

3. Site Description

The proposed application is for a replacement residential dwelling on a site currently occupied by a domestic 2 storey dwelling of traditional build.

Existing



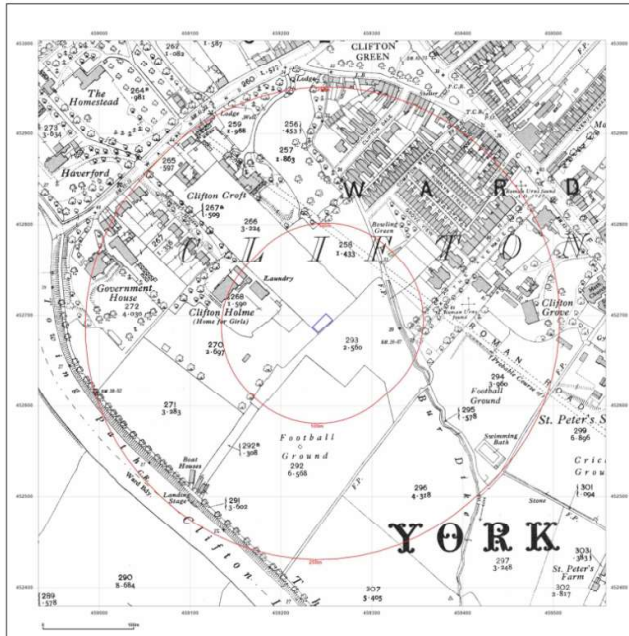
Proposed



The site has a small gravel front garden, small flat roof storage outbuilding / parking garage and modest sized rear garden covered with either paving slabs or gravel (photos attached). The Site does not appear to have ever been significantly altered since its construction circa 90 years ago.



The site is located in an established residential area which according to historical maps was first developed from open fields into residential housing between 1931 and 1937 (see maps in Emapsite Report below).



EMAPSITE™

Site Details:
50 Westminster Road, York

Client Ref: EHS_922047_1143265
Report Ref: EHS-922047_1174822
Grid Ref: 452045, 452601

Map Name: County Series

Map date: 1931

Scale: 1:2,500

Printed at: 1:2,500

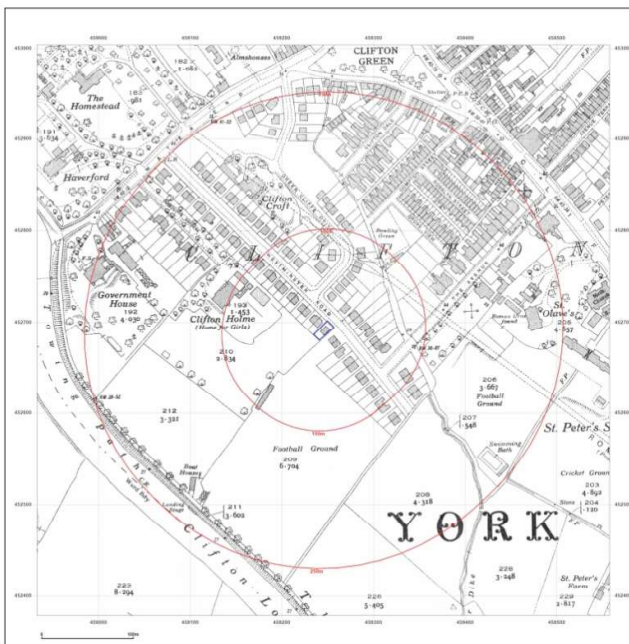
Surveyed 1931
Revised 1931
Editor: Nick
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London: Nick

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Production date: 31 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Client Ref: EHS_922047_1143265
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Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1937
Revised 1937
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Map legend available at:
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The site currently appears to be well kept and has not been used for any commercial purpose.

There did not appear to be any evidence of significant thicknesses or made ground on site and the existing property is not suffering any significant subsidence.

From a site walkover, there was no evidence of contaminative ground staining or discoloration, no odours were detected, and all visible available vegetation appeared in good health.

4. Site History, Land and Building Use

Nearest Pollution incident was 273m south west of the site (see screengrab from emapsite report)

4.18 Pollution Incidents (EA/NRW)

Records within 500m	2
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Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Details	
3	273m SW	Incident Date: 11/04/2002 Incident Identification: 70567 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	483m SW	Incident Date: 06/04/2004 Incident Identification: 227907 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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

5. Waste Disposal Activities

There are no current or historical landfills or waste sites within at least 500m of the site. (see screen grab below)

Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28	3.6	Licensed waste sites	0	0	0	0	-
28 >	3.7 >	Waste exemptions >	0	0	0	13	-

6. Mining and Quarrying

No mining, coal or quarrying activities are recorded within 500m of the site (see screen grab below)

Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m	
98	18.1	BritPits	0	0	0	0	-	
99	18.2	Surface ground workings	0	0	0	-	-	
99 >	18.3 >	Underground workings >	0	0	0	0	5	
99	18.4	Underground mining extents	0	0	0	0	-	
99	18.5	Historical Mineral Planning Areas	0	0	0	0	-	
100	18.6	Non-coal mining	0	0	0	0	0	
100	18.7	JPB mining areas	None (within 0m)					
100	18.8	The Coal Authority non-coal mining	0	0	0	0	-	
100	18.9	Researched mining	0	0	0	0	-	
101	18.10	Mining record office plans	0	0	0	0	-	
101	18.11	BGS mine plans	0	0	0	0	-	
101	18.12	Coal mining	None (within 0m)					
101	18.13	Brine areas	None (within 0m)					
101	18.14	Gypsum areas	None (within 0m)					
102	18.15	Tin mining	None (within 0m)					
102	18.16	Clay mining	None (within 0m)					

7. Radon Gas

The site is not located in a Radon Area (Less than <1%)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None

8. Adjacent Land Use

The Nearest surface water feature is (see screen grab below)

ID	Location	Type	Name
3	251m SW	River	Ouse from River Nidd to Stillingfleet Beck

The nearest surface and groundwater abstractions are as follows:-

ID	Location	Details	
-	938m W	Status: Active Licence No: 2/27/24/078 Details: Potable Water Supply - Direct Direct Source: SURFACE WATER Point: RIVER OUSE - CLIFTON INGS Data Type: Point Name: Yorkshire Water Services Ltd Easting: 458300 Northing: 452600	Annual Volume (m ³): 35000000 Max Daily Volume (m ³): 130000 Original Application No: 419 Original Start Date: 27/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 31/10/2008 Version End Date: -
-	1565m W	Status: Historical Licence No: 2/27/24/028 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: GROUNDWATERS Point: BOREHOLE 1 - SHERWOOD SANDSTONE - YORK Data Type: Point Name: BRITISH SUGAR PLC Easting: 457700 Northing: 453000	Annual Volume (m ³): 795550 Max Daily Volume (m ³): 3818 Original Application No: - Original Start Date: 14/12/1965 Expiry Date: - Issue No: 101 Version Start Date: 26/02/2001 Version End Date: -