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© Copyright Getmapping plc

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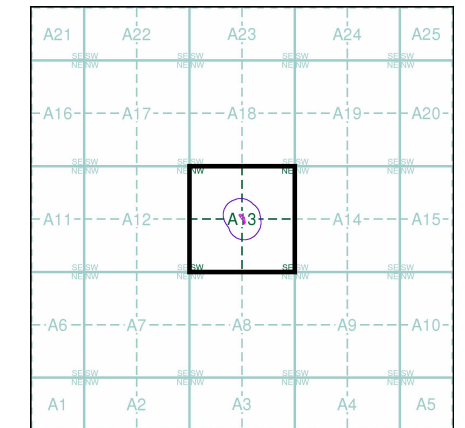


### Historical Aerial Photography

Published 2001

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

### Historical Aerial Photography - Segment A13



### Order Details

Order Number: 263987560\_1\_1  
 Customer Ref: 20352  
 National Grid Reference: 200740, 52510  
 Slice: A  
 Site Area (Ha): 0.08  
 Search Buffer (m): 100

### Site Details

Land to the rear of 4 & 5, Trevarrick Road, ST. AUSTELL, PL25 5JN



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



## APPENDIX D

### UXO Risk Map

# UNEXPLODED BOMB RISK MAP



## SITE LOCATION

Location: PL25 5JN,  
Map Centre: 200653,52551

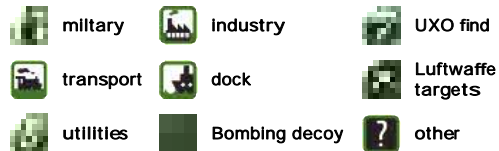


## LEGEND

**High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.

**Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.

**Low:** Areas indicated as having 15 bombs per 1000acre or less.



### How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment\* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment\* is necessary.

### What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

**Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.**

### If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

### If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

\*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.



## APPENDIX E

### Desktop Mine Search



Wheal Jane Consultancy  
Old Mine Offices  
Wheal Jane  
Baldhu, Truro  
Cornwall, TR3 6EE



## Archival (Desktop) Mining Search

**Mining Risk: Low**  
**Further Action: None**

**Address:** Plot to rear of  
4 & 5 Trevarrick Road  
St Austell  
Cornwall  
PL25 5JN

**Client:** Andrew Phillimore



**Your Ref.:**

**Our Ref.:** MS39256

**Date:** 29 October 2020

01872 560 200  
[consultancy@wheal-jane.co.uk](mailto:consultancy@wheal-jane.co.uk)



## Low Risk

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Dear Sirs,

**Re: Plot to rear of 4 & 5 Trevarrick Road, St Austell, Cornwall, PL25 5JN**

We thank you for your recent request.

As instructed, we have carried out a mining search in respect of the above property, as delineated on the plan supplied for the purpose of requesting this search (a copy of which is included with this report).

The purpose of this mine search is to examine and interpret the plans and records in our possession relating to metalliferous mining activity and based upon this information, give a professional opinion in respect of potential risk to the property from such historical mining activity and, if required, make recommendations as may be deemed appropriate.

Where other workings relating to clay, stone or other minerals are noted to be in close proximity to the property mention will be made of them.

This report is of a format suitable for conveyancing purposes.

### **Mining Activity**

The property is located toward the western end of the once important St Austell-Par metalliferous mining district and to the south of the St Austell China Clay District.

The plans and records that are currently held in our possession, relating to this district, do not indicate the presence of any old shallow/surface metalliferous mine workings or shafts within the boundaries of the property.

We have found no evidence of clay workings or other mineral workings in the immediate vicinity of the property.

We can find no evidence of any water supply wells within or adjacent to the boundaries of the property.

Old recorded mine workings associated with an unnamed iron mine lie over 500 metres to the north of the property.

The former Gover Mine lies 800 metres west-north-west of the property.

During the opening up of the former Chipponds Quarry, previously unknown mine workings were encountered.

This quarry lies some 390 metres to the south-west of the property.

### **Conclusions & Recommendations**

We know of no plans to exploit metallic minerals in the locality, nor do we consider this a likely event.

Based upon the information that is held in our possession, at the time of writing this report, we have found no documentary evidence to indicate the presence of shallow old mine workings underlying the property.

We would consider that the property is at low risk from being affected by past mining activity.

## Low Risk

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### Scope of Search & Limitations

This search has been carried out with reference to the extensive collection of plans, records and archives that are held in our possession at the time of writing this report and from this material we have endeavoured to give as accurate a report as possible in respect of the property as delineated in the initial request.

However, taking into account that such records may not be wholly complete or accurate, that records may exist of which we do not hold copies, or records exist that are held in private sources which are not available to us and that in Cornwall, Devon and Somerset many ancient shallow workings and shafts exist of which there are no records, we cannot accept liability for any inaccuracies there may be.

This report is concerned solely with the property searched and should not be used in connection with adjacent properties as only relevant mining features have been mentioned and any known features that would not have a direct influence upon the target property may have been omitted for clarity.

The report is based upon the property boundaries as shown on the supplied request plan.

We cannot accept liability for any inaccuracies if the property boundaries, as supplied to us by the client or the client's agent, are subsequently shown to be incorrect, incomplete or if no such request plan has been supplied when the search has been requested.

This report is confidential to the client and the client's legal advisor and the client's mortgage lender and as such may be used by them for conveyancing or related purposes.

We have no liability toward any person or organisation not party to commissioning this report.

This report or any part of it, is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.


Unless otherwise expressly stated, nothing in this report shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person or organisation other than the person/organisation commissioning this report.

This report is not a contaminated land, environmental, geotechnical or archaeological survey and should not be interpreted as such.

No site visit has been made.

We trust that this report is to your satisfaction and will be happy to answer any queries with respect to it.

Yours faithfully,



Wheal Jane Consultancy  
[dalef@wheal-jane.co.uk](mailto:dalef@wheal-jane.co.uk)  
01872 560200

## Low Risk

### Mining Glossary

<b>Adit</b>	Horizontal mine drainage tunnel driven from low ground into mine workings. The adit tunnel is the shallowest level shown on mine plans and usually represents the earliest period of workings recorded. Adits have ventilation shafts at regular intervals, which are mostly unrecorded.
<b>Alluvium</b>	Clay, sand and debris deposited by a river. Often streambed for tin.
<b>Burrow</b>	A mine waste tip.
<b>Caunter lode</b>	A lode which runs in a different direction to the general trend of lodes in the district.
<b>Coffin/Koffen</b>	Trench-like openwork at surface.
<b>Costean Pit</b>	A small surface pit excavated to locate and/or sample a lode.
<b>Crosscourse</b>	Geological features which run at right-angles to the principal lodes of a district, and are vertical or sub-vertical faults. Mostly barren of payable minerals, but can carry values of iron ore, cobalt and other metallic minerals. Also known as 'guides' or 'trawns' in the St Just and St Ives mining districts respectively.
<b>Crosscut</b>	Tunnel driven underground, usually at right-angles to the lodes.
<b>Dip of Lode</b>	Angle of inclination of a lode from the horizontal.
<b>Drive</b>	Tunnel driven along the course of a lode.
<b>Elvan</b>	Igneous rock (quartz-porphry) occurring as a vein or dyke. Can be extremely hard. Exploited by quarrying.
<b>Granite</b>	Igneous rock. Crystalline mixture of quartz, feldspar and mica.
<b>Greenstone</b>	Igneous rock also called 'blue elvan'. Generally extremely hard.
<b>Gunnis</b>	Open stope at surface or underground.
<b>Kaolinisation</b>	Alterations or weathering of granite to clay and sand from solid rock.
<b>Killas</b>	Generic term given to sedimentary rock in Cornwall.
<b>Leat</b>	A man-made watercourse.
<b>Level</b>	Horizon underground where ore movement and communications are maintained. Levels consist of lode drives and crosscut tunnels: i.e. 12 fathom level; the system of tunnels driven at 12 fathoms below adit horizon.
<b>Lode</b>	A mineralised structure or vein. Most lodes run from surface vertically or sub-vertically, and can vary from a few inches to several metres in width.
<b>Mundic</b>	Iron pyrite, arsenic and sulphur - arsenopyrite.
<b>Openwork</b>	A surface working, which has usually left a pit or backfilled excavation.
<b>Outcrop</b>	The part of the lode which breaks surface. Worked-out voids and backfilled areas are outcrop features.
<b>Rab</b>	Weathered zone of mixed rock and soil (natural profile)
<b>Sett</b>	An area of land leased for mining.
<b>Shaft</b>	Holes in the ground, which can vary from 0.5m x 1m up to shafts 7m across. Engine shafts tends to be large (typically 3m x 2m) and adit shafts are smaller (typically 1.2m x 1.8m). Depths vary down to 700m.
<b>Stockwork</b>	Mass of narrow veins or lodes running parallel and sub-parallel.
<b>Stope</b>	Ground where lode has been removed leaving void. Sometimes open to surface.
<b>Tailings</b>	Residual sands and slimes from ore dressing. Usually heavily contaminated.



## Low Risk

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### Mining References (generic listing)

H G Dines - The Metalliferous Mining Region of South West England (2 Vols)  
A K Hamilton Jenkin - Mines & Miners of Cornwall (16 Vols)  
A K Hamilton Jenkin - Mines of Devon (2 Vols)  
A K Hamilton Jenkin - Wendron  
Thomas Spargo - Tin Mines of Cornwall (6 Vols)  
J H Collins - Observations of West of England Mining Region  
Sellwood, Durrance & Bristow - Geology of Cornwall  
Durrance & Laming - Geology of Devon  
Burt, Waite & Burnley - Cornish Mines  
MRO Plans (CRO)  
MRO Copies (SC Archive)  
MRO Microfiche (SC)  
South Crofty Archive  
Tehidy Minerals Archive  
JMS/JAB/JHB Archive  
Wheal Jane Collection  
Wheal Pendarves Collection  
Geevor Collection  
Thyssen Review & Plans  
A K H Jenkin, Annotated 6" Plans  
Geological 6" Plans  
Richard Thomas Plans  
Robert & Brenton Symons Plans  
Nicholas Whitley Plans  
K Bennet Annotated Plans  
R Lyon Annotated Plans  
Ordnance Survey 1880, 1906, etc Maps  
H G Dines Composites

## Low Risk

### Search Request Plan

Copy of the request plan(s) provided to Wheal Jane Consultancy to identify the property for search purposes:



***Accuracy, quick turnaround times, competitive prices, fully qualified and experienced staff, full professional indemnity insurance cover.***

***Cornwall's first ISO certified mine search and site investigation specialists***



# The Phased Approach to Land Contamination

*As set out in Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination, Environment Agency Guidelines*

