GROUND CONSULTANTS LTD
ENVIRONMENTAL & GEOTECHNICAL SPECIALISTS

PHASE 1
PRELIMINARY RISK ASSESSMENT (PRA)

Trekenner Farm, Trekenner, Launceston

PL15 9PH

For Nick Barnes

Our Ref: GCL23545_P1

03 November 2023

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ENVIRONMENTAL GEOTECHNICAL SITE INVESTIGATION

Project

Trekenner Farm, Trekenner, Launceston PL15 9PH

Report Type

Phase 1 Preliminary Risk Assessment (PRA)

Client

Nick Barnes

Project Ref

GCL23545_P1

Date

03 November 2023

Prepared by

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Checked by

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Executive Summary

Commissioning	Ground Consultants Limited (GCL) were commissioned by Nick Barnes to undertake a Phase I Preliminary Risk Assessment at the site known as Trekenner Farm, Trekenner, Launceston PL15 9PH. GCL were formally instructed to proceed via email on the 19th October 2023.	
Development Proposals	It is proposed to convert an agricultural building for residential use.	
Site History	On Site: The site was part of an agricultural field until the time of the production of the 1989 map, by which time it was part of a farm yard. The current agricultural building has been mapped since 1994. Off Site: Farm buildings have abutted the site to the north since 1882 They expanded to the south from 1982 and further additions took place to the north and south by 1999. A smithy was mapped 40m north-east in 1882-4 but is assumed to have been a small scale rural operation and not a source of significant contamination.	
Geology	The geological map shows no superficial deposits to be present on site. The geological map indicates that the main part of the site is underlain by the Stourscombe Formation of Devonian age formed between 371.1 and 359.3 million years ago. The BGS describes this unit as “Dark grey to green slate; nodular and lenticular limestone.” The access route is located on the Lezant Slate Formation of Devonian age formed between 371.1 and 359.3 million years ago. The BGS describes this unit as “Greenish grey slate”. The contact between the two formations is shown as faulted.	
Conceptual Site Model Summary	**Source**	**Risk Rating**
	On Site: Radon Gas	**High**
	On Site: Heavy Metals	**Low**
	On and Off Site: Hydrocarbon spills	**Moderate**
Recommendations	It is recommended that a Phase II Site Investigation be implemented in order to identify, quantify and delineate any potential areas of contamination on site. The Phase II Site Investigation should also include a geotechnical assessment of the site. The Phase II Investigation will be aimed at identifying possible sources of contamination highlighted in the Preliminary Conceptual Model. Full radon protective measures are required for the proposed development in-line with BRE guidelines. In the event unexpected contamination is found during development, work should cease until the material can be identified and remediated appropriately. All site workers should be equipped with the correct PPE and have undertaken suitable risk assessments, job safety and environmental analysis before work commences. Waste material to be removed from site should be handled by a suitably licensed waste contractor.	

1 INTRODUCTION

1.1 Commissioning

Ground Consultants Limited (GCL) were commissioned by Nick Barnes to undertake a Phase I Preliminary Risk Assessment at the site known as Trekenner Farm, Trekenner, Launceston PL15 9PH. GCL were formally instructed to proceed via email on the 19th October 2023.

This report has been prepared by GCL solely for the benefit of the client. It shall not be relied upon or transferred to any third party without the prior written authorisation of GCL.

1.2 Existing Reports

GCL has not been made aware of any previous land contamination reports commissioned for this site.

1.3 Scope and Objectives

The objective of this desk study is;

- ✓ To provisionally identify any land contamination associated with the proposed development and to support the discharge of relevant planning conditions and/or building control requirements.
- ✓ To provisionally assess the risk of ground instability
- ✓ To identify the need for investigation or remediation works to demonstrate that the site is suitable for use.

Any recommendations for further works have been made as deemed appropriate, based upon the findings of the investigation.

This assessment has been undertaken with guidance from BS10175:201, Environment Agency report CLR11, LCRM, and as such represents a Phase 1 Desk Study / Qualitative Risk Assessment.

1.4 Limitations

The opinions expressed in this report, and the comments and recommendations given, are based on the information obtained from the desk assessment and the site walkover survey. No intrusive investigations have been undertaken to confirm the actual ground conditions and hence the environmental status of the site.

Should additional information become available which may influence the report conclusions, GCL reserves the right to review such information and, if warranted, to alter the opinions accordingly.

The conclusions and recommendations of this report are valid for a period of 12 months from the date of issue. Outside of this time frame the report will require reviewing by a suitably qualified geoenvironmental engineer / environmental scientist, to ensure that the report complies with any changes to industry standards, policies and/or guidelines.

It is recommended that a copy of this report be submitted to the local authority for approval, prior to commissioning any further work which may be required.

1.5 Information Sources

This assessment has been based upon mapping and information obtained from a number of trusted third-party sources. Although we only use information from trusted sources, GCL cannot accept any responsibility for any inaccuracy of third party information. The sources used in this assessment are listed below:

- ✓ Environmental and historical data supplied by Groundsure
- ✓ Zetica Unexploded Ordnance (UXO) risk map
- ✓ British Geological Mapping (both online viewer and map scans)
- ✓ Cornwall Council online planning register

1.6 Proposed Development

It is proposed to convert an agricultural building for residential use.

2 SITE LOCATION AND DESCRIPTION

2.1 Site Location and Layout

The site is located in the hamlet of Trekenner, 1.0km off the A388 Callington to Launceston road at Treburley. The site is approximately centred on National Grid Reference SX 34252 78251.

The site is irregular in shape and covers an area of 0.11ha (including the access route from the road).

A site location plan (SLP) is contained in Figure 2.1, to the rear of the report.

The current site plan is contained in Figure 2.2, to the rear of the report.

2.2 Surrounding Area

Table 2.1: Surrounding Land Use

Direction	Land Use
North	Farm and residential buildings
East	Farm and residential buildings
South	Farm and residential buildings
West	Woodland

2.3 Site Walkover Survey

GCL conducted a site walkover survey on 27th October 2023. Photographs from the walkover survey are provided in Appendix A.

The site appeared to be a former milking parlour, currently used for storage, accessed via a gravel, packed earth and concrete driveway to the east.

The main structure is an old barn with a pitched corrugated asbestos roof and roughcast render [Plate 1]. The floor within, and the area surrounding the structure is surfaced with an expanse of concrete, which appeared to be in good condition, with no obvious sign of damage or cracking [Plates 2,3 and 4].

Two steel doors with horizontal timber cladding above, provide access to the west of the structure [Plate 4]. Two timber doors, and a metal ladder leading up to a third timber door, lie in the east of the site [Plate 5]. Access to the upper floor was deemed unsafe at the time of the walkover, and therefore not investigated.

Along the southern elevation to the east, is a galvanised steel silo and rainwater tank. Adjacent to these was an old rusty oil barrel which appeared to be empty [Plate 6].

A number of metal gates were noted east of the building along with stockpiles of sand, gravel and woodchips [Plate 7].

The inside of the building was used to store a large number of objects, including power tools, paint, jerry cans, a boiler and propane gas bottles [Plates 8 – 12]. A mild hydrocarbon odour and what appeared to be a slight spill was noted adjacent to a jerrycan in the east of the building. A potential rusty battery along with varnishes was also noted inside [Plate 12].

A spillage, of what appeared to a bituminous substance was identified adjacent to the steel doors, outside the structure, upon the concrete hardstanding [Plate 13].

An oil tank was noted just south of the track leading to the site [Plate 14]. The oil tank appeared to be in good modern condition and was sited upon a wall and probable concrete slab. The tank is off site; however, signs of spills were noted along with a mild hydrocarbon odour.

Topographically speaking, the majority of the site slopes in an easterly direction, with changes in elevation of approximately <1m across the site.

2.4 Ecological Observations

No invasive species were noted in or around the immediate surroundings of the site during the site walkover. However, it should be noted that conducting an extensive survey to conclusively determine the presence or absence of invasive species falls beyond the scope of this investigation. Therefore, it is advisable to consider engaging a specialist surveyor, if needed, to thoroughly assess this matter.

2.5 Anecdotal Information

None.

3 SITE HISTORY

3.1 Historical Map Review

Using historical Ordnance Survey mapping and recent aerial photography provided by Groundsure, an overview of pertinent findings relating to the site and its surroundings can be found below in Table 3.1.

Table 3.1: Summary of Historical Site Usage

On Site	Surroundings	Date & Scale
The main part of the site is undeveloped, part of a larger field in assumed agricultural use. The access route is shown as part of an orchard.	Buildings, assumed agricultural, 10-80m north. Smithy 40m north-east. School 75m south-east. The remaider of the surrounding area consistas of scattered houses, orchards and agricultural land.	1882-1884 County Series 1:2,500, 1:10,560
No significant changes	Smithy no longer identified as such.	1906-1908 County Series 1:2,500, 1:10,560
No significant changes	No significant changes	1952-1957 National Grid/ provisional 1:2,500, 1:10,560
Site part of farm yard. Building to south of Site shown overlapping on to south of site, possibly a projection error (obscured on 1:2,500 map)	New building abutting to south of site. Further houses 20m east of site in hamlet.	1982-1989 National Grid 1:2,500, 1:10,000
Building shown on site, layout similar to current, on one of the 1994 1:2,500 maps. Farm access corresponds to access route part of site.	No significant changes	1994 National Grid 1:2,500
Current building visible on site.	Further farm buildings abutting the site to the south and north.	1999 Aerial photo
Layout mapped largely corresponds to current layout	Layout mapped largely corresponds to current layout	2001-2003 National Grid 1:1,250, 1:10,000
No significant changes	No significant changes	2006-2022 Aerial Photos

		2010-2013 National Grid 1:10,000
No significant changes	No significant changes	

3.2 Site History Summary

On Site: The site was part of an agricultural field until the time of the production of the 1989 map, by which time it was part of a farm yard. The current agricultural building has been mapped since 1994.

Off Site: Farm buildings have abutted the site to the north since 1882 They expanded to the south from 1982 and further additions took place to the north and south by 1999. A smithy was mapped 40m north-east in 1882-4 but is assumed to have been a small scale rural operation and not a source of significant contamination.

3.3 UXO Risk

The risk to the site and its surroundings from the presence of UXO is low (see Appendix D).

3.4 Nearby Planning Applications

The following pertinent planning applications have been identified in the Cornwall Council online planning register.

Table 3.2: Nearby Pertinent Planning Applications

Distance (m) / Direction	Planning Application Reference	Pertinent Information
5m north-east	PA12/05468	Demolition of outbuilding and conversion of barn to create detached residential annex. A Home Check report was submitted in support of the application however it does not contain any additional information relevant to the current report.

4 GEOLOGICAL & GEOTECHNICAL SETTING

4.1 Geological Setting

Reference has been made to the BGS geological mapping at 1:10,000 and 1:50,000 scales in the Groundsure report, as well as the BGS online map viewer.

The geological map shows no superficial deposits to be present on site.

The geological map indicates that the main part of the site is underlain by the Stourscombe Formation of Devonian age formed between 371.1 and 359.3 million years ago. The BGS describes this unit as “Dark grey to green slate; nodular and lenticular limestone.” The access route is located on the Lezant Slate Formation of Devonian age formed between 371.1 and 359.3 million years ago. The BGS describes this unit as “Greenish grey slate”. The contact between the two formations is shown as faulted.

4.2 Borehole Records

There are three BGS borehole records within 100m of the site, all located to the north of the site. They contain limited stratigraphical information, but all refer to topsoil directly overlying shale and slate strata to a maximum proven depth of 39.6m bgl. Groundwater was encountered at depths of 3.5-7.0 mBGL.

4.3 Anticipated Geological Sequence

Based on our experience of the local area, as well as BGS mapping, borehole logs, and nearby site investigation reports, it is anticipated that the following geological sequence can be expected;

Table 4.1: Anticipated Geological Sequence

Strata	Description	Estimated Thickness (m)	Estimated Permeability	Location
Made Ground	Reworked natural material with potential anthropogenic components including brick and concrete.	0 - 1	Unsuitable for conventional drainage	Around and beneath existing structures and farm yard
Topsoil	Brown friable clay or silt	0.3 – 0.5	Unsuitable for conventional drainage	Non hard surfaced areas of the site
Weathered Devonian bedrock	Sandy gravel of slate and limestone	30m+	Moderate – good	Across the site

4.4 Potential for Ground Instability

There are many natural and human-induced geotechnical processes which can give rise to ground stability issues. While in all cases instability may arise whether or not there is any development on the surface, it is important to recognise that the development itself or the intensification of development may be the triggering factor, which initiates instability problems.

The risks posed by common types of unstable ground are tabulated below. The assessment of risk is based upon the proposed development, using a range of information sources, including geological and topographical mapping, as well as Groundsure data.

Table 4.2: Unstable Ground Risk Summary

Instability Risk	Risk Rating	Details

Shrinking or Swelling Clay	Negligible	Ground conditions predominantly non plastic.
Running Sand	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on land use due to running conditions.
Compressible Deposits	Negligible	Compressible strata are not thought to occur.
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Landslides	Very Low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Ground Dissolution of Soluble Rocks	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

4.5 Mining, Ground Workings & Natural Cavities

According to the Groundsure report underground mine workings may have occurred in the past. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered. No underground mining features were noted on the historical maps, and none were noted in the Groundsure Data (Appendix B). Two small surface mineral workings are recorded on the Britpits database beyond 200m south and north-east, and surface ground workings comprising unspecified ground workings and an unspecified old quarry are recorded 178m-183m south of the site.

4.6 Groundwater

It is unlikely that groundwater will be shallow in this area. It is anticipated that groundwater will flow to the east. Groundwater was encountered 3.5-7.0m mBGL in wells to the north of the site.

5 ENVIRONMENTAL, HYDROLOGICAL & HYDROGEOLOGICAL SETTING

5.1 Hydrology & Hydrogeology

A summary of the hydrological and hydrogeological setting is tabulated below, with respect to the anticipated geological sequence set out in section 4.1.

Table 5.1: Overview of the hydrological and hydrogeological setting

Hydrogeology	
Superficial Aquifer	There are no superficial deposits recorded on site.
Bedrock Aquifer	The Stourscombe Formation and the Lezant Slate Formation are designated as a "Secondary A" Aquifer. The Environment Agency describes this type of aquifer as 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
Groundwater Vulnerability	Bedrock geology is designated as high vulnerability. The flow mechanism is defined as well connected fractures.
Groundwater Abstractions	There are two groundwater abstraction license records within 500m of the site, both located 92m west. The license relates to abstraction for general farming and domestic uses. There are no more recorded groundwater abstraction licenses within 500m of the site.
Surface Water Abstractions	There are no surface water abstraction licences within 500m of the site.
Source Protection Zones	The site is not within a groundwater Source Protection Zone.
Hydrology	
Ordnance Survey Water Network and Surface Water Features	The nearest surface watercourse is an unnamed stream, 52m west of the site. The river is not influenced by normal tidal action.
Water Framework Directive (WFD) Surface Water Body Catchments	The site is within the Lowley Brook surface water body catchment. The Lowley Brook is 1.2.km northeast of the site.
Flooding and Drainage	
Risk of Flooding from Rivers and Sea (RoFRaS)	The site is not in an area considered to be at risk from flooding from rivers and the sea.
Historical Flood Events	None recorded.
Flood Defences	None within 250m of the site.
Areas Benefitting from Flood Defences	The site is not in an area benefitting from flood defences.
Flood Storage Areas	None within 250m of the site.
Flood Zones	The site is not within a Zone 2 or Zone 3 area at risk from flooding.
Surface Water Flooding	The site is considered to be at negligible risk from surface water flooding.
Groundwater Flooding	The site is considered to be at a negligible risk of groundwater flooding.

5.2 Environmental Setting

The following table summarises all pertinent environmental factors relating to the site, with respect to the ground conditions set out in section 4.

Table 5.2: Environmental Setting

Radon	
Percentage of Properties in above Action Level for Radon	**Required Protection Levels**

Between 10% and 30% (worst case – varies across site)	Full Radon Protection

Radon protection measures should be installed in line with Building Research Establishment (BRE) 211 "Guidance on Protective Measures for New Buildings."

Background Estimated Soil Chemistry (mg / kg)

Arsenic	25 - 35
Cadmium	<1.8
Chromium	90 - 120
Lead	100
Nickel	30 – 45

Levels of heavy metals are not predicted to exceed the relevant generic assessment criteria

Sensitive Land Uses

Sensitive Land Use	Within pertinent radius of site? (250m)*		Distance & Direction (Comments if applicable)
	Yes	No	
Site of Special Scientific Interest	☐	☒	
Ramsar Sites	☐	☒	
Special Areas of Conservation	☐	☒	
Special Protection Area	☐	☒	
National Nature Reserves	☐	☒	
Local Nature Reserves	☐	☒	
Designated Ancient Woodland	☐	☒	
Biosphere Reserves	☐	☒	
Forest Parks	☐	☒	
Marine Conservations Zones	☐	☒	
Green Belt	☐	☒	
Proposed Ramsar Sites	☐	☒	
Possible Special Area of Conservation	☐	☒	
Potential Special Protection Areas	☐	☒	
Nitrate Sensitive Areas	☐	☒	
Nitrate Vulnerable Zones	☐	☒	

Waste & Landfill

Environmental Source	Within pertinent radius of site? (250m)*		Distance & Direction (Comments if applicable)
	Yes	No	
Active or Recent Landfill	☐	☒	
Historical Landfill (BGS, LA or EA)	☐	☒	
Historical Waste Sites	☐	☒	
Licensed Waste Sites	☐	☒	

**Initial search extent limited to 250m from site, unless source of contamination and/or sensitive receptor is considered significant enough to warrant a greater radius of up to 1,000m.*

Past and Present Land Uses

Land Use	Within pertinent radius of site? (100m)*		Distance & Direction (Comments if applicable)
	Yes	No	
Historical Industrial Land Uses	☐	☒	
Historical Tanks	☐	☒	
Historical Energy Features	☐	☒	
Historical Petrol Stations	☐	☒	
Historical Military Land	☐	☒	
Recent Industrial Land Uses	☐	☒	
Current Or Recent Petrol Stations	☐	☒	
Electricity Cables	☐	☒	
Gas Pipelines	☐	☒	
Sites Determined as Contaminated Land	☐	☒	
Control Of Major Accident Hazards	☐	☒	
Regulated Explosive Sites	☐	☒	
Hazardous Substance Storage/Usage	☐	☒	
Historical Licensed Industrial Activities	☐	☒	
Licensed Industrial Activities (Part A(1))	☐	☒	
Licensed Industrial Activities (Part A(2)/B)	☐	☒	
Radioactive Substance Authorisations	☐	☒	
Licensed Discharge to Controlled Water	☐	☒	
Pollutant Release to Surface Waters	☐	☒	
Pollutant Release to Public Sewer	☐	☒	
List 1 Dangerous Substances	☐	☒	
List 2 Dangerous Substances	☐	☒	
Pollution Incidents	☐	☒	

**Initial search extent limited to 100m from site, unless source of contamination and/or sensitive receptor is considered significant enough to warrant a greater radius of up to 1,000m.*

6 PRELIMINARY CONCEPTUAL MODEL

6.1 Introduction

A Preliminary Risk Assessment is underpinned by the conceptual model, which is based on the relationship between the source of contamination, potential receptors, and any pathway between. If a viable source, pathway and receptor is identified, an assessment of the risk is required. CIRIA C552 offers guidance on risk valuation, based on the likelihood of an event, and its severity.

The following table outlines the classification of probability, based on CIRIA C552;

Table 6.1: Classification of Probability

Classification	Definition
High Likelihood	A pollutant link has been identified and a pollution event is very likely in the short term and almost inevitable in the long term.
Likely	A pollutant link has been identified, and it is probable that an event will occur in the long term, and possible in the short term.
Low Likelihood	There is a pollutant linkage and circumstances are such that an event could occur, but it is not probable in the long term and even less likely in the short term.
Unlikely	There is a pollutant linkage but it is unlikely that and event would occur even in the very long term.

The following table outlines the classification of consequence, based on CIRIA C552;

Table 6.2: Classification of Consequence

Classification	Definition
Severe	Short term (acute) risk to human health likely to result in “significant harm” as defined by the Environmental Protection Act 1990 and/or short-term risk of pollution of sensitive water resources and/or catastrophic damage to buildings or property.
Medium	Long term (chronic) damage to human health likely to result in “significant harm” as defined by the Environmental Protection Act 1990 and/or significant pollution of sensitive water resources and/or significant change in a defined ecosystem.
Mild	Long term harm to human health but not significant as defined by the Environmental Protection Act 1990 and/or pollution of non-sensitive water resources and non-significant pollution of sensitive water resources.
Minor	Harm, not significant, but that could result in financial loss or cost implications. Non-permanent human health effects.

Following classification of the probability and severity, a risk category can be assigned. The following table, taken from CIRIA C552 summarises this process;

Table 6.3: Risk Classification Matrix

Risk Classification Matrix					
Taken from CIRIA C552		**Consequence**			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High	High	Moderate	Moderate / Low
	Likely	High	Moderate	Moderate / Low	Low
	Low Likelihood	Moderate	Moderate / Low	Low	Very Low
	Unlikely	Moderate / Low	Low	Very Low	Very Low

The risk categories are defined as follows;

Table 6.4: Risk Categories

Classification	Definition
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.
High	Harm is likely to arise to a designated receptor from an identified hazard. Urgent investigation is required and remedial works may be necessary.
Moderate	It is possible that harm could arise to a designated receptor from and identified hazard. However it is relatively unlikely that any such harm would be severe.
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

6.2 Preliminary Conceptual Site Model

This conceptual site model has been undertaken with due regard to guidance provided in BS10175:2011, CLR11 and CIRIA C552. The assessment of risk from land contamination also pays due regard to the definition of contaminated land, as defined within Part 2A of the Environment Protection Act 1990. This legislation defines contaminated land as any land that is in such a condition that by reason of substances in, on or under the land:

- ✓ Significant harm is being caused or there is a significant possibility of such harm being caused; or
- ✓ Pollution of controlled water is being, or is likely to be, caused.

Potential sources of contamination identified from current activities and the history of the site and surrounding area are presented in table 6.5 below.

Table 6.5: Potential Sources of Contamination

Potential Sources	Contaminants of Concern
Natural Geology	Radon Gas
	Arsenic
On/Off site – bitumen/oil spills	TPH, PAH

The conceptual site model is derived from an assessment of the above potential sources of contamination, using the criteria set out in CIRIA C552 and tables 6.1-6.4 above. The table, overleaf, is based on the proposed use and the site in its current condition.

6.3 Preliminary Conceptual Site Model Matrix

Table 6.6: Preliminary Conceptual Site Model

Preliminary Conceptual Model					
Source(s)	**Pathway(s)**	**Receptor(s)**	**Probability**	**Severity**	**Risk Assessment**
On Site: Radon Gas	Ingress into proposed buildings	Future site users	High Likelihood	Medium	**High Risk** – Development is within an area where between 10% and 30% of properties are above the action level.
On Site: Heavy Metals	Dermal contact Soil and dust ingestion and inhalation	Future site users Site workers Site flora and fauna	Unlikely	Medium	**Low Risk** – Levels of heavy metals in natural soils are not predicted by BGS to exceed the relevant generic assessment criteria
On- and Off-Site: spillage of bituminous materials and fuel in building and farm yard area	Dermal contact Soil and dust ingestion and inhalation Ground & surface waters	Future site users Site workers Site flora and fauna	Likely	Medium	**Moderate Risk –** Spillages of bituminous material and fuel were observed during the site walkover. Although concrete ground slabs appear in good condition there is a potential for spilled hydrocarbons to have affected the soil and groundwater underlying the site.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Geotechnical Considerations

Any Made Ground encountered on site will not suffice as a suitable bearing, therefore shallow foundations should be placed in the underlying natural material.

Conventional strip foundations may be viable at this site; however a site investigation will be required to confirm this. It would also be considered prudent to carry out soakaway testing in accordance with BRE 365 to asses the sites suitability for conventional drainage.

7.2 Conclusions

Development is within an area where (in the worst case) between 10% and 30% of properties are above the action level for Radon.

Levels of heavy metals in natural soils are not predicted to exceed the relevant generic assessment criteria.

Spillages of bituminous material and fuel were observed during the site walkover. Although concrete ground slabs appear in good condition there is a potential for spilled hydrocarbons to have affected the soil and groundwater underlying the site.

It can be concluded that the site is likely to be suitable for the proposed development, once the recommendations contained within this report have been implemented.

7.3 Recommendations

It is recommended that a Phase II Site Investigation be implemented in order to identify, quantify and delineate any potential areas of contamination on site. The Phase II Site Investigation should also include a geotechnical assessment of the site.

The Phase II Investigation will be aimed at identifying possible sources of contamination highlighted in the Preliminary Conceptual Model.

Full radon protective measures are required for the proposed development in-line with BRE guidelines.

In the event unexpected contamination is found during development, work should cease until the material can be identified and remediated appropriately.

All site workers should be equipped with the correct PPE and have undertaken suitable risk assessments, job safety and environmental analysis before work commences.

Waste material to be removed from site should be handled by a suitably licensed waste contractor.

8 REFERENCES

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Figure 2.1

Site Location Plan

Plan may be provided by third party

SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 234227, 78268

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
10/10/2023 09:03:16

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Figure 2.2

Site Layout

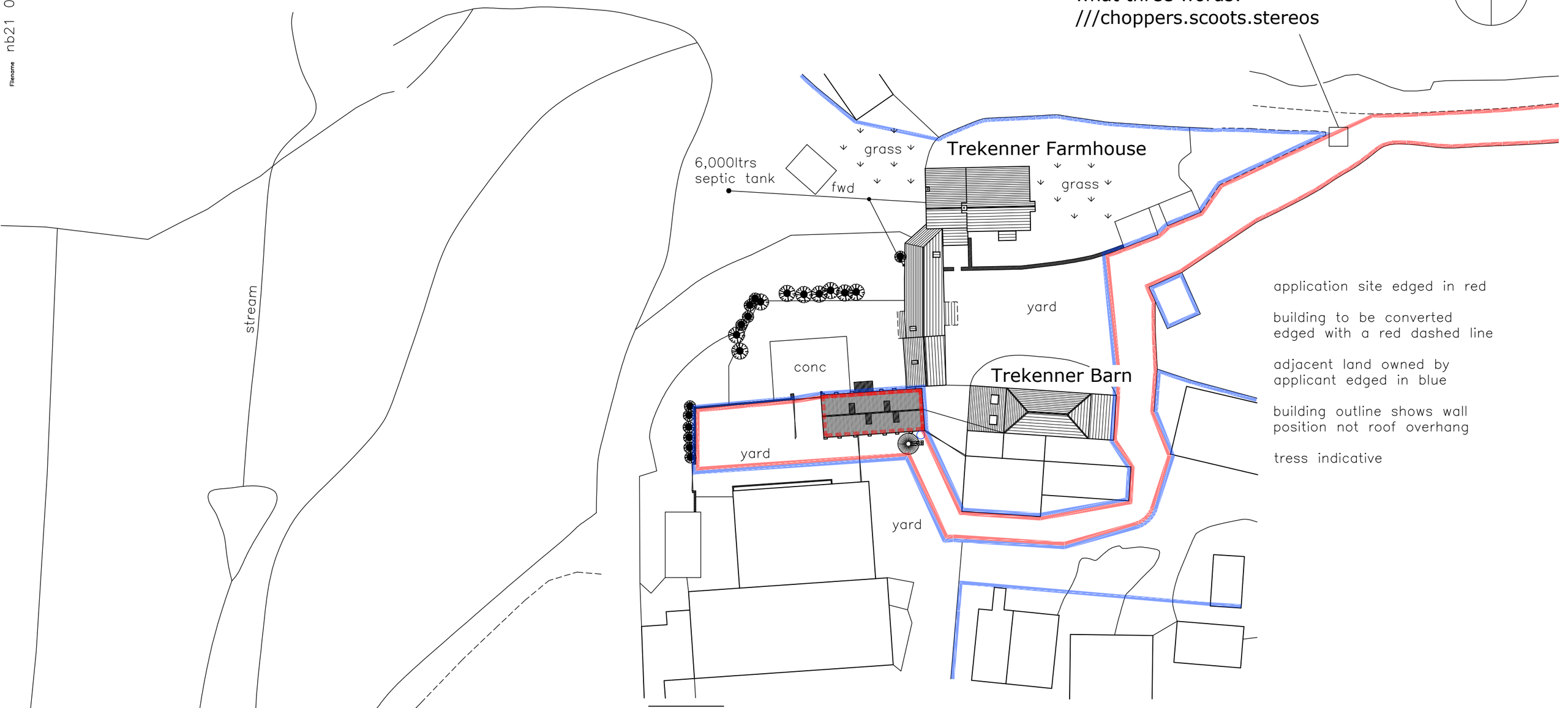
Plan may be provided by third party

all dimensions in millimetres
do not scale for construction purposes

THIS DRAWING IS FULLSIZE AT A3
planning drawing only - do NOT build from this drawing

Filename nb21 0215

what three words:
///choppers.scoots.stereos



application site edged in red

building to be converted
edged with a red dashed line

adjacent land owned by
applicant edged in blue

building outline shows wall
position not roof overhang

tress indicative

Existing Site Block Plan 1:500
Proposed Site Block Plan

1:500 0m 5 10 15 20 25m

Andy Paton MCIAT
AJ Design
16 Treburley Close, Treburley, LAUNCESTON
tel: 01579 370567
email: andy.ajdesign@btinternet.com

Project
Conversion of ex.Milking Parlour at
Trekenner Farm, Trekenner
LAUNCESTON, PL15 9PH
for Mr Barnes

Dwg title
Existing Site Block Plan
Proposed Site Block Plan

o/s licence no. 100053745

dwg no	NB21 0215 – 01		A
scale	date	drawn	chkd.
1:500	29/03/22	AJPaton	

web www.ajdesignonline.co.uk

all dimensions in millimetres
do not scale for construction purposes

building outline shows wall position not roof overhang

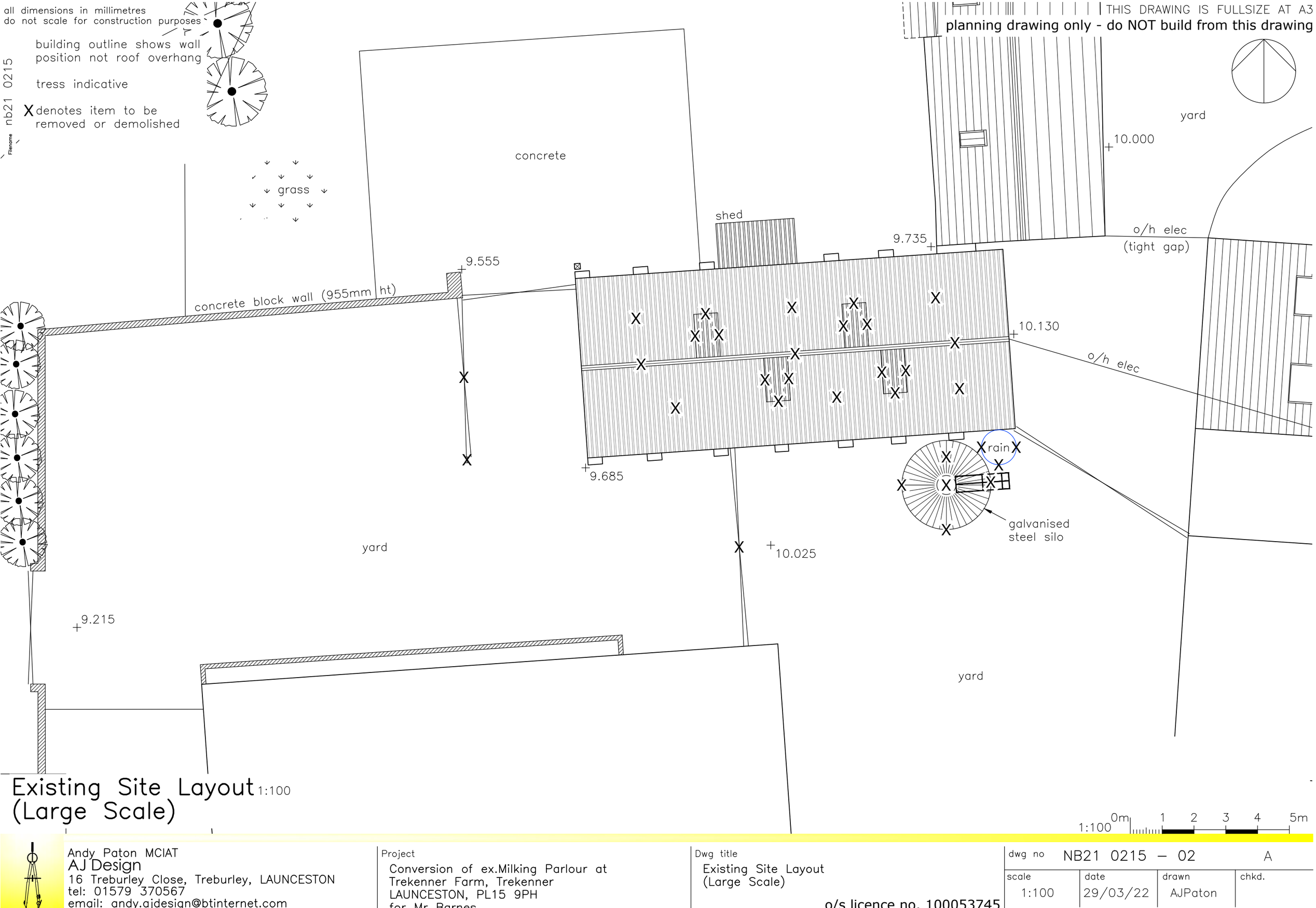
tress indicative

X denotes item to be removed or demolished

Filename nb21 0215

THIS DRAWING IS FULLSIZE AT A3

planning drawing only - do NOT build from this drawing



Existing Site Layout (Large Scale) 1:100

1:100 0m 1 2 3 4 5m

Andy Paton MCIAT
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LAUNCESTON, PL15 9PH
for Mr Barnes

Dwg title
Existing Site Layout
(Large Scale)

o/s licence no. 100053745

dwg no	NB21 0215 – 02		A
scale	date	drawn	chkd.
1:100	29/03/22	AJPaton	

web www.ajdesignonline.co.uk

Figure 2.3

Proposed Site Plan

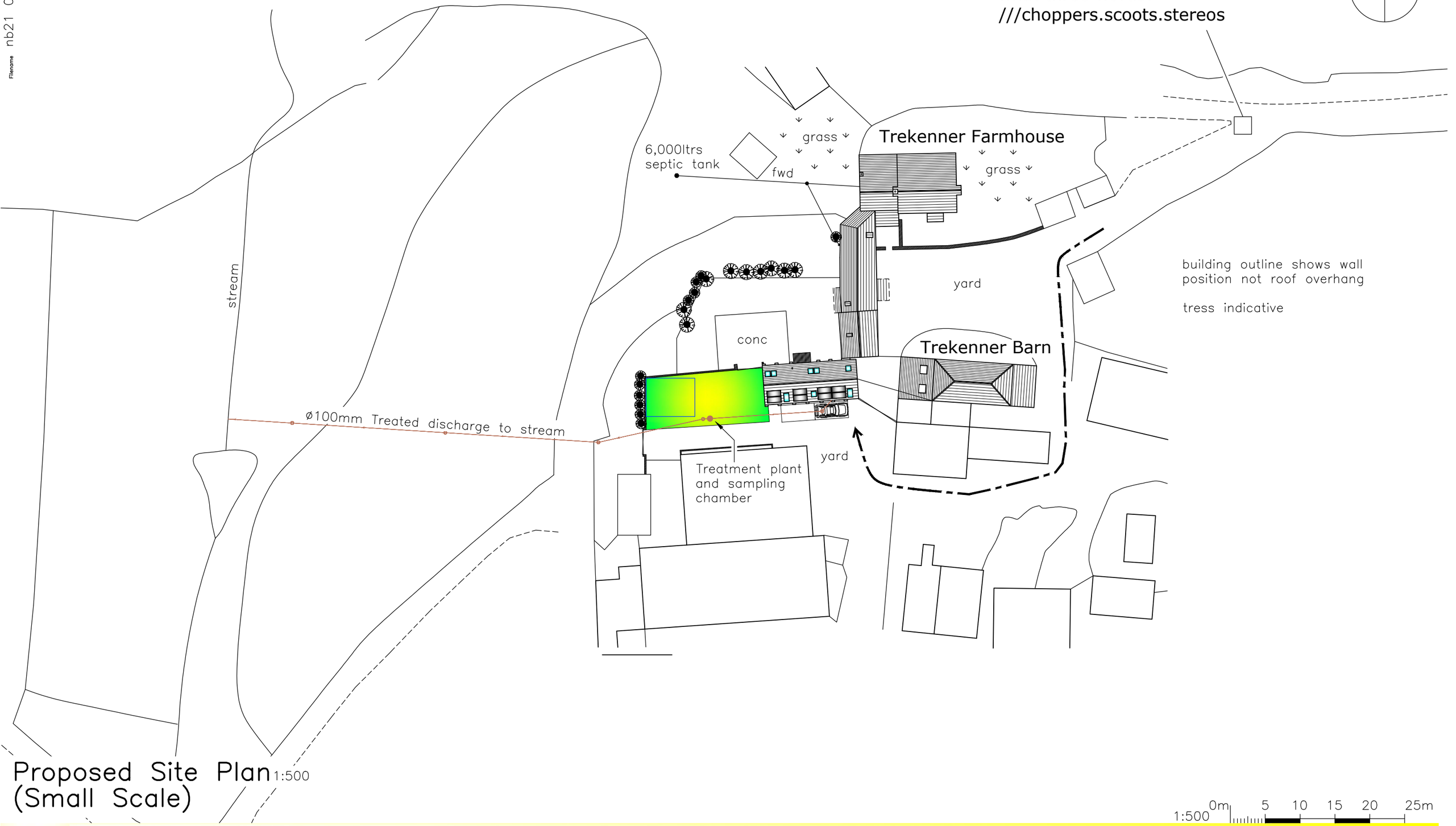
Plan may be provided by third party

all dimensions in millimetres
do not scale for construction purposes

THIS DRAWING IS FULLSIZE AT A3
planning drawing only - do NOT build from this drawing

Filename nb21 0215

what three words:
///choppers.scoots.stereos



building outline shows wall position not roof overhang

tress indicative

Proposed Site Plan (Small Scale) 1:500

1:500 0m 5 10 15 20 25m

Andy Paton MCIAT
AJ Design
16 Treburley Close, Treburley, LAUNCESTON
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email: andy.ajdesign@btinternet.com

Project
Conversion of ex.Milking Parlour at
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LAUNCESTON, PL15 9PH
for Mr Barnes

Dwg title
Proposed Site Plan (Small Scale)

o/s licence no. 100053745

dwg no	NB21 0215 – 07		Initial
scale	date	drawn	chkd.
1:500	29/03/22	AJPaton	

web www.ajdesignonline.co.uk

all dimensions in millimetres
do not scale for construction purposes

THIS DRAWING IS FULLSIZE AT A3
planning drawing only - do NOT build from this drawing

building outline shows wall position not roof overhang

tress indicative

SWD to discharge to crate style soakaway located at least 5m from any structure

FWD to discharge to new treatment plant

Filename nb21 0215

concrete

grass

shed

9.555

9.735

10.000

yard

o/h elec

extg concrete block wall

10.130

o/h elec

Indicative
7x5.5x1.2m
soakaway

Treatment plant
and sampling
chamber

9.685

Garden

Tbr post & rail fence, ht 1.2m

10.025

Trekenner Barn

Access via track
R/O Trekenner Barn

yard

9.215

yard

Proposed Site Layout (Large Scale) 1:100

1:100 0m 1 2 3 4 5m

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LAUNCESTON, PL15 9PH
for Mr Barnes

Dwg title
Proposed Site Layout
(Large Scale)

o/s licence no. 100053745

dwg no	NB21 0215 – 08		A
scale	date	drawn	chkd.
1:100	29/06/22	AJPaton	

web www.ajdesignonline.co.uk

Appendix A

Site Photographs

SITE PHOTOGRAPHS

PLATE 1

PLATE 2

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

SITE PHOTOGRAPHS

PLATE 3

PLATE 4

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

SITE PHOTOGRAPHS

PLATE 5

PLATE 6

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

SITE PHOTOGRAPHS

PLATE 7

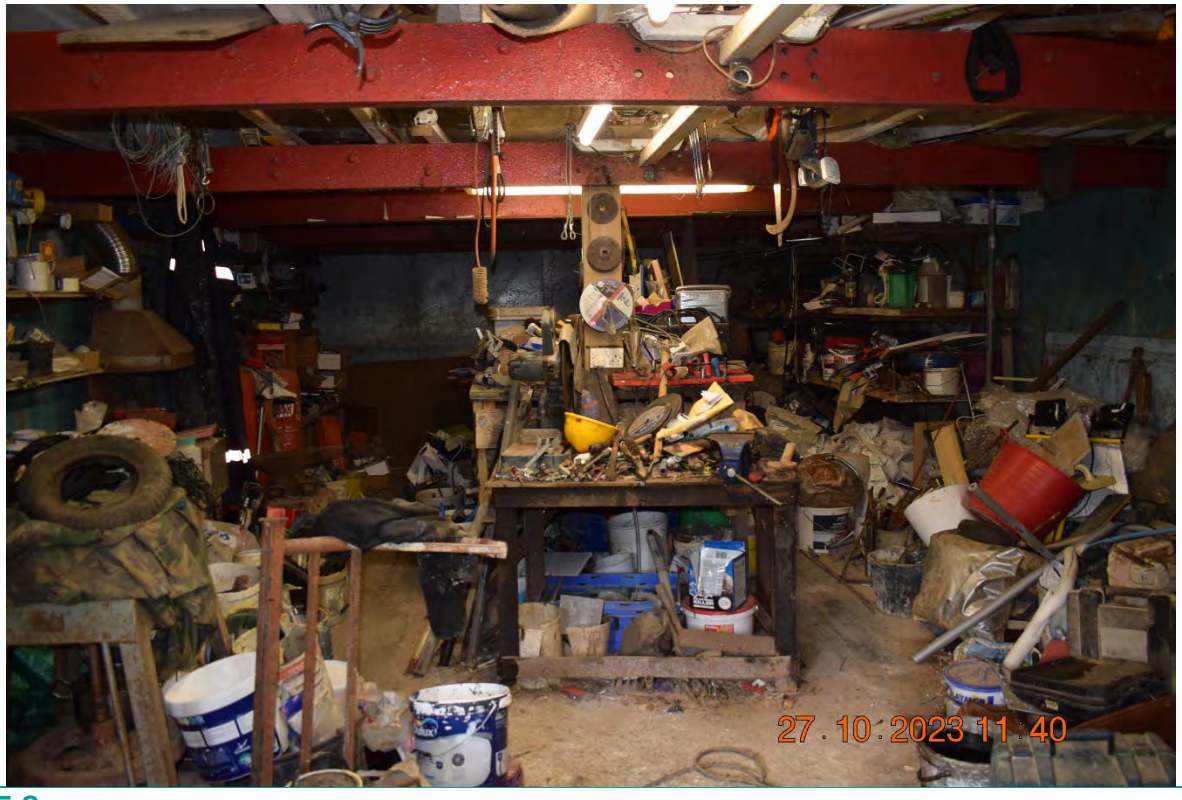


PLATE 8

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

SITE PHOTOGRAPHS

PLATE 9

PLATE 10

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

SITE PHOTOGRAPHS

PLATE 11

PLATE 12

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

SITE PHOTOGRAPHS

PLATE 13

PLATE 14

SITE:	Trekenner Farm, Trekenner, Launceston PL15 9PH
REF:	GCL23545_P1
CLIENT:	Nick Barnes

GCL GROUND CONSULTANTS LTD
ENVIRONMENTAL & GEOTECHNICAL SPECIALISTS

Appendix B

Environmental Data & Maps

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

Order Details

Date: 25/10/2023

Your ref: 23545

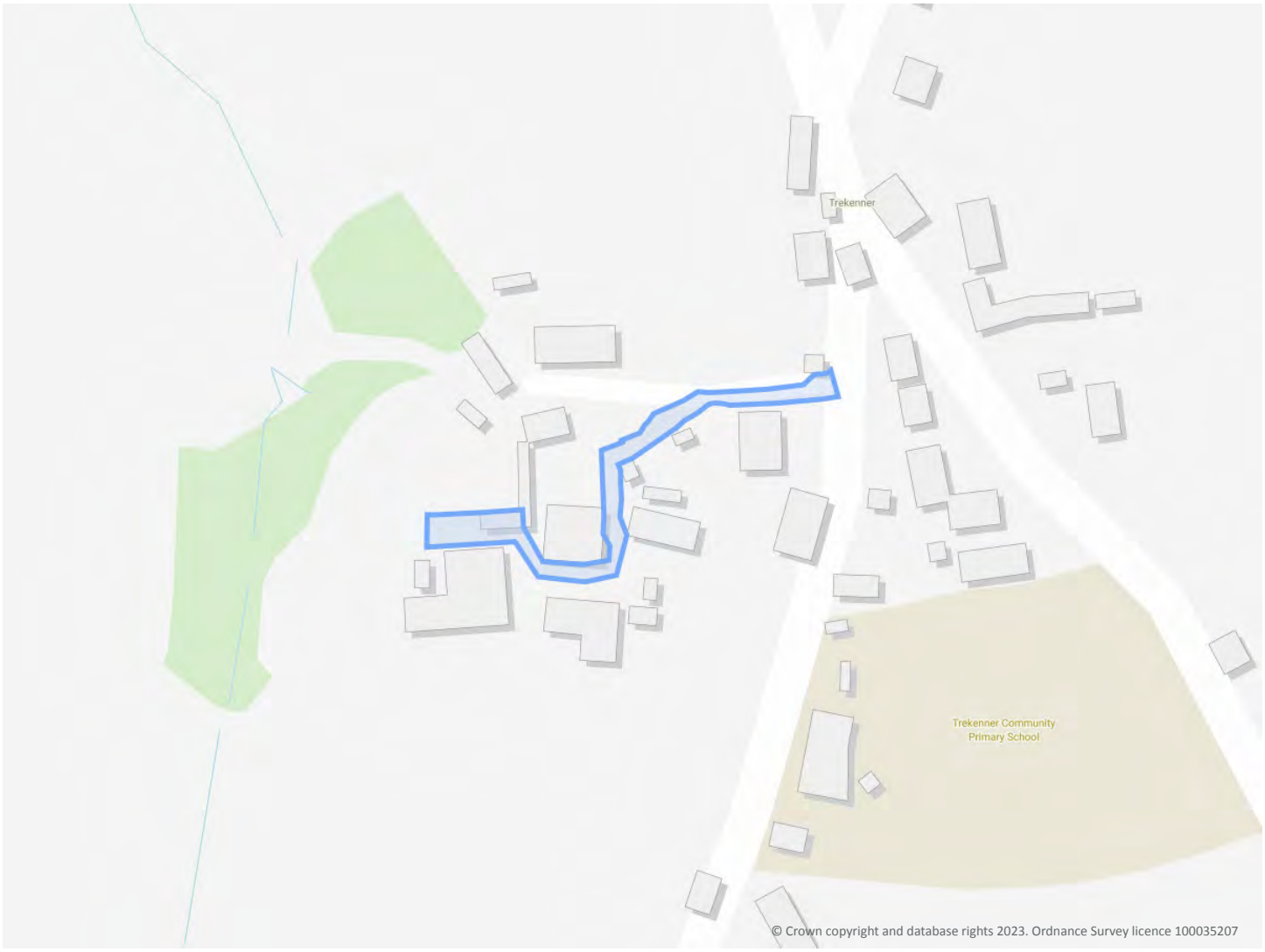
Our Ref: GCL-YTF-AS5-JSG-W6T

Site Details

Location: 234245 078254

Area: 0.11 ha

Authority: Cornwall Council (Unitary) ↗



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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	2	2	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	2	2	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
21 >	3.7 >	Waste exemptions >	0	20	2	38	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
27	4.1	Recent industrial land uses	0	0	0	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-

28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
32	5.1	Superficial aquifer	None (within 500m)				
33 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
34 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	**5.6 >**	**Groundwater abstractions >**	0	0	2	0	15
40 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	2
41	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
42 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	9	-	-

43 >	6.2 >	Surface water features >	0	0	6	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
49 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
51 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
52	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
53	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
54 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	11
55	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55	10.11	Green Belt	0	0	0	0	0
55	10.12	Proposed Ramsar sites	0	0	0	0	0

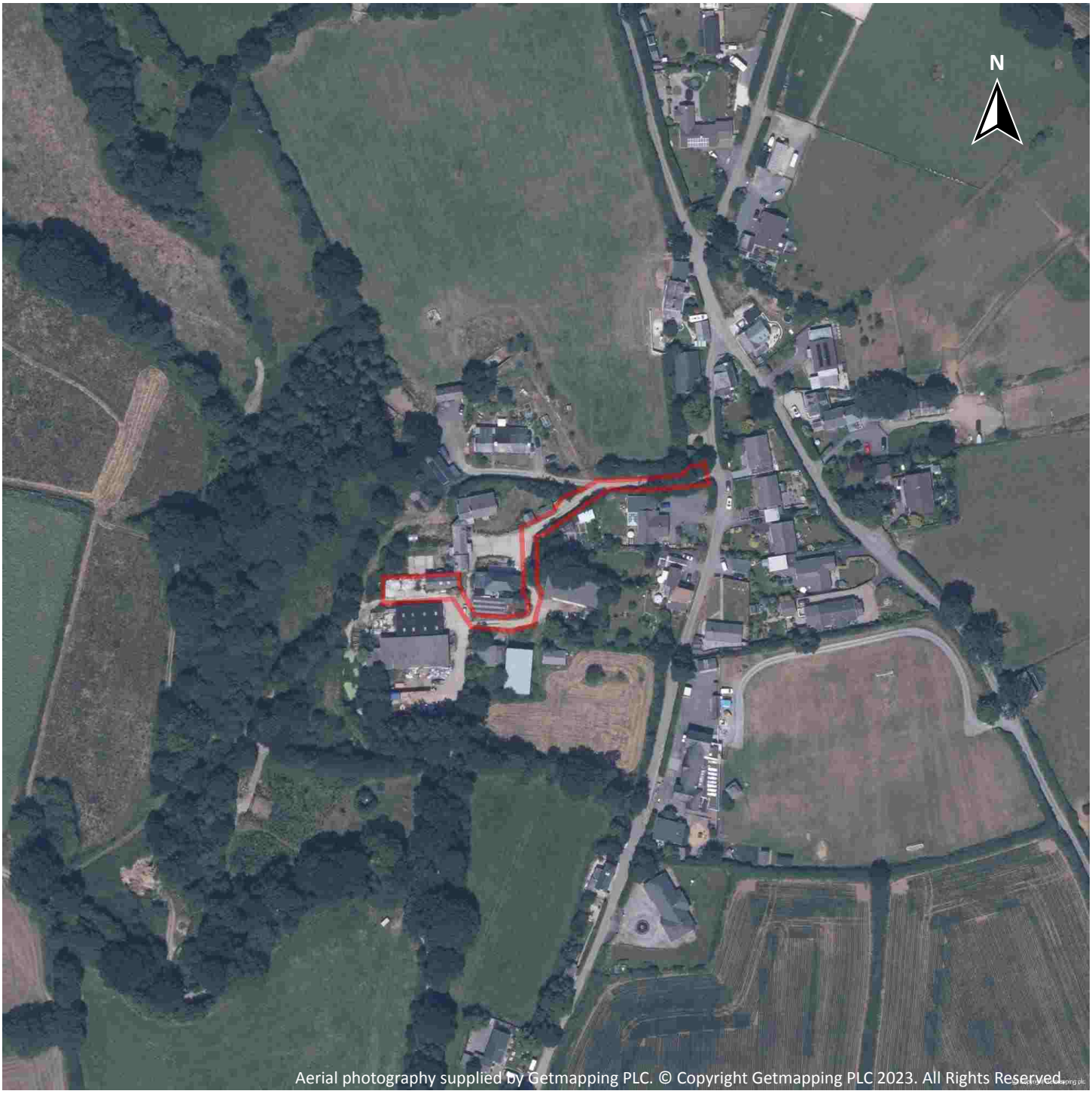
56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
57 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
58	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
59	11.1	World Heritage Sites	0	0	0	-	-
60	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
60	11.3	National Parks	0	0	0	-	-
60 >	**11.4 >**	**Listed Buildings >**	0	1	0	-	-
61	11.5	Conservation Areas	0	0	0	-	-
61	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
62 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3 (within 250m)				
63	12.2	Open Access Land	0	0	0	-	-
63	12.3	Tree Felling Licences	0	0	0	-	-
63 >	**12.4 >**	**Environmental Stewardship Schemes >**	0	1	8	-	-
64 >	**12.5 >**	**Countryside Stewardship Schemes >**	0	2	4	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
65 >	**13.1 >**	**Priority Habitat Inventory >**	0	1	2	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
67 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
68	14.2	Artificial and made ground (10k)	0	0	0	0	-
69	14.3	Superficial geology (10k)	0	0	0	0	-

69	14.4	Landslip (10k)	0	0	0	0	-
70	14.5	Bedrock geology (10k)	0	0	0	0	-
70	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
71 >	15.1 >	**50k Availability >**	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73	15.4	Superficial geology (50k)	0	0	0	0	-
73	15.5	Superficial permeability (50k)	None (within 50m)				
73	15.6	Landslip (50k)	0	0	0	0	-
73	15.7	Landslip permeability (50k)	None (within 50m)				
74 >	15.8 >	**Bedrock geology (50k) >**	2	1	6	10	-
75 >	15.9 >	**Bedrock permeability (50k) >**	Identified (within 50m)				
76 >	15.10 >	**Bedrock faults and other linear features (50k) >**	1	1	5	14	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
77 >	16.1 >	**BGS Boreholes >**	0	0	3	-	-
Page	Section	**Natural ground subsidence >**					
79 >	17.1 >	**Shrink swell clays >**	Negligible (within 50m)				
80 >	17.2 >	**Running sands >**	Negligible (within 50m)				
81 >	17.3 >	**Compressible deposits >**	Negligible (within 50m)				
82 >	17.4 >	**Collapsible deposits >**	Very low (within 50m)				
83 >	17.5 >	**Landslides >**	Very low (within 50m)				
85 >	17.6 >	**Ground dissolution of soluble rocks >**	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
87 >	18.1 >	**BritPits >**	0	0	1	1	-
88 >	18.2 >	**Surface ground workings >**	0	0	2	-	-
88	18.3	Underground workings	0	0	0	0	0
89	18.4	Underground mining extents	0	0	0	0	-
89	18.5	Historical Mineral Planning Areas	0	0	0	0	-

89 >	18.6 >	Non-coal mining >	1	0	1	0	2
90	18.7	JPB mining areas	None (within 0m)				
90	18.8	The Coal Authority non-coal mining	0	0	0	0	-
90	18.9	Researched mining	0	0	0	0	-
91	18.10	Mining record office plans	0	0	0	0	-
91	18.11	BGS mine plans	0	0	0	0	-
91	18.12	Coal mining	None (within 0m)				
91	18.13	Brine areas	None (within 0m)				
91	18.14	Gypsum areas	None (within 0m)				
92	18.15	Tin mining	None (within 0m)				
92	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
93	19.1	Natural cavities	0	0	0	0	-
93	19.2	Mining cavities	0	0	0	0	0
93	19.3	Reported recent incidents	0	0	0	0	-
93	19.4	Historical incidents	0	0	0	0	-
94	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
95 >	20.1 >	Radon >	Between 10% and 30% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
97 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
97	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
97	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
98	22.1	Underground railways (London)	0	0	0	-	-
98	22.2	Underground railways (Non-London)	0	0	0	-	-
98	22.3	Railway tunnels	0	0	0	-	-
98	22.4	Historical railway and tunnel features	0	0	0	-	-
98	22.5	Royal Mail tunnels	0	0	0	-	-

99	22.6	Historical railways	0	0	0	-	-
99	22.7	Railways	0	0	0	-	-
99	22.8	Crossrail 1	0	0	0	0	-
99	22.9	Crossrail 2	0	0	0	0	-
99	22.10	HS2	0	0	0	0	-

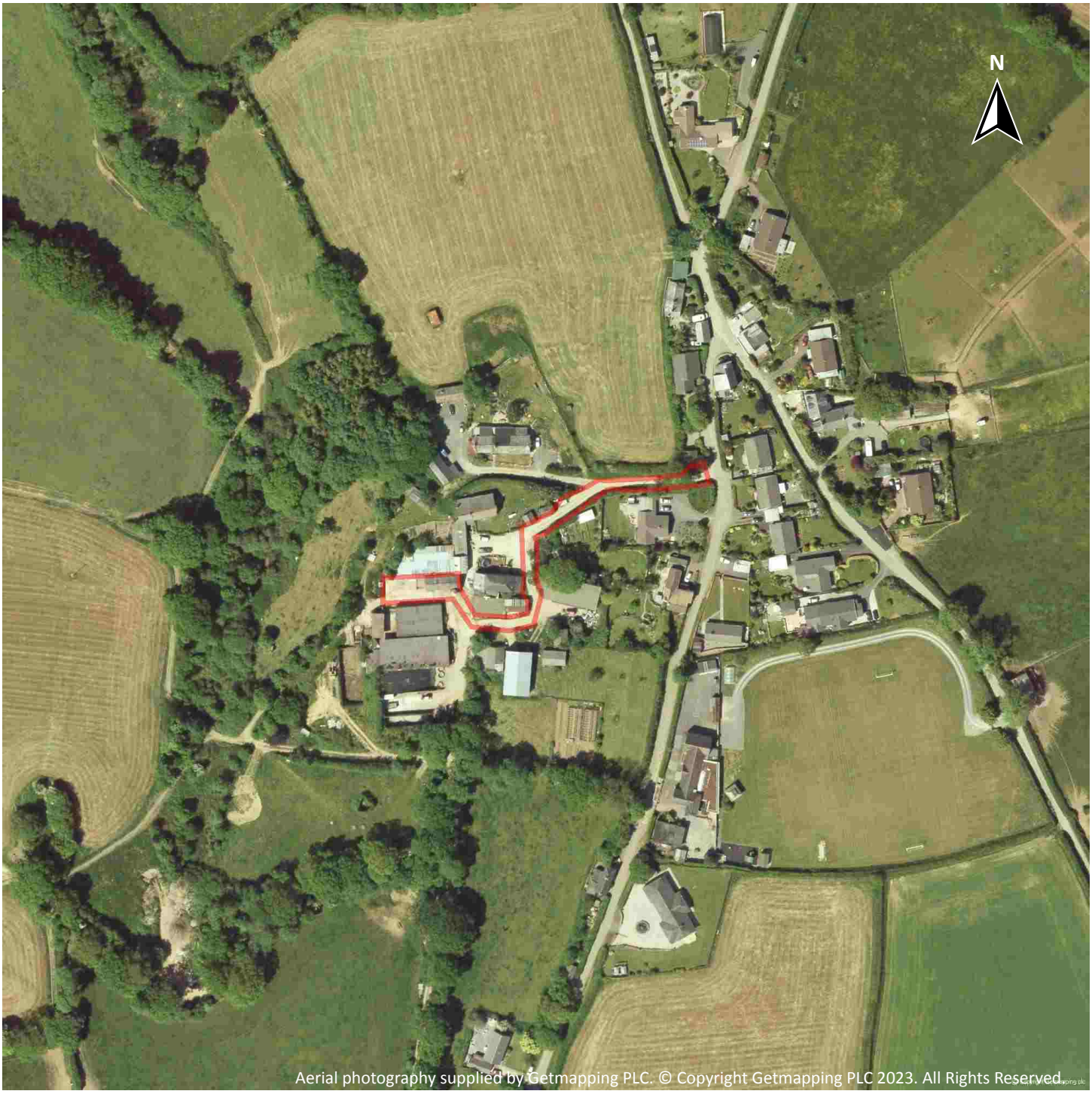
Recent aerial photograph



Capture Date: 16/07/2022

Site Area: 0.11ha

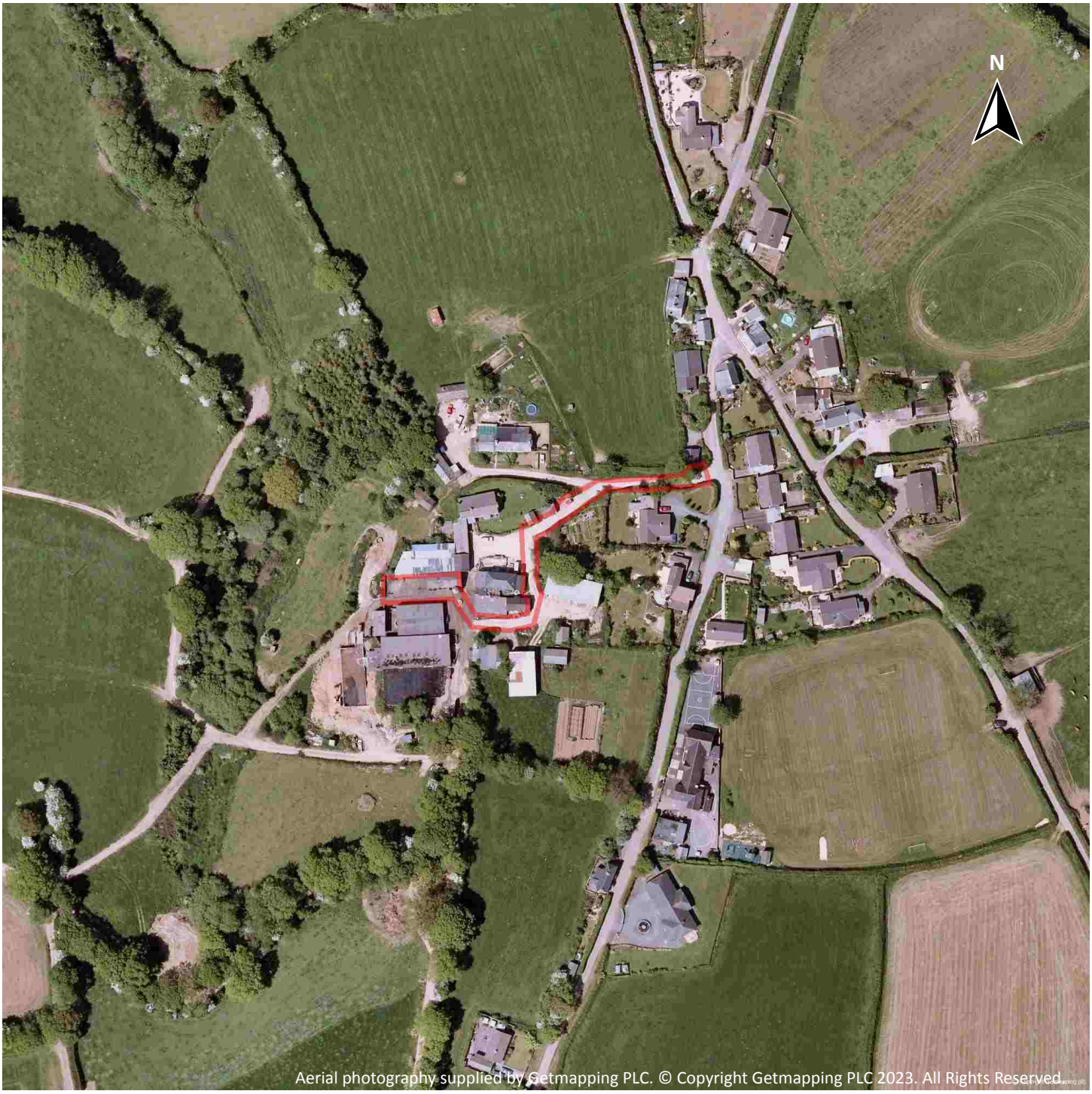
Recent site history - 2013 aerial photograph



Capture Date: 08/06/2013

Site Area: 0.11ha

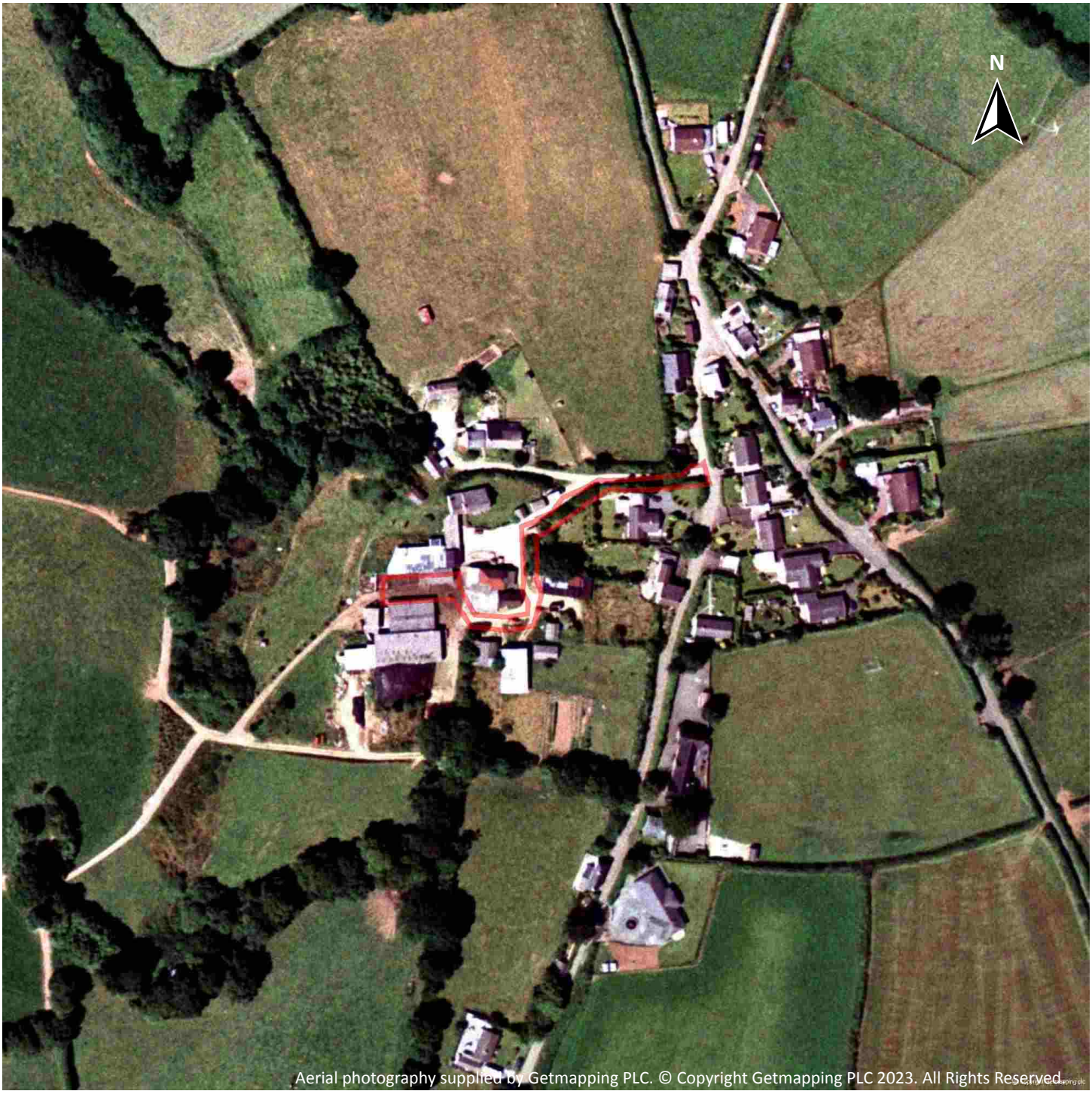
Recent site history - 2006 aerial photograph



Capture Date: 01/06/2006

Site Area: 0.11ha

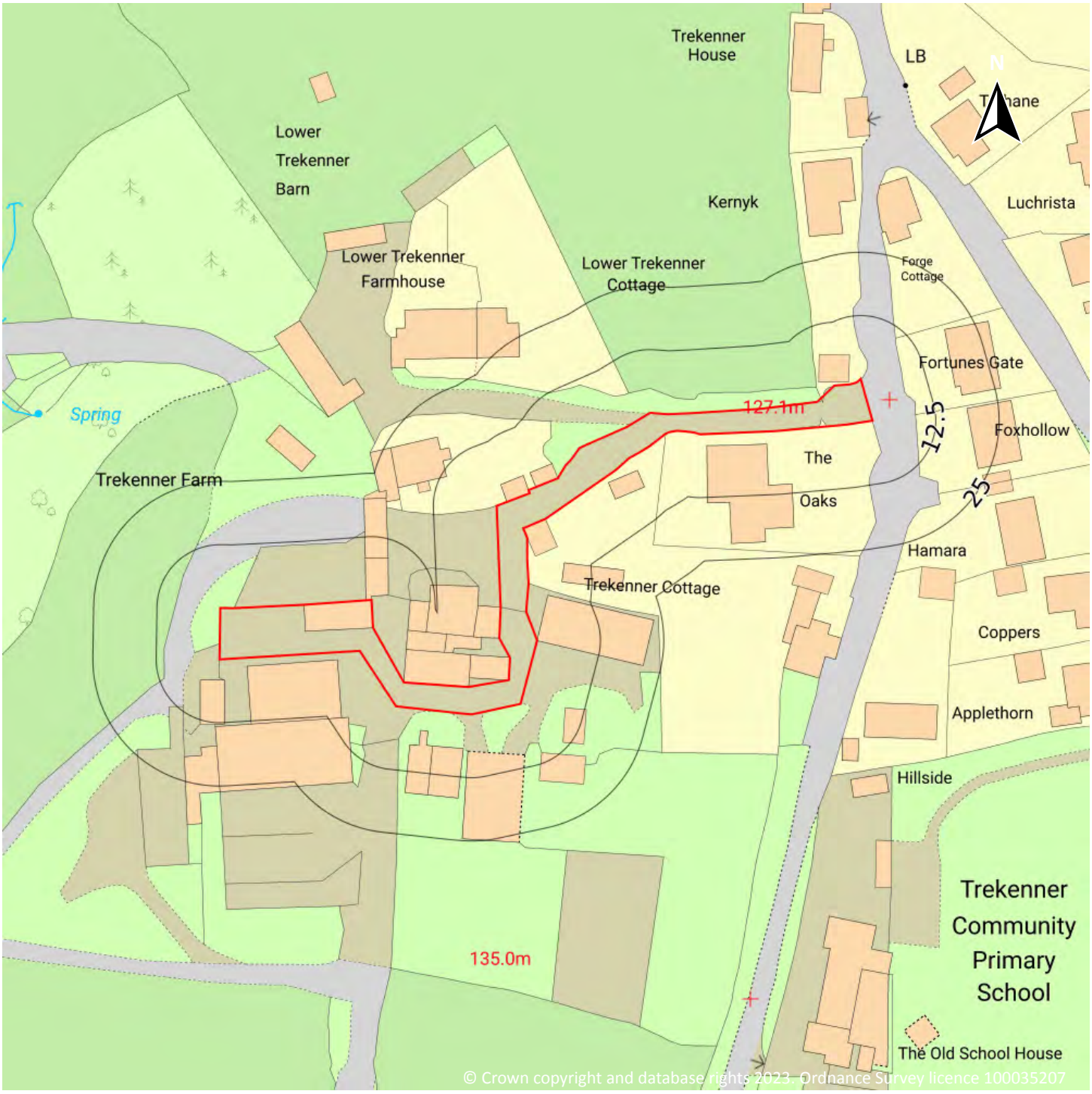
Recent site history - 1999 aerial photograph



Capture Date: 11/07/1999

Site Area: 0.11ha

OS MasterMap site plan



Site Area: 0.11ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m	4

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

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

ID	Location	Land use	Dates present	Group ID
A	178m S	Unspecified Ground Workings	1957	397744

ID	Location	Land use	Dates present	Group ID
A	183m S	Unspecified Old Quarry	1882	394407
B	272m NE	Unspecified Old Quarry	1907	394408
B	276m NE	Unspecified Disused Quarry	1981	382577

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m	4

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	178m S	Unspecified Ground Workings	1957	397744
A	183m S	Unspecified Old Quarry	1882	394407
B	272m NE	Unspecified Old Quarry	1907	394408

ID	Location	Land Use	Date	Group ID
B	276m NE	Unspecified Disused Quarry	1981	382577

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	60

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

Features are displayed on the Waste and landfill map on **page 20 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	8m E	TREKENNER FARM, THE BARN, TREKENNER, LAUNCESTON, PL15 9PH	WEX201010	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
A	8m E	The Barn Trekenner Farm LAUNCESTON Cornwall PL15 9PH	EPR/RH0070QS/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	8m E	The Barn Trekenner Farm LAUNCESTON Cornwall PL15 9PH	EPR/RH0070QS/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
A	8m E	The Barn Trekenner Farm LAUNCESTON Cornwall PL15 9PH	EPR/RH0070QS/A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
A	8m E	The Barn Trekenner Farm LAUNCESTON Cornwall PL15 9PH	EPR/RH0070QS/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
A	8m E	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX310707	Disposing of waste exemption	On a farm	Burning waste in the open
A	8m E	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX310707	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	8m E	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX310707	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
A	8m E	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX310707	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	9m SW	TREKENNER FARM, THE BARN, TREKENNER, LAUNCESTON, PL15 9PH	WEX050046	Using waste exemption	On a farm	Use of waste in construction
B	9m SW	TREKENNER FARM, THE BARN, TREKENNER, LAUNCESTON, PL15 9PH	WEX050046	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX180573	Disposing of waste exemption	On a farm	Burning waste in the open
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX180573	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX180573	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

ID	Location	Site	Reference	Category	Sub-Category	Description
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX180573	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX021455	Disposing of waste exemption	On a farm	Burning waste in the open
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX021455	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX021455	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX021455	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	35m N	LOWER TREKENNER, TREKENNER, LAUNCESTON, PL15 9PH	WEX021455	Using waste exemption	On a farm	Incorporation of ash into soil
D	148m E	-	WEX325110	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	148m E	-	WEX325110	Disposing of waste exemption	On a farm	Burning waste in the open
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from a portable sanitary convenience
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open

ID	Location	Site	Reference	Category	Sub-Category	Description
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading of plant matter to confer benefit
E	262m N	Lower Trekenner LAUNCESTON Cornwall PL15 9PH	EPR/RH0176FU/A001	Using waste exemption	Both agricultural and non-agricultural waste	Incorporation of ash into soil
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Disposing of waste exemption	On a Farm	Burning waste in the open
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Using waste exemption	On a Farm	Use of waste in construction
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Using waste exemption	On a Farm	Burning of waste as a fuel in a small appliance
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Using waste exemption	On a Farm	Use of waste for a specified purpose
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Using waste exemption	On a Farm	Spreading of plant matter to confer benefit
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Using waste exemption	On a Farm	Incorporation of ash into soil
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Treating waste exemption	On a Farm	Aerobic composting and associated prior treatment

ID	Location	Site	Reference	Category	Sub-Category	Description
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX189415	Disposing of waste exemption	On a Farm	Deposit of waste from a portable sanitary convenience
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Using waste exemption	On a farm	Use of waste in construction
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Disposing of waste exemption	On a farm	Burning waste in the open
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Using waste exemption	On a farm	Incorporation of ash into soil
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Using waste exemption	On a farm	Use of waste for a specified purpose
F	485m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX320598	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience

ID	Location	Site	Reference	Category	Sub-Category	Description
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Disposing of waste exemption	On a farm	Burning waste in the open
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Using waste exemption	On a farm	Use of waste in construction
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
F	487m SW	East Penrest Farm, Lezant, Launceston, PL15 9NR	WEX032265	Using waste exemption	On a farm	Use of waste for a specified purpose

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

4 Current industrial land use

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.