

# PHASE I PRELIMINARY CONTAMINATION RISK ASSESSMENT



**FORMER GASWORKS, DOCKFIELD ROAD, SHIPLEY, WEST YORKSHIRE, BD17 7AD  
PREPARED FOR CHRIS WRIGHT ROAD PLANING LIMITED**

**GEOL**  
CONSULTANTS LTD



<b>Project No.</b>	<b>GEOL20-9545</b>	<b>Client</b>	<b>Chris Wright Road Planing Limited</b>
<b>Design Team</b>	<b>Pearson Bridge Associates Limited</b>		
<b>Project Type</b>	<b>Proposed Commercial Development (Storage Facility)</b>		
<b>Site Address</b>	<b>Former Gas Works, Dockfield Road, Shipley, West Yorkshire, BD17 7AD</b>		
<b>NGR</b>	<b>415170, 437860</b>		
<b>Date</b>	<b>19/01/2021</b>		
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REPORT REVISION HISTORY				
Issue	Description	Date	Author	Approval
1	Final Issue	19/01/2021	SAB	TMc

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## 1.0 Introduction

Geol Consultants Limited (GEOL) were instructed by Pearson Bridge Associates Limited on behalf of Chris Wright Road Planing Limited to undertake a Phase I Preliminary Contamination Risk Assessment (PCRA) for a vacant plot of land located adjacent to Dockfield Road in Shipley, West Yorkshire where proposals have been made to utilise the site for storage purposes sometime soon. The site was an operational Gasworks between 1847 and 1955, although most of the process plant was located off-site to the west. Anecdotal evidence suggests the structures formerly present on site at various stages of the Gasworks included Coal Stores, Benzole Plant and a Carburetted Water Gas (CWG) Plant. Oil tanks and purifiers have also been recorded on site.

The site at present is relatively level and there are no significant above ground structures present. Bradford Beck bounds the site to the west, the Leeds & Liverpool Canal bounds the site to the south and the River Aire lies close to the northern boundary. Dockfield Road runs through the centre of the site (east to west) at a raised elevation and several underground services are evident below the site. We understand Chris Wright Road Planing Limited are proposing to use the site primarily for storage purposes, where several above ground container type structures will be placed on concrete pads. New areas of hardstanding comprising concrete and road planings are proposed for most of the site area. The purpose of this PCRA is to provide information relating to the following.

- ▼ Identify the environmental setting and likely ground conditions for the site, including details relating to the deeper geology, hydrogeology, hydrology, and mining
- ▼ Identify the sites previous development history, usage and activities with a view to determining any potential contaminants associated with the recorded site history and to assess the impacts from those contaminants towards the future site end-users (Human Health) and nearby sensitive receptors (Controlled Waters) and wider environment
- ▼ Establish a preliminary Conceptual Site Model (CSM) and to identify all potential source, pathway, and receptor linkages
- ▼ Assess all potential sources of hazardous ground gas generation
- ▼ Determine the scope of intrusive (Phase II) investigation works, where required for the site prior to commencing with the proposed occupancy and site proposals

As part of this PCRA a reconnaissance (walkover) survey was undertaken which involved an inspection of the site and immediate surrounding area. Site photographs (1 to 15) taken during this survey can be seen in Appendix I and all relevant observations are noted in the Site Details & Description section on the following page. A Coal Mining Risk Assessment (CMRA) has also been completed as part of this PCRA, the findings of which can be seen in Section 4.0 on page 6.

## 1.0 Introduction (Cont'd)

A review of currently available information from the following data sources has been undertaken to assist in the completion of this technical report.

- ▼ British Geological Survey (BGS); geological maps, technical reports, and historical borehole records
- ▼ Landmark Information Group, Envirocheck Report; including Ordnance Survey (OS) maps
- ▼ The Coal Authority; Online Interactive Map Viewer and Consultants Coal Mining Report
- ▼ Environment Agency / GOV.UK
- ▼ Relevant guidance documents, these are listed within the report text, where applicable

## 2.0 Site Details

All relevant details and descriptions relating to the site have been summarised in the Table below.

Detail	Description
Site address	Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD
National Grid Reference	415170, 437860
Shape and approximate size	The site is almost rectangular in shape and occupies an approximate area of 1.28Ha
Site boundaries	North = River Aire, East = Commercial properties, South = Leeds & Liverpool Canal & West = Bradford Beck
Current site use	The site is currently vacant. There are several temporary portable structures (portacabins) present on site. Dockfield Road and associated retaining walls dissect the site from east to west. Small trees and bushes are present along the northern, western, and southern site boundaries
Proposed site use	Chris Wright Road Planing Limited are proposing to use the site primarily for storage purposes, where several above ground container type containers will be placed. New areas of hardstanding comprising concrete and road planings are proposed for most of the site area. Only temporary building structures will be placed on concrete hard standing with no buried foundations proposed
Site access	Access onto both parts of the site can be gained via Dockfield Road. Once on site there is access to both parts of the site via an opening (subway) below Dockfield Road. See site photograph 12 of 15 attached in Appendix I for further detail

### **3.0 Geological Setting**

#### **3.1 Made ground**

In accordance with published BGS Technical Report WA/96/1, A geological background for planning and development in the City of Bradford Metropolitan District, the northern and western parts of the site is shown to be initially overlain by made ground deposits, associated with the former Gasworks facility.

#### **3.2 Superficial Deposits**

The superficial deposits across most of the site area are shown to consist of Alluvial Deposits, associated with the River Aire to the north and Bradford Beck to the west, although the south-eastern part of the site is shown to be directly overlain by Devensian Till Deposits (glacial sandy, gravelly clay deposits). Alluvial Deposits can often be extremely variable and potentially geotechnically poor in nature.

#### **3.3 Bedrock Deposits**

The bedrock deposits below the site are shown to comprise the Millstone Grit Group of Carboniferous age. Rockhead contours recorded on BGS maps which pass below the site infer these deposits to be present from a depth of 15m below existing site levels.

#### **3.4 On-site Historical Borehole Data**

Several BGS historical borehole records sunk on site by others have been reviewed to gain an accurate profile of the expected ground conditions below the site. The following BGS borehole records have been reviewed and copies can be seen attached in Appendix III.

- SE13NE/28, SE13NE/43D, SE13NE/64 & SE13NE/65

The boreholes have revealed made ground deposits to be present over the site ranging in thickness from between 1.80m to 4.00m comprising disturbed gravelly sand containing occasional pieces of ash through to ashy fill containing pieces of slag.

The underlying natural superficial deposits were noted to comprise medium dense and dense clayey sand / gravel with cobbles and occasional boulders. Some of these deposits have been question marked as representing possible fill. The natural superficial deposits were proven to depths of between 15.00m to 18.50m before mudstone bedrock deposits were recorded.

### **3.0 Geological Setting (Cont'd)**

#### **3.4 On-site Historical Borehole Data (Cont'd)**

The underlying bedrock deposits were noted to comprise mainly of mudstone deposits, and these were proven to a maximum depth of 33.00m below site levels.

Ingresses of water were recorded at all borehole locations at similar depths of between 3.00m and 3.60m below site levels.

### **4.0 Coal Mining Risk Assessment (CMRA)**

The coalfield is divided into two areas, referred to as development high risk areas (DHRA's), and development low risk areas (DLRA's). The DHRA forms 15% of the coalfield area, where coal mining risks are present at shallow depth which are likely to affect new development. The DLRA forms 85% of the coalfield where past coal mining activity has taken place at such depth that it poses a low risk to new development. The Coal Authority Online Interactive Map Viewer shows the site to lie within a DLRA.

For completeness, a Coal Authority Consultants Coal Mining Report, reference 51002347193001, has been obtained, a copy of which can be seen attached in Appendix III, and a summary of the findings can be seen in the Table below.

<b>Data Type</b>	<b>Details</b>
Past underground mining	None
Probable unrecorded shallow workings	None
Spine roadways at shallow depth	No spine roadway recorded at shallow depth
Mine entries	None recorded within 100m from the site boundary
Abandoned mine plan catalogue numbers	None available
Opencast mines	None recorded within 500m from the site boundary
Mine gas	None recorded within 500m from the site boundary
Coal Authority managed tips	None recorded within 500m from the site boundary
Coal mining subsidence	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50m of the enquiry boundary, since 31 <sup>st</sup> October 1994

#### **4.0 Coal Mining Risk Assessment (CMRA) (Cont'd)**

Based on the geological and coal mining data reviewed the site can be considered safe, stable and suitable for development and thus no further assessment or intrusive investigation works are required with regards to historical shallow coal mining activities.

#### **5.0 Historical Map Review**

Copies of OS maps covering the site and adjacent land are contained within the Landmark Information Group, Envirocheck Report attached in Appendix II. The information contained within the Table below and on the following page has been based on available OS maps and the observations noted during the reconnaissance (walkover) survey completed. Photographs taken during the reconnaissance (walkover) survey can be seen attached in Appendix I.

OS map date	Site	Adjacent land
1852	The site appears to be undeveloped	The River Aire bounds the site to the north, Bradford Beck bound the site to the west and the Leeds and Liverpool canal bounds the site to the south. An aqueduct is present to the south of the site
1890 – 1893	There is evidence of spoil over the southern part of the site	A Gasworks is now recorded to the south-west with associated infrastructure (buildings and gasometer structures) are shown to extend to the south. Junction Mills is recorded to the south-east. Airedale Machine Works is recorded to the west
1894 – 1895	A square shaped structure, thought to be associated with the adjacent Gasworks is now evident on the southern part of the site	Generally as 1890 – 1893
1908 – 1909	Additional Gasworks related structures are now recorded on the south-western part of the site	Generally as 1894 – 1895
1922 – 1956	Dockfield Road dissects the site from east to west	An old quarry is recorded to the east on maps dated 1922. By 1934 this area is developed where an Engineering Works is recorded
1960 – 1976	The site is now occupied by a Council Yard	Generally as 1922 – 1956



## **5.0 Historical Map Review (Cont'd)**

OS map date	Site	Adjacent land
1977 - 1995	The site is now labelled as a Depot	Generally as 1960 – 1976
2020	The site at present is relatively level and there are no significant above ground structures evident. Dockfield Road runs through the centre of the site (east to west) at a raised elevation and several underground services are evident below the site	Generally as 1977 – 1995

## **6.0 Environmental Setting**

### **6.1 Landfill & Waste**

Based on the information included within the Landmark Information Group, Envirocheck Report, there is one Historical Landfill Site and two Registered Landfill Sites located within a plausible lateral migration distance (250m) from the site. These relate to the former Gasworks situated c.50m to the south-east. Authorised wastes include inert, industrial, and commercial wastes / demolition and construction wastes. The Registered Landfill Sites prohibited any wastes liable to cause environmental hazards, and poisonous, noxious, and polluting wastes. There are four Licensed Waste Management Facilities (Locations), two with expired or revoked licences, and one Registered Waste Treatment or Disposal Site recorded within 250m from the site boundaries.

Whilst significant thicknesses of made ground deposits are recorded on site, no biodegradable or putrescible deposits have been recorded at the historical borehole locations / records reviewed for this site.

### **6.2 Radon Assessment**

BRE Digest, BR211 (2015) Radon: Guidance on protective measures for new buildings, indicates the site to lie within a lightly shaded grid square (1km), indicating that basic radon protective measures will be required for new fixed structures. The Landmark Information Group, Envirocheck Report records the site to lie in an intermediate probability radon area, where 5% to 10% of homes are estimated to be at or above the action level, and in accordance with data held by the BGS, their assessment also indicates that basic radon protection measures are necessary in the construction of new dwellings or extensions.

## **6.0 Environmental Setting (Cont'd)**

### **6.3 Site Ecology**

The site lies within a World Heritage Site and lies within 250m from Ancient Woodland (Fairbank Wood).

### **6.4 Hydrogeology**

The superficial deposits (Alluvial Deposits) have been designated as a Secondary Aquifer – A and the Devensian Till Deposits have been designated as a Secondary Aquifer – Undifferentiated. Secondary Aquifer – A, are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally Aquifers formerly classified as Minor Aquifers. Secondary Aquifer – Undifferentiated has been assigned in cases where it has not been possible to attribute either category A or B to a soil / rock type. In most cases, this means that the layer in question has previously been designated as both Minor and Non-Aquifer in different locations due to the variable characteristics of the soil / rock type.

The bedrock deposits (Millstone Grit Group) have been designated as a Secondary Aquifer – A.

When considering the anticipated ground conditions below the site, a shallow continuous groundwater surface (water table) should be anticipated and may be in hydraulic continuity with the adjoining River Aire to the north and Bradford Beck to the west.

Shallow ingresses of water have been recorded at all historical borehole locations / records reviewed for this site. Water ingresses were recorded at depths ranging between 3.00m and 3.60m below site levels.

There are no Source Protection Zones recorded within 1km from the site boundaries. There are five Water Abstractions recorded within 1km from the site boundaries, the closest active Water Abstraction being recorded 209m north-west relating to S. Jerome & Sons (Holdings) Limited.

### **6.5 Hydrology**

Bradford Beck bounds the site to the west, the Leeds and Liverpool Canal bounds the site to the south and the River Aire lies close to the northern boundary. The water level in the adjacent River Aire is approximately 1.5m lower than existing site levels.

## **6.0 Environmental Setting (Cont'd)**

### **6.5 Hydrology (Cont'd)**

Most of the site is shown to lie within a Flood Zone 3 (flooding from Rivers or Sea without Defences) and the south-eastern part of the site lies within a Flood Zone 2 (extreme flooding from Rivers or Sea without Defences).

Flood defence infrastructure is recorded to the immediate north-west and north. A large area of flood water storage is also recorded to the north-west.

According to the GOV.UK Long Term Flood Risk Information Interactive Map, the central and southern parts of the site lie within a designated low risk area (between 0.1% and 1%) of surface water (pluvial) flooding. However, an area of medium risk (between 1% and 3.3%) is shown to encroach onto the south-western part of the site. During the reconnaissance (walkover) survey generally there were no significant areas of standing surface water noted on site.

## **7.0 Regulatory Database**

The information given in the Table below and on the following page has been obtained from a commercially available database and is contained within the Landmark Information Group, Envirocheck Report attached in Appendix II. The information presented in the Table only includes records not otherwise detailed in the report.

<b>Data type</b>	<b>0 – 250m</b>	<b>251 – 500m</b>	<b>Details</b>
Contaminated Land Register Entries and Notices	0	0	None recorded
Discharge Consents	12	16	A Pumping Station on Sewage Network is recorded on site which is operated by Yorkshire Services Limited
Local Authority Pollution Prevention and Controls	1	14	The closest permitted Local Authority Pollution Prevention and Controls is recorded c.387m to the east associated with Klean 4u

**7.0 Regulatory Database (Cont'd)**

Data type	0 – 250m	251 – 500m	Details
Pollution Incidents to Controlled Waters	23	16	Four were recorded on site between February and November 1994, two of which were recorded as Category 2 – Significant Incidents and two of which were recorded as Category 3 – Minor Incidents
Substantiated Pollution Incident Register	3	1	One was recorded on site (4m to the west) during May 2009, recording a Water Impact, Category 1 – Major Incident
Enforcement and Prohibition Notices	0	2	The closest is recorded 251m to the west, located at Hird Street in Shipley and dated August 1997
Local Authority Pollution Prevention and Control Enforcements	0	1	Recorded 417m to the east at Walker Place in Shipley, associated with an Air Pollution Control Enforcement Notice
Prosecutions Relating to Authorised Processes	0	3	The closest is recorded 274m to the west, located at Hird Street in Shipley and dated August 1992
Water Industry Act Referrals	0	1	Located 299m to the west associated with Gath Drums (Shipley) Limited – Company now dissolved and application not yet authorised
Contemporary Trade Directory Entries (CTDE)	68	130	The closest active CTDE is recorded to the immediate north-east associated with G. C. Autos
Fuel Station Entries	0	2	The closest is recorded 320m to the south-east, but now obsolete

**8.0 Contamination and Ground Gas Risk Assessment**

The risks posed towards Human Health or environmental receptors (i.e. Controlled Waters) is based on an assessment of one or more source-pathway-receptor linkages. The source is any substance which has the potential to cause significant harm to a relevant receptor and the pathway is any route by which contamination may travel to impact on a receptor. The preliminary Conceptual Site Model (CSM) summarises the principal contaminant sources, pathways and receptors for this site and the likelihood of the existence of a pollutant linkage. The significance of the potential source-pathway-receptor linkages identified within the preliminary CSM can be assessed using the criteria on the following page.

**8.0 Contamination and Ground Gas Risk Assessment (Cont'd)**

- ▼ LOW risk – not likely to cause significant harm to Human Health or Controlled Waters. Remedial measures are not likely to be required
- ▼ MEDIUM risk – it is possible that significant harm to Human Health or Controlled Waters could occur depending on site specific circumstances. Remedial measures may be required to mitigate potential risks
- ▼ HIGH risk – it is likely that significant harm to Human Health or Controlled Waters will occur unless appropriate remedial measures are incorporated into the development

The preliminary CSM below has taken into consideration the site proposals. The site has been purposely chosen to effectively operate as an additional storage facility, where temporary storage buildings will be placed on concrete pads. In addition to this, new areas of hardstanding comprising concrete and road planings are also being proposed for parts of the site, which will limit the dermal contact and ingestion / inhalation exposure pathways towards the future site end-users (workforce).

Potential source	Pathway	Receptor	Pollutant linkage / assessed risk
<p>Made ground deposits, where present</p> <p>Most of the exposed made ground will be covered with road planings post completion of the proposed site preparation work</p>	Dermal contact and ingestion / inhalation of contaminated soil and dust	Construction workers and end-users	LOW risk
	Air – Inhalation of vapours (indoor & outdoor)		LOW risk
	Plant uptake, consumption of homegrown vegetables	End-users	LOW risk
	Migration through services	End-users	LOW risk
	Direct contact with building materials	Building materials (concrete)	LOW to MEDIUM risk if proposed water pipes are envisaged
	Surface run-off, vertical and lateral infiltration / leaching, and migration of mobile contaminants	Groundwater (Secondary Aquifer – A & Undifferentiated) and adjacent River Aire, Bradford Beck and Leeds & Liverpool Canal	LOW risk
	Contaminated soils	Flora and Fauna	LOW risk
Ground gas / Radon gas	Asphyxiation, fire & Explosion / carcinogenic	End-users	LOW risk based on development proposals

## **9.0 Geotechnical Risk Assessment**

The ground conditions below the site are expected to comprise made ground deposits, in turn underlain by clayey sand / gravel with cobbles and occasional boulders before mudstone bedrock deposits are expected. The anticipated ground profile for this site can be seen in the Table below, and this has been based on available BGS historical borehole data obtained for the site area.

Strata type	Anticipated thickness	Groundwater	Comments
Made Ground Deposits	<5m	Ingresses of water have been recorded within the made ground deposits	The site area is shown to be overlain by made ground deposits associated with former site activities
Alluvial Deposits / Devensian Till	<20m	Groundwater is likely to be present below the site within the initial natural deposits	These deposits are expected to be comprise medium dense and dense clayey sand / gravel with cobbles and occasional boulders
Millstone Grit Group	>50m	Groundwater levels are expected to be present at depths >20m below site levels	Bedrock deposits are expected to comprise interbedded mudstone and sandstone deposits

A summary of the anticipated potential risks associated with the geotechnical issues and hazards identified for this site can be seen in the Table below. The definitions for the allocated level of risk(s) are as follows.

- ▼ LOW risk – unlikely to impact on the proposed development
- ▼ MEDIUM risk – may have a significant impact on the proposed development
- ▼ HIGH risk – likely to have a significant impact on the proposed development

Issue or hazard	Level of potential risk	Comments
Made ground	MEDIUM risk	Made ground deposits are expected
Natural deposits	LOW to MEDIUM risk	The natural deposits below the site are anticipated to be variable
Stability of excavations	MEDIUM risk	Some of the natural deposits (sand and silt layers) may be unstable below depths of c.1.20m
Shallow groundwater	MEDIUM risk	A shallow continuous groundwater surface (water table) will be present below the site
Shallow coal workings	LOW risk	The site is not underlain by shallow coal or shallow coal workings

### **9.0 Geotechnical Risk Assessment (Cont'd)**

The proposed new temporary storage containers are to be placed on concrete pad foundations. No significant groundworks or construction work is envisaged.

Foundation type	Anticipated depth to bearing stratum	Maximum allowable bearing pressure	Comments
Pad foundations	Based at the surface	N/A	The proposed temporary storage containers are to be based on concrete pad foundations

### **10.0 Conclusions**

Given the nature of the development proposals, where no significant groundworks are envisaged, we feel that Phase II Ground Investigation Works will not be necessary. However, this report should be passed on to the City of Bradford Metropolitan District Council for their advice and comments.

**End of Report**

# **APPENDIX I**

**Site Location Plan  
Site Photographs &  
Proposed Development Layout Plans**





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 **SITE LOCATION PLAN** 

**Report Type:** Phase I Preliminary Contamination Risk Assessment

**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

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**SITE PHOTOGRAPHS (PHOTO 1 OF 15)**



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 **SITE PHOTOGRAPHS (PHOTO 2 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 3 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 4 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 5 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 6 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 7 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 8 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 9 OF 15)** 

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 **SITE PHOTOGRAPHS (PHOTO 10 OF 15)** 

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**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

**Project No.:** GEOL20-9545



3 Gladstone Terrace  
Gateshead  
Tyne & Wear  
NE8 4DY

Tel: 0191 477 2020

Email: [enquiries@geolconsultants.co.uk](mailto:enquiries@geolconsultants.co.uk)



 **SITE PHOTOGRAPHS (PHOTO 11 OF 15)** 

**Report Type:** Phase I Preliminary Contamination Risk Assessment

**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

**Project No.:** GEOL20-9545



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NE8 4DY

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Email: [enquiries@geolconsultants.co.uk](mailto:enquiries@geolconsultants.co.uk)



 **SITE PHOTOGRAPHS (PHOTO 12 OF 15)** 

**Report Type:** Phase I Preliminary Contamination Risk Assessment

**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

**Project No.:** GEOL20-9545



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Tyne & Wear  
NE8 4DY

Tel: 0191 477 2020

Email: [enquiries@geolconsultants.co.uk](mailto:enquiries@geolconsultants.co.uk)



 **SITE PHOTOGRAPHS (PHOTO 13 OF 15)** 

**Report Type:** Phase I Preliminary Contamination Risk Assessment

**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

**Project No.:** GEOL20-9545



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Gateshead  
Tyne & Wear  
NE8 4DY

Tel: 0191 477 2020

Email: [enquiries@geolconsultants.co.uk](mailto:enquiries@geolconsultants.co.uk)



 **SITE PHOTOGRAPHS (PHOTO 14 OF 15)** 

**Report Type:** Phase I Preliminary Contamination Risk Assessment

**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

**Project No.:** GEOL20-9545



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Tyne & Wear  
NE8 4DY

Tel: 0191 477 2020

Email: [enquiries@geolconsultants.co.uk](mailto:enquiries@geolconsultants.co.uk)



 **SITE PHOTOGRAPHS (PHOTO 15 OF 15)** 

**Report Type:** Phase I Preliminary Contamination Risk Assessment

**Site Address:** Former Gasworks, Dockfield Road, Shipley, West Yorkshire, BD17 7AD

**Project No.:** GEOL20-9545



**Proposed Site North**  
1 : 200



Station	Easting	Northing	Level
S1	415202.462	437866.674	66.272
S2	415172.669	437853.768	63.019
S3	415158.970	437897.236	62.571
S5	415177.872	437925.646	63.897
S6	415192.975	437907.899	65.886

- SOLID CONCRET = 561.89m<sup>2</sup>
- ROAD PLAININGS = 1787.48m<sup>2</sup>
- CONCRETE PAD FOUNDATIONS = 1222.24m<sup>2</sup>
- GRAVEL = 27.05m<sup>2</sup>

TOP YARD (NORTH SITE) HAS LIMITED VEHICLE ACCESS OTHER THEN DELIVERIS AND STORING OF MATERIAL ON LONG TERM PLANS  
THEREFORE VEHICLE ACCESS IS NOT AS DEMANDINDG AS SOUTH SITE

6No EXISTING MANHOLES RETAINED AND TO BE INCORPORATED INTO NEW CONCRETE PAD FOUNDATION

1No EXISTING MANHOLE RETAINED AND TO BE INCORPORATED INTO NEW CONCRETE PAD FOUNDATION WITHIN TEMPORARY BUILDING

3No NEW TEMPORARY STORAGE BUILINGS ON CONCRETE PAD FOUNDATIONS

SITE LEVELS TO BE RETAINED AND NEW ROAD PLAININGS TO BE LAID ON EXISTING SITE

revision	date	by	chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the CDM Co-ordinator.  
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- preliminary
- planning
- comment
- tender
- construction
- record



9 AVONDALE ROAD, SHIPLEY, WEST YORKSHIRE BD18 4QR  
Tel: 07793021718  
Email: design@pearsonbridge.co.uk  
Registered in England No: 10324560

<b>CHRIS WRIGHT ROAD PLANNING</b>			
drawn by	checked by	date	scale @ A1
DRP	DRP	09/28/20	As indicated
<b>LAND AT DOCKFIELD RD SHIPLEY</b>			
<b>PROPOSED NORTH SITE</b>			
project number	drawing number	revision	
CW-001	07		

file reference: D:\uezz Wright - Dockfield Land\Survey\Site.rvt

**Proposed Site South**  
1 : 200



SITE LEVELS TO BE RETAINED AND NEW ROAD PLAININGS TO BE LAID ON EXISTING SITE

3No NEW TEMPORARY STORAGE BUILDINGS ON CONCRETE PAD FOUNDATIONS

- SOLID CONCRET = 723.95m<sup>2</sup>
- ROAD PLAININGS = 4426.73m<sup>2</sup>
- CONCRETE PAD FOUNDATIONS = 856.29m<sup>2</sup>

EXISTING GATES RETAINED FOR SECURITY REASONS  
GATES WILL BE OPENED FIRST THING IN THE MORNING FOR VEHICLE MOVEMENT AND LEFT OPEN UNTILL CLOSE OF BUSINESS

EXISTING VEHICLE RAMP WIDENED BY APPROX 3500mm WITHIN THE SITE BOUNDARY ONLY TO ALLOW PASSING VEHICLES ON RAMP

NEW SITE GATES MOVED FURTHER INTO THE RAMP ON SITE TO PREVENT VEHICLES WAITING ON MAIN ROAD

revision	date	by	chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the CDM Co-ordinator.  
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- record



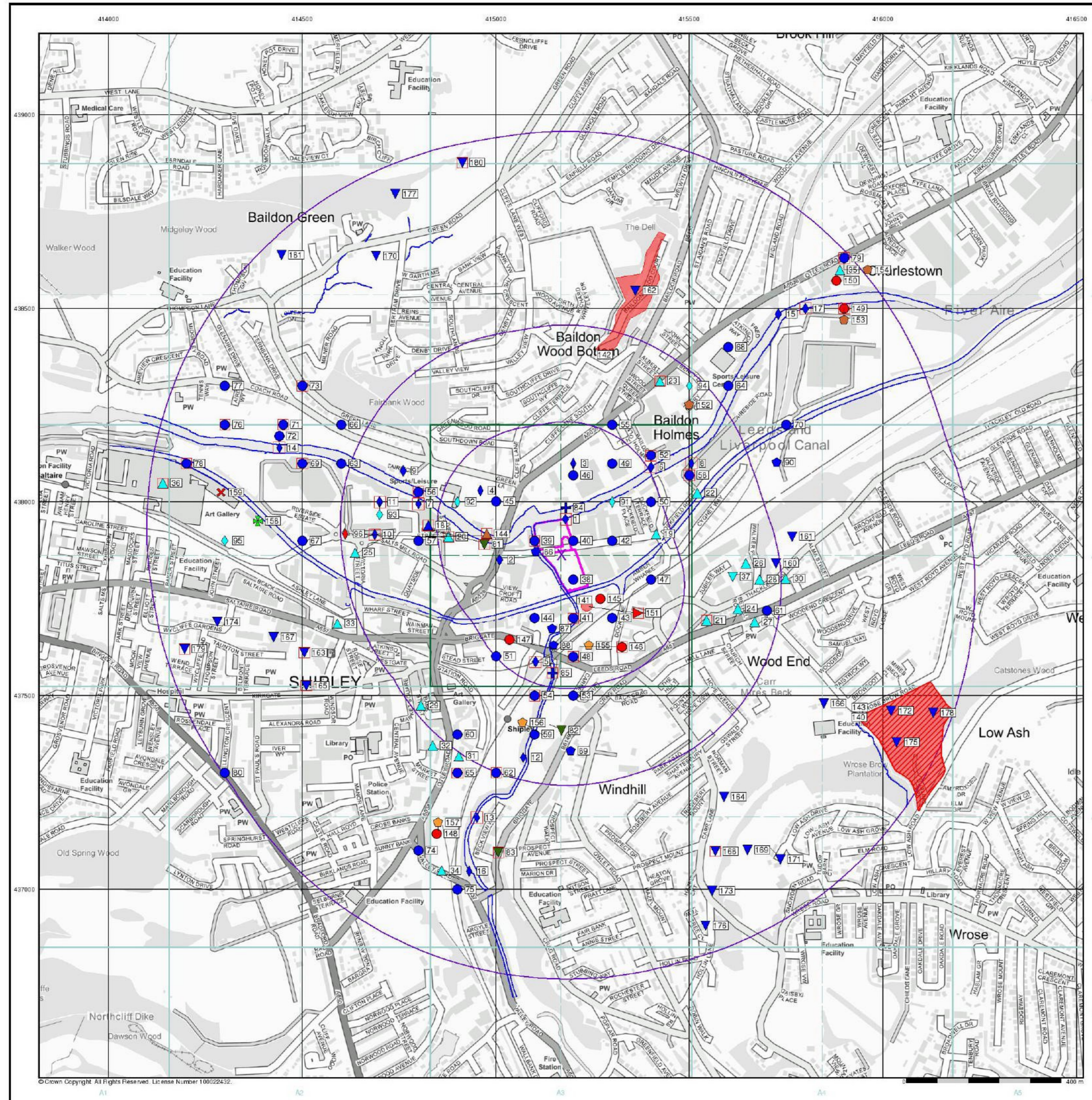
9 AVONDALE ROAD, SHIPLEY, WEST YORKSHIRE BD18 4QR  
Tel: 07793021718  
Email: design@pearsonbridge.co.uk  
Registered in England No: 10324560

<b>CHRIS WRIGHT ROAD PLANNING</b>			
drawn by	checked by	date	scale @ A1
DRP	DRP	09/28/20	As indicated
<b>LAND AT DOCKFIELD RD SHIPLEY</b>			
<b>PROPOSED SOUTH SITE</b>			
project number	drawing number	revision	
CW-001	09		

Station	Easting	Northing	Level
S1	415202.462	437866.674	66.272
S2	415172.669	437853.768	63.019
S3	415198.970	437897.236	62.571
S5	415177.872	437925.546	63.697
S6	415192.975	437907.899	65.886

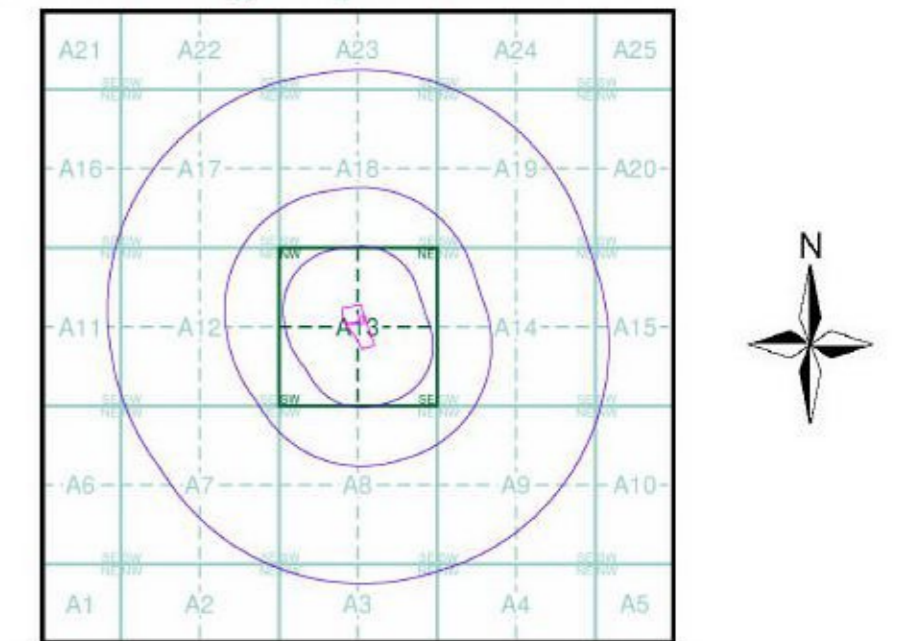
# **APPENDIX II**

## **Landmark Information Group, Envirocheck Report**



- General**
- Specified Site
  - Specified Buffer(s)
  - Bearing Reference Point
  - Map ID
  - Several of Type at Location
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
  - Contaminated Land Register Entry or Notice
  - Discharge Consent
  - Enforcement or Prohibition Notice
  - Integrated Pollution Control
  - Integrated Pollution Prevention Control
  - Local Authority Integrated Pollution Prevention and Control
  - Local Authority Pollution Prevention and Control Enforcement
  - Pollution Incident to Controlled Waters
  - Prosecution Relating to Authorised Processes
  - Prosecution Relating to Controlled Waters
  - Registered Radioactive Substance
  - River Network or Water Feature
  - River Quality Sampling Point
  - Substantiated Pollution Incident Register
  - Water Abstraction
  - Water Industry Act Referral
- Waste**
- BGS Recorded Landfill Site (Location)
  - BGS Recorded Landfill Site
  - EA Historic Landfill (Buffered Point)
  - EA Historic Landfill (Polygon)
  - Integrated Pollution Control Registered Waste Site
  - Licensed Waste Management Facility (Landfill Boundary)
  - Licensed Waste Management Facility (Location)
  - Local Authority Recorded Landfill Site (Location)
  - Local Authority Recorded Landfill Site
  - Registered Landfill Site
  - Registered Landfill Site (Location)
  - Registered Landfill Site (Point buffered to 100m)
  - Registered Landfill Site (Point buffered to 260m)
  - Registered Waste Transfer Site (Location)
  - Registered Waste Transfer Site
  - Registered Waste Treatment or Disposal Site (Location)
  - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
  - Explosive Site
  - NIHHS Site
  - Planning Hazardous Substance Consent
  - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site
- Industrial Land Use**
- Contemporary Trade Directory Entry
  - Fuel Station Entry

**Site Sensitivity Map - Slice A**



**Order Details**

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

**Site Details**

Land adjacent to, Dockfield Road, Shipley, BD17 7AD



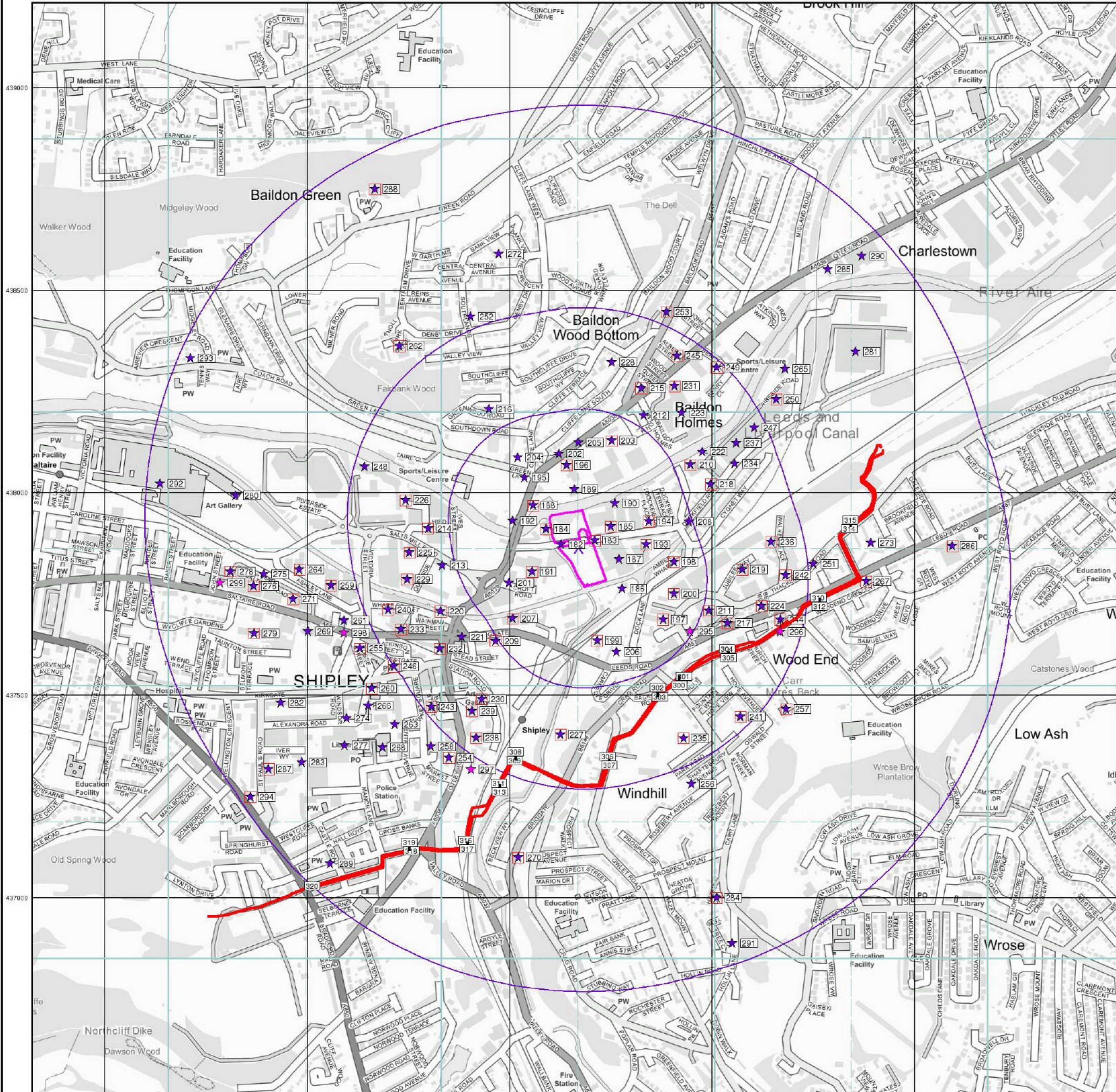
### Industrial Land Use Map

#### General

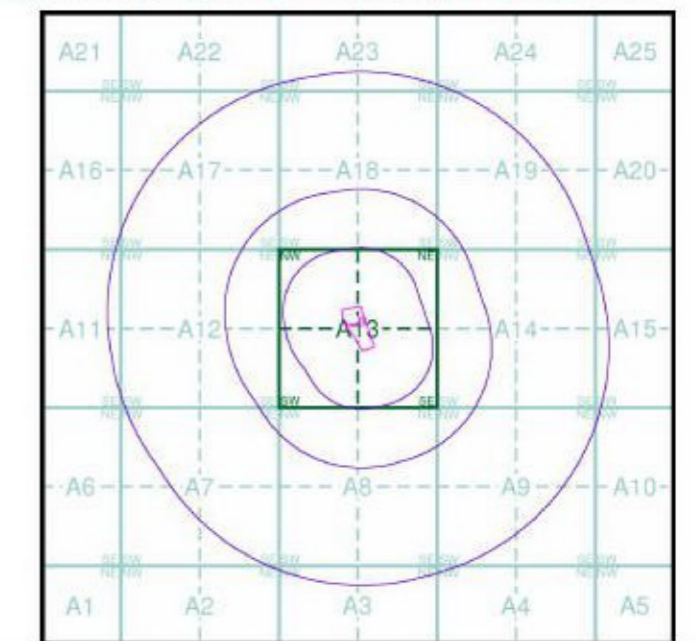
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

#### Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Underground Electrical Cables



### Industrial Land Use Map - Slice A



#### Order Details

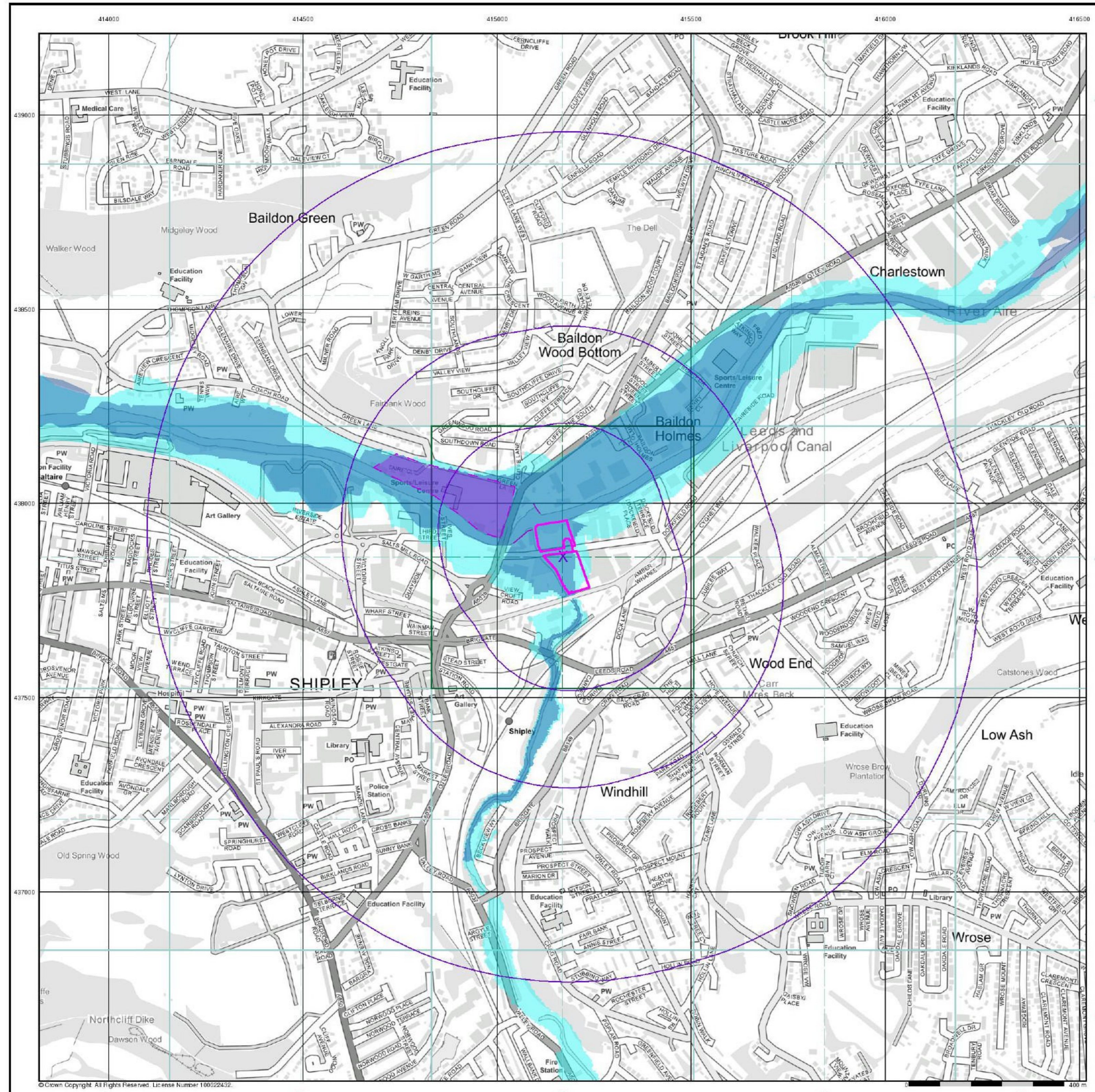
Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

#### Site Details

Land adjacent to, Dockfield Road, Shipley, BD17 7AD



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



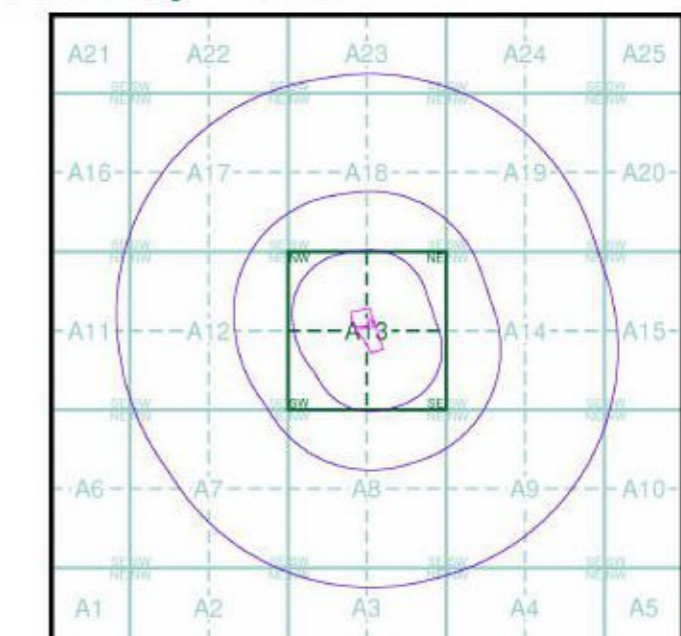
**General**

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

**Agency and Hydrological (Flood)**

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

**Flood Map - Slice A**



**Order Details**

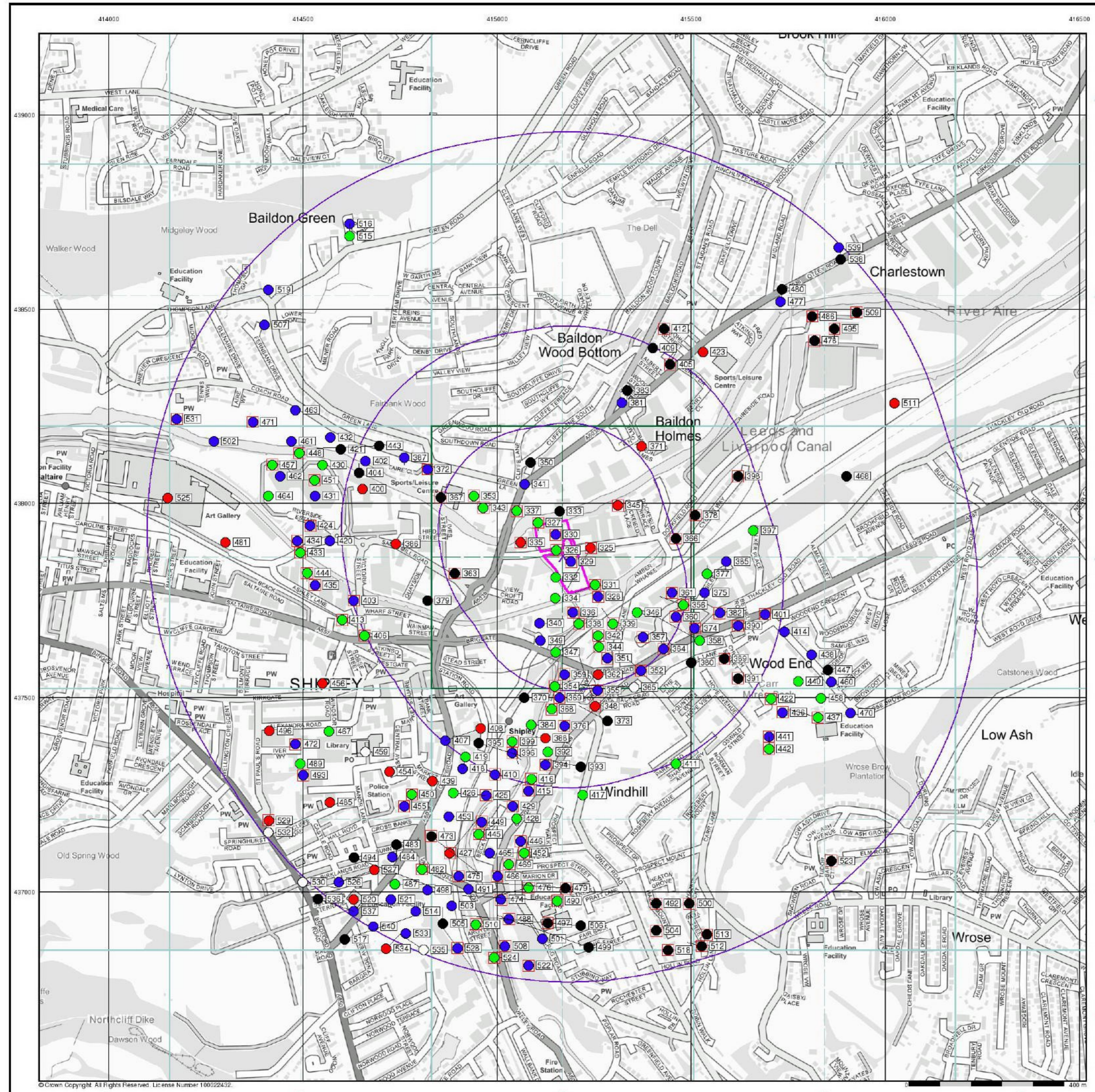
Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

**Site Details**

Land adjacent to, Dockfield Road, Shipleigh, BD17 7AD



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



**General**

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

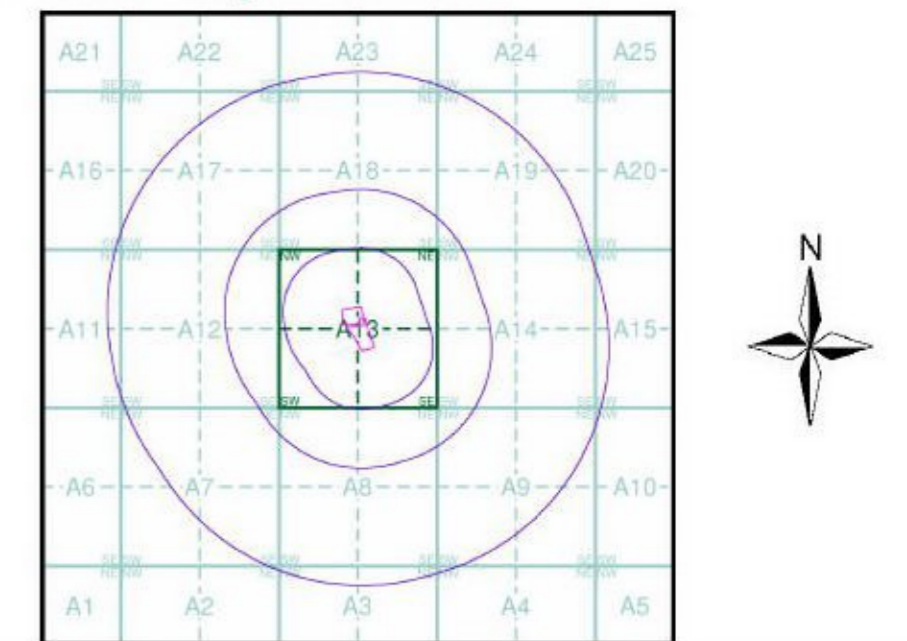
**Agency and Hydrological (Boreholes)**

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of [www.envirocheck.co.uk](http://www.envirocheck.co.uk).

**Borehole Map - Slice A**



**Order Details**

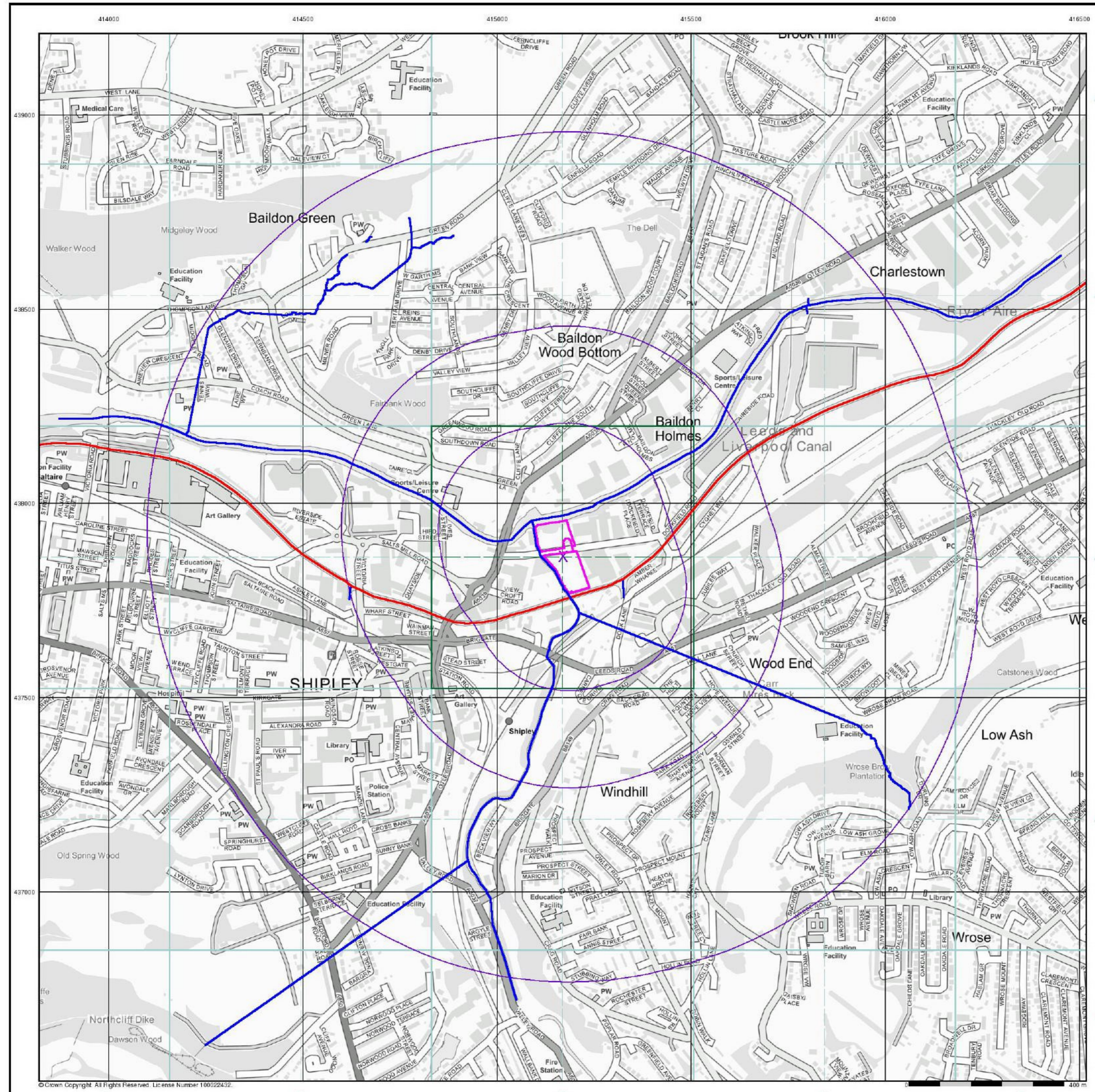
Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

**Site Details**

Land adjacent to, Dockfield Road, Shipley, BD17 7AD



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: [www.envirocheck.co.uk](http://www.envirocheck.co.uk)



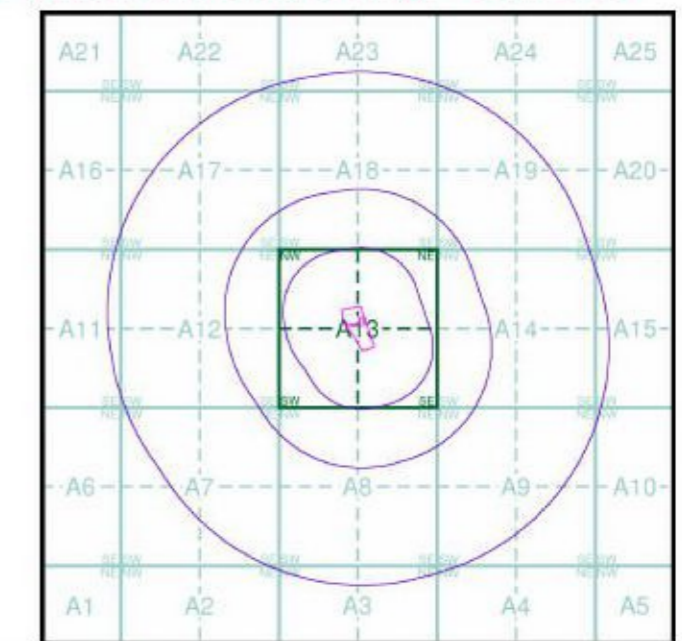
**General**

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

**OS Water Network Data**

- |              |                         |
|--------------|-------------------------|
| Canal        | Drain                   |
| Reservoir    | Other                   |
| Foreshore    | Lake                    |
| Marsh        | Transfer                |
| Tidal River  | Lock Or Flight Of Locks |
| Inland River | Sea                     |

**OS Water Network Map - Slice A**



**Order Details**

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

**Site Details**

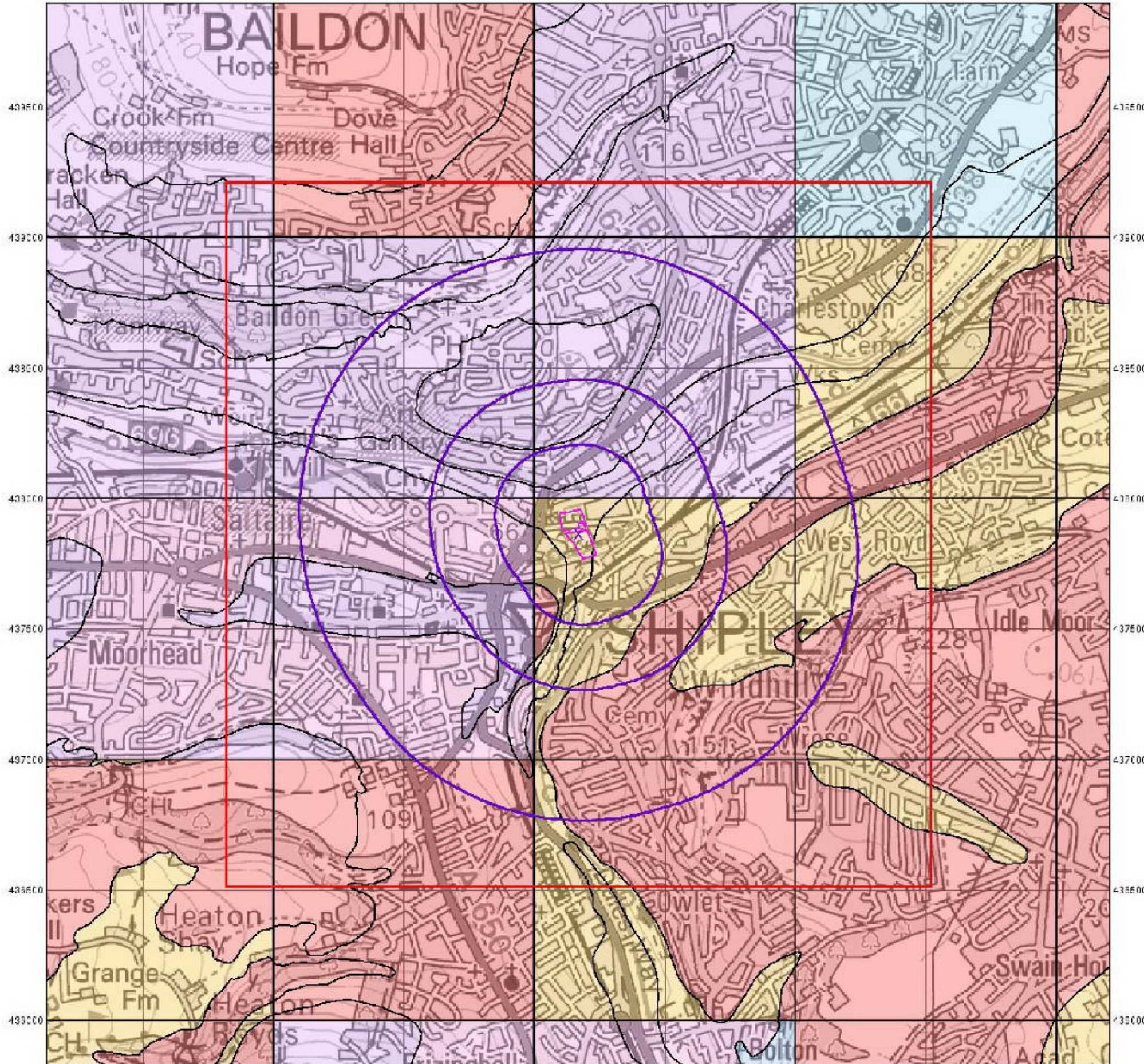
Land adjacent to, Dockfield Road, Shipley, BD17 7AD



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 Fax: 0844 844 9951  
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## Groundwater Vulnerability

### General

- Spoilt Site
- Search Buffer(s)
- Bearing Reference Point
- Trench
- Manhole

### Agency and Hydrological

#### Bedrock Aquifers

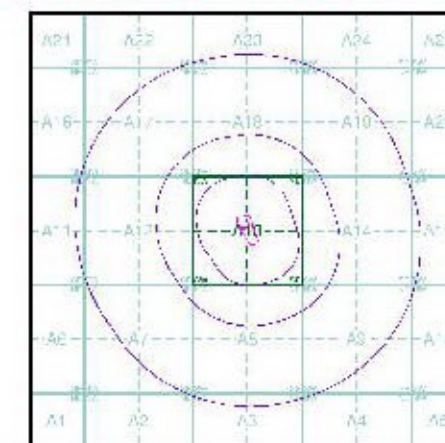
- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

#### Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

- Unproductive Aquifer
- Soluble Rock

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

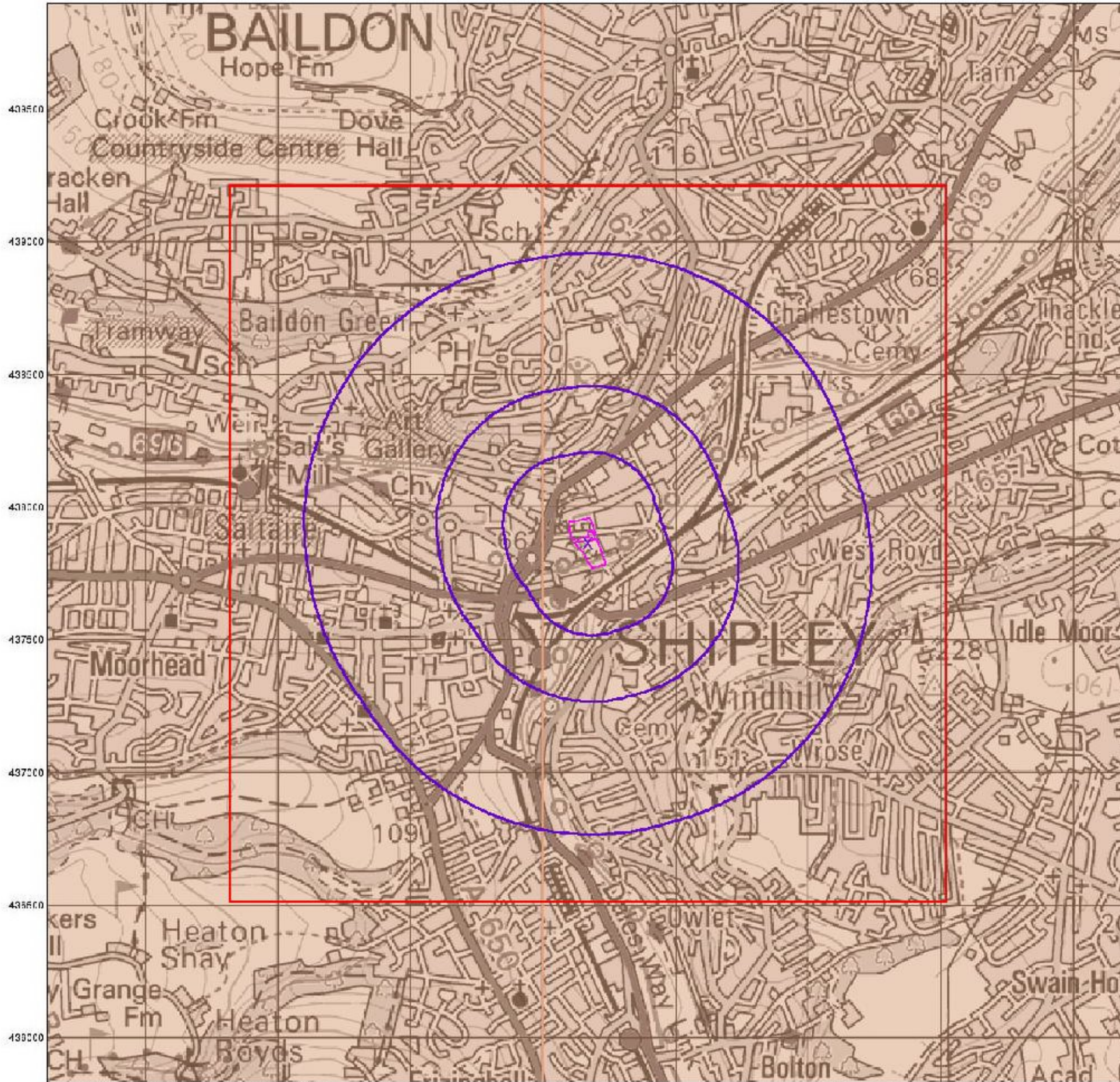
### Site Details

Land adjacent to, Dockfield Road, Shipley, BD17 7AD



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 Fax: 0844 844 9951  
 Web: www.eulooctek.co.uk

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## Bedrock Aquifer Designation

### General

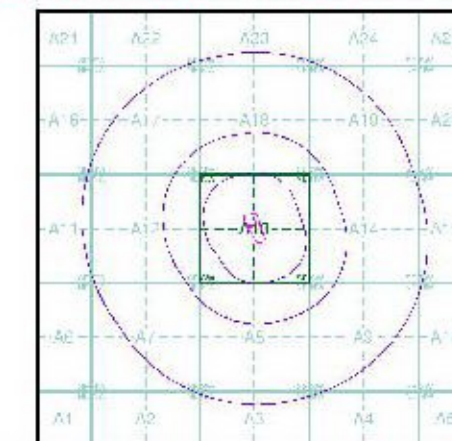
- Specific Borehole
- Specific Buffer(s)
- Bearing Reference Point
- Site
- Marker

### Agency and Hydrological

#### Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary U (differentiated)
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

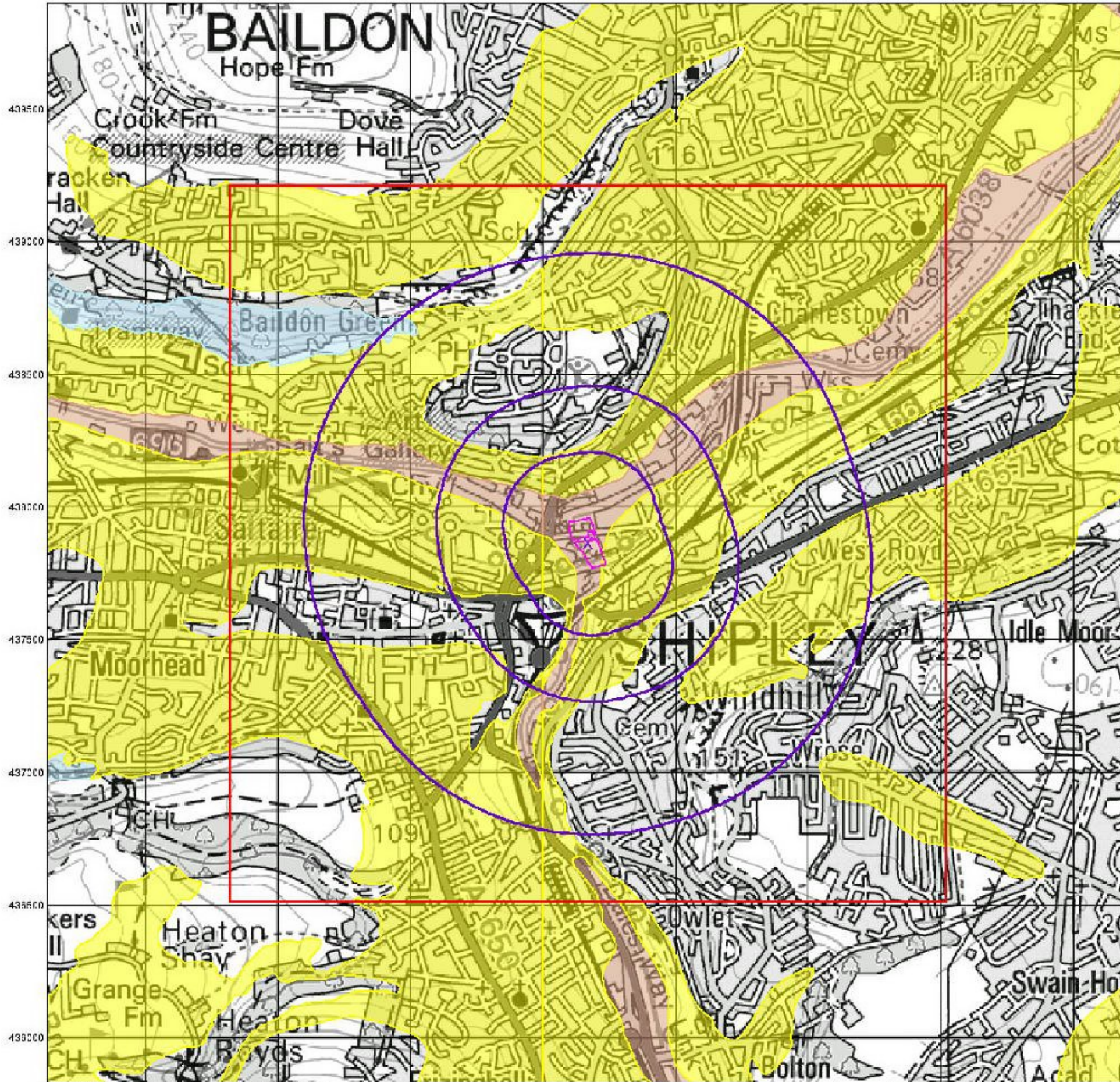
### Site Details

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## Superficial Aquifer Designation

### General

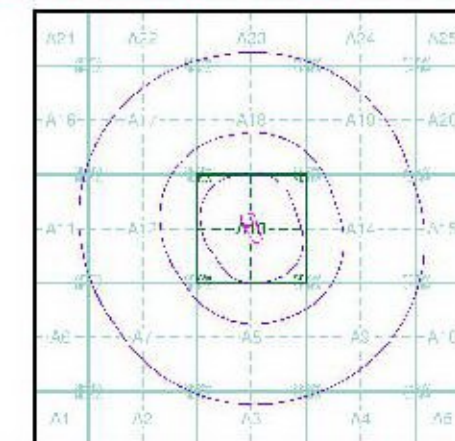
- Spoilt Bed Etc.
- Specific Buffer(s)
- Bearing Reference Point
- Wall
- Manhole

### Agency and Hydrological

#### Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary U (differentiated)
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

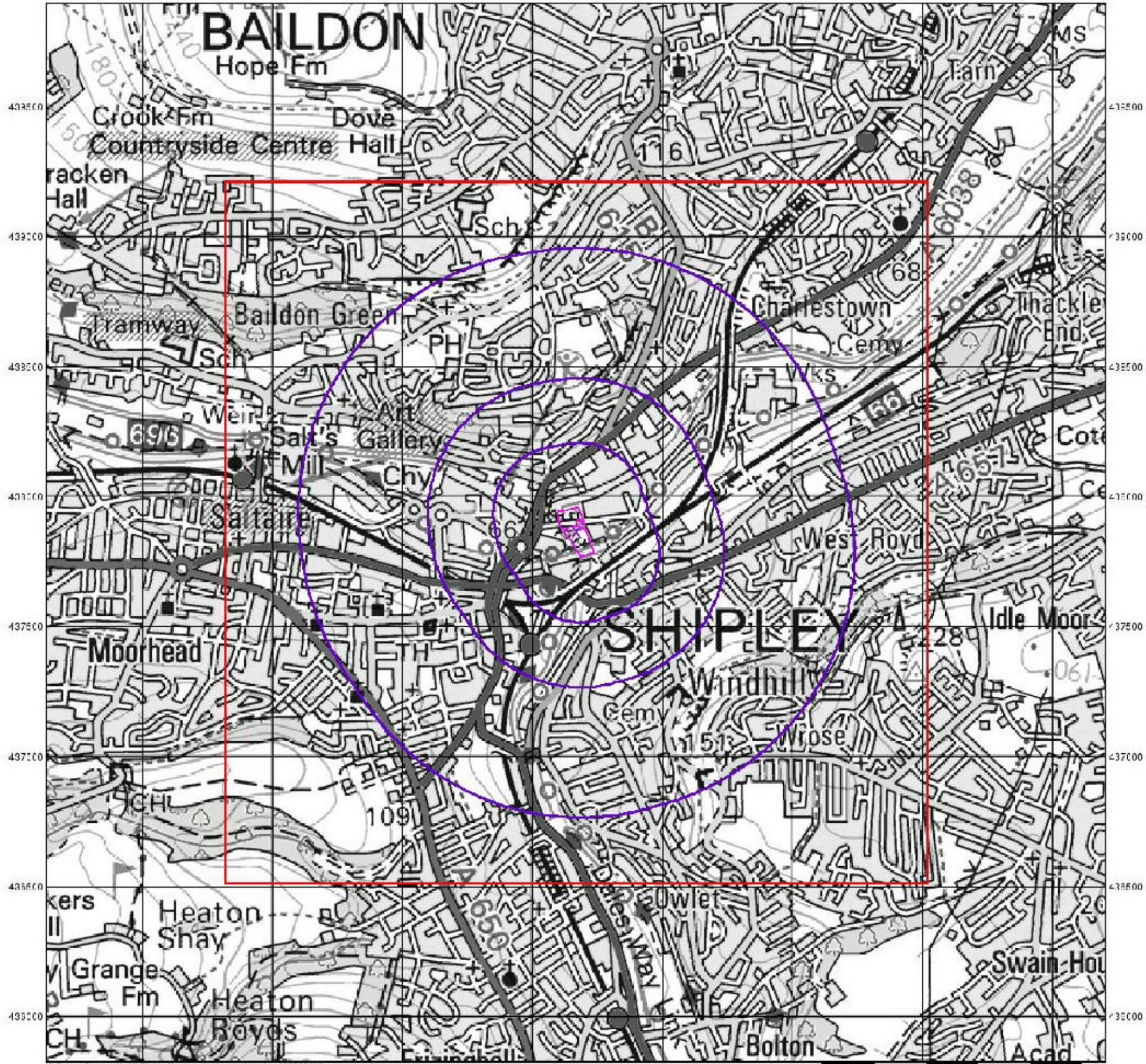
### Site Details

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 Web: www.esulfoctek.co.uk

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## Source Protection Zones

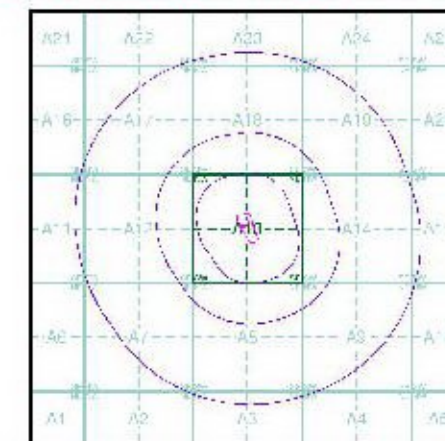
### General

- Specialist Buffer
- Specialist Buffer(s)
- Bearing Reference Point
- Site
- Marker

### Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Specialist test (Zone 4)

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

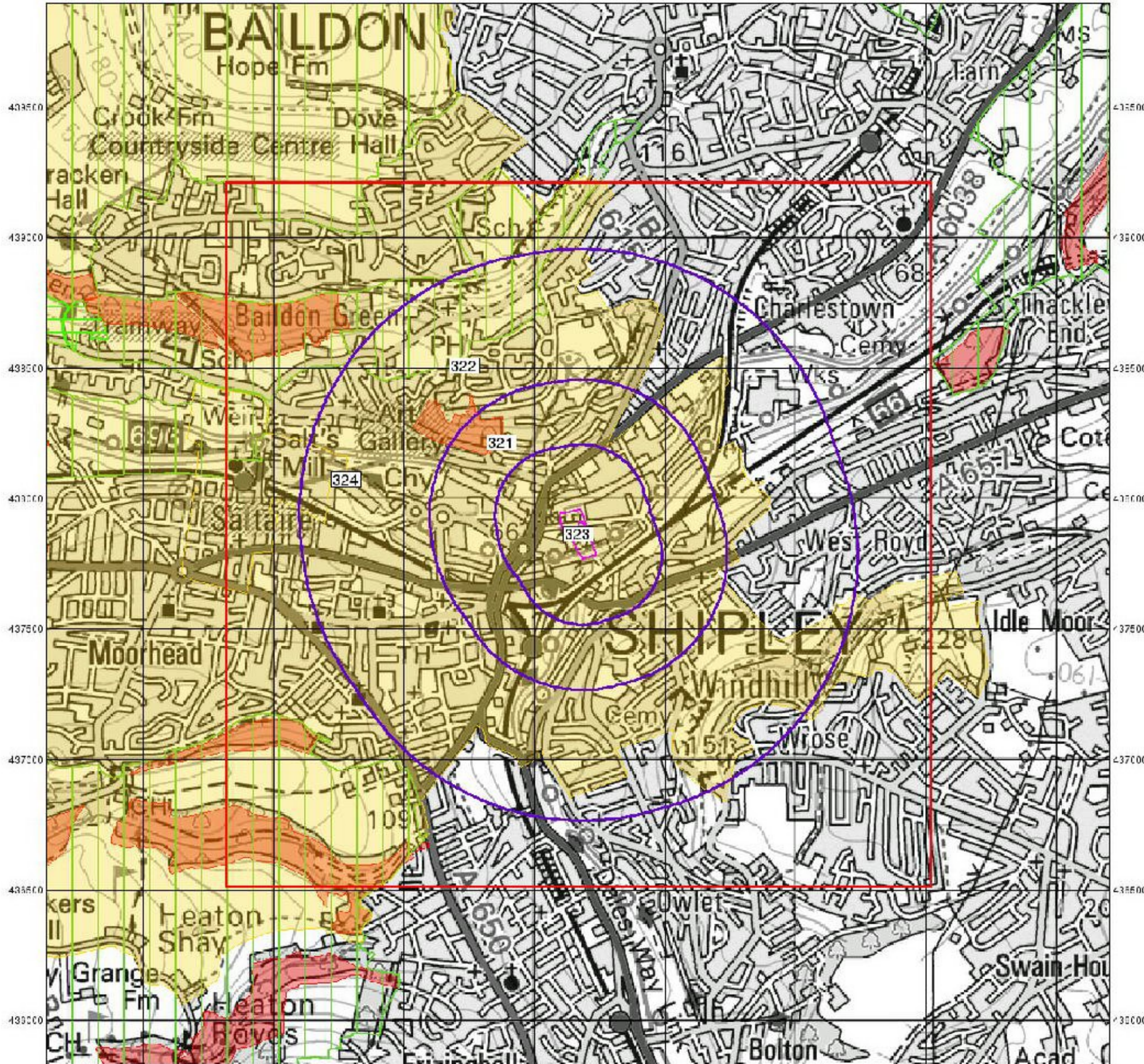
### Site Details

Land adjacent to, Dockfield Road, Shipleigh, BD17 7AD



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 Fax: 0844 844 9951  
 Web: www.esulfocheck.co.uk

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## Sensitive Land Uses

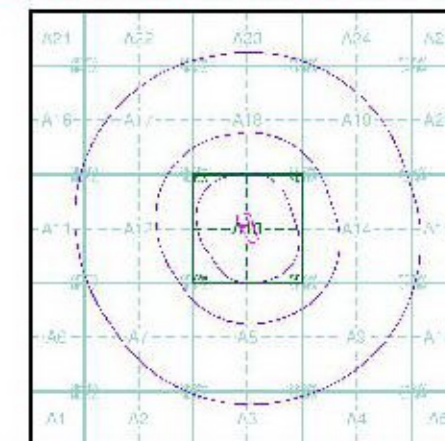
### General

- Specific Site
- Specific Buffer(s)
- Bearing Reference Point
- Fence
- Marker

### Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

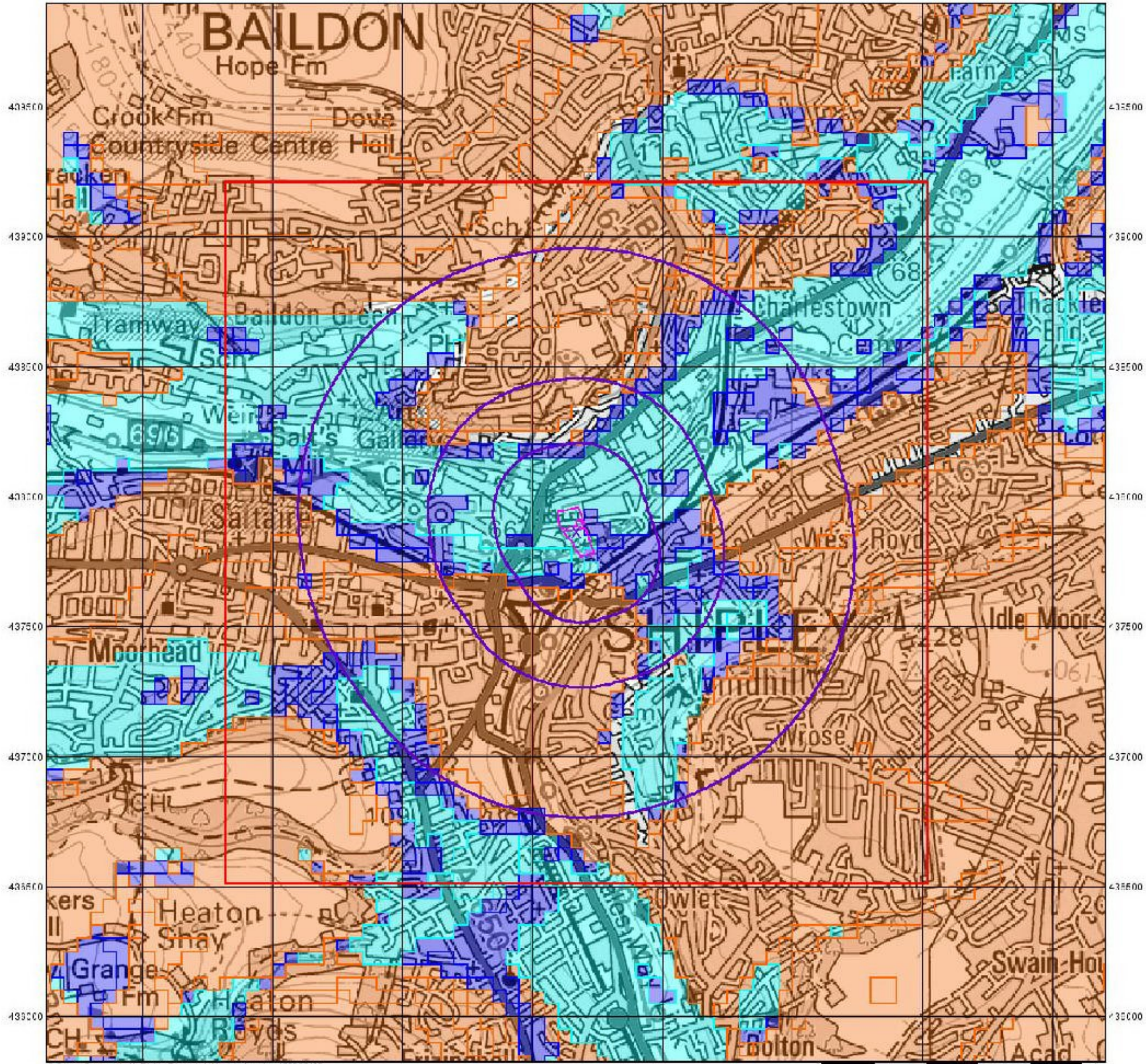
### Site Details

Land adjacent to, Dockfield Road, Shipley, BD17 7AD



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### BGS Flood GFS Data

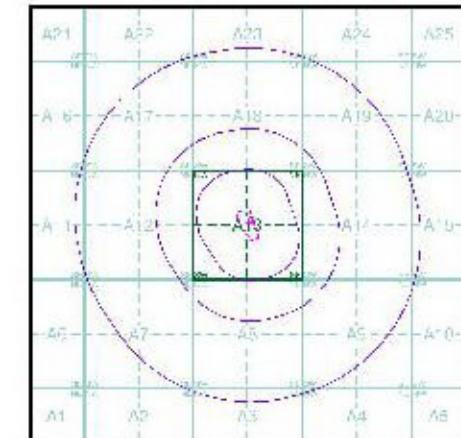
#### General

- Hierarchical #
- Specific Buffer(s)
- Bearing Reference Point
- Slice

#### Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

### Site Sensitivity Context Map - Slice A



#### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

#### Site Details

Land adjacent to, Dockfield Road, ShIPLEY, BD17 7AD



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

# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	<b>-285</b> Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

## Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Bracken
	Heath		Rough Grassland
	Marsh		Reeds
	Saltings		
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

## 1:10,000 Raster Mapping

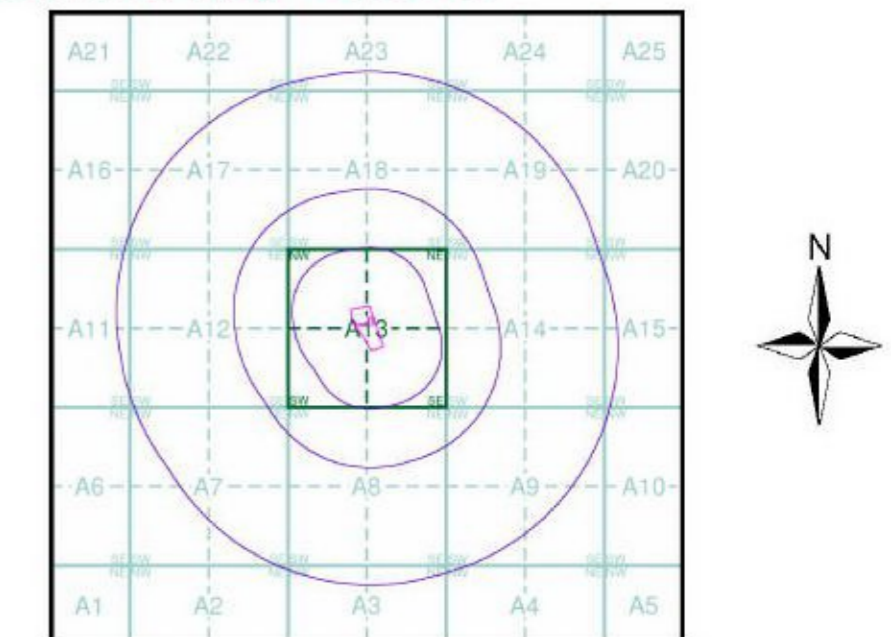
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Yorkshire	1:10,560	1852	2
Yorkshire	1:10,560	1894 - 1895	3
Yorkshire	1:10,560	1909	4
Yorkshire	1:10,560	1934	5
Yorkshire	1:10,560	1938	6
Ordnance Survey Plan	1:10,000	1956	7
Ordnance Survey Plan	1:10,000	1967 - 1968	8
Ordnance Survey Plan	1:10,000	1976	9
Ordnance Survey Plan	1:10,000	1982 - 1987	10
10K Raster Mapping	1:10,000	2000	11
Street View	Variable		12

## Historical Map - Slice A



## Order Details

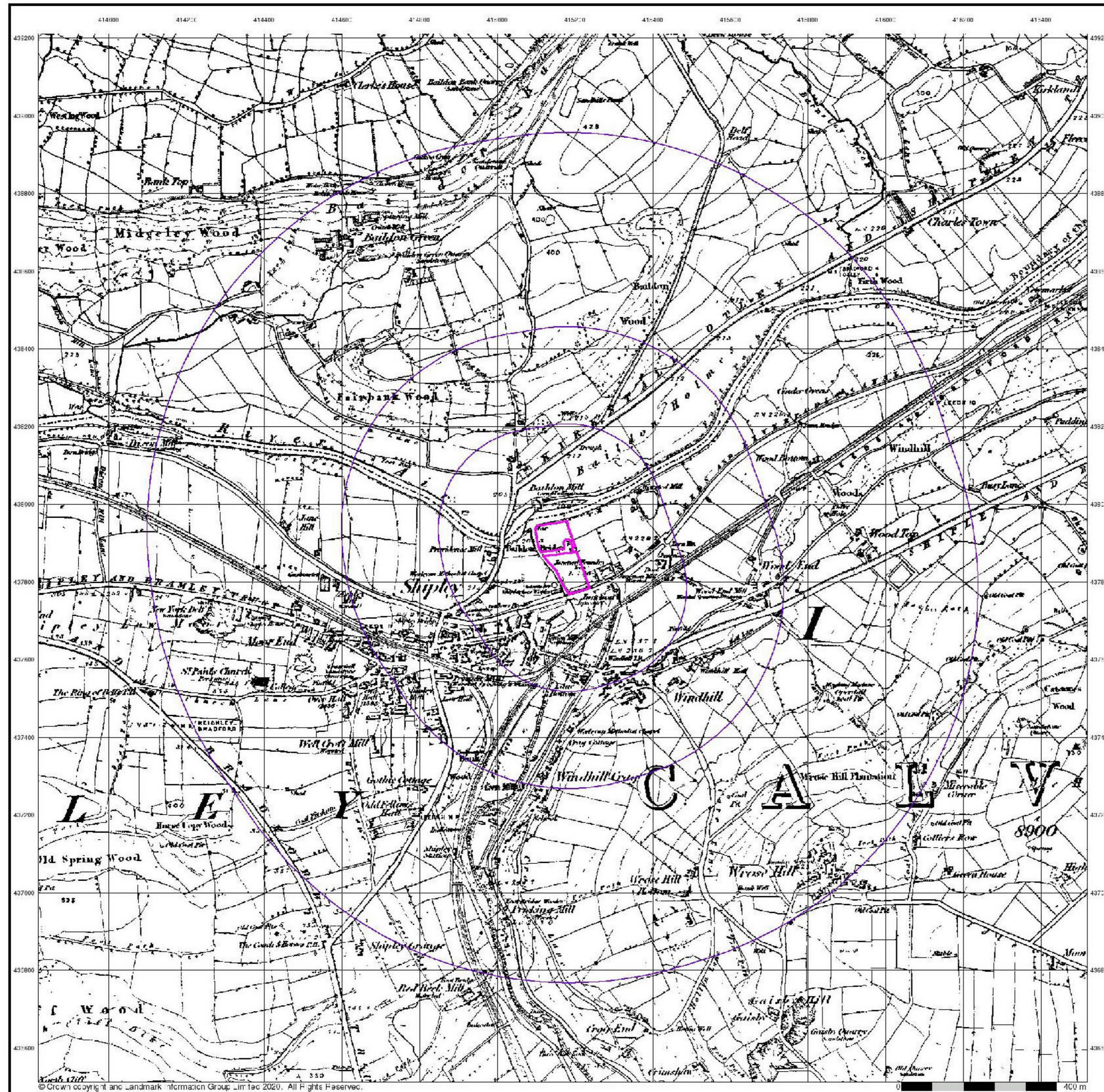
Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

## Site Details

Land adjacent to, Dockfield Road, Shipley, BD17 7AD



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

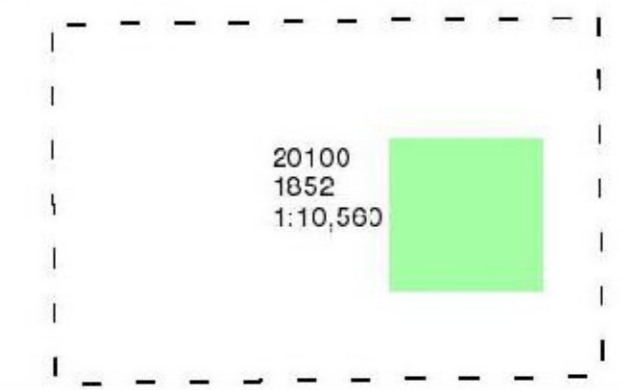


**Yorkshire**  
**Published 1852**

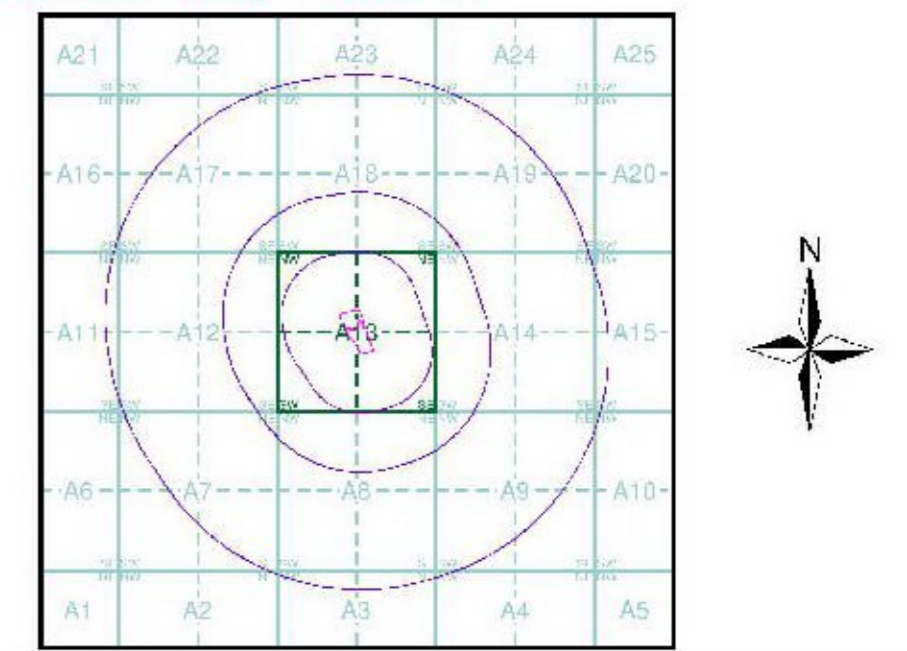
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
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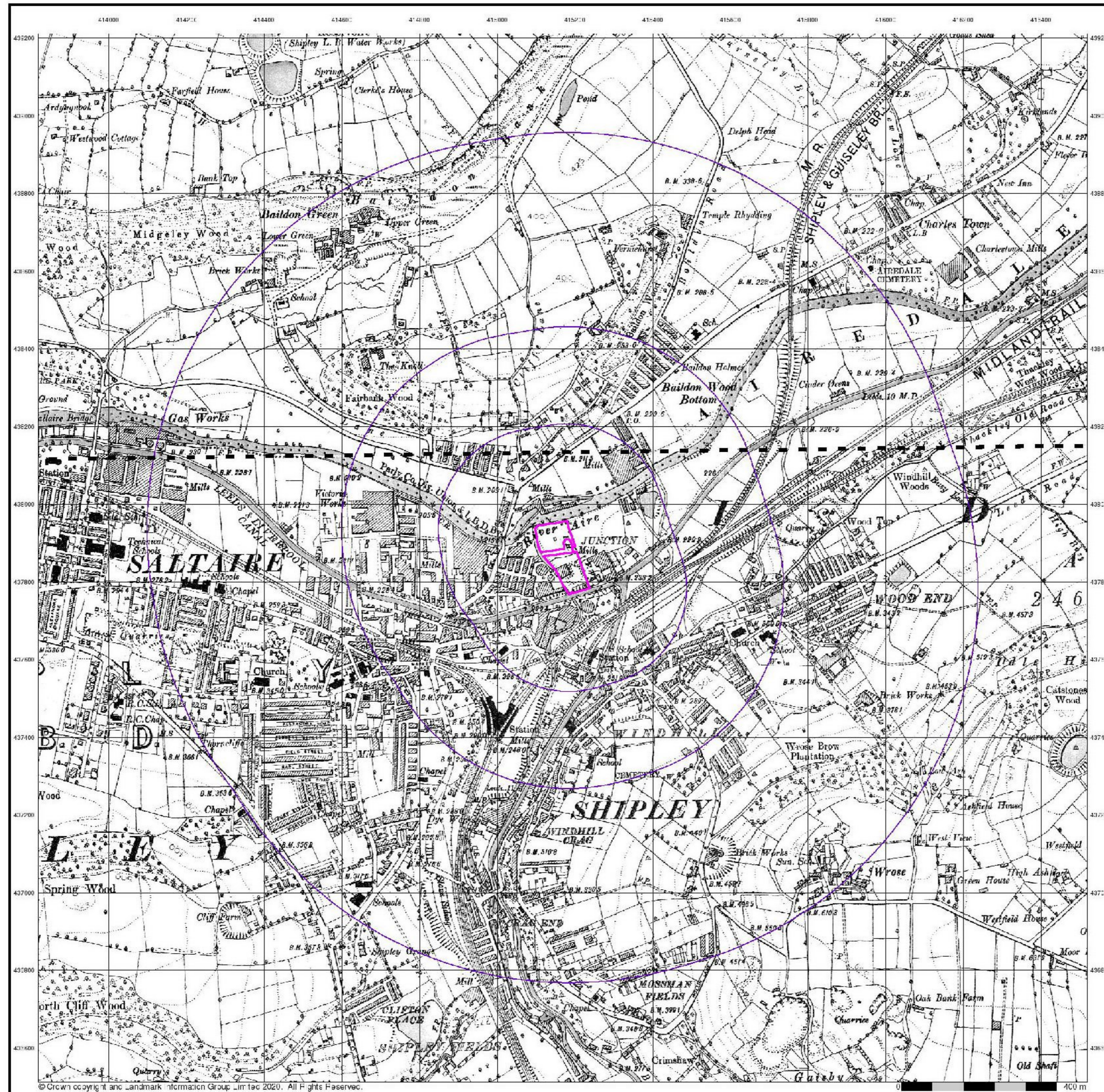
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## Yorkshire

Published 1894 - 1895

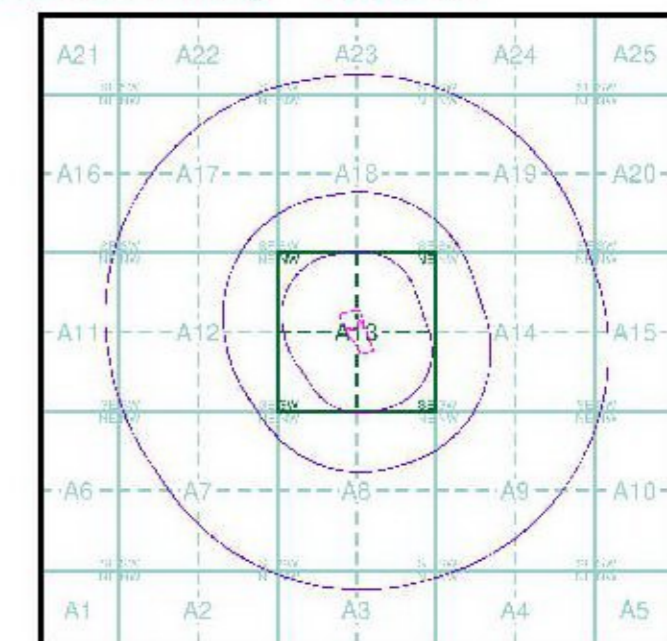
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

201NE	1894	1:10,560
201SE	1895	1:10,560

### Historical Map - Slice A



### Order Details

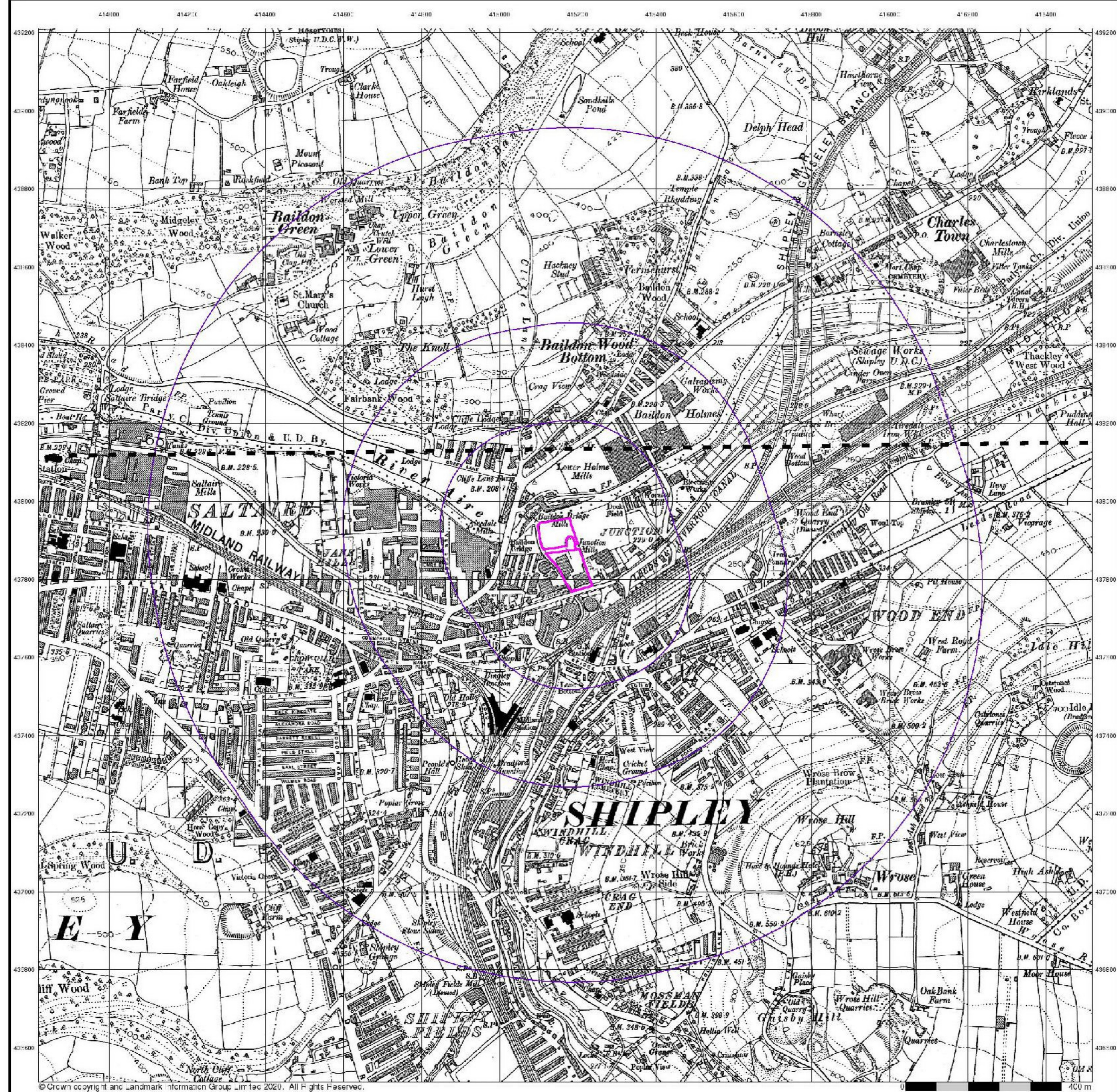
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 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
 Search Buffer (m): 1000

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## Yorkshire

Published 1909

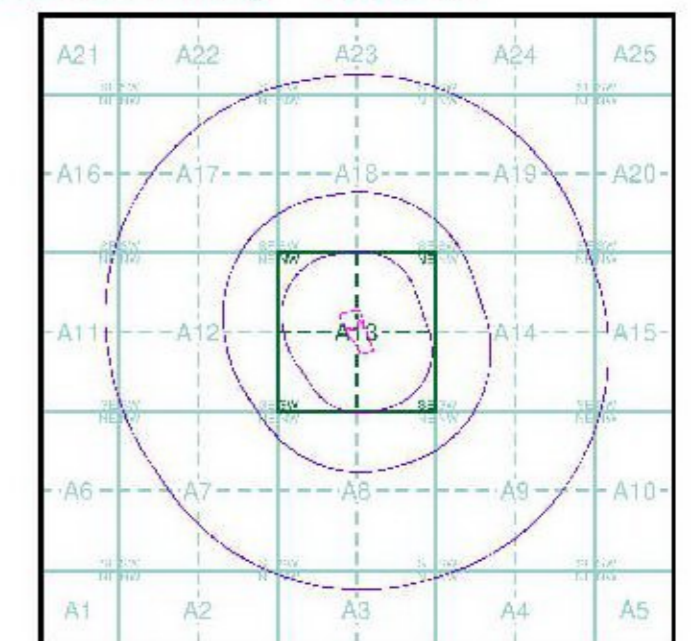
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

201NE	1909	1:10,560
201SE	1909	1:10,560

### Historical Map - Slice A



### Order Details

Order Number: 268228985\_1\_1  
 Customer Ref: GEOL20-9545  
 National Grid Reference: 415170, 437860  
 Slice: A  
 Site Area (Ha): 1.28  
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