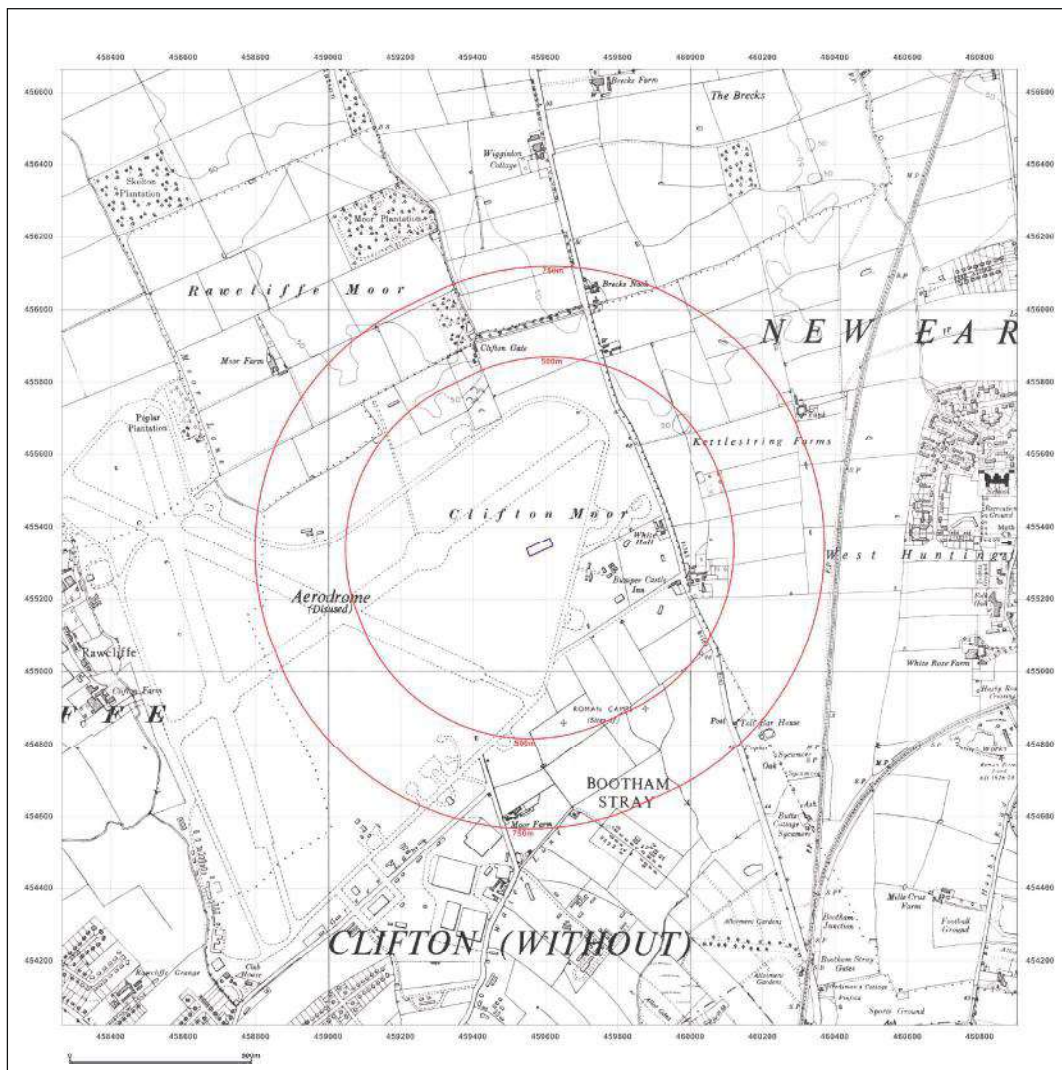


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Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: Provisional

Map date: 1958

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
Revised 1957
Edition 1958
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1957
Edition N/A
Copyright N/A
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Revised 1957
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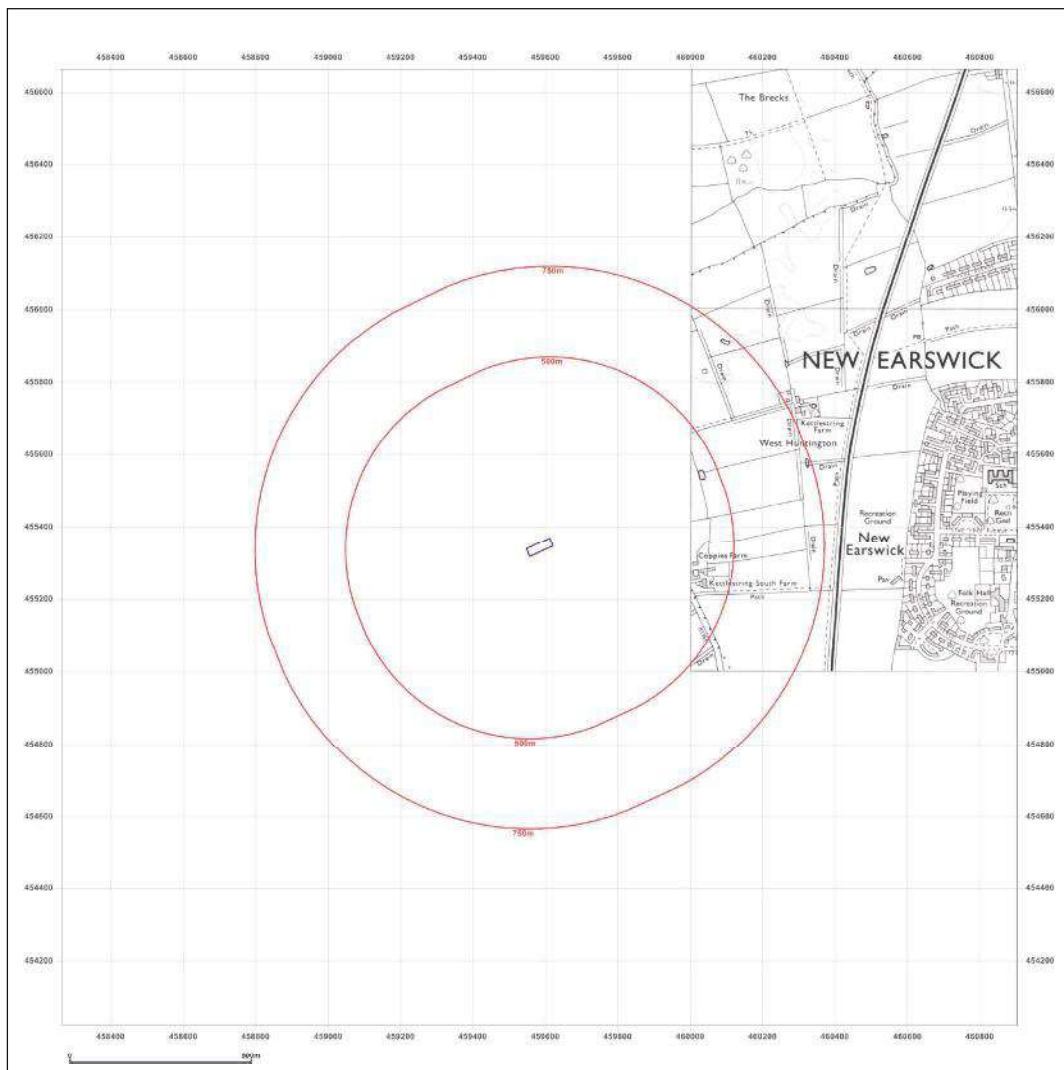
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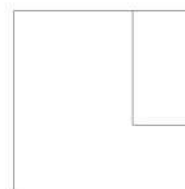
Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1969
Revised 1969
Edition N/A
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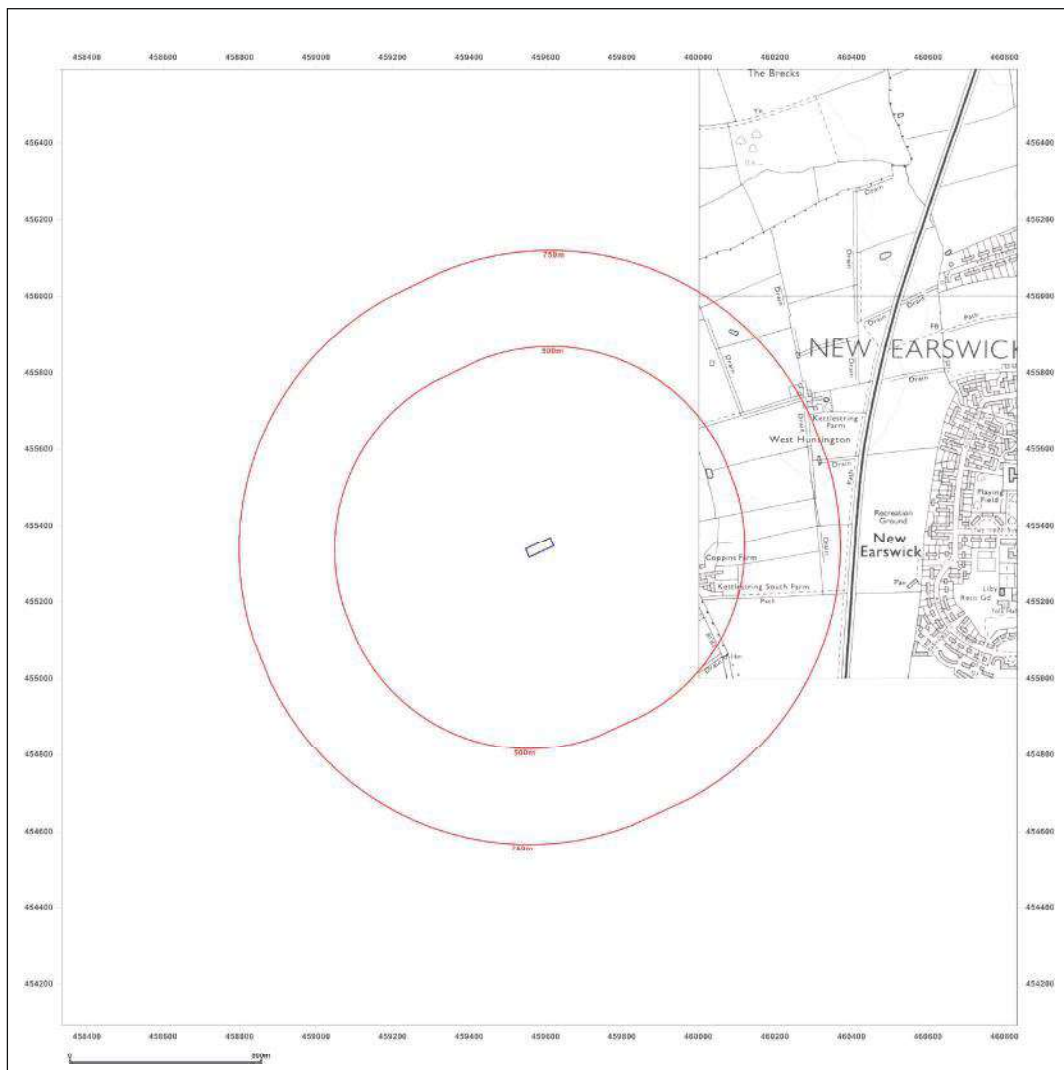


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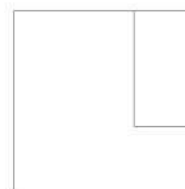
Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1981
Revised 1981
Edition N/A
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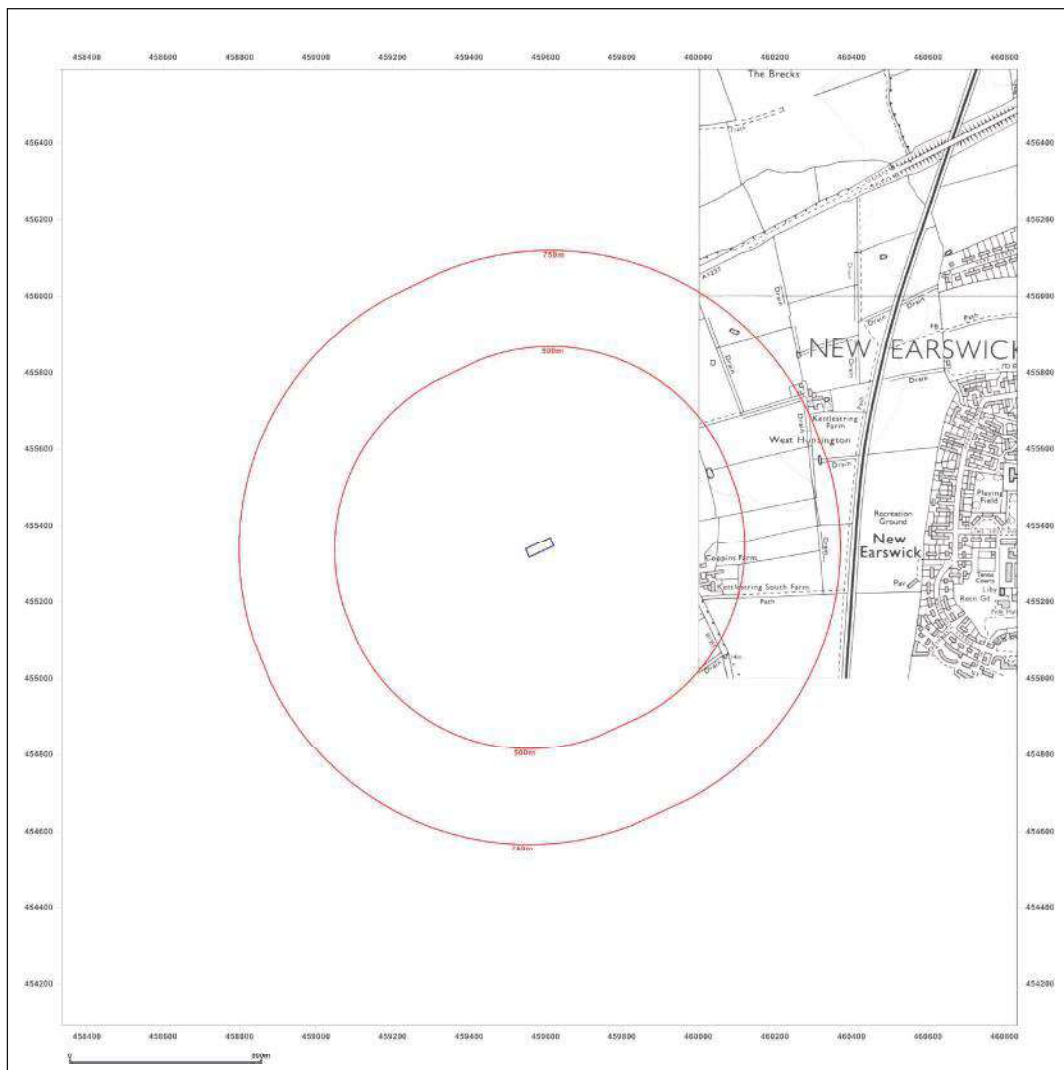


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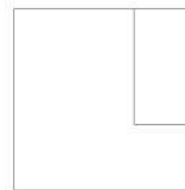
Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1999
Revised 1990
Edition N/A
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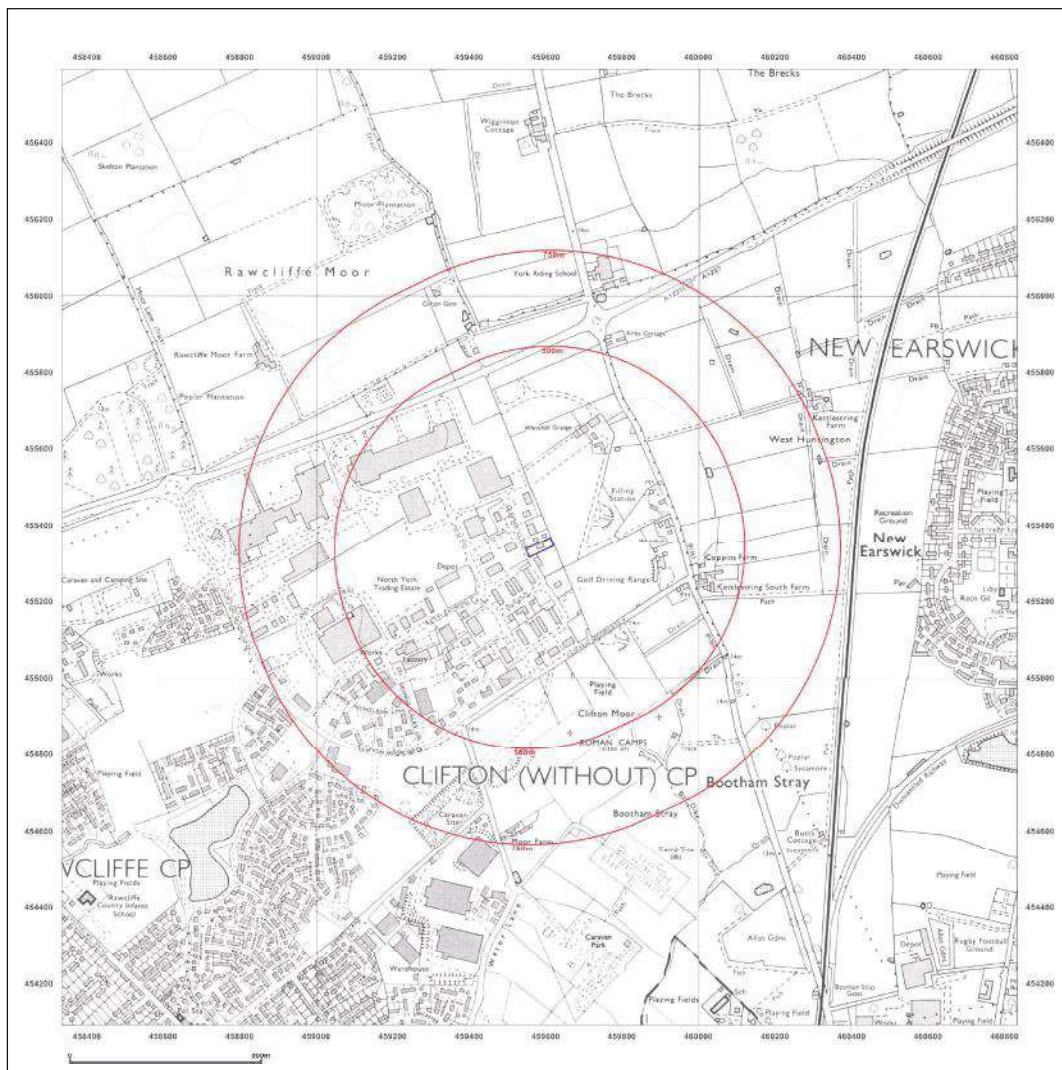


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Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 1987-1992

Scale: 1:10,000

Printed at: 1:10,000



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<p>Surveyed 1983 Revised 1991 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1989 Revised 1990 Edition N/A Copyright N/A Levelled N/A</p>



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Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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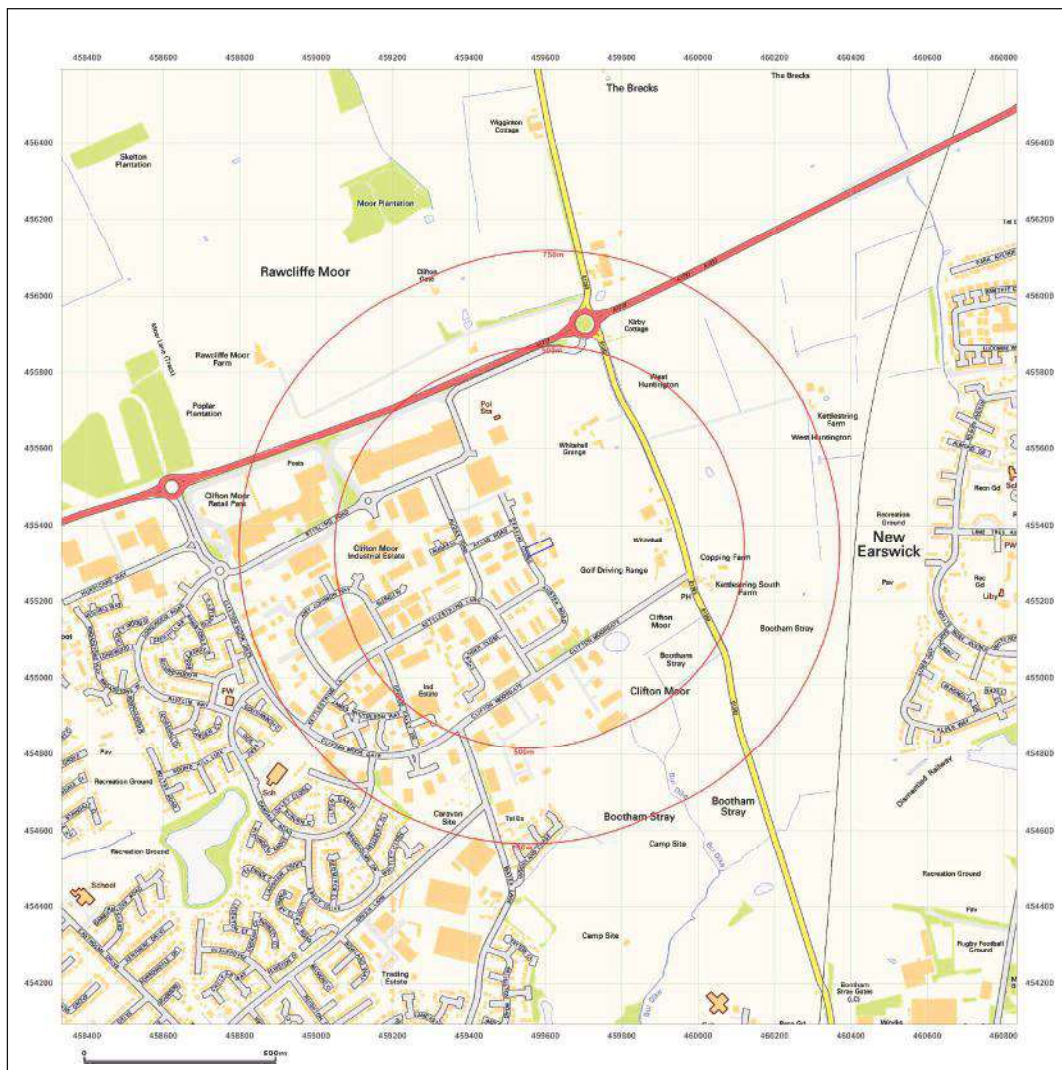


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Site Details:

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Industrial Estate, York, YO30
4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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4UU

Client Ref: EMS_578016_776029
Report Ref: EMS-578016_776029
Grid Ref: 459584, 455343

Map Name: National Grid

Map date: 2019

Scale: 1:10,000

Printed at: 1:10,000



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