

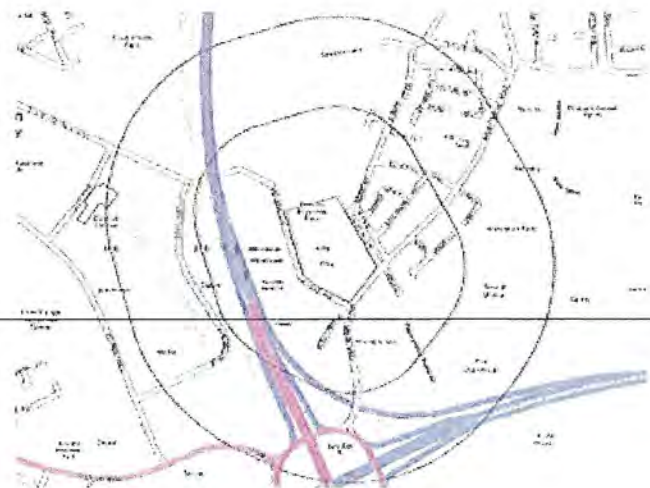
GroundSure SiteGuard

SiteGuard Reference: SG-BAR-700193

Address: YODEL, FALLOWS WAY, WHISTON, PRESCOT, L35 1RZ

Date: 20 Mar 2013

Client Reference: 325466



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Report Reference: SG-BAR-700193

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Page 2

Environmental Risk Assessment: YODEL, FALLOWS WAY, WHISTON, PRESCOT, L35 1RZ

This report is brought to you by GroundSure, a leading environmental consultancy and is based on the professional review of pertinent data associated with the property and surrounding area.

Conclusions

Based on information gathered the property is considered to be:-

Acceptable Environmental Risk (for banking security)

Does the property represent Acceptable Banking Security from an environmental risk perspective? ☒ Yes

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site? ☐ Unlikely

Is there a risk that the property value may be impacted due to environmental liability issues? ☐ Unlikely

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further? ☐ Moderate

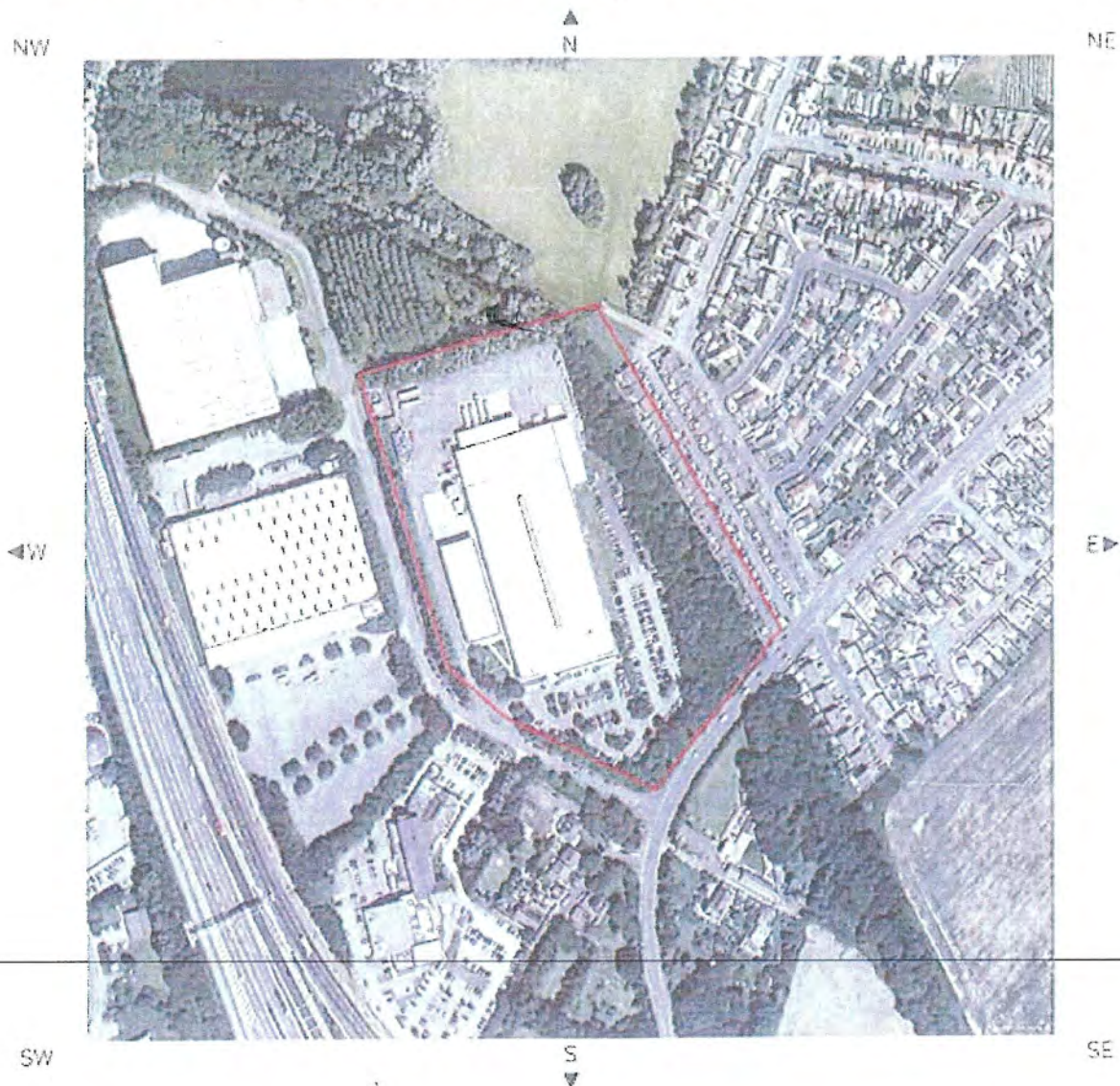
Whilst the property has been identified to comprise acceptable banking security, some environmental issues may reside with the site associated with the historical, current and / or proposed use of the property. Moderate risk issues may have some potential to be raised as concerns in the future in the medium-term. Good environmental management at the property moving forward will assist in ensuring the avoidance of potential future environmental liability issues. Please contact GroundSure on 08444 159000 if you require further advice on sites presenting moderate environmental risks.

Additional Information

The property has been assessed against the Environment Agency NaFRA 2008 flood model. The Environment Agency consider there to be a Negligible risk of river or tidal flooding. This means that there is considered to be less than 1 in 1000 chance of flooding in any given year.

Many insurance companies utilise this data (as well as other internal information) when determining premiums. Based on the NaFRA data is likely that insurance will be available for this property.

Aerial Photograph of Study Site



Aerial photography supplied by Ordnance Survey.
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YODEL, FALLOWS WAY, WHISTON, PRESCOT, L35 1RZ

Grid Reference: 346354,389961

Size of Site: 4.51 ha

Report Reference: SG BAR 700193

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Page 1

Risk Factor	On Site	Adjacent	Less Than 250m
1. Past Land Use - 1:10,000 Scale Historical Data			
Potentially Contaminative Historical Land Uses	Yes	Yes	Yes
2. Incident and Registers			
EA Recorded Pollution Incidents	No	No	No
EPA1990 Sites	No	No	No
3. Landfill and Waste Sites			
EA Operational Landfill Sites	No	No	No
EA Historic Landfill Sites	No	No	Yes
BGS Landfill Sites	No	No	No
GroundSure Local Authority Landfill Sites	No	No	No
REGIS Waste Sites	No	No	No
4. Current Land Use Findings Data			
Potentially Contaminative Industrial Sites	Yes	No	Yes
Petrol & Fuel Sites	No	No	No
Historic IPC Authorisations	No	No	No
Part A(1) and IPPC Authorisations	No	No	No
Part A(2) and Part B Authorisations	No	No	Yes
List 1 Dangerous Substance Authorisations	No	No	No
List 2 Dangerous Substance Authorisations	No	No	No
Red List Discharge Consents	No	No	No
5. Hydrogeology			
Groundwater Vulnerability & Soil Leaching Potential	Yes	No	Yes
Source Protection Zones	No	No	No
Groundwater Abstraction Licences	No	No	No
Surface Water Abstraction Licences	No	No	No
Potable Water Abstraction Licences	No	No	No
6. Environmental Setting			
Sites of Special Scientific Interest (SSSI)	No	No	No
National Nature Reserves (NNR)	No	No	No
Special Areas of Conservation (SAC)	No	No	No
Special Protection Areas (SPA)	No	No	No
Ramsar Sites	No	No	No
Local Nature Reserves (LNR)	No	No	No
World Heritage Sites	No	No	No
Environmentally Sensitive Areas	No	No	No
Areas of Outstanding Natural Beauty (AONB)	No	No	No
National Parks	No	No	No
7. Flood Risk			
What is the National Flood Risk Assessment (NaFRA) Flood Rating for the study site?	Negligible	-	-
Has the site been subject to past flooding as recorded by the Environment Agency?	No	-	-

In the process of ordering this report the following questions were answered as detailed below:

What is the current use of the site?	Industrial
What is the intended use of the site?	Industrial
Are you aware of any intention to redevelop the site? (e.g. will intrusive works be undertaken i.e. new build, not refurbishment)	No
Is there any significant bulk fuel or chemical storage contained within underground storage tanks etc (excluding septic tanks / LPG tanks)?	No
Distance to the nearest surface water feature:	50m - 250m
Distance to the nearest residential property:	50m - 250m

11

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 109

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
0.0	On Site	Old Colliery	1906
0.0	On Site	Old Colliery	1891
0.0	On Site	Disused Colliery	1947
0.0	On Site	Disused Colliery	1925
0.0	On Site	Colliery	1891
0.0	On Site	Railway Sidings	1906
0.0	On Site	Mineral Railway Sidings	1891
0.0	On Site	Railway Sidings	1947
0.0	On Site	Railway Sidings	1925
0.0	On Site	Railway Sidings	1947
0.0	On Site	Railway Sidings	1846
0.0	On Site	Unspecified Works	1975
0.0	On Site	Unspecified Tanks	1975
0.0	On Site	Unspecified Works	1990
0.0	On Site	Electric Sub Station	1975
0.0	On Site	Unspecified Works	1975
0.0	On Site	Unspecified Works	1989
5.0	N	Disused Colliery (B)	1947
18.0	W	Unspecified Warehouse	1990
28.0	NE	Unspecified Heaps	1891
33.0	NE	Unspecified Ground Workings	1925
35.0	NE	Unspecified Ground Workings	1846
51.0	N	Disused Colliery	1906
62.0	NE	Unspecified Disused Shafts	1966
63.0	N	Unspecified Disused Mine	1966
64.0	NE	Unspecified Ground Workings	1906
68.0	NE	Unspecified Ground Workings	1906
72.0	N	Disused Colliery	1846
78.0	NE	Unspecified Heap	1891
85.0	NE	Unspecified Old Shafts	1947
85.0	NE	Unspecified Old Shafts	1925
86.0	NE	Unspecified Old Shafts	1846
87.0	NE	Unspecified Ground Workings	1891
87.0	NE	Unspecified Old Shaft	1947
87.0	NE	Unspecified Disused Shafts	1966
88.0	NE	Unspecified Ground Workings	1947
89.0	NE	Magazine	1891
90.0	NE	Unspecified Ground Workings	1925
90.0	NE	Unspecified Heap	1966
92.0	NE	Unspecified Ground Workings	1947
92.0	NE	Unspecified Heap	1846
99.0	NE	Unspecified Old Shaft	1947
111.0	N	Unspecified Heap	1966
115.0	N	Unspecified Disused Shaft	1966
116.0	N	Unspecified Heap	1947
116.0	N	Unspecified Heap	1925
116.0	N	Unspecified Heap	1906
116.0	N	Unspecified Heap	1891
117.0	N	Unspecified Old Shafts	1925
117.0	N	Unspecified Old Shafts	1947
117.0	N	Unspecified Old Shaft	1947
118.0	N	Unspecified Heap	1846
118.0	N	Unspecified Old Shaft	1947
119.0	N	Unspecified Shafts	1891
120.0	N	Unspecified Old Shafts	1846
123.0	N	Unspecified Heap	1947

128.0	NE	Unspecified Old Shafts	1947
128.0	NE	Unspecified Old Shafts	1925
130.0	NE	Unspecified Old Shafts	1846
130.0	N	Unspecified Disused Shaft	1966
130.0	NE	Unspecified Old Shaft	1947
132.0	NE	Unspecified Disused Shafts	1966
133.0	N	Unspecified Old Shafts	1947
133.0	N	Unspecified Old Shafts	1975
133.0	N	Unspecified Old Shaft	1947
134.0	W	Unspecified Disused Mine	1966
134.0	W	Unspecified Ground Workings	1966
135.0	N	Unspecified Old Shafts	1946
136.0	W	Old Colliery	1947
136.0	W	Unspecified Ground Workings	1947
138.0	W	Unspecified Ground Workings	1947
138.0	W	Unspecified Ground Workings	1925
138.0	W	Unspecified Ground Workings	1906
138.0	W	Old Colliery	1947
138.0	W	Old Colliery	1925
138.0	W	Old Colliery	1906
138.0	W	Old Colliery	1891
138.0	W	Old Colliery	1846
139.0	W	Unspecified Heaps	1846
144.0	NE	Unspecified Heap	1891
146.0	NW	Unspecified Disused Shaft	1966
150.0	W	Unspecified Ground Workings	1891
151.0	N	Unspecified Ground Workings	1906
152.0	NW	Unspecified Old Shaft	1947
153.0	N	Unspecified Heap	1891
154.0	NW	Unspecified Old Shaft	1925
154.0	NW	Unspecified Old Shaft	1947
155.0	NW	Unspecified Old Shaft	1846
157.0	N	Unspecified Ground Workings	1947
160.0	N	Unspecified Ground Workings	1846
164.0	NE	Unspecified Heap	1947
168.0	NE	Unspecified Ground Workings	1925
170.0	NE	Unspecified Old Shafts	1925
170.0	NE	Unspecified Old Shafts	1947
174.0	NE	Unspecified Old Shaft	1947
174.0	NE	Unspecified Disused Shafts	1966
185.0	NW	Unspecified Heap	1966
189.0	W	Sewage Works	1846
189.0	W	Sewage Works	1947
192.0	W	Sewage Works	1947
192.0	W	Sewage Works	1925
206.0	N	Unspecified Ground Workings	1947
206.0	N	Unspecified Ground Workings	1925
209.0	N	Refuse Heap	1990
210.0	N	Unspecified Ground Workings	1966
220.0	W	Sewage Works	1949
241.0	NW	Unspecified Disused Workings (B)	1966
245.0	SE	Unspecified Pits (B)	1906
250.0	SE	Unspecified Pits (B)	1891

2. Incidents and Registers Findings

2.1 Environment Agency Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site:

0

Database searched and no data found.

2.2 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site:

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

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Page 8

Not shown	1749.0	N	Whiston Tip, Pottery Lane, Prescot, M Side	No risk to receptor	625.0	N/A
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GroundSure Local Authority Landfill Sites Data

Records of landfill sites within 1500m of the study site:

4

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
21	303.0	NE	Refuse Tip	1997 mapping	Polygon
22	364.0	N	Refuse Tip	1994 mapping	Polygon
23A	722.0	W	Refuse Tip	1967 mapping	Polygon
24A	737.0	W	Refuse Tip	1969 mapping	Polygon

W/L

3. Landfill and Other Waste Sites Findings

3.2 Other Waste Sites

Environment Agency (REGIS) Waste Sites

Records of Environment Agency waste sites within 1500m of the study site:

8

The following waste treatment, transfer or disposal sites are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Type	Size	Status	Update
13	309.0	W	Stretton Way Depot, Stretton Way, Huyton, Knowsley, Merseyside, L36 6JF	HCI Waste Transfer Station	Small	Issued	Regis Jan 2013
14	340.0	W	Stretton Way, Huyton Ind Est, Huyton, Merseyside, L36 6JF	HCI Waste TS + treatment	Small	Issued	Regis Jan 2013
15	351.0	W	Land/premises At, Stretton Way, Huyton, Liverpool, Merseyside, L36 6JF	Physical Treatment Facility	Medium	Modified	Regis Jan 2013
16	499.0	W	Huyton W T S, Ellis Ashton Street, Huyton Ind Est, Liverpool, Merseyside, L36 6BN	Household, Commercial & Industrial Waste T Sta	Large	Modified	Regis Jan 2013
17	564.0	W	Huyton Ind Est, Wilson Road, Huyton, Knowsley, Merseyside, L35 6AD	Non-hazardous & hazardous HWA Site	Small	Issued	Regis Jan 2013
Not shown	824.0	W	Land/premises At, Ellis Ashton Street, Huyton, Merseyside, L35 6AH	Household, Commercial & Industrial Waste T Sta	Medium	Issued	Regis Jan 2013
Not shown	866.0	W	Huyton Industrial Estate, Ellis Ashton Street, Huyton, Liverpool, Merseyside, L36 6BW	ELV Facility	Small	Issued	Regis Jan 2013
Not shown	949.0	NW	Units 1/2, Ellis Ashton Street, Huyton Industrial Estate, Liverpool, Merseyside, L36 6BT	ELV Facility	Small	Issued	Regis Jan 2013

3. Landfill and Other Waste Sites Findings

3.1 Landfill Sites

Environment Agency Registered Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found

Environment Agency Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site:

9

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

ID	Distance (m)	Direction	Site Name	Site Reference	Waste Type	Control Measures
4	56.0	N	Coalgate Lane Landfill Site, Ellis Ashton Street, Huyton, Knowsley, Merseyside	-	Inert, Industrial, Commercial, Household, Liquid sludge	Gas control, Leachate control
5	474.0	NE	Coalgate Lane Wimpelton, Fushingham Quarry, Paradise Lane, Stott-Moors Park, Knowsley, Merseyside	-	Industrial	Gas control
6	484.0	N	Whiston Tip, St Helens, Lancashire	-	-	-
7	531.0	NE	Fushingham Quarry, Coalgate Lane, Paradise Lane, Stott-Moors Park, Whiston, Merseyside, Knowsley	-	Commercial	-
8	532.0	W	Brickfields, Knowsley, Merseyside	-	Inert	-
9	633.0	NW	West View Tip, Knowsley, Merseyside	-	-	-
10	746.0	NW	Huyton Quarry, Knowsley, Merseyside	-	-	-
Not shown	876.0	N	Whiston Tip, Knowsley, Merseyside	-	-	-
Not shown	1078.0	N	Whiston Tip, Knowsley, Merseyside	-	Industrial, Commercial, Household, Liquid sludge	-

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site:

3

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

ID	Distance (m)	Direction	Address	Risk	B15 Number	Waste Type
Not shown	680.0	N	Whiston Tip, St Helens, Lancashire	No risk to receptor	2785.0	N/A
Not shown	773.0	NW	West View Tip, Huyton Quarry, Liverpool, Merseyside	No risk to receptor	147.0	N/A

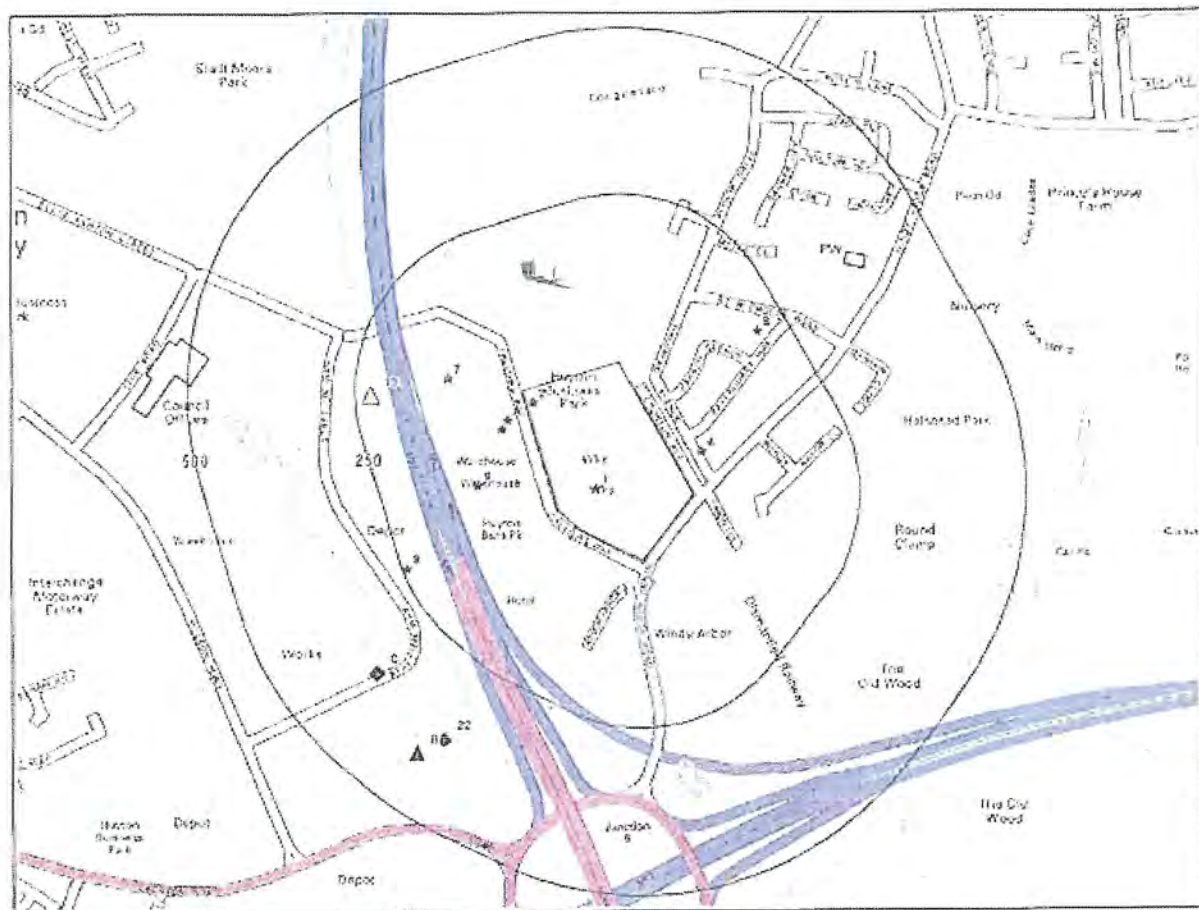
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Page 11

4 Current Land Use Map



Current Land Use Legend

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- | | | |
|--------------------|-------------------------------|--|
| Site Outline | Petrol & Fuel Sites | Current Industrial Sites |
| Search Buffers (m) | Dangerous Substances (List 1) | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | Dangerous Substances (List 2) | Part A(2) and Part B Authorised Processes |
| | Red List Discharge Consents | |

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Page 17

112	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Address: Stretton Way, Liverpool, Merseyside, L36 6JE Process: Inorganic Chemical Processes	Permit Number: BY0437 Original Permit Number: IPCMINVAR Date Approved: 16-6-2004 Effective Date: 17-6-2004 Status: Revoked - New Ipp Permit Number: A28005 Original Permit Number: IPCMINVAR
128	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Address: Stretton Way, Liverpool, Merseyside, L36 6JE Process: Inorganic Chemical Processes	Date Approved: 24-9-1997 Effective Date: 1-10-1997 Status: Superseded By Variation Permit Number: BX0285 Original Permit Number: IPCMINVAR
138	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Address: Stretton Way, Liverpool, Merseyside, L36 6JE Process: Inorganic Chemical Processes	Date Approved: Effective Date: - Status: Valid Permit Number: AO2426 Original Permit Number: IPCAPP
140	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Address: Stretton Way, Liverpool, Merseyside, L36 6JE Process: Inorganic Chemical Processes	Date Approved: 5-12-1994 Effective Date: 12-12-1994 Status: Superseded By Variation

Records of Part A(1) and IPPC Authorisations within 1000m of the study site:

4

The following Part A(1)/IPPC Licences are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Details
150	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Installation Name: Huyton Surface Treatment Process: THE MANUFACTURE OF DYESTUFFS, PRINTING INK AND COATING MATERIALS: MANUFACTURING POWDER > 200 T /12 MONTHS Permit Number: BX42321A Original Permit Number: BX42321A Issue Date: 27/1/2005 Effective Date: 27/1/2005 Status: Superseded
168	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Installation Name: Huyton Surface Treatment Process: SURFACE TREATING METALS AND PLASTICS; ELECTROLYTIC/CHEMICAL >30 CU M Permit Number: BX42321A Original Permit Number: BX42321A Issue Date: 27/1/2005 Effective Date: 27/1/2005 Status: Superseded
173	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Installation Name: Huyton Surface Treatment Process: THE MANUFACTURE OF DYESTUFFS, PRINTING INK AND COATING MATERIALS: MANUFACTURING POWDER > 200 T /12 MONTHS Permit Number: XP393/CW Original Permit Number: BX42321A Issue Date: 20/9/2012 Effective Date: 20/9/2012 Status: Effective
180	415.0	SW	346060,389580	Operator: Goodrich Actuation Systems Ltd Installation Name: Huyton Surface Treatment Process: SURFACE TREATING METALS AND PLASTICS; ELECTROLYTIC/CHEMICAL >30 CU M Permit Number: XP393/CW Original Permit Number: BX42321A Issue Date: 20/9/2012 Effective Date: 20/9/2012 Status: Effective

4.4 Part A(2) Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site:

1

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Page 13

The following Part 8 Authorisations (LAAPC Processes) records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Address	Local Authority	Processes Undertaken
16	227.0	W	Local Asphalt Liverpool (RMC Roadstone), Stretton Way, Hayton Ind. Est., L36 6JF	Knowsley Borough Council	Roadstone Coating N/A/N/A

4.5 List 1 Dangerous Substance Authorisations

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

3

The following List 1 Dangerous Substance Inventory Site records are represented as points on the Current Use map:

ID	Distance [m]	Direction	NGR	Details	Authorised Substances:
20C	165.0	SW	346000,389700	Name: Lucas Aerospace Ltd Status: Active Receiving Water: -	
21C	165.0	SW	346000,389700	Name: Tes Aeronautical Systems Status: Active Receiving Water: Stw Partcons	Authorised Substances: Cadmium
22	176.0	SW	346100,389600	Name: Lucas Aerospace Engine Control Systems Status: Active Receiving Water: Stw Partcons	Authorised Substances: Cadmium, Trichloroethylene

4.6 List 2 Dangerous Substance Authorisations

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

0

Database searched and no data found

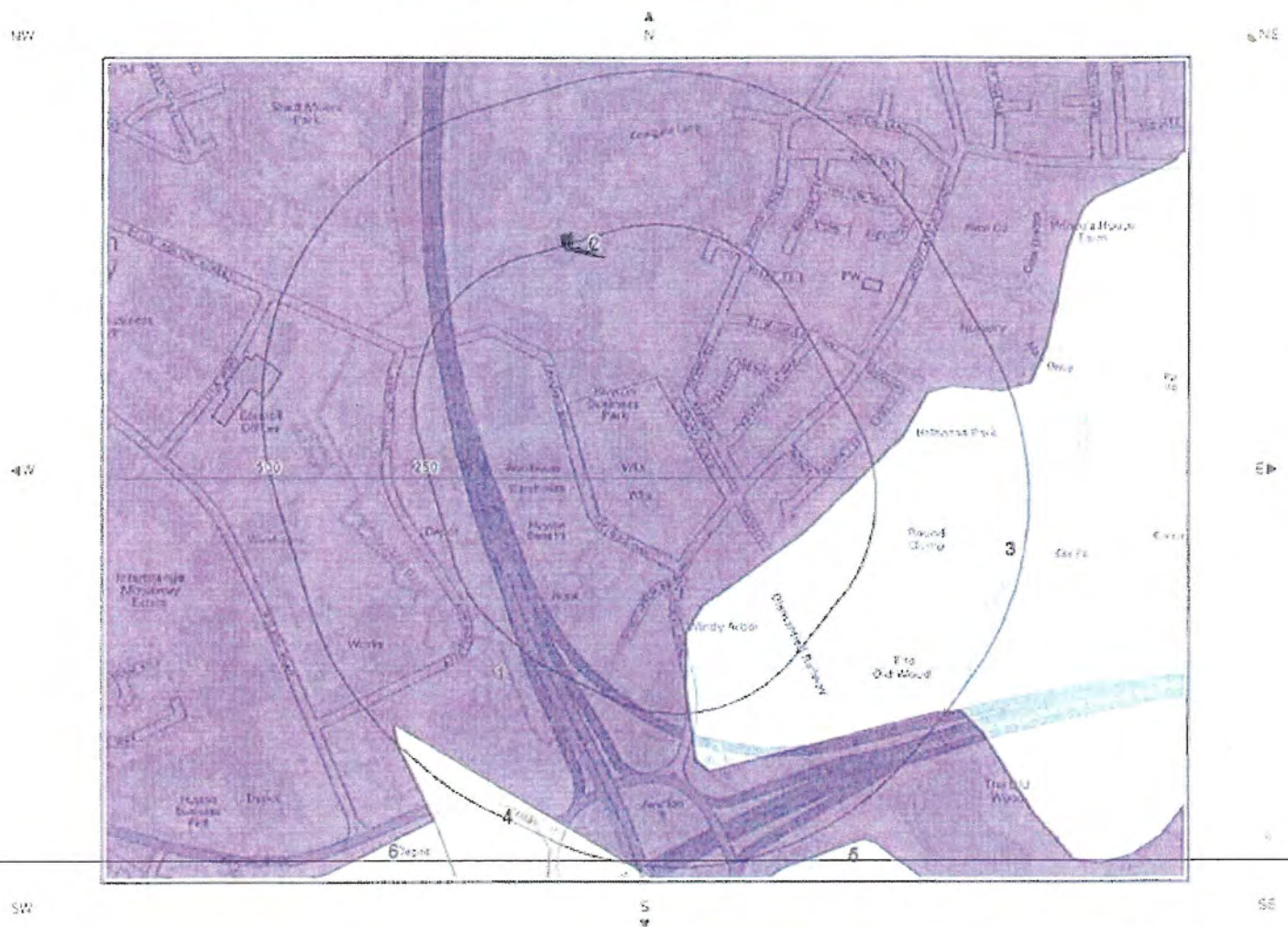
4.7 Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found

5a Hydrogeology - Aquifer and Abstraction Licence Map



Hydrogeology Legend

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	Site Outline		Minor Aquifer - Low Leaching Potential		Major Aquifer - Low Leaching Potential
	Search Buffers (m)		Minor Aquifer - Intermediate Leaching Potential		Major Aquifer - Intermediate Leaching Potential
			Minor Aquifer - High Leaching Potential		Major Aquifer - High Leaching Potential
			Groundwater Abstraction Licence		Surface Water Abstraction Licence

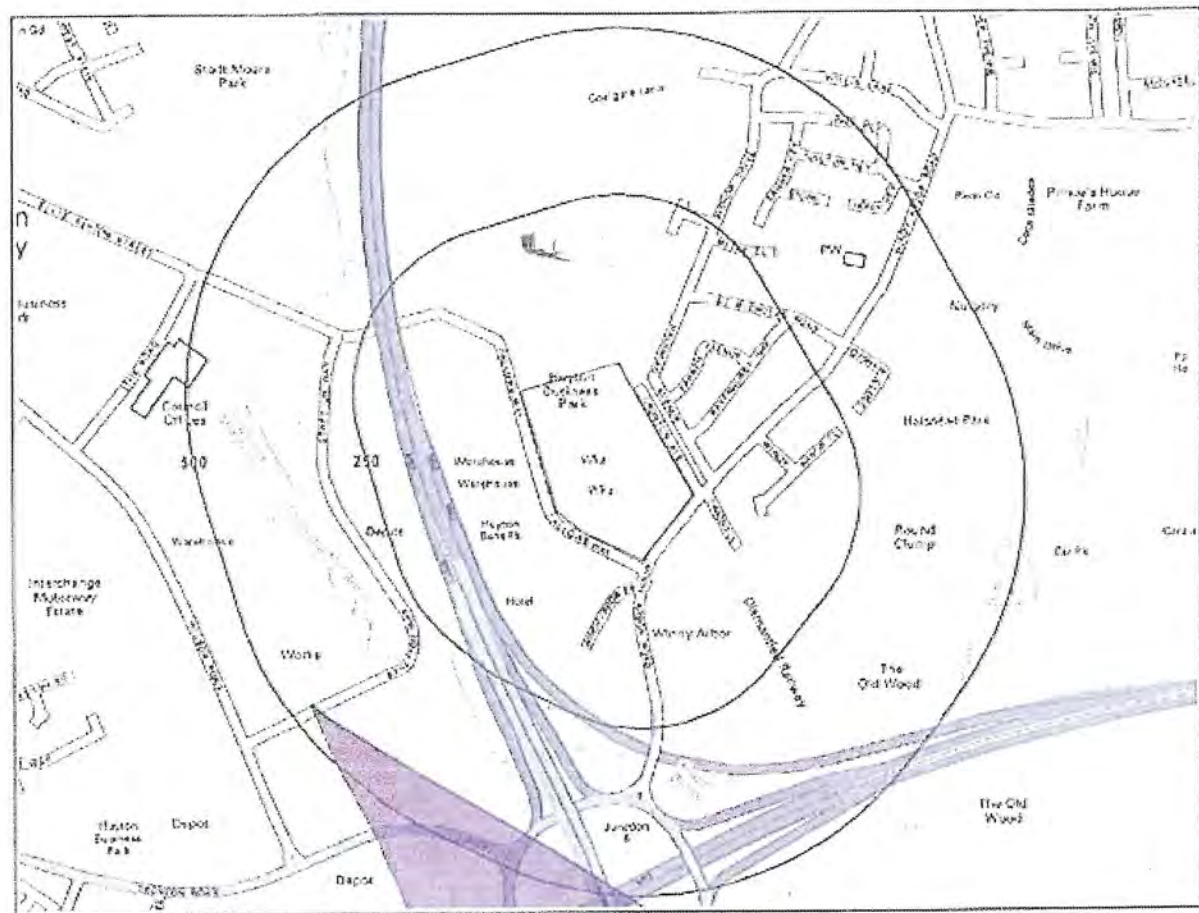
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Page 17

5b Hydrogeology - SPZ and Potable Water Abstraction Map



Hydrogeology Legend

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-  Site Outline
-  Search Buffers (m)
-  Source Protection Zone 1 - Inner Catchment
-  Source Protection Zone 2 - Outer Catchment
-  Source Protection Zone 3 - Total Catchment
-  Source Protection Zone 4 - Zone of Special Interest
-  Potable Water Abstraction Licence

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Page 18

5. Hydrogeology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

The following groundwater information is represented as polygons on the Aquifer and Abstraction Map 5a:

ID	Distance [m]	Direction	Classification
1	0.0	On Site	Minor Aquifer/High Leaching Potential
2	0.0	On Site	Minor Aquifer/High Leaching Potential
3	85.0	SE	Minor Aquifer/Low Leaching Potential
4	457.0	SW	Major Aquifer/Low Leaching Potential
5	530.0	S	Minor Aquifer/Low Leaching Potential
6	539.0	SW	Minor Aquifer/Low Leaching Potential
Not shown	839.0	S	Major Aquifer/High Leaching Potential
Not shown	952.0	E	Major Aquifer/Low Leaching Potential

5.2 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

Yes

The following Source Protection Zones records provided by the Environment Agency are represented as polygons on the SPZ and Potable Water Abstraction Map 5b:

Distance [m]	Direction	Type	Description
433.0	SW	3	Total Catchment

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map 5a:

ID	Distance [m]	Direction	WAP	Details
----	--------------	-----------	-----	---------

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Page 15

Not shown	793.0	S	346600,389100	Licence No: 2569028018 Details: Spray Irrigation - Direct Direct Source: Surface, Non-tidal - North West Region Point: Ochre & Dog Clog Brks, Tarbock Hall Farm, Tarbock, Prescot Data Type: Line Licence No: 2569028018 Details: Spray Irrigation - Direct Direct Source: Surface, Non-tidal - North West Region Point: Ochre & Dog Clog Brks, Tarbock Hall Farm, Tarbock, Prescot Data Type: Line Licence No: 2569028018 Details: Spray Irrigation - Direct Direct Source: Surface, Non-tidal - North West Region Point: Ochre And Dog Clog Brooks Tarbock Hall Farm Prescot Data Type: Line Licence No: 2569028018 Details: Spray Irrigation - Direct Direct Source: Surface, Non-tidal - North West Region Point: Ochre And Dog Clog Brooks Tarbock Hall Farm Prescot Data Type: Line	Application No: 2457 Original Start Date: 13/5/1976 Expiry Date: Issue No: 100 Version Start Date: 1/4/1993 Version End Date:
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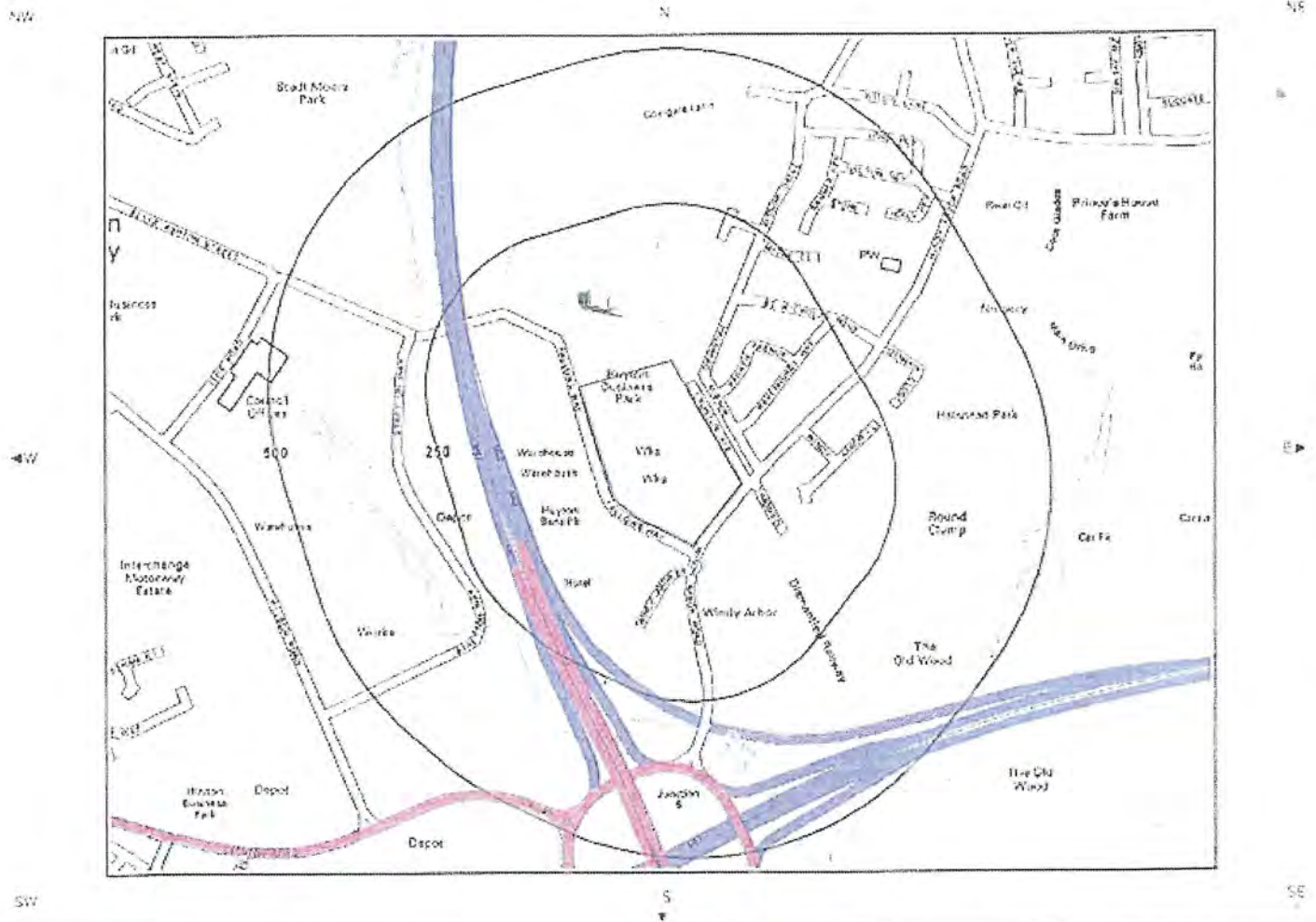
5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

6 Environmental Setting Map



Environmental Setting Legend

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Report Reference: SG-BAR-700193

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SiteGuard Helpline on (T) 08444 159 000 email: info@siteguard.co.uk

Page 21

6.Environmental Setting Findings

6.1 Designated Sites

Presence of sites of ecological and landscape value within 2000m of the study site?	No
Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: Database searched and no data found.	0
Records of National Nature Reserves (NNR) within 2000m of the study site: Database searched and no data found.	0
Records of Special Areas of Conservation (SAC) within 2000m of the study site: Database searched and no data found.	0
Records of Special Protection Areas (SPA) within 2000m of the study site: Database searched and no data found.	0
Records of Ramsar sites within 2000m of the study site: Database searched and no data found.	0
Records of Local Nature Reserves (LNR) within 2000m of the study site: Database searched and no data found.	0
Records of World Heritage Sites within 2000m of the study site: Database searched and no data found.	0
Records of Environmentally Sensitive Areas within 2000m of the study site: Database searched and no data found.	0
Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: Database searched and no data found.	0
Records of National Parks (NP) within 2000m of the study site: Database searched and no data found.	0

7. Flooding

7.1 National Flood Risk Assessment (NaFRA 2008) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Negligible

NaFRA data is based on a 50m grid system, with the flood rating at the centre of the grid calculated. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea. NaFRA data for the study site indicates the property, or part of it, has a Negligible (greater than 1 in 1000) chance of flooding in any given year.

Most insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Moderate risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Moderate and Significant risk areas are advised to sign up to the Environment Agency's Floodline Warning scheme.

Any relevant data within 250m is represented on Map 7- NaFRA Flooding.

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

8. Contacts

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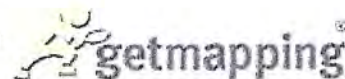
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Survey**

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Acknowledgments

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of
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