



PHASE 1 SITE INVESTIGATION

**LAND AT TAXAL EDGE
MACCLESFIELD ROAD
WHALEY BRIDGE
DERBYSHIRE
SK23 7DR**

REPORT PREPARED FOR

**Treville Properties Limited
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Whaley Bridge
Derbyshire
SK23 7EP**

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1.0 INTRODUCTION

Peak Environmental Solutions Limited (PESL) has been commissioned by Treville Properties Limited to provide a Phase 1 Site Investigation for a ~0.43 hectare area of land at Taxal Edge off Macclesfield Road, in Whaley Bridge, Derbyshire, SK23 7DR ('the site'). Figure 1 shows the site location (centred on National Grid Reference (NGR) 400250, 380450) and Figure 2, the current site layout.

This report has been provided to assist in determining the suitability of the site for residential redevelopment under planning permission that will be sought from High Peak Borough Council (HPBC). The report provides details of the environmental site setting based on a site walkover and readily available environmental/geological information from public bodies and a review of current and historic mapping data. The assessment includes a site conceptual model, a land contamination preliminary risk assessment, risk evaluation and conclusions and recommendations to assist with decision making.

The report has been produced in accordance with the umbrella framework laid out in DEFRA/EA CLR-11 '*Model Procedures for the Management of Land Contamination*', BSI 10175:2011+A2:2017 '*Investigation of Potentially Contaminated Sites*' Code of Practice and NHBC/EA Publication R&D66 ('*Guidance for the Safe Development of Housing on Land Affected by Contamination*'), as well as in general accordance with the National Planning Policy Framework 2019.

The report was finalised in March 2020 and should be read in the light of any subsequent changes in legislation, statutory requirements, statutory and non-statutory guidance, relevant research and industry practices, and should be read in conjunction with the references are provided in Section 6.0.

Information provided to or obtained by Peak Environmental Solutions has been relied upon in good faith. This report is subject to the standard terms and conditions of Peak Environmental Solutions and the limitations and exceptions detailed in Appendix A.

2.0 SCOPE OF WORK

2.1 Desk Study and Site Walkover

The information considered as part of the Phase 1 site investigation (desk study) includes historical Ordnance Survey (OS) mapping data, British Geological Survey (BGS) geological data/maps and site data held by the Environment Agency (EA). Where appropriate, third party information has been referenced in the report or reproduced in the Appendices, with additional references listed in Section 6.0.

A site walkover was undertaken by PESL on the 20th January 2020 to assess the environmental site setting and check for visual evidence of on-site contamination. Photographs taken during the site walkover are presented in Appendix B. The walkover survey did not include an assessment of asbestos containing materials (ACM) in any buildings or invasive weeds such as Japanese knotweed, Himalayan balsam or Giant hogweed. These aspects fall outside the investigation scope of works.

2.2 Preliminary Risk Assessment & Risk Evaluation

The qualitative preliminary risk assessment (PRA) considers the redeveloped land use and includes development of a conceptual site model to assess the significance of risks associated with relevant contaminant linkages identified by a source-pathway-receptor analysis. The assessment of risk is based on a consideration of the following:

-)] The probability of an event occurring, taking into account both the presence of the hazard and receptor and the plausibility of the pathway (where probability is defined as the chance of a particular event occurring in a given period of time); and
-)] The severity of the potential consequence, taking into account both the potential severity of the hazard (specific to the site) and the sensitivity of the receptor (where severity or consequence can be defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term).

The PRA uses the risk matrix, consequence, likelihood and risk classification scheme (Very Low to Very High) detailed in Appendix E. For the purposes of the qualitative assessment, identified Very Low to Low risks will be considered acceptable for the redeveloped use.

2.3 Conclusions and Recommendations

The conclusions and recommendations provide a summary of the risk evaluation and details of the suggested actions for implementation during the redevelopment process to ensure that the potential risks posed by land contamination hazards are acceptable for the intended purpose.

3.0 PHASE 1 SITE INVESTIGATION RESULTS

The findings of the Phase 1 site investigation or desk study are presented in tabular form as outlined in Table 1.

Table 1: Report Overview

Report	Aspect covered
Table 2: Site Description	Site Location & Description Contemporary Site Activities Evidence for Contamination Sources Contemporary Neighbouring Landuse
Table 3: Environmental Setting	Geology Hydrogeology Hydrology Environmentally Sensitive Areas Conservation Designations
Table 4: Potential Sources of Contamination	Contemporary On-Site Landuse Historical On-Site Landuse Other Historical On-Site Information Contemporary Off-Site Landuse Historical Off-Site Landuse Pollution Incidents Landfill Sites and Filled Ground
Table 5: Potential Receptors	Human Health Controlled Waters Property Ecological Systems
Table 6: Substances of Concern	Likely contaminants based upon history of site and surrounding land
Table 7: Conceptual Model and Preliminary Risk Assessment Sections 4.1 & 4.3	Relevant Pollutant Linkage Assessment Preliminary Risk Assessment (PRA) Overview of PRA & Uncertainties
Section 4.2	Risk Evaluation
Section 5.0	Recommendations

Table 2: Site Description

Aspect	Comments
Site Location & Description	<ul style="list-style-type: none"> - The ~0.43 hectare site is located in an elevated position ~1.3km to the south-west of the centre of Whaley Bridge. Access is via a driveway off Macclesfield Road (exiting adjacent to No.172) that leads to small a number of other properties and a private driveway for the site. - The site is located on the side of a east and north-east facing hillside and has a low point at its northern-eastern tip at ~230m above Ordnance Datum (AOD) and a high point at its south-western tip at ~245m AOD. The hillside is irregular and has also been modified to form level platforms for development. - The site currently consists of: <ul style="list-style-type: none">) The asphalt surfaced driveway that enters the site at its north-eastern tip and rises close to the south-eastern boundary along most of its length.) A pull-in/parking area off the driveway in the north-east of the site.) An un-developed former garden/woodland area in the north of the site that includes a number of large trees.) A double garage and parking area close to the north-west boundary.) A large, irregularly shaped, dilapidated three storey former residential home, now divided into a number of flats and located in the centre/south of the site (not inspected internally during the walkover). A single storey extension at the south of the building had been partially demolished in January 2020.) A small detached out-house for the main building at the north-western site boundary.) A broken asphalt surfaced car park area located to the south of the main building in the south of the site.) A steeply sloping former garden area to the west of the main building and accessed via a set of steps.) An overgrown area at the south of the site currently housing a caravan.) An un-surfaced access road that slopes up to an adjacent property and is located between the garden and the overgrown area. - The main building is understood to have a partial basement which is dry all year. No other underground structures were observed during the site walkover. - The site/building is connected to mains gas, electricity and drainage. - Site boundaries formed by stone walls (some retaining).

Aspect	Comments
Evidence for Contamination Sources	<p>- During the site walkover (January 2020):</p> <ul style="list-style-type: none">) No evidence to suggest current or past storage of any bulk liquids (including oil) was identified in any parts of the site.) No visual or olfactory evidence to suggest the presence of ground contamination was identified.) No areas of vegetation die-back that could be linked to ground contamination were noted.) Some temporary waste storage was on-going owing to construction activities at a neighbouring property to the south-west. A skip and some evidence for burning were observed in the car park to the south of the main building. The site is in a generally dilapidated state with discarded items present in some areas.) No permanent waste disposal was identified at the site.
Neighbouring Land Use	<p>- The site is located on the edge of Whaley Bridge in a semi-rural area close to the Peak District National Park (PDNP) boundary. Land uses immediately around the site are as follows:</p> <ul style="list-style-type: none">) North: A small number of residential properties and a farm extend to open fields and the Toddbrook Reservoir ~180m to the north.) East: A footpath is present within a narrow strip of woodland immediately to the east/south-east, with a small housing estate and open fields beyond.) West: An area of former quarrying, now a woodland, with exposed rock faces and steep sides is located between the site and the B5470 (Macclesfield Road). Open fields and farm buildings are present beyond.) South: A single residential property and large garden area are present immediately to the south-west. The former quarry area/wood extends away to the south-west and a field is present beyond the garden to the south. The PDNP boundary is located ~240m to the south-west of the site with open ground on Taxal Edge beyond.

Table 3: Environmental Setting

Aspect	Comments
Geology	<ul style="list-style-type: none"> - Information relating to the superficial and bedrock geology in the vicinity has been obtained from the British Geological Survey (BGS) geological mapping for the area. - Superficial Geology: The 1:50,000 scale geology map does not record the presence of superficial deposits beneath the site. - Solid (bedrock) Geology: The geological map indicates that solid geology beneath the site consists of a Carboniferous Sandstone known as the Woodhead Hill Rock that forms part of the Pennine Lower Coal Measures Formation. (Sandstone bedrock is evident at the surface at the northern edge of the car park and in the former garden area). - The BGS hold borehole log records that can provide additional ground condition information. No relevant logs are available. - The site is located in the Coal Authority Reporting Area, but not within their Development High Risk Area. A Coal Authority Mining Report has been obtained and is reproduced in Appendix D. The report states that the site is not within a surface area that could be affected by past recorded underground coal mining and that there are no mine entries on or within 20m of the site. The report highlights that underground coal reserves do exist in the local area. - According to the Radon Atlas for England and Wales, the site is located within a 1 km grid square where the estimated probability of a property being above the Action Level for radon is between 1 and 3%. Radon protection measures are not likely to be required for future site buildings.
Hydrogeology	<ul style="list-style-type: none"> - BGS aquifer maps published by the EA record the Carboniferous Coal Measures as a Secondary A aquifer: <i>'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 aquifer'</i>. - The EA groundwater vulnerability map records the site as being in an area of high vulnerability where the near surface deposits offer little protection to underlying groundwater resources. - The site is not located within an EA defined Source Protection Zone (SPZ) for the protection of important groundwater resources. - No abstractions from groundwater are currently recorded on the EA database within 1 km of the site.
Hydrology	<ul style="list-style-type: none"> - The nearest surface water feature is the Toddbrook Reservoir ~180m to the north. Local topography suggests that surface water from the site and the area immediately around it is likely to drain to the east however towards the River Goyt in the base of valley and ~750m to the east of the site. - The online UK Government flood map for planning (viewed January 2020 at www.flood-map-for-planning.service.gov.uk) indicates the site is in Flood Zone 1, which is categorised as having a 'low probability of flooding' where there is less than 1 in 1,000 annual probability of river or sea flooding.

Aspect	Comments
Environmentally Sensitive Areas/ Conservation Designations	<ul style="list-style-type: none"> - The Government Information website www.magic.gov.uk lists conservation designations for the area. - There is one designated area within 1km of the site, including Areas of Outstanding Natural Beauty (AONB), Environmentally Sensitive Areas (ESA), National Nature Reserves (NNR), Local Nature Reserve (LNR), Sites of Special Scientific Interest (SSSI) and Specially Protected Areas (SPA). No Scheduled Ancient Monuments are located near the site. - The Toddbrook Reservoir SSSI is located ~180m to the north of the site and covers the whole of the reservoir and a narrow strip of the surrounding land.

Table 4: Potential Sources of Contamination

Aspect	Potential Contaminant Sources	Probability Likelihood of Contamination (High, Likely, Low, Unlikely)
Contemporary On-Site Landuse	<ul style="list-style-type: none"> - Significant ground contamination resulting from the current use of the site is considered unlikely. - No activities at the site are subject to any known current Environmental Permit issued by the EA. 	Unlikely
Historical Mapping On-Site Landuse	<ul style="list-style-type: none"> - Historical OS Maps covering selected dates between 1873 and 2019 have been obtained for the site and are presented in Appendix C. Aerial photography for the period between 1999 and 2018 was also reviewed via Google Earth Pro. The maps have been reviewed to identify potentially contaminative historical land uses & features of interest within the site boundaries. - 1885: The site is entirely occupied by trees and forms part of a larger area of woodland. A track crosses the north-west corner. - 1898 - 1955: No significant change. (The OS map record covering this period is very sparse). - 1968: The main building, garage, driveway and car parking areas are first shown. The building is annotated the 'Taxal Edge Convalescent Home'. - 1985 - 1999: No significant change. - 2000 - 2019: The building layout does not alter, but the annotation is no longer included. 	<p style="text-align: center;">Low</p> <ul style="list-style-type: none"> - Use of the site for residential/institutional purposes is unlikely to have resulted in significant ground contamination. - Level platforms were formed for development, probably by cut and fill. Importing of contaminated material for this purpose is considered unlikely.
Other Historical On-Site Information	<ul style="list-style-type: none"> - The historic OS map record for the period between 1885 and 1968 is scant. It is possible that the building was constructed earlier and used as a private residence prior to its conversion for use as a convalescent home. - The site understood to have been used as residential accommodation for children. Institutional use of the site ended in 2004 when the children's home was closed. The building was converted for private residential use sometime after this date and continues to be used in this form. 	<p style="text-align: center;">Low</p> <ul style="list-style-type: none"> - See above.
Contemporary Off-Site Landuse	<ul style="list-style-type: none"> - No currently on-going significantly contaminative activities or land uses have been identified in the immediate vicinity. - No activities that are currently completed under an Environmental Permit issued by the EA have been identified within 500m of the site. 	Unlikely

Aspect	Potential Contaminant Sources	Probability Likelihood of Contamination (High, Likely, Low, Unlikely)
<p>Historical Mapping Off-Site Landuse</p>	<ul style="list-style-type: none"> - The historic maps and recent aerial photographs have been reviewed to identify potentially contaminative historical land uses and features of interest in the immediate site vicinity. - 1885: Macclesfield Road is an established thoroughfare by this time. The area immediately to the north-west between the site and the road is recorded as 'Old Quarry'. Quarrying appears to be on-going in several locations to the west and south-west at this time, with the nearest operational quarry recorded ~50m to the west of the site. The remainder of the area around the site is occupied by fields and woods. The Toddbrook Reservoir is already established to the north. - 1898 - 1909: Quarrying activities expand to the west and south-west of the site over this period. No other significant change is recorded in land uses around the site. - 1909 - 1954: OS mapping largely unavailable. No significant change shown. - 1955: No significant change. A small number of houses have been built to the north-east. - 1968: Quarries to the west and south-west appear to be disused. Houses have been expanded around Macclesfield Road to the north-east and east. - 1985: The houses immediately to the east of the site have been constructed. - 1991 - 2019: No significant change. 	<p style="text-align: center;">Low</p> <ul style="list-style-type: none"> - Quarrying occurred on land known as Walker Brow to the north-west, west and south-west of the site over a considerable period starting prior to the first OS in 1885. Quarry high walls, exposed rock faces and excavations are still obvious in this area. - The OS map record does not include evidence to indicate quarry infilling. - No other potentially contaminative land uses have been identified in close proximity to the site.
<p>Pollution Incidents</p>	<ul style="list-style-type: none"> - No entries are recorded on the EA Pollution Inventory dataset within 300m of the site. 	<p style="text-align: center;">Unlikely</p>
<p>Landfill Sites and Filled Ground</p>	<ul style="list-style-type: none"> - The EA database does not records the presence of any currently operational or historic landfill sites within 500m of the site. - Historic quarrying occurred on land to the west and south-west of the site in particular. No records have been identified to suggest that significant infilling of the quarries occurred. Quarry features including high walls, steep sides and exposed rock faces are present across the area. 	<p style="text-align: center;">Low</p>

Table 5: Potential Receptors

Potential Receptor	Comments	Potential Severity of any Contaminant Impact (Minor, Mild, Medium or Severe)
Human Health: Proposed Site Use	<ul style="list-style-type: none"> - Planning permission for the construction of new residential houses with gardens will be sought. - The proposed development layout is shown in TADW Architects Drawing No. 411179 Issue P14 (Figures section) and consists of seven residential properties each with driveways and private gardens accessed from a roadway in the east of the site. Soft landscaped areas will also be present. 	<p style="text-align: center;">Human Health: Medium</p> <ul style="list-style-type: none"> - The proposed residential development represents a sensitive receptor for any on-site contaminant sources.
Human Health: Neighbouring Land Use	<ul style="list-style-type: none"> - Residential land use is present to the east of the site. 	<p style="text-align: center;">Human Health: Medium</p> <ul style="list-style-type: none"> - Neighbouring properties may be affected by ground contamination at the site.
Controlled Waters: Groundwater	<ul style="list-style-type: none"> - Residential development at the site is Development at the site is considered unlikely to significantly affect groundwater resources. 	Groundwater: Minor
Controlled Waters: Surface water	<ul style="list-style-type: none"> - The site is in an elevated location with no surface water features nearby. Drainage is likely to be towards the River Goyt in the base of the valley. 	<p style="text-align: center;">Surface Waters: Minor</p> <ul style="list-style-type: none"> - Surface water is not present in close proximity to the site.
Property: Buildings, Building Materials and Services (BBM&S)	<ul style="list-style-type: none"> - Buildings, building materials and services will form part of the development. 	<p style="text-align: center;">BBM&S: Medium</p> <ul style="list-style-type: none"> - The performance of BBM&S can be affected by some contaminants.
Ecological Systems: Conservation Designations	<ul style="list-style-type: none"> - The Toddbrook Reservoir SSSI is present in relatively close proximity to the site. However, the local topography will prevent any surface water drainage to the north. Development at the site will not affect the SSSI. 	Ecological Systems: No impact - no foreseeable pathway

Table 6: Substances of Concern

Group	Substances	Comments
The potential site contaminants listed below are considered possible based on the historic use of the site and the surrounding area. Other substances may also be present.		
Inorganic Substances	<ul style="list-style-type: none"> - Arsenic, cadmium, chromium, copper, lead, mercury, nickel, selenium, vanadium zinc - Asbestos containing materials (ACMs) 	<ul style="list-style-type: none"> - Some inorganic anthropogenic contaminants may be present as a result of development at the site. - ACMs may be present in site soils as a result of historic use in buildings and subsequent demolition.
Organic Substances	<ul style="list-style-type: none"> - Total petroleum hydrocarbons (TPH): aliphatic & aromatic fractions C5-C44 - Priority 16 polyaromatic hydrocarbons (PAHs): naphthalene, acenaphthene, acenaphthylene, fluorene, phenanthrene, anthracene, fluoranthene, pyrene, benzo-a-anthracene, chrysene, benzo-b-fluoranthene, benzo-k-fluoranthene, benzo-a-pyrene (BaP), dibenzo-a,h-anthracene, benzo-g,h,i-perylene, indeno-1,2,3-c,d-pyrene 	<ul style="list-style-type: none"> - Anthropogenic TPH/PAH may be present beneath the site as a result site development/use.
Ground gases	<ul style="list-style-type: none"> - Permanent gases (methane, carbon-dioxide) 	<ul style="list-style-type: none"> - Made ground that may act as a source of ground gases is currently considered unlikely at the site and in the near vicinity.
<p>The substances listed in Table 4 are those that may be present in the ground at the site based on the evidence presented in Tables 1 to 3. The selection of the potential specific substances and hazards of concern has been guided by our experience of brownfield sites, the primary sources present and information/guidance provided in published DOE industry profiles, CLR-8 (officially withdrawn, but still a valuable resource), EA publication R&D66:2008 and other relevant references. These documents have been used as an additional screening tool to help assess the significance of contaminants and contaminant/hazard groupings and help decide which contaminants/hazards warrant consideration by the environmental site assessment as potential substances and hazards of concern.</p>		

Table 7: Conceptual Model & Preliminary Risk Assessment for Redeveloped Land Use

Source	Sensitive Receptor	Pathway	Consequence	Probability	Risk Classification	Comments
Inorganic & organic substances in site soils & groundwater	Human Health (On site) Future site occupants	Soil/dust Ingestion & dermal contact	Medium	Low Likelihood	Moderate to low risk	The actual risk classification will depend on the actual presence and concentrations contaminants.
		Indoor dust inhalation of tracked back soil	Medium	Low Likelihood	Moderate to low risk	
		Consumption of home grown produce	Medium	Low Likelihood	Moderate to low risk	
		Outdoor Inhalation of soil dusts	Medium	Low Likelihood	Moderate to low risk	
		Indoor Inhalation of VOC vapours	Medium	Low Likelihood	Moderate to low risk	
		Outdoor Inhalation of VOC vapours	Minor	Unlikely	Very Low risk	
	Human Health (Off site) Neighbouring property users	Inhalation of soil dust	Medium	Unlikely	Low risk	Contamination from the site is currently considered unlikely to impact the surrounding residential properties.
		Indoor inhalation of VOC vapours				
	Controlled Waters Groundwater	Soils leaching to groundwater	Minor	Unlikely	Very low risk	Residential development at the site is unlikely to have a detrimental affect on local groundwater quality.
		Lateral groundwater flow				
Controlled Waters Surface waters	Soils leaching to groundwater	Minor	Unlikely	Very low risk	Surface water is not present in close proximity and is unlikely to be impacted during or as a result of development.	
	Lateral groundwater flow					
Discharge to surface waters						
BBM&S Building materials and below ground services	Contact with soils and pore water	Medium	Low Likelihood	Moderate to low risk	The actual risk classification will depend on the actual presence and concentrations contaminants.	
	Migration of organic contaminants through plastic water pipes					
Ground Gas	Human Health (On site) Future site occupants	Migration via the unsaturated zone and accumulation in buildings and services -potential explosive risk	Medium	Low Likelihood	Moderate to low risk	The presence of high levels of ground gas associated with made ground are currently considered unlikely.

Note: Identified Very Low and Low risks are considered acceptable for the redeveloped use; BBM&S = Buildings, Building Materials and Services.
The actual risk classification will depend on the ground conditions and contaminant concentrations.

4.0 CONCLUSIONS

4.1 Overview

The Phase 1 site investigation has identified the following key details about the site:

Sources of contamination

-) The site was developed in approximately its currently form sometime prior to 1968 (probably much earlier). The site has been used continuously since it was developed for private residential or institutional purposes. Some limited ground contamination may be present at the site as a result of this historic use.
-) Development has centred around a single large property which has historically been extended and subsequently reduced in size. Given the construction dates, ACMs may have been used within the building and may remain at the site.
-) The site slopes to the east and level platforms have been constructed for the development, presumably via cut and fill. Some made ground may be present. Significantly contaminated made ground is not currently expected.
-) Quarrying was historically carried out on adjacent to land to the west, north-west and south-west of the site. Quarrying activities may have resulted in limited ground contamination in this area. Significant migration of contaminants to the site is unlikely.
-) Significant infilling of the quarries is currently considered unlikely as high walls, exposed rock faces and excavated areas are still evident. No landfill sites are recorded in the area.
-) No other potential sources of ground or groundwater contamination that are considered likely to affect the development have been identified at this stage.

Principal receptors and pathways

-) The principal receptor for contaminants at the site following redevelopment will be the residents of the proposed development. The principal human health exposure pathways of concern are soil/dust ingestion, dermal contact, consumption of home-grown produce, indoor inhalation of dust derived from tracked-back garden soil and indoor inhalation of ground gases. Gardens (potential growing space) are included in the proposed development layout.
-) Groundwater and surface water represent sensitive receptors for contamination but are considered unlikely to be impacted as a result of the proposed development.
-) Future site buildings and other buildings and services may be affected by ground contamination
-) No other sensitive receptors for contaminants at the site have been identified at this stage.

4.2 Risk Evaluation

The PRA provides the following qualitative risk evaluation for the redeveloped site:

-) *Moderate to Low Risk* (via soil/dust ingestion, dermal contact, indoor dust inhalation, home-grown produce, indoor inhalation of VOC vapours and outdoor inhalation of dusts) to future site residents from contamination sources in shallow soils.

-) *Very Low Risk* (via outdoor vapour inhalation) to future site users from contamination sources in soil and groundwater.
-) *Very Low Risk* to controlled waters (groundwater and surface water) in the vicinity of the site.
-) *Moderate to Low Risk* to human health from below ground water pipes coming into contact with contaminants in the ground.
-) *Moderate to Low Risk* to future site buildings associated with the presence of contaminants in soils and with ground gas.

Identified Very Low and Low risks are considered acceptable for the redeveloped use.

4.3 Uncertainties

The conclusions drawn in this report are based on available environmental and historic information and represent a realistic interpretation of the available data.

However, without site investigation information, it is not possible to reach a final conclusion about the actual presence or severity of ground contamination at the site. Recommendations for site investigation are presented in Section 5.0.

5.0 RECOMMENDATIONS

Based on the findings of the Phase 1 site investigation and preliminary risk assessment, Peak Environmental Solutions recommend that following actions be incorporated into the development scheme to manage the identified potential land contamination risks:

- J A limited and targeted Phase 2 geo-environmental site investigation aimed at establishing the shallow ground conditions. The Phase 2 should be followed by generic quantitative/qualitative human health and controlled water risk assessments, as necessary, to identify the significance of any soil contamination present. The layout of the investigation should be determined based on the findings of this Phase 1 investigation and the proposed development layout.
- J Phase 2 investigation should include laboratory inspection/analysis of recovered soil samples for asbestos containing materials (ACMs). Additional guidance on managing ACMs in site soils during site development is provided by the HSE, CIRIA C773, '*Asbestos and Soil in made ground: a guide to understanding and managing risk*' and SoBRA (Society of Brownfield Risk Assessment) guidance, '*Dust Monitoring Protocol for Earthwork Activities at Brownfield Sites*'.
- J Following the Phase 2 investigation, the initial conceptual model and risk evaluation should be refined, reducing the uncertainties highlighted by this report. It is recommended that the scope of the Phase 2 assessment be agreed in advance with the contaminated land department at HPBC. The Phase 2 report should include conclusions and recommendations for any further investigation or risk assessment work.
- J If required, a remediation/protection strategy should be developed to ensure that new buildings and site soils (including imported soils/sub-soil) do not represent a potentially unacceptable risk to the future site occupants.
- J A discovery strategy should be developed for use during the redevelopment should unexpected impacted made ground deposits and/or natural soils and waste deposits be encountered. The strategy should include a protocol for characterising and dealing with any encountered contamination, including liaison with HPBC.
- J New site services should be laid in clean service corridors.
- J Below ground water supply services should comply with industry best practice for site development.
- J Production of a final verification report to document the successful implementation of the remediation/protection strategy and other engineering measures, as necessary.

6.0 REFERENCES

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BBM&S

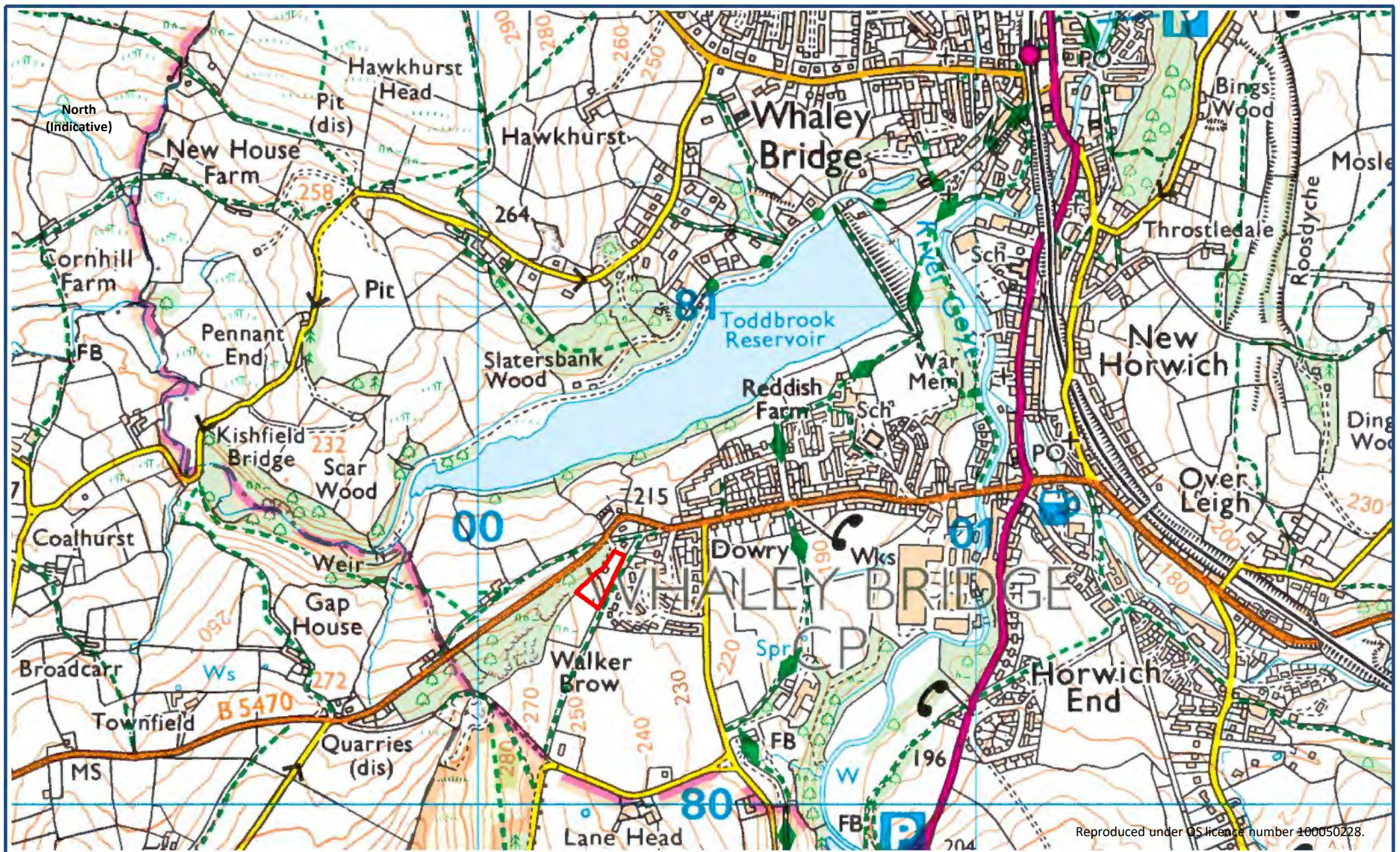
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FIGURES



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Figure 1 | Site Location Plan

 Site Location

Scale: Not to scale



Site: Land at Taxal Edge, Macclesfield Road, Whaley Bridge, Derbyshire, SK23 7DR
 Project: 42028R1

Beechfield, Ninelands Road
 Hathersage, Derbyshire
 S32 1BJ
 Tel: 01433 659071
www.peakenvironmentalsolutions.com

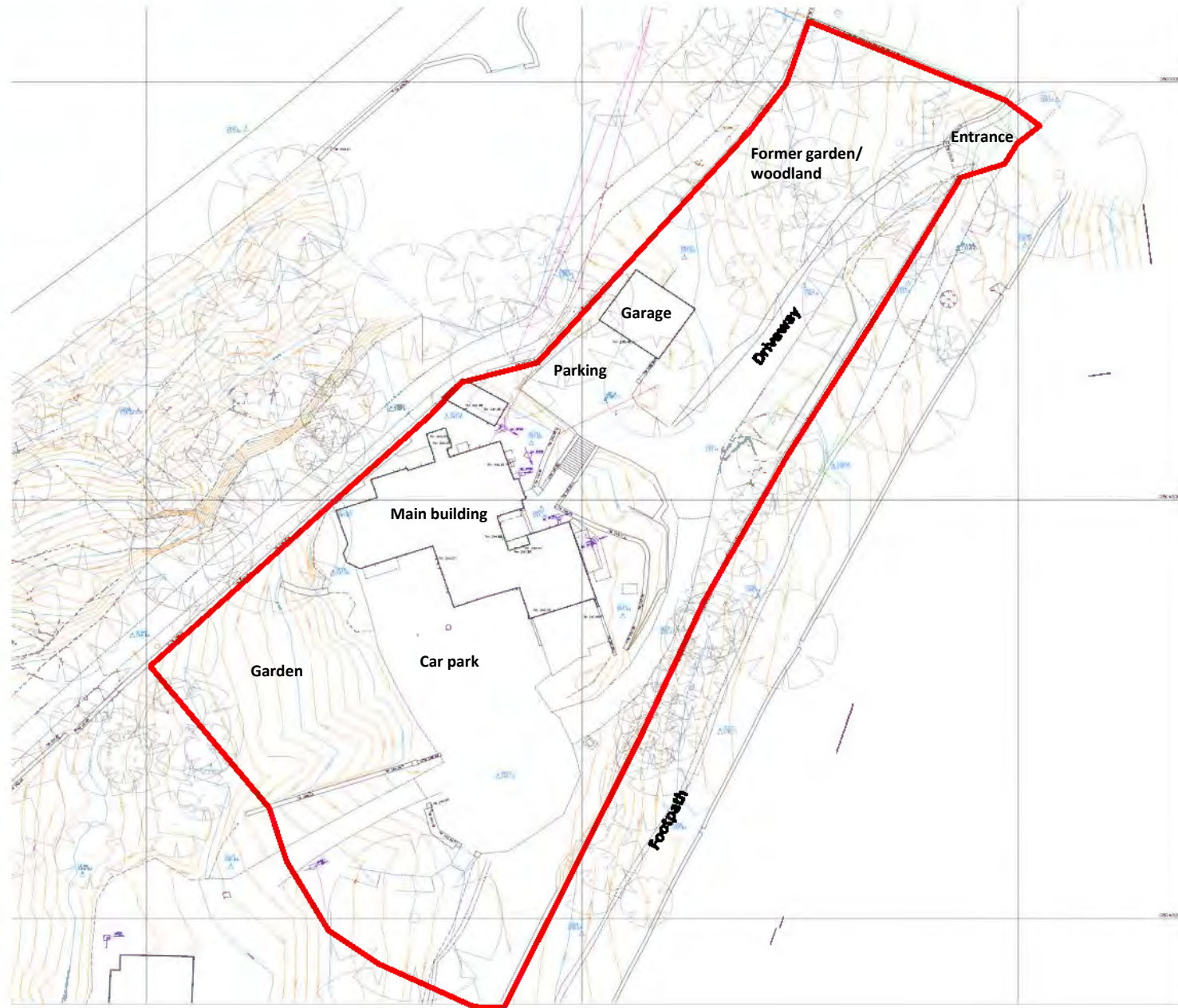



Figure 2 Current Site Layout Plan

 Site Boundary (indicative)

Scale: Not to scale



Site: Land at Taxal Edge, Macclesfield Road, Whaley Bridge, Derbyshire, SK23 7DR
Project: 42028R1

Beechfield, Ninelands Road
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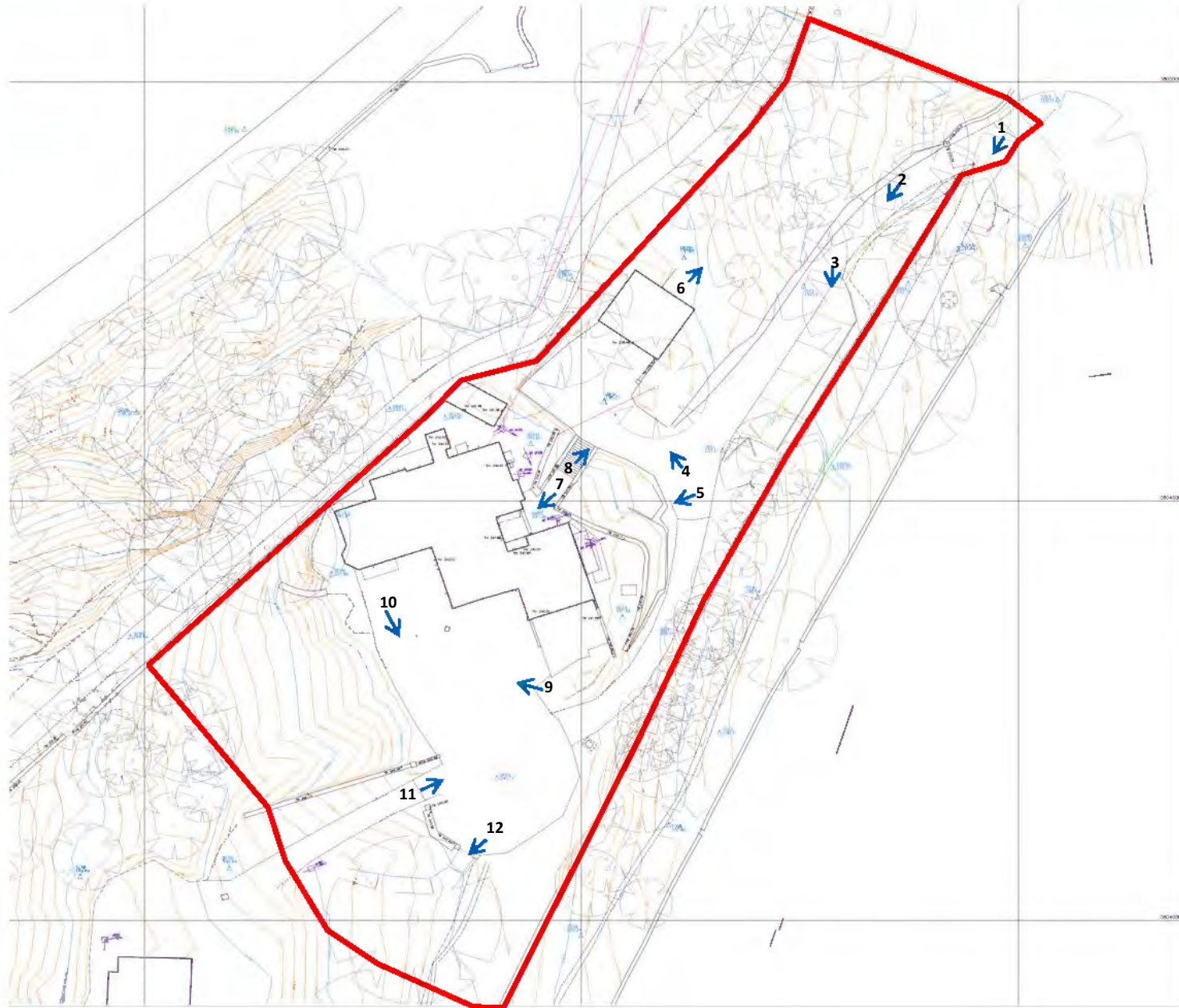



Figure 3 Photo Location Plan

 Site Boundary (indicative)

Scale: Not to scale



Site: Land at Taxal Edge, Macclesfield Road, Whaley Bridge,
Derbyshire, SK23 7DR
Project: 42028R1

Beechfield, Ninelands Road
Hathersage, Derbyshire
S32 1BJ
Tel: 01433 659071
www.peakenvironmentalsolutions.com



General Notes
 01: Ensure drawing is printed to accurate scale before scaling any dimensions, the scale bar below is to assist. If in doubt, contact TADW Architects.
 02: All dimensions are in millimetres unless noted otherwise.
 03: All dimensions should be verified on site before proceeding with the work.
 04: TADW Architects shall be notified in writing of any discrepancies.
 05: © TADW Limited (UK) 2020

Legend
 Schedule of Accommodation:

- 4 no. 4 bedroom houses with integral garage House Type A
- 2 no. 4 bedroom detached houses with integral garage House Type B
- 1 no. 6 bedroom detached house with detached garage House Type C

Boundary Types

- Type A (Rear Boundary Retaining)
 New and extended retaining wall faced in natural stonework re-using existing materials where possible and supplemented with new to match existing. To be 1.1m high above retained land.
- Type B (Boundary Fence)
 1500mm high close boarded timber fence with pc concrete posts and 300mm high pc concrete gravel boards for first 2m from rear face of buildings (1.8m overall height). Beyond first 2m, 1200mm high close boarded timber fence with 300mm high timber trellis, pc concrete posts and 300mm pc concrete gravel boards (1.8m overall height above any retained land). Note, to be sited on top of stone faced retaining wall where necessary to party fence lines to suit site levels.
- Type C (Boundary Fence)
 1200mm high hit and miss timber fence with pc concrete posts and 300mm pc concrete gravel boards (1.5m overall height above any retained land).

NOTE: front boundaries are to be open and defined by soft landscaping - plants shrubs etc.

Issue	Description	Date	Drawn	Checked
P14	General notes amended	17.06.20	AM	GN
P13	Tree planing added to suit amended landscaping plan	10.06.20	AM	GN
P12	Garage FFLs to plot 7 and existing house garage amended	09.06.20	AM	GN
P11	4m landscaping strip introduced opposite plots 3-4	02.06.20	AM	GN
P10	Layout revised following client comments	29.05.20	AM	GN
P9	Revised to suit landscaping plan PR/20/GC04/GA/01	15.05.20	AM	GN
P8	Plot levels amended	12.05.20	AM	GN
P7	Access road entry route revised	29.04.20	AM	GN
P6	Spot levels, boundary treatments added	27.04.20	AM	GN
P5	Detached house to plot 7	27.03.20	AM	GN
P4	Plots 5 and 6 detached	25.02.20	AM	GN
P3	Turning area amended	24.02.20	AM	GN
P2	Turning area amended	27.01.20	AM	GN
P1	Drawn for comments	17.01.20	AM	GN

Drawing Status
 P - Planning | T - Tender | C - Construction | R - As Record

For Approval



Six St. Petersgate Stockport Cheshire SK1 1HD
 Ph 0161 477 6158 Fx 0161 480 8342 mail@tadw.co.uk www.tadw.co.uk

Client Treville Properties Ltd.

Job Taxal Edge, Whaley Bridge

Title Proposed Site Plan

Scale 1:500 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale



Job Number 411179	Drawing Number 20	Issue P14
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APPENDICES



APPENDIX A

LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

Treville Properties Limited (the Client) has requested that a Phase 1 Site Investigation (the 'Project') be performed at the site. The report (and any copies of it) have been prepared for the sole use and reliance of the Client. This report s (and any copies of it) shall not be relied upon or transferred to any other parties without the express written authorisation of Peak Environmental Solutions limited. If an unauthorised third party comes into possession of this report, (and any copies of it) they rely on it at their peril and the authors owe them no duty of care and skill. Findings and opinions conveyed in the services should only be used by competent persons acting on the behalf of the Client and the findings and opinions conveyed in the services should only be used for the intended use. Copyright of reports & documents remains with Peak Environmental Solutions Limited. The project and report are subject to Peak Environmental Solutions standard terms and conditions.

Authorised or unauthorised copies of this document may come into the possession of organisations that are designated under the Freedom of Information Act 2000 ("the Act"). Such organisations that are designated in the Act are requested by Peak Environmental Solutions to respect the above statements relating to confidentiality and copyright.

The findings and opinions conveyed via this report are based on information obtained from a variety of sources as detailed within this report, and which Peak Environmental Solutions Limited believes are reliable. Nevertheless, Peak Environmental Solutions Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon. The report represents the findings and opinions of experienced geo-environmental consultants. Peak Environmental Solutions Limited does not provide legal advice and the advice of lawyers may also be required.

The opinions presented in this report are based on a review of records, available investigation reports and historical sources. Peak Environmental Solutions Limited has found indicators that suggest that geo-environmental hazards may exist at the site and these may warrant mitigation or consideration appropriate to the end use stated by the Client. Not finding such indicators does not mean that geo-environmental hazards do not exist at the site. In addition, the Risk Assessment did not include any enquiry with respect to substances not included within the substances of concern.

The Client is advised that the geo-environmental conditions stated within reports supplied to Peak Environmental Solutions Limited are subject to change. Certain indicators of the presence of geo-environmental hazards may have been latent at the time of the most recent site reconnaissance and may subsequently have become observable. It is possible that Peak Environmental Solutions research, while fully appropriate for the Project, failed to indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of Peak Environmental Solutions findings and opinions.

Certain indicators or evidence of geo-environmental hazards may have been outside the very limited portion of the subsurface investigated or monitored, latent at the time of this work or only partially intercepted by the works and thus their full significance could not have been appreciated. Groundwater levels are particularly susceptible to variations due to seasonal or other effects. Accordingly, it is possible that Peak Environmental Solutions work, whilst fully appropriate for the Project failed to indicate the presence or significance of geo-environmental hazards. Assuming the presence of a hazard, it could not have been considered in the formulation of Peak Environmental Solutions findings and opinions. The subsurface geological profiles and other descriptions are generalised by necessity and have been based on the information found at the locations of the exploratory holes and depths sampled and tested.

The geotechnical comments given in this report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of geotechnical and analytical tests made in the field and laboratory. However, there may be special geotechnical conditions prevailing at the site which have not been disclosed by the investigation and which have not been taken into account in the report. Accordingly, a careful watch should be maintained in any future groundworks and the geotechnical findings and recommendations of this report reviewed, if necessary as work proceeds.

Any interpretation of the results of the Project have been based on the proposed site usage and the findings are not valid should the proposed land use and/or the regulatory regime/guidance change. Where interpretation is based on public domain guidance/protocols/models/software/code, Peak Environmental Solutions is not liable for errors in the guidance/protocols/models/software/code.

Peak Environmental Solutions Limited believes that providing information about limitations is essential to help the Client identify and thereby manage their risks. These risks can be mitigated, but they cannot be eliminated, through additional research. Peak Environmental Solutions Limited will on request, advise the client of the additional research opportunities available, their impact on risk, and their cost.

In preparing this report, it has been assumed that all past and present occupants have provided all relevant and other information, especially relating to known or potential geo-environmental hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.



APPENDIX B
SITE PHOTOGRAPHS



Photo 1 The site entrance looking south-west



Photo 2 The site access drive looking towards the garage and the main building behind



Photo 3 Pull-in at the side of the driveway looking south



Photo 4 Driveway, garage and former garden/woodland area on the right of the photo



Photo 5 Looking up from the driveway to the main building showing changes in ground level



Photo 6 Former garden/woodland area in the north of the site, looking north-east



Photo 7

The main building



Photo 8

The garage and driveway looking north-east



Photo 9 Main building and car park plus elevated garden area beyond the cars



Photo 10 Main building and car park looking south-east



Photo 11 Looking across the car park towards the main building



Photo 12 The south of the site beyond the car park and an off-site residence



APPENDIX C

HISTORICAL ORDNANCE SURVEY MAPS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

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

1:10,000 Raster Mapping

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

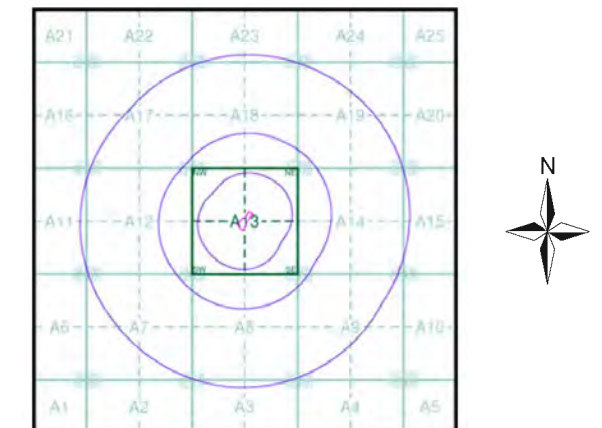
Envirocheck®

LANDMARK INFORMATION GROUP

Historical Mapping & Photography included:

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Derbyshire	1:10,560	1882	3
Cheshire	1:10,560	1899	4
Derbyshire	1:10,560	1899	5
Cheshire	1:10,560	1910 - 1913	6
Cheshire	1:10,560	1910	7
Cheshire	1:10,560	1910	8
Derbyshire	1:10,560	1923 - 1924	9
Derbyshire	1:10,560	1923	10
Derbyshire	1:10,560	1938	11
Ordnance Survey Plan	1:10,000	1954 - 1955	12
Ordnance Survey Plan	1:10,000	1968	13
Ordnance Survey Plan	1:10,000	1971 - 1977	14
Ordnance Survey Plan	1:10,000	1987	15
Ordnance Survey Plan	1:10,000	1991	16
10K Raster Mapping	1:10,000	1999 - 2000	17
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VectorMap Local	1:10,000	2019	19

Historical Map - Slice A



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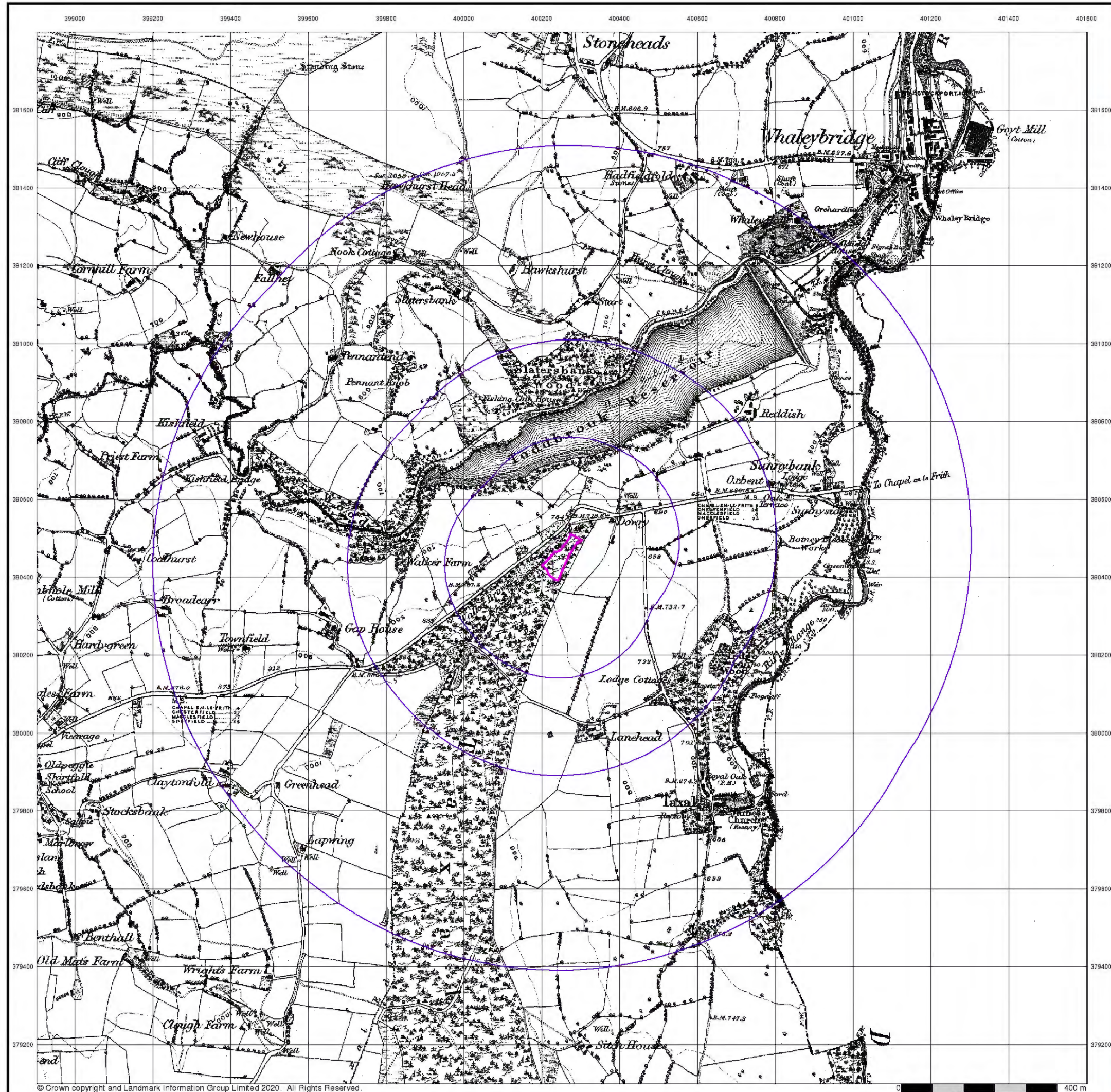
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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

Landmark
 INFORMATION GROUP

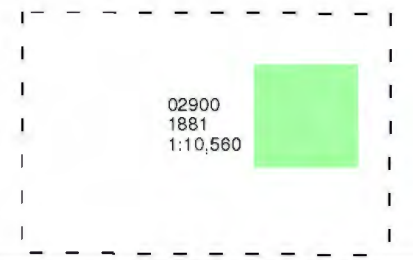
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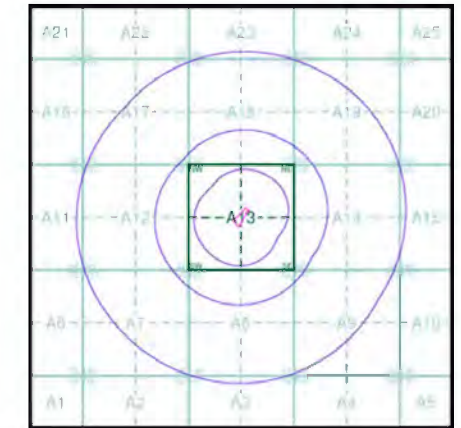
Cheshire
Published 1881
Source map scale - 1:10,560

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Map Name(s) and Date(s)

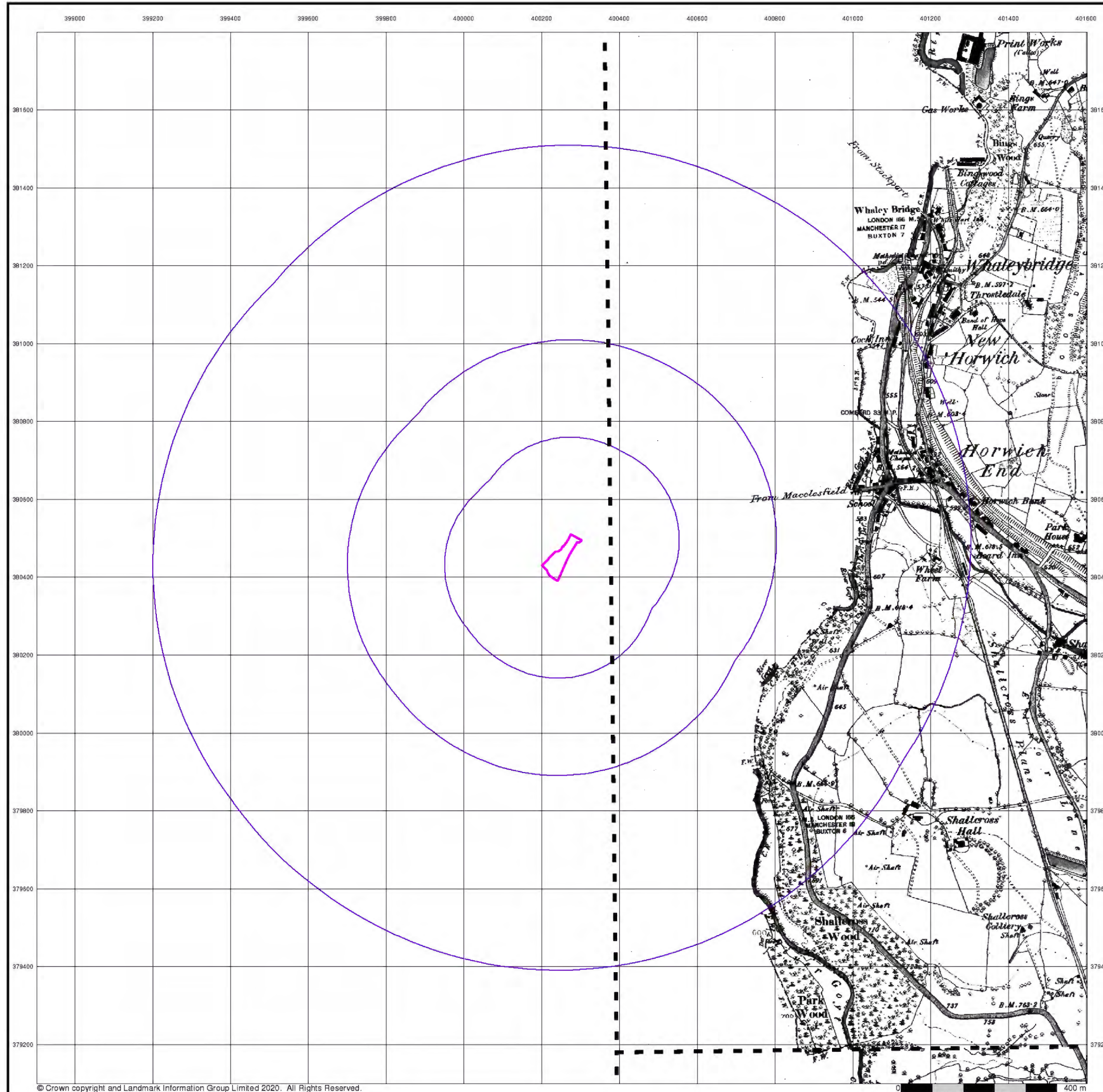


Historical Map - Slice A



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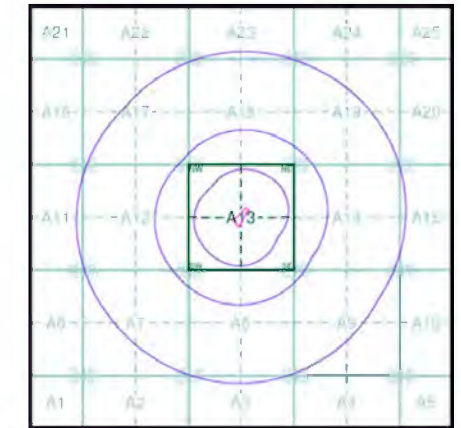
Derbyshire
Published 1882
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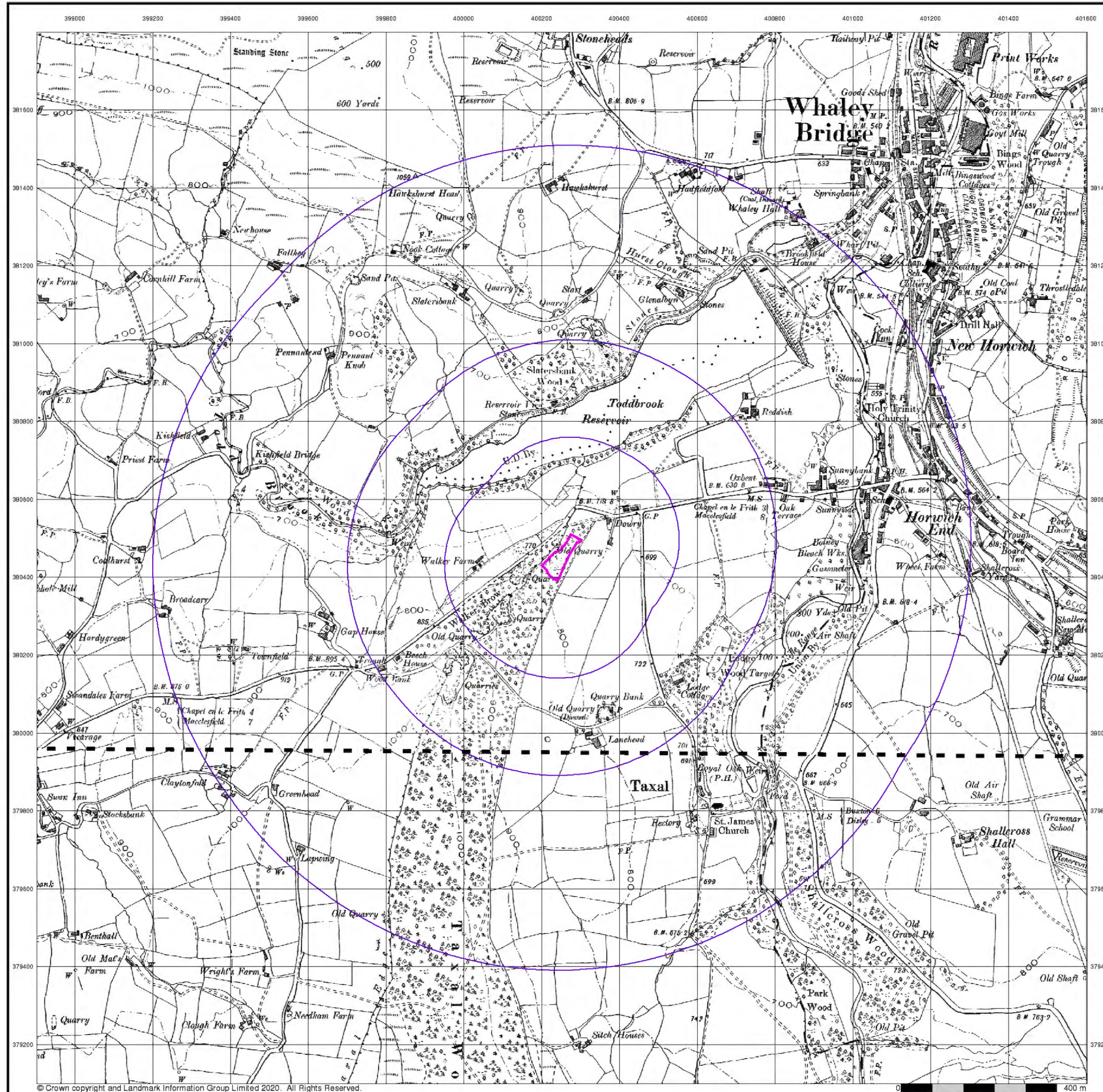
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014NE	1882	1:10,560

Historical Map - Slice A



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Site Details
 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



Cheshire

Published 1899

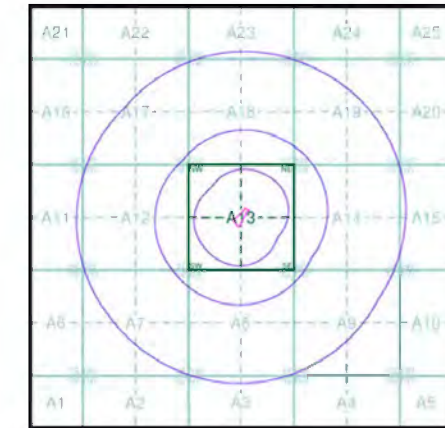
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Map Name(s) and Date(s)

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029SE	1899	1:10,560

Historical Map - Slice A

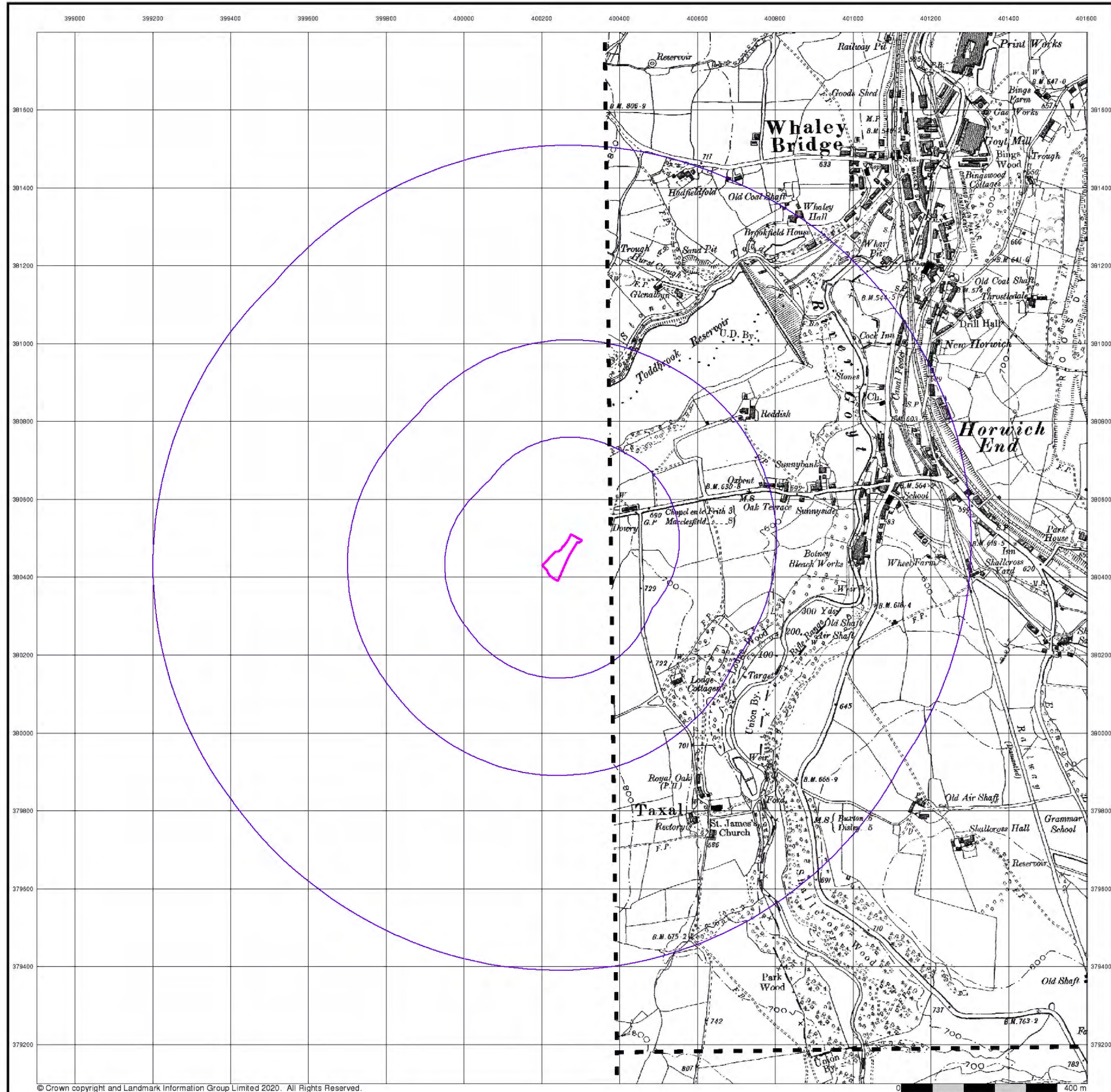


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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



Derbyshire

Published 1899

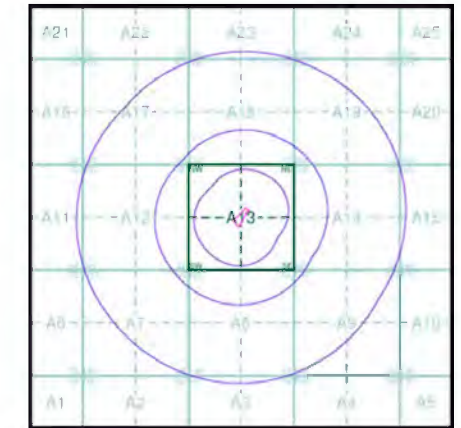
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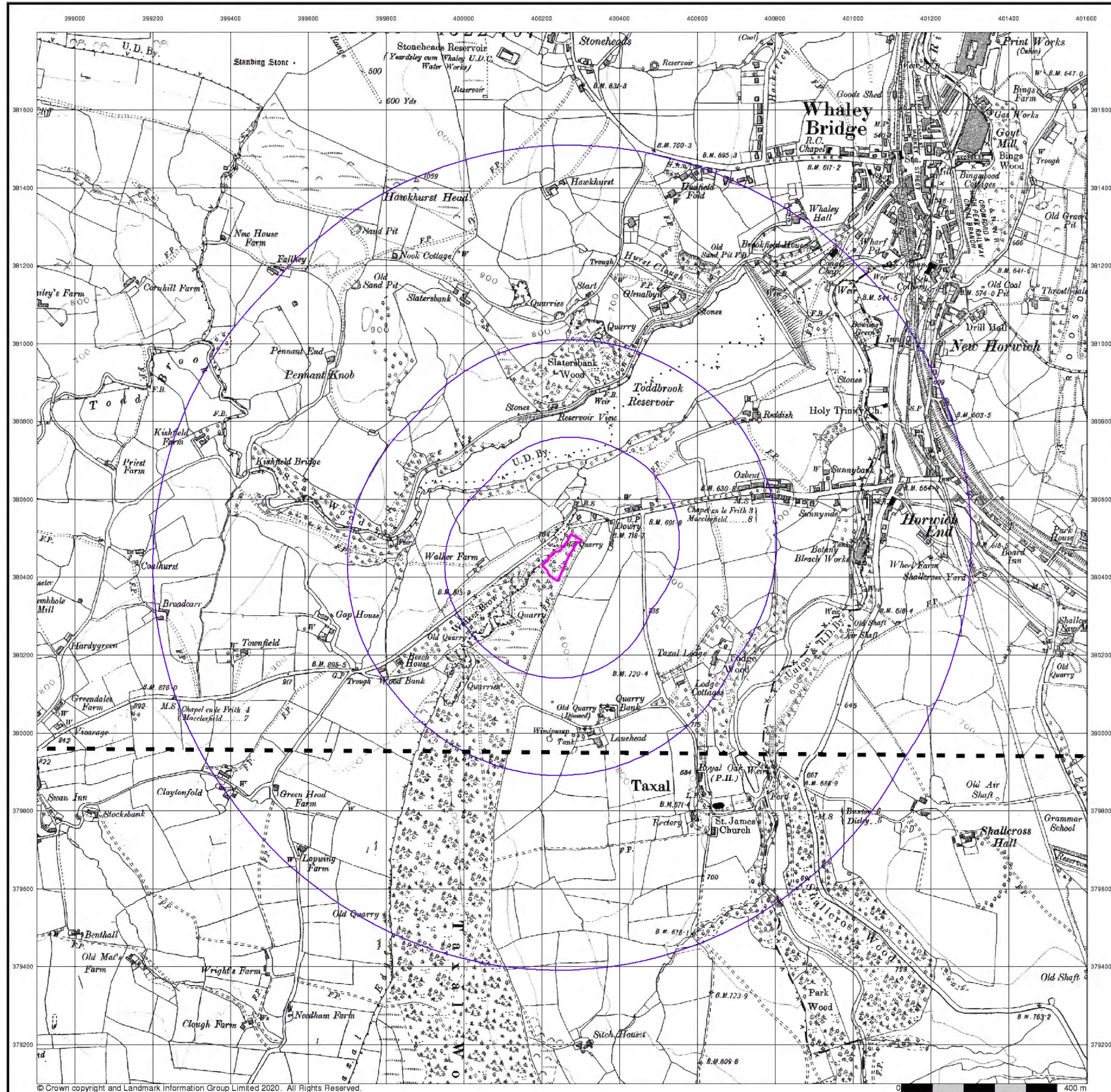
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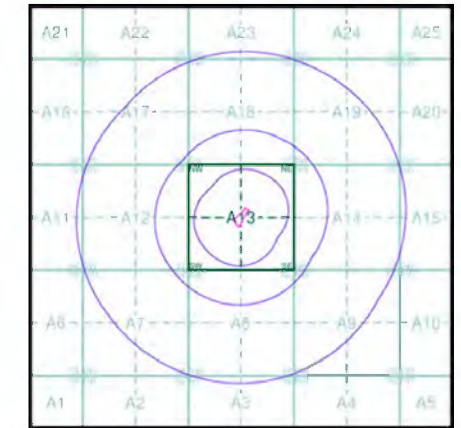
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Published 1910 - 1913
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

029NE	1913	1:10,560
029SE	1910	1:10,560

Historical Map - Slice A



Order Details
 Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details
 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



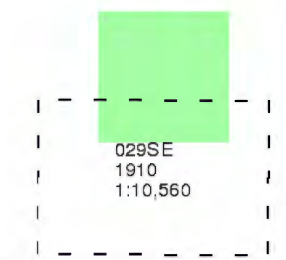
Cheshire

Published 1910

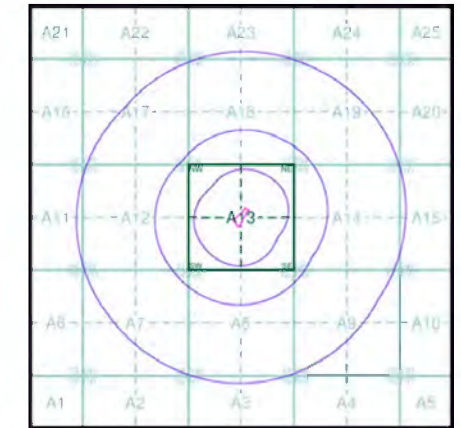
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

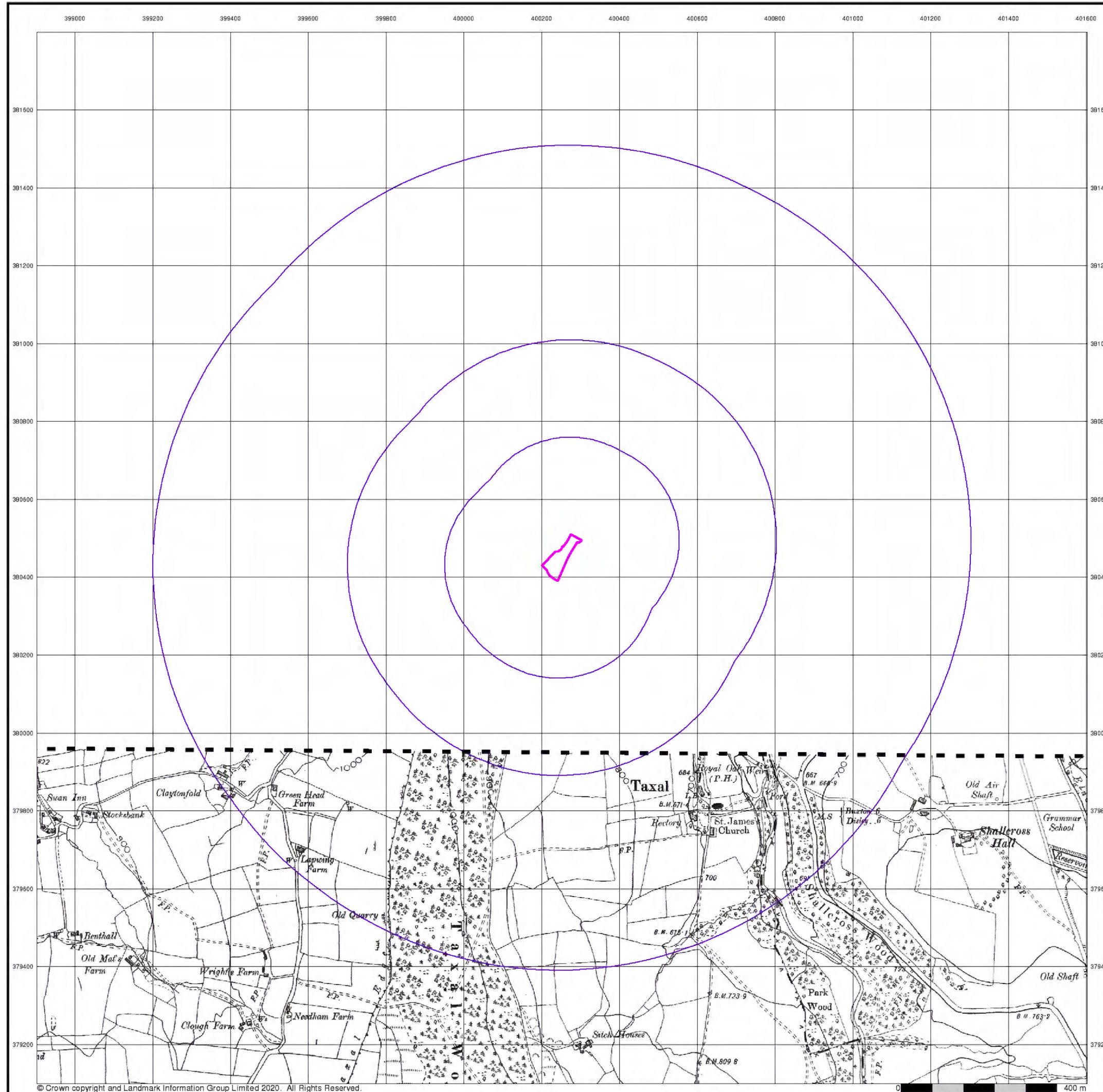


Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



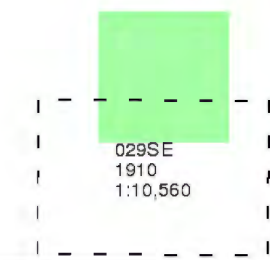
Cheshire

Published 1910

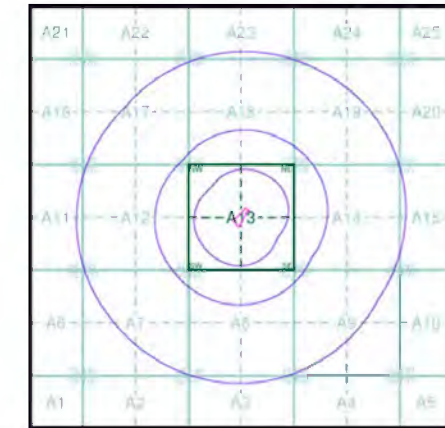
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

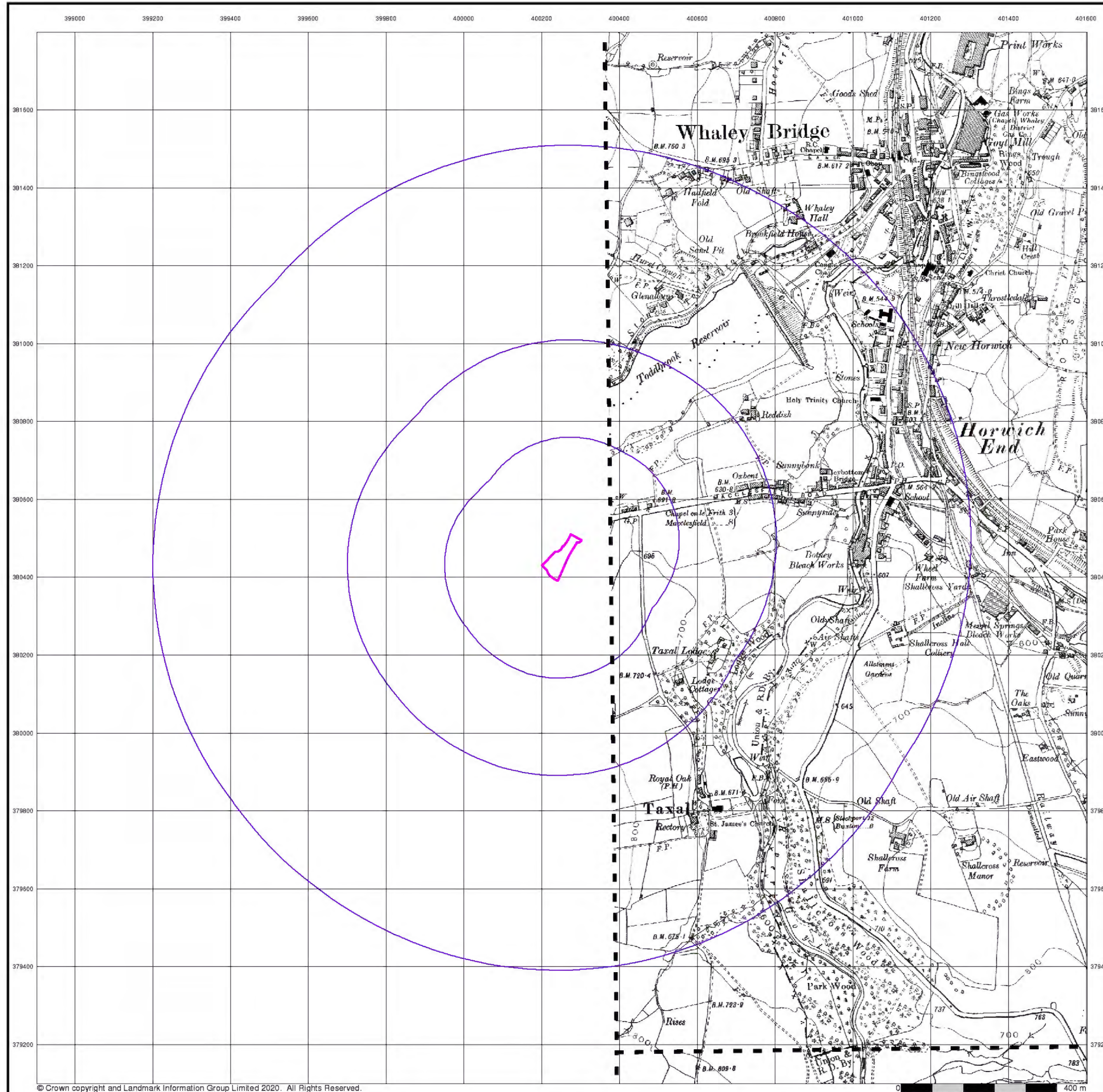


Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



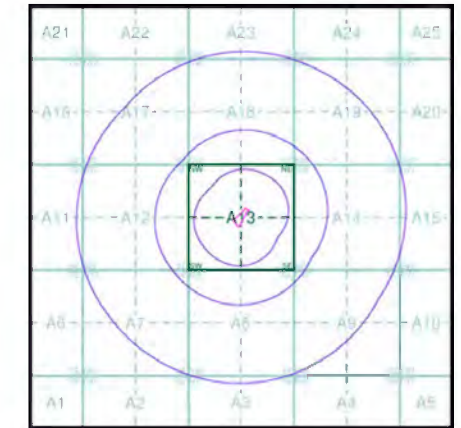
Derbyshire
Published 1923 - 1924
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

008SE	1924	1:10,560
014NE	1923	1:10,560

Historical Map - Slice A

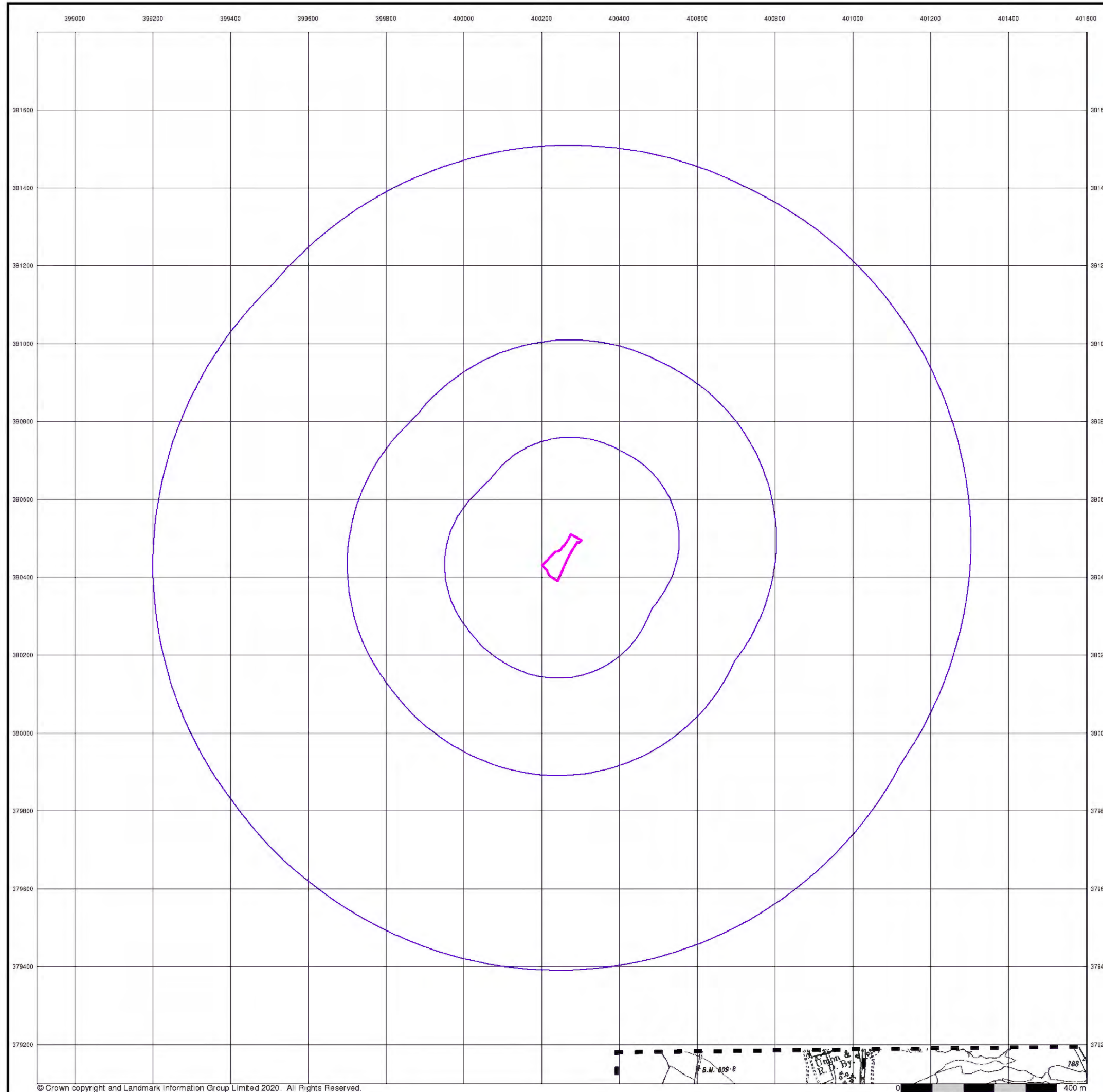


Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
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 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



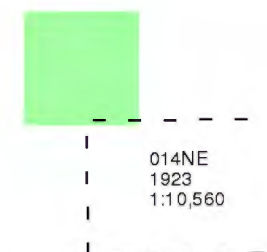
Derbyshire

Published 1923

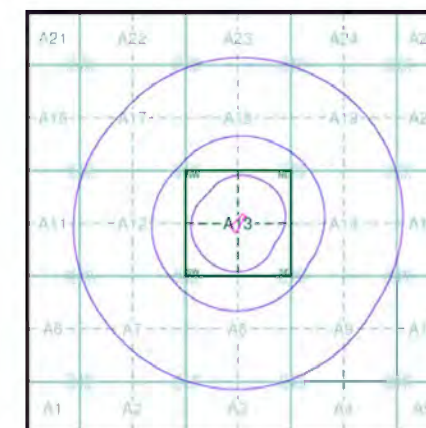
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

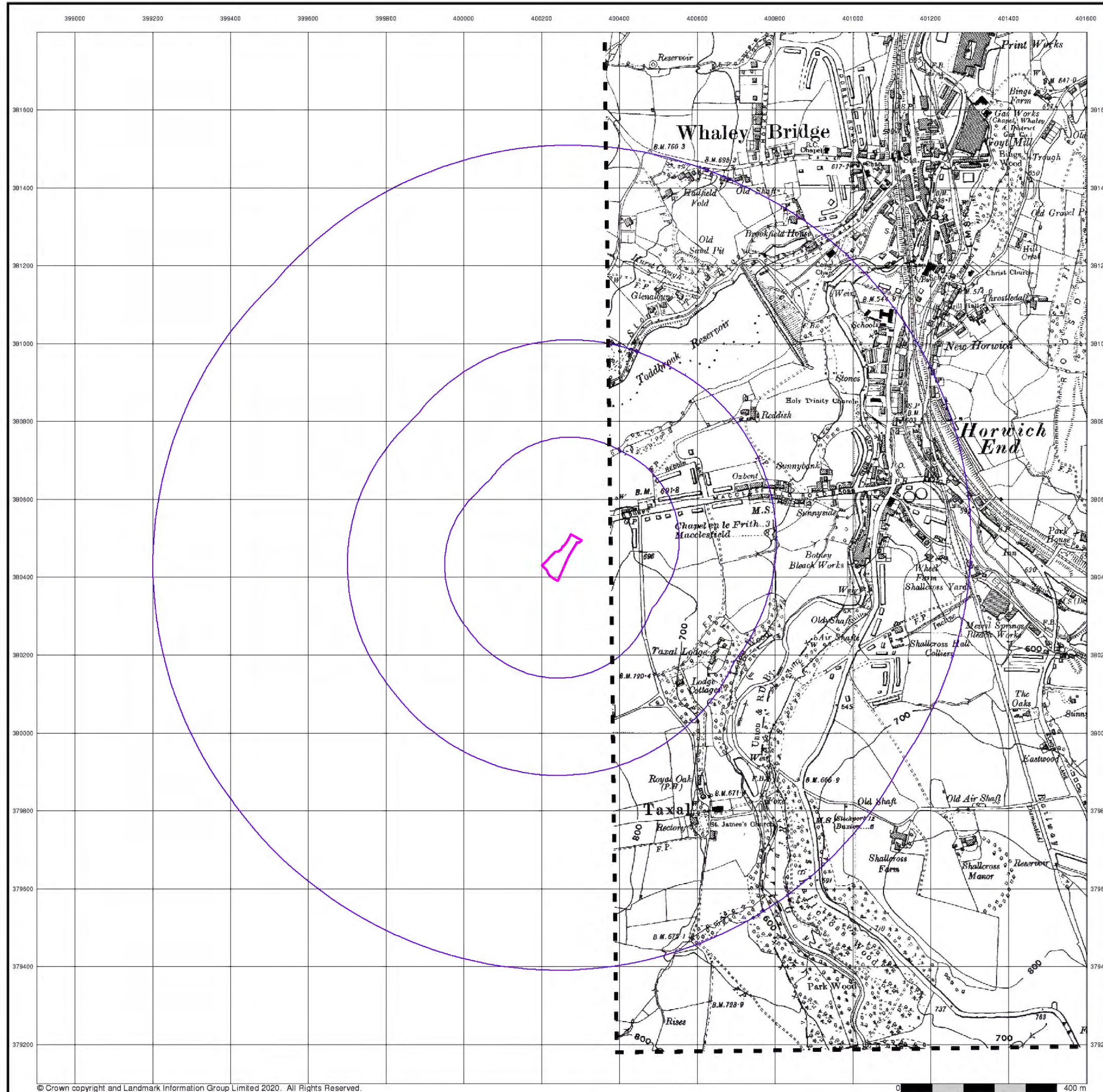


Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details

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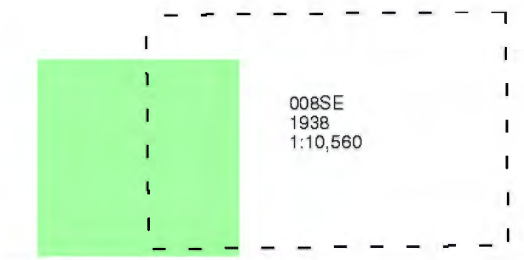
Derbyshire

Published 1938

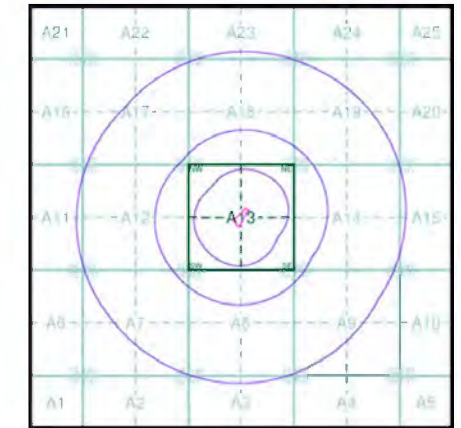
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

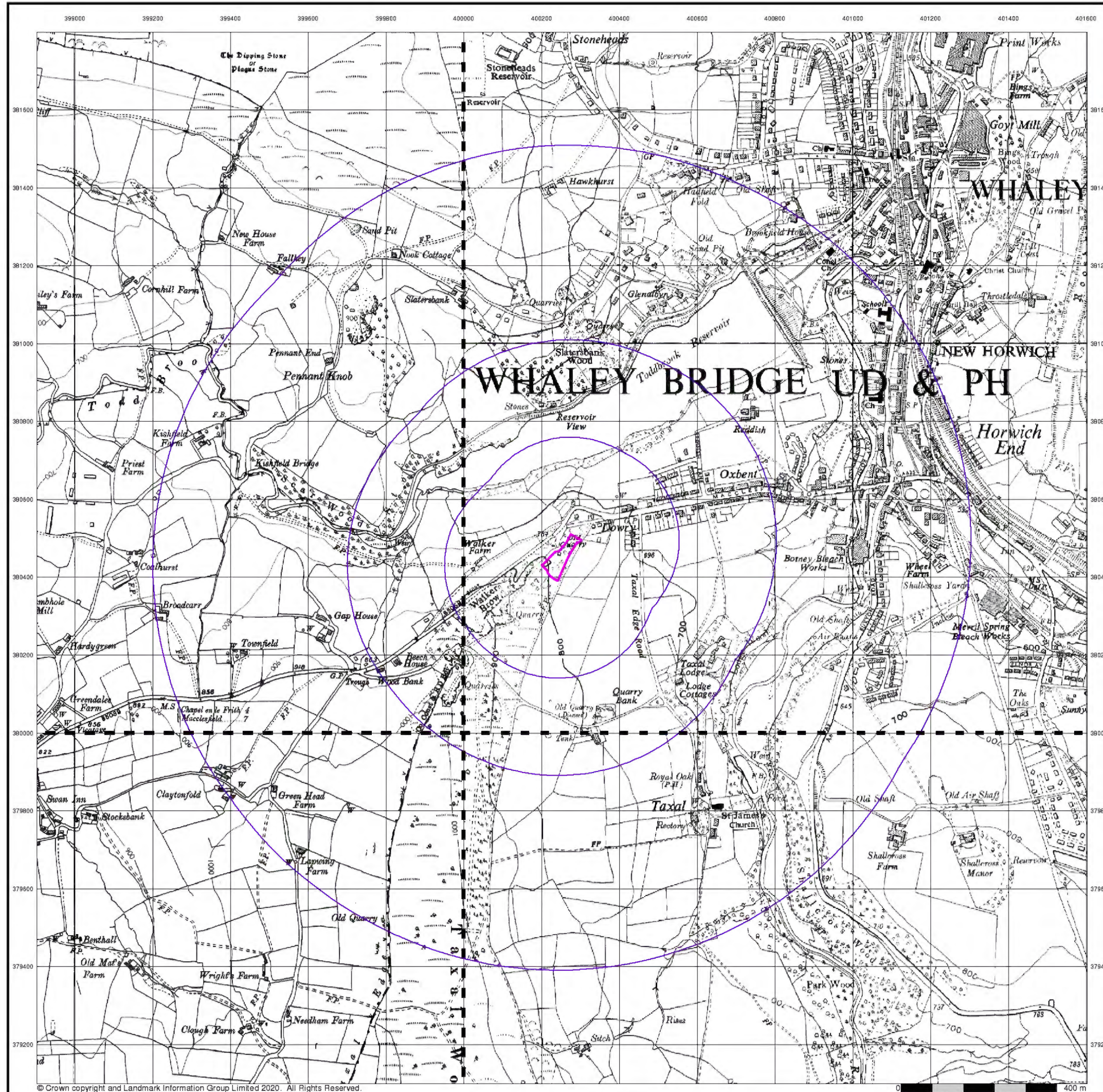
Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

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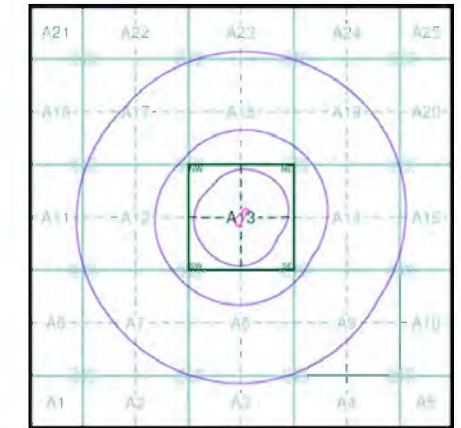
Ordnance Survey Plan
Published 1954 - 1955
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SJ98SE	SK08SW
1954	1955
1:10,560	1:10,560
■	
SJ97NE	SK07NW
1954	1955
1:10,560	1:10,560

Historical Map - Slice A



Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

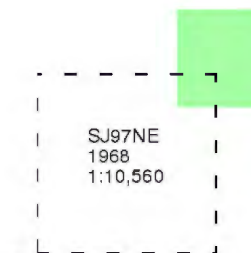
Ordnance Survey Plan

Published 1968

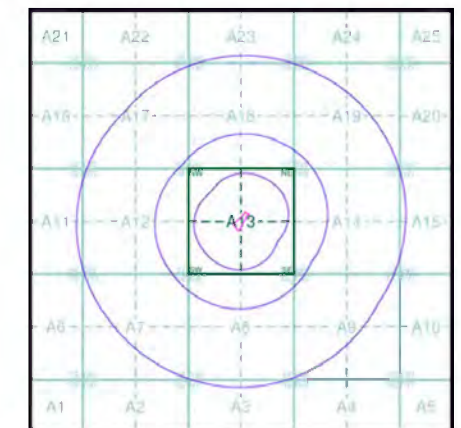
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

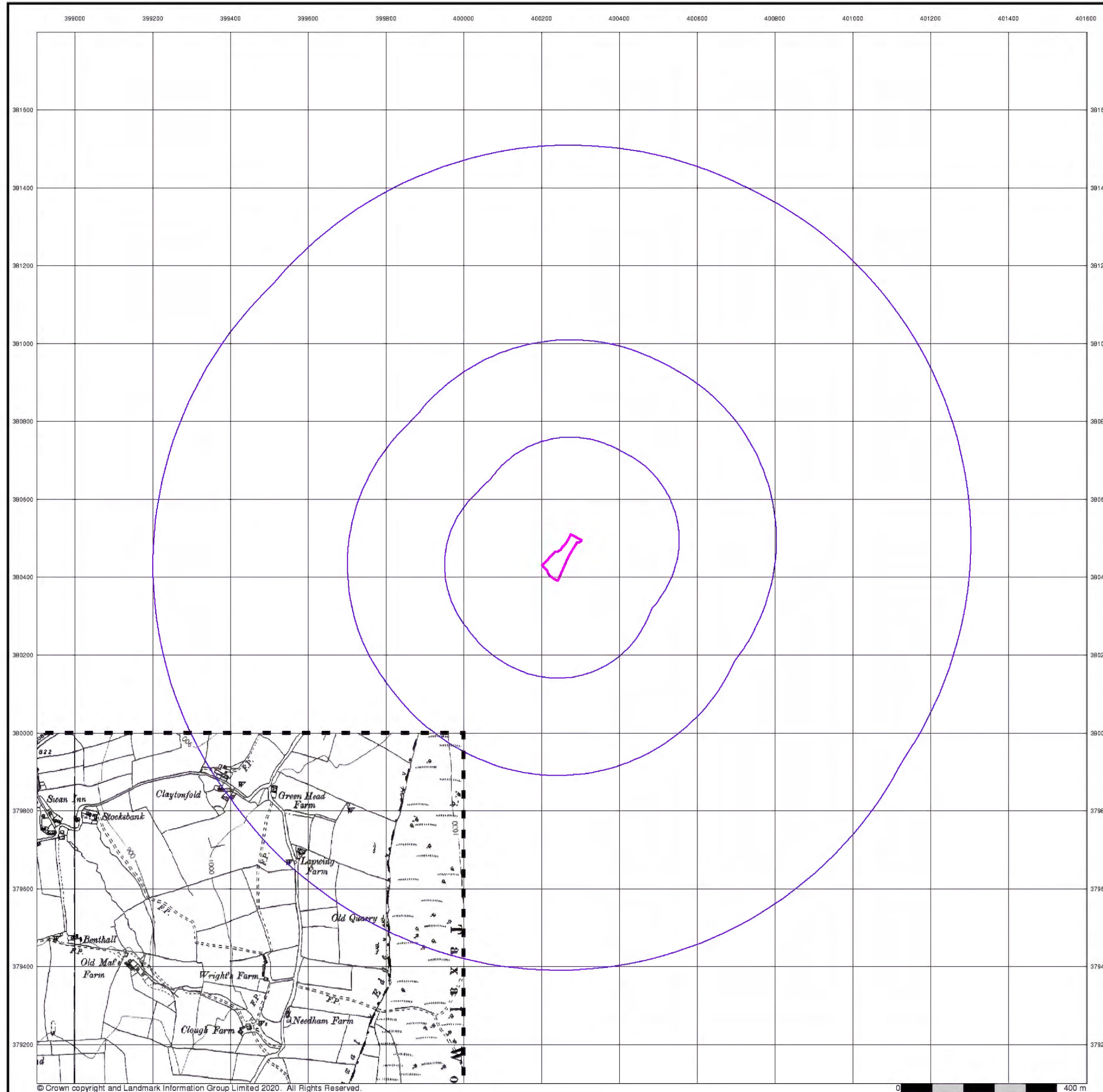


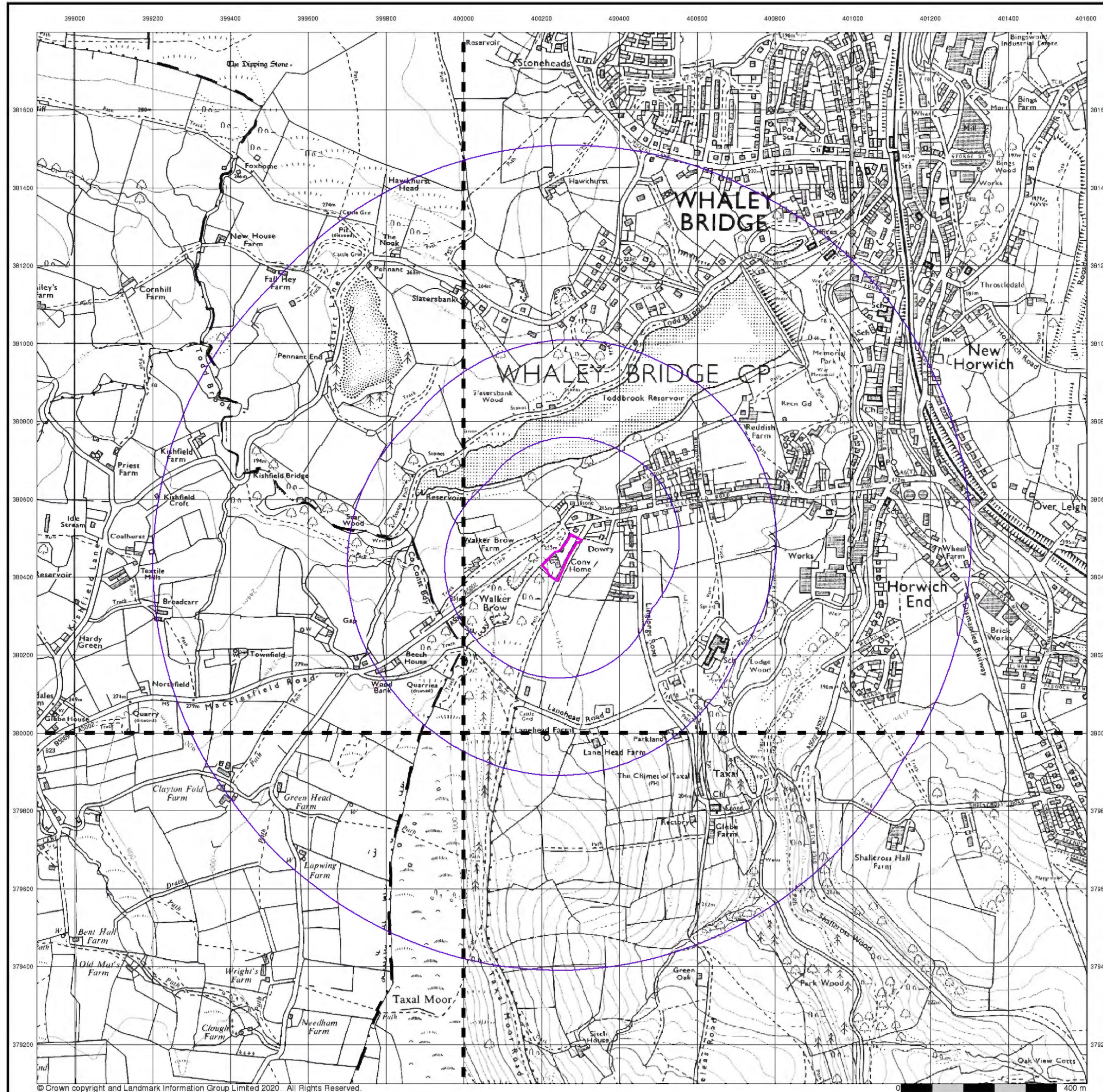
Order Details

Order Number: 231177475_1_1
Customer Ref: 42028
National Grid Reference: 400250, 380450
Slice: A
Site Area (Ha): 0.43
Search Buffer (m): 1000

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR





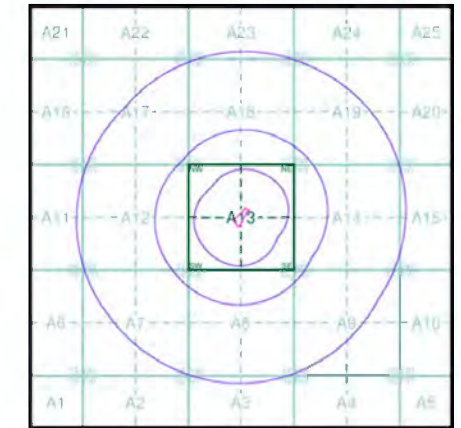
Ordnance Survey Plan Published 1971 - 1977 Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SJ98SE	SK08SW
1977	1977
1:10,000	1:10,000
■	
SJ97NE	SK07NW
1971	1977
1:10,560	1:10,000

Historical Map - Slice A



Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

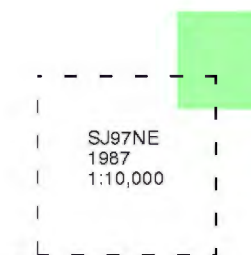
Ordnance Survey Plan

Published 1987

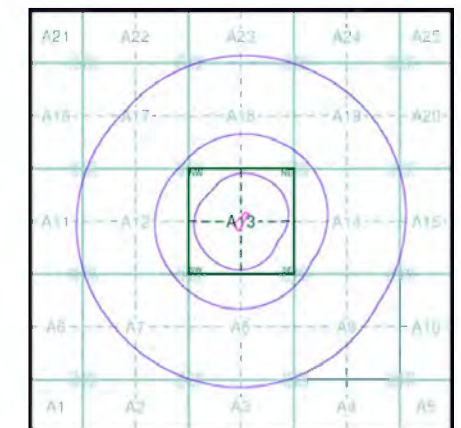
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

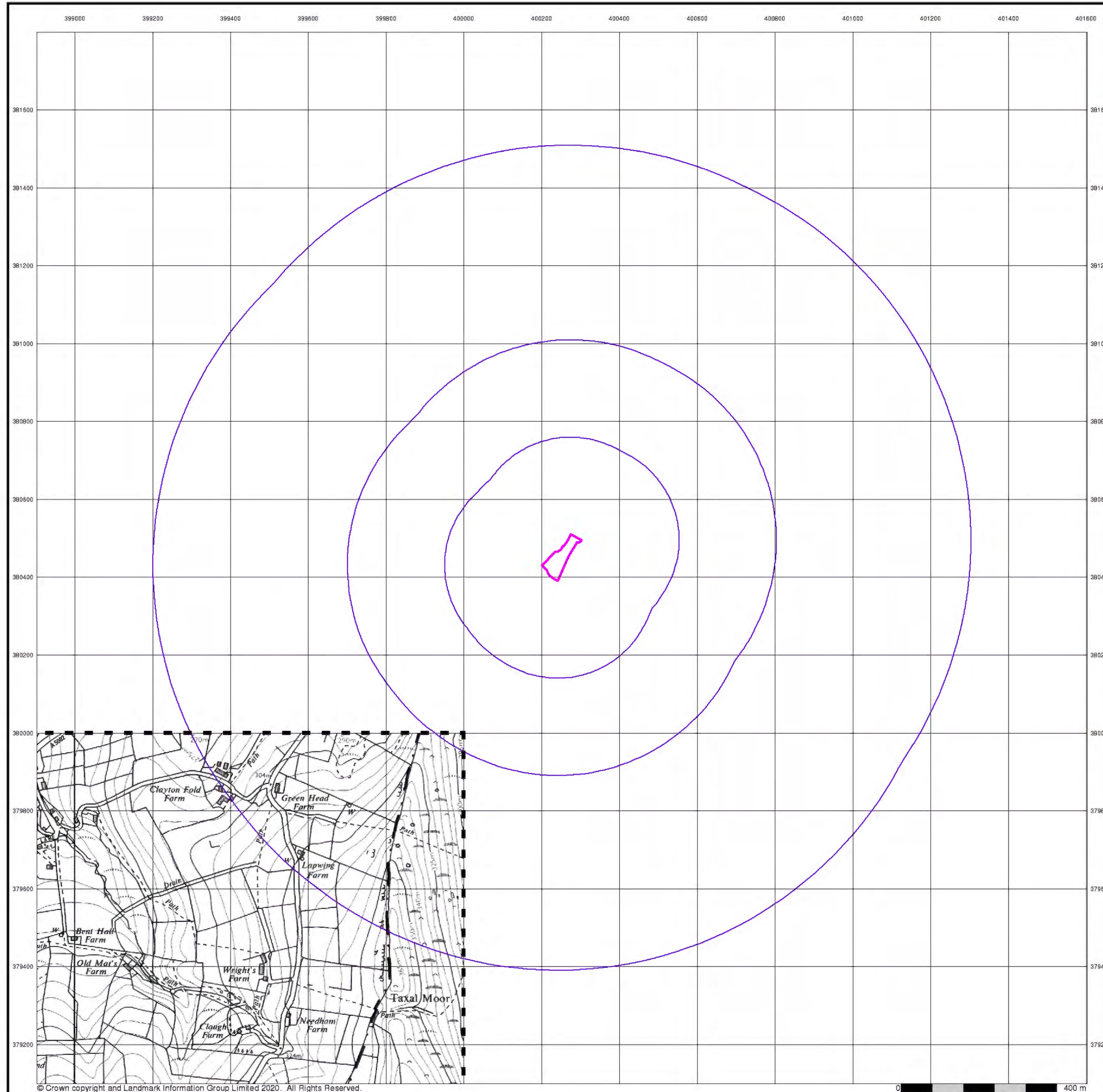


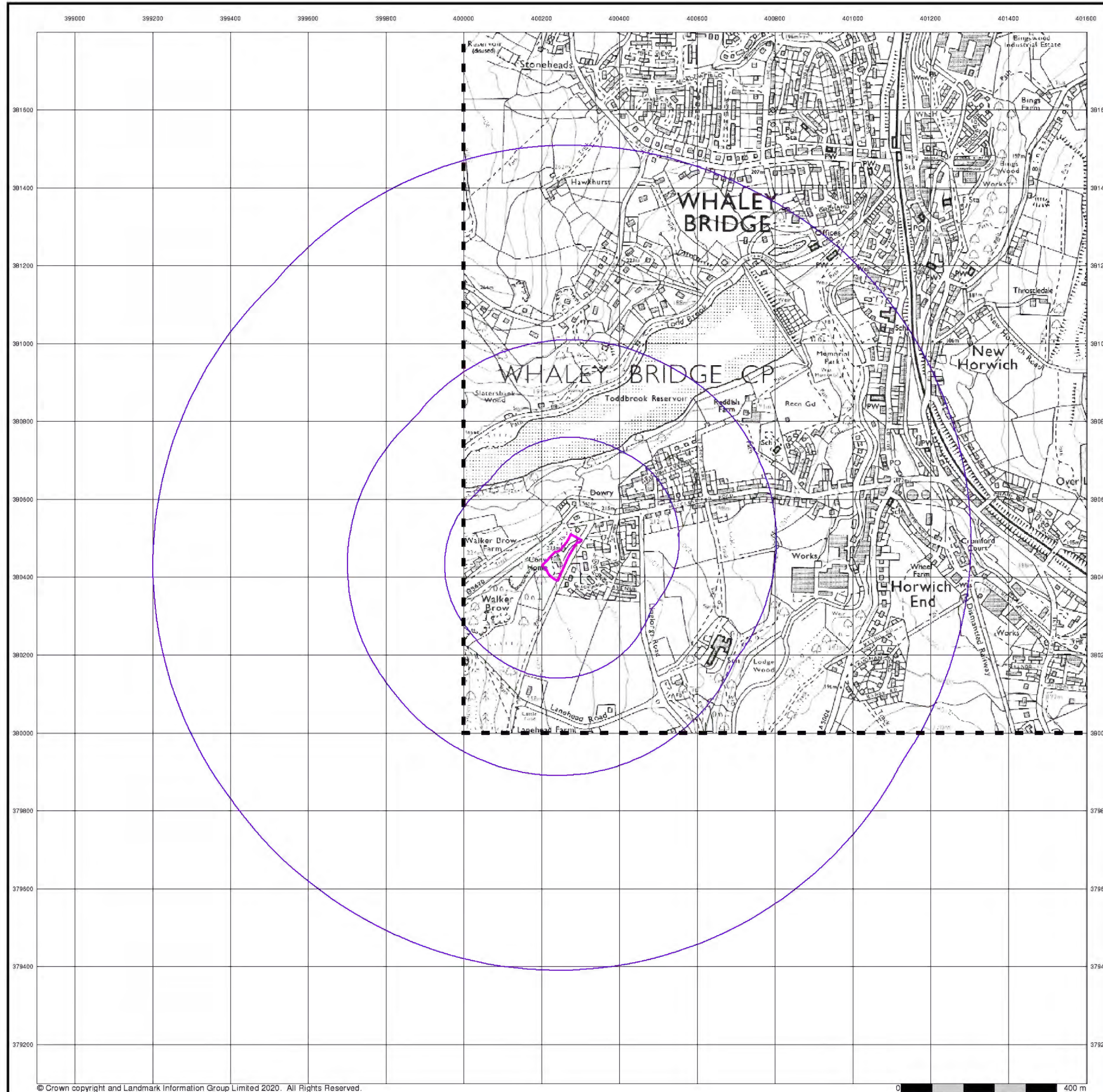
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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

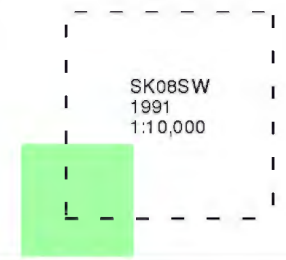




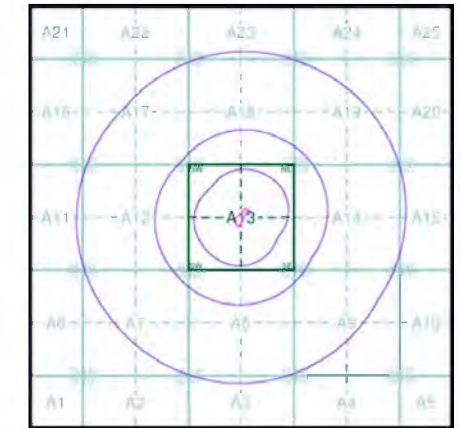
Ordnance Survey Plan
Published 1991
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

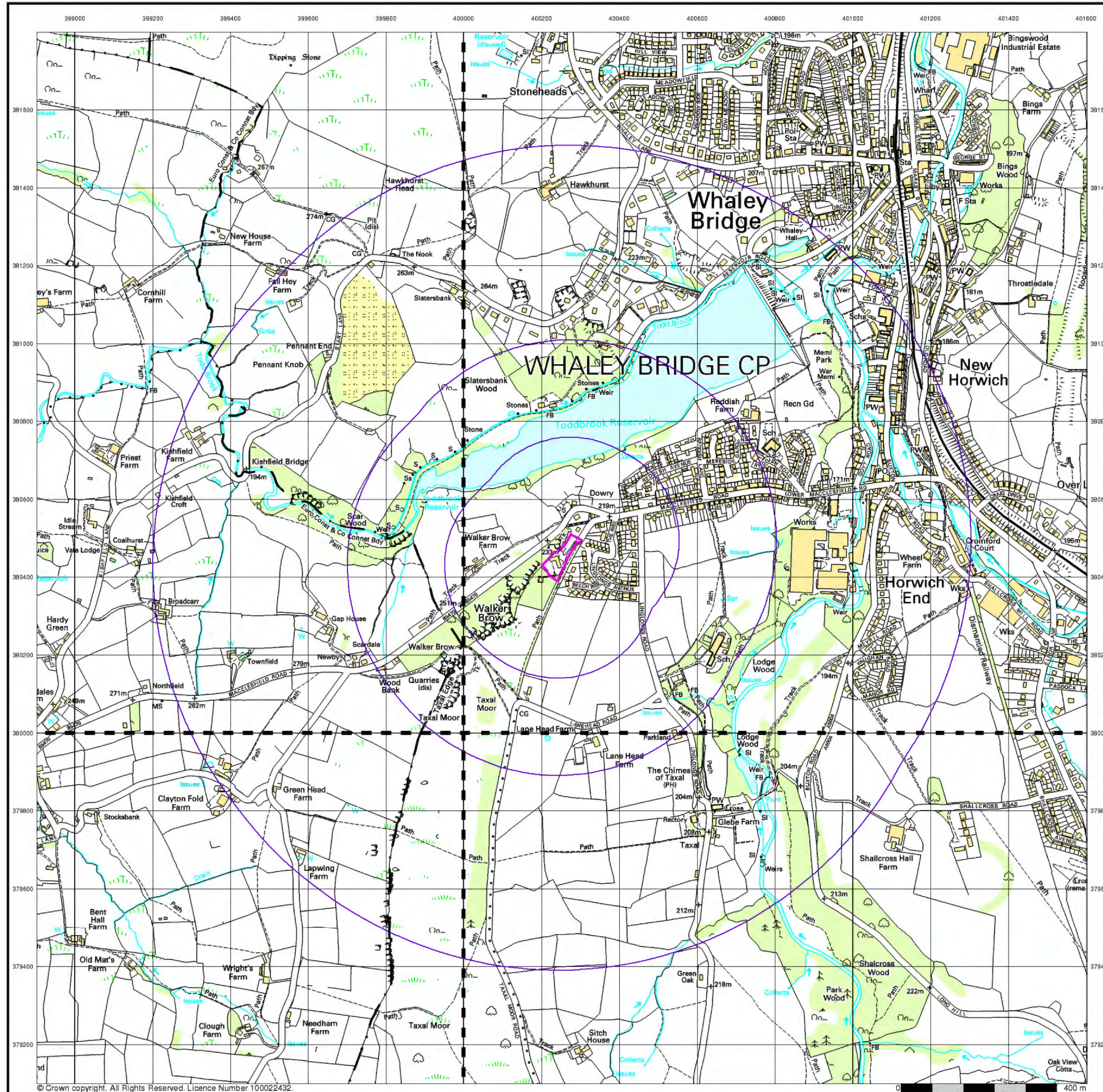


Historical Map - Slice A



Order Details
 Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
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 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details
 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



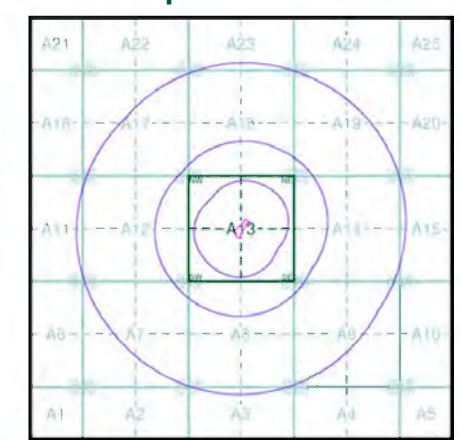
10k Raster Mapping
Published 1999 - 2000
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

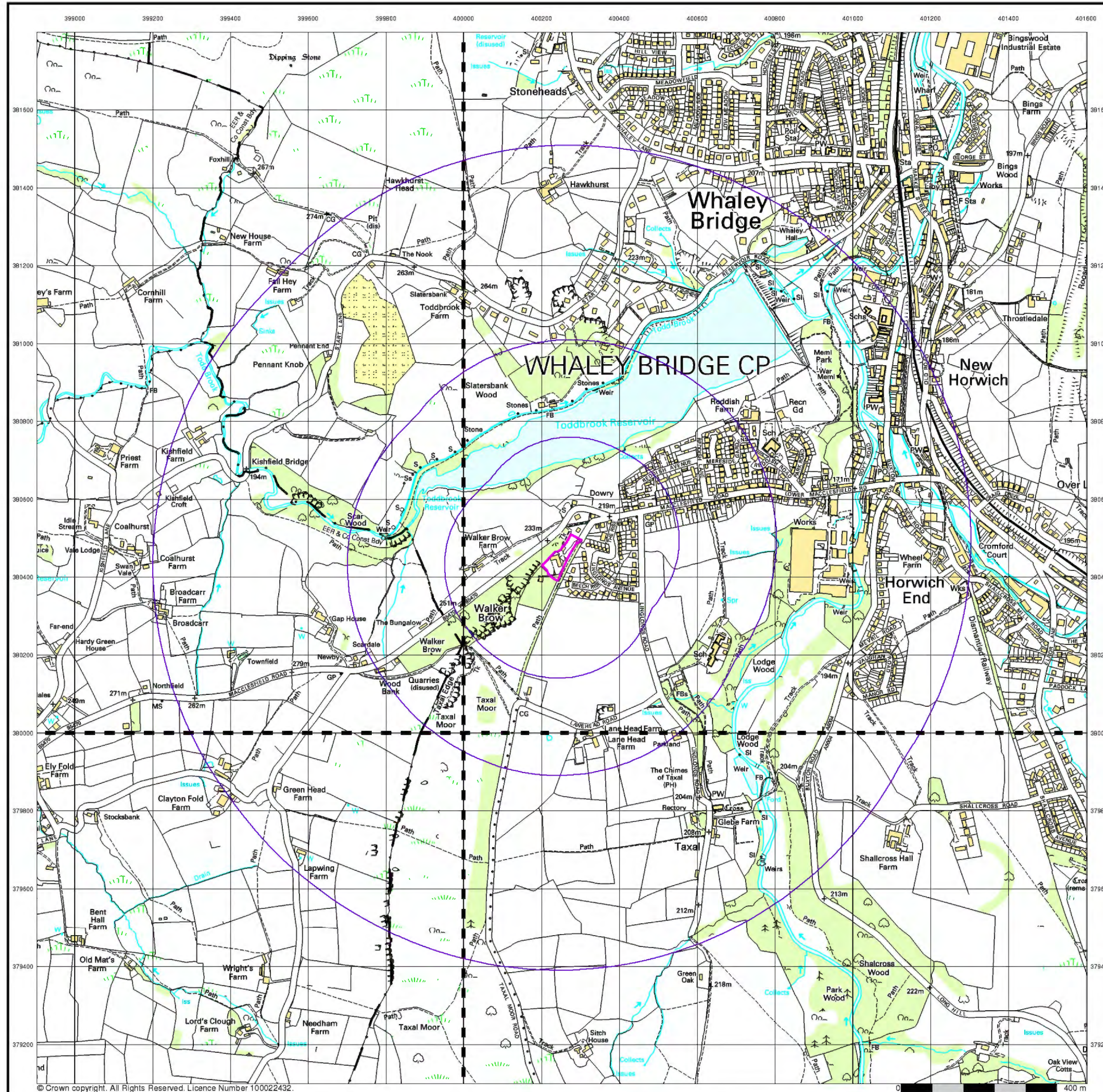
SJ98SE	SK08SW
1999	2000
1:10,000	1:10,000
■	
SJ97NE	SK07NW
1999	2000
1:10,000	1:10,000

Historical Map - Slice A



Order Details
 Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details
 Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



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10k Raster Mapping

Published 2006

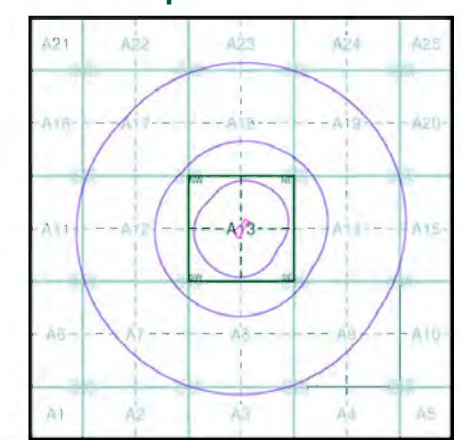
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ98SE	SK08SW
2006	2006
1:10,000	1:10,000
■	
SJ97NE	SK07NW
2006	2006
1:10,000	1:10,000

Historical Map - Slice A



Order Details

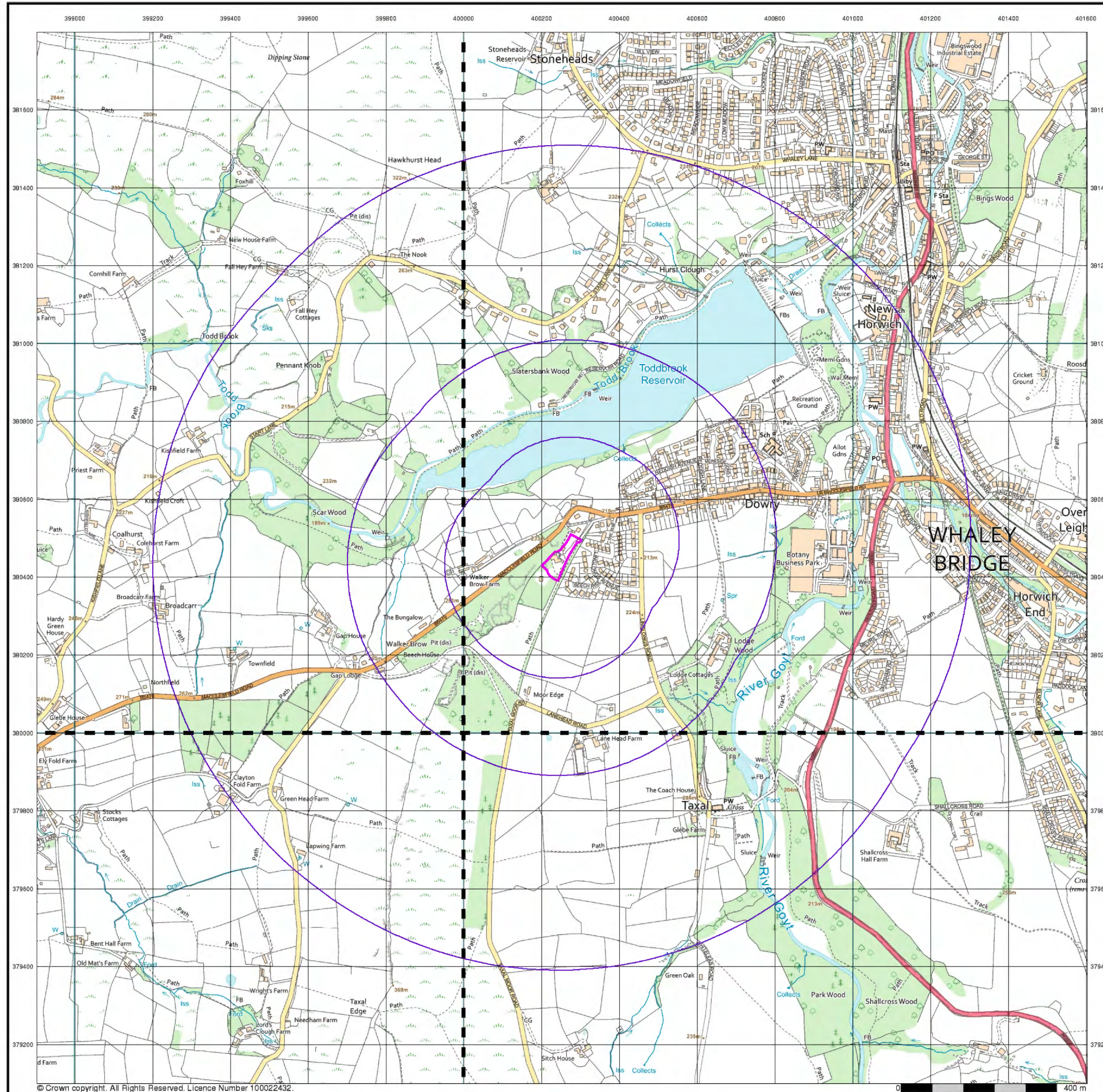
Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

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



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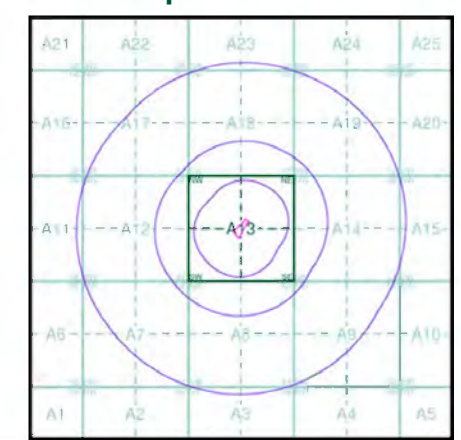
VectorMap Local
Published 2019
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SJ98SE	SK08SW
2019	2019
Variable	Variable
■	
SJ97NE	SK07NW
2019	2019
Variable	Variable

Historical Map - Slice A



Order Details

Order Number: 231177475_1_1
 Customer Ref: 42028
 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 1000

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Co. Burgh Bdy.
B.P. B.S. **Boundary Post or Stone** **P.C.B.** **Police Call Box**
B.R. **Bridle Road** **P** **Pump**
E.P. **Electricity Pylon** **S.P.** **Signal Post**
F.B. **Foot Bridge** **SL** **Sluice**
F.P. **Foot Path** **Sp.** **Spring**
G.P. **Guide Post or Board** **T.C.B.** **Telephone Call Box**
M.S. **Mile Stone** **Tr.** **Trough**
M.P. M.R. **Mooring Post or Ring** **W** **Well**

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH **Beer House** **P** **Pillar, Pole or Post**
BP, BS **Boundary Post or Stone** **PO** **Post Office**
Cn, C **Capstan, Crane** **PC** **Public Convenience**
Chy **Chimney** **PH** **Public House**
D Fn **Drinking Fountain** **Pp** **Pump**
EI P **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**
FAP **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**
FB **Foot Bridge** **Spr** **Spring**
GP **Guide Post** **Tk** **Tank or Track**
H **Hydrant or Hydraulic** **TCB** **Telephone Call Box**
LC **Level Crossing** **TCP** **Telephone Call Post**
MH **Manhole** **Tr** **Trough**
MP **Mile Post or Mooring Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MS **Mile Stone** **W** **Well**
N.T.L. **Normal Tidal Limit** **Wd Pp** **Wind Pump**

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m **Bench Mark** **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks **Barracks** **P** **Pillar, Pole or Post**
Bty **Battery** **PO** **Post Office**
Cemy **Cemetery** **PC** **Public Convenience**
Chy **Chimney** **Pp** **Pump**
Cis **Cistern** **Ppg Sta** **Pumping Station**
Dismtd Rly **Dismantled Railway** **PW** **Place of Worship**
EI Gen Sta **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**
EI P **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**
EI Sub Sta **Electricity Sub Station** **SP, SL** **Signal Post or Light**
FB **Filter Bed** **Spr** **Spring**
Fn / D Fn **Fountain / Drinking Ftn.** **Tk** **Tank or Track**
Gas Gov **Gas Valve Compound** **Tr** **Trough**
GVC **Gas Governor** **Wd Pp** **Wind Pump**
GP **Guide Post** **Wr Pt, Wr T** **Water Point, Water Tap**
MH **Manhole** **Wks** **Works (building or area)**
MP, MS **Mile Post or Mile Stone** **W** **Well**

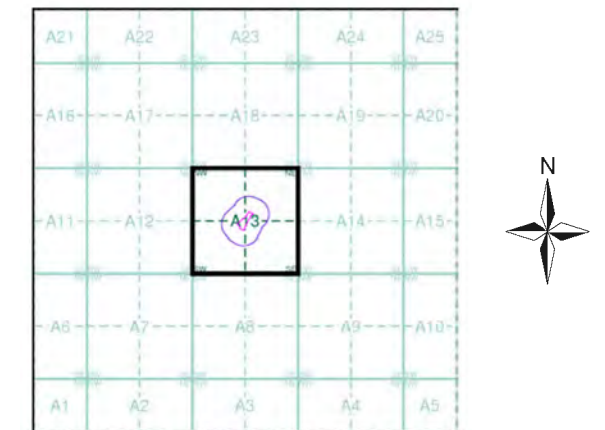
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LANDMARK INFORMATION GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1873 - 1885	2
Derbyshire	1:2,500	1885	3
Cheshire	1:2,500	1898	4
Derbyshire	1:2,500	1898	5
Cheshire	1:2,500	1909	6
Derbyshire	1:2,500	1921	7
Derbyshire	1:2,500	1938	8
Ordnance Survey Plan	1:2,500	1968 - 1972	9
Additional SIMs	1:2,500	1985	10
Additional SIMs	1:2,500	1991	11
Large-Scale National Grid Data	1:2,500	1992 - 1994	12
Large-Scale National Grid Data	1:2,500	1994	13
Historical Aerial Photography	1:2,500	2001	14

Historical Map - Segment A13



Order Details

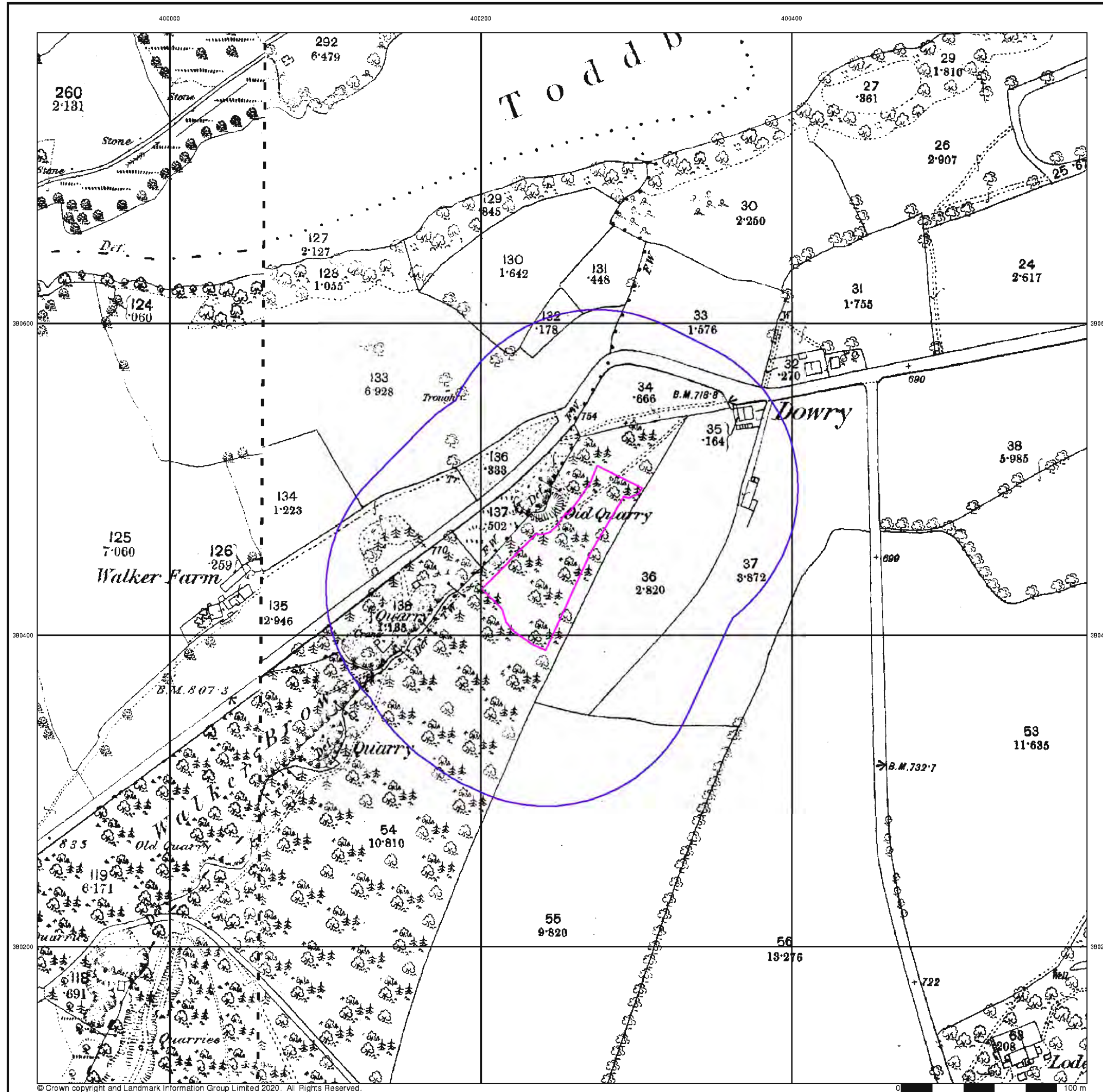
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 National Grid Reference: 400250, 380450
 Slice: A
 Site Area (Ha): 0.43
 Search Buffer (m): 100

Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

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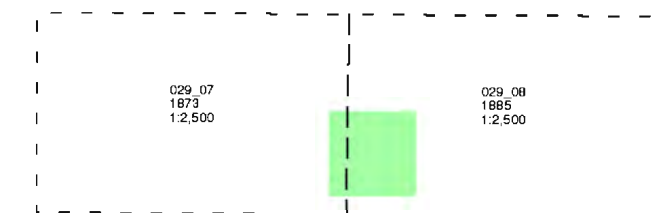
Cheshire

Published 1873 - 1885

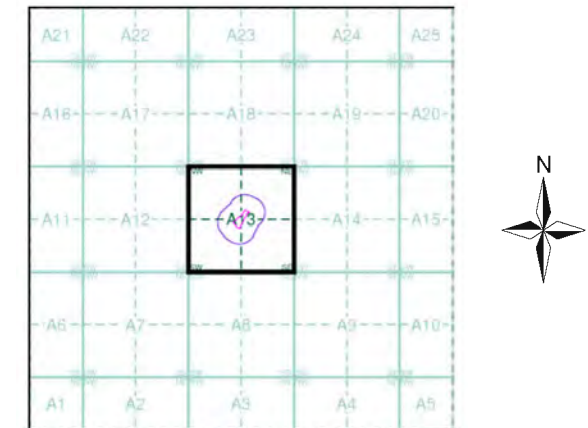
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

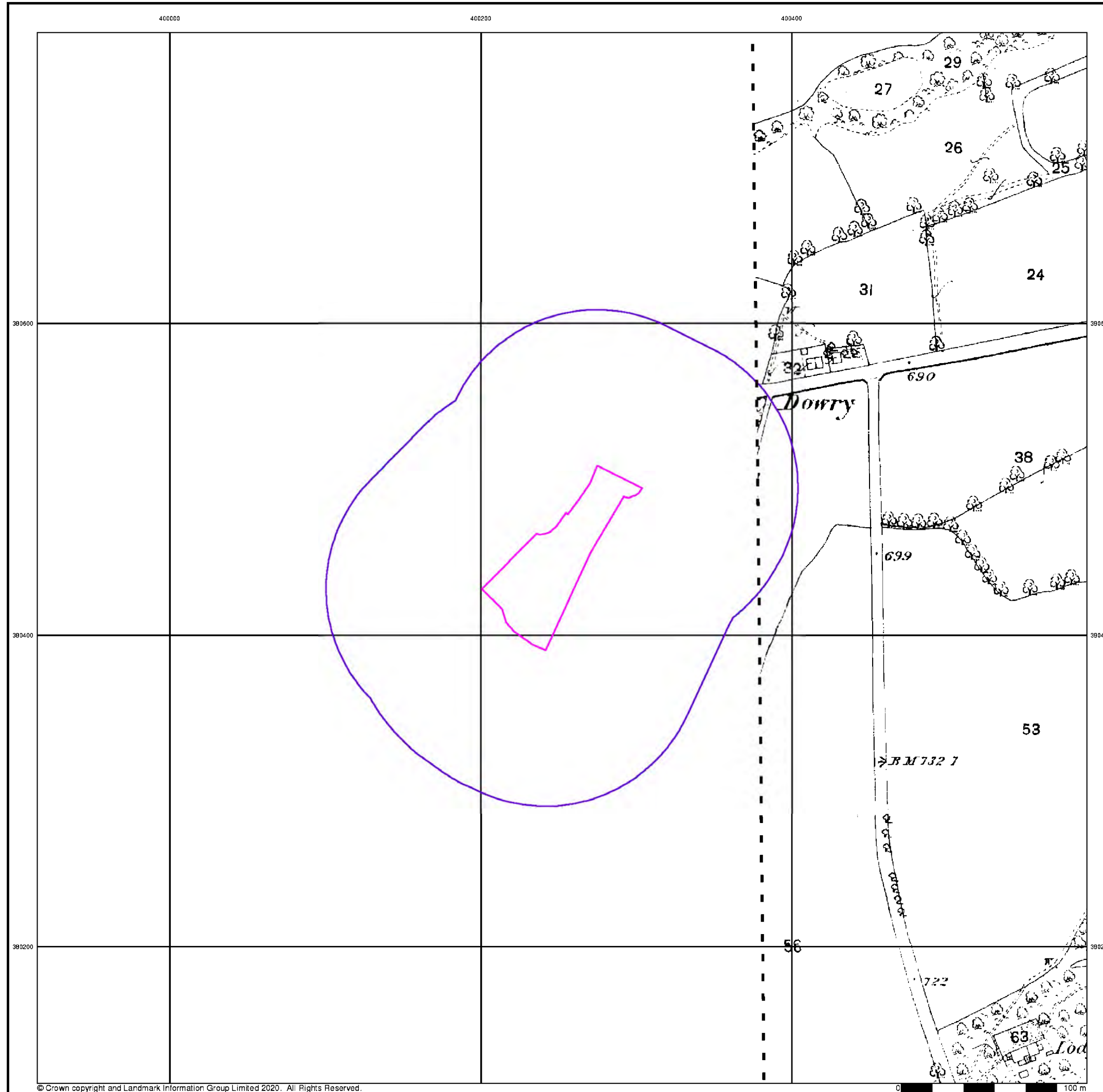
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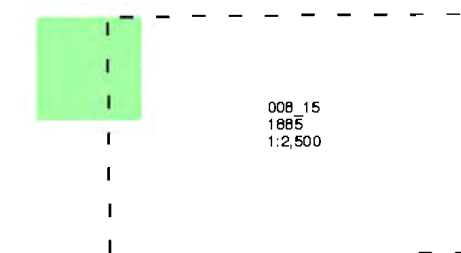
Derbyshire

Published 1885

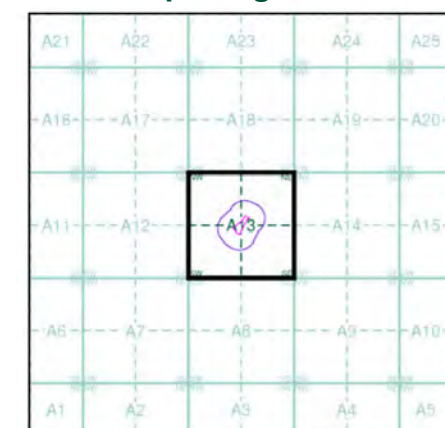
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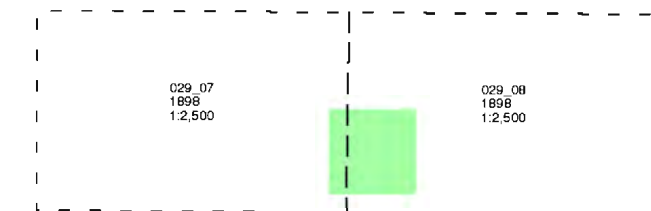
Cheshire

Published 1898

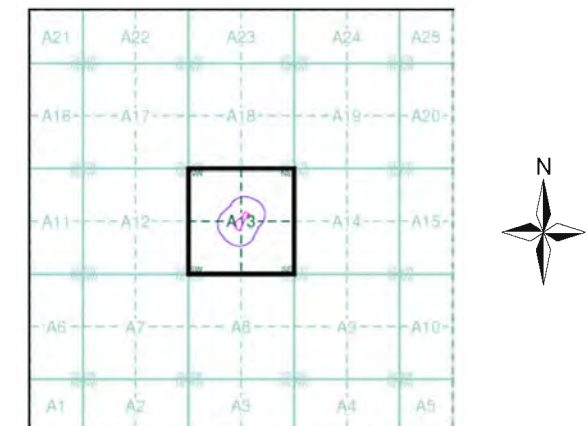
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Map Name(s) and Date(s)



Historical Map - Segment A13

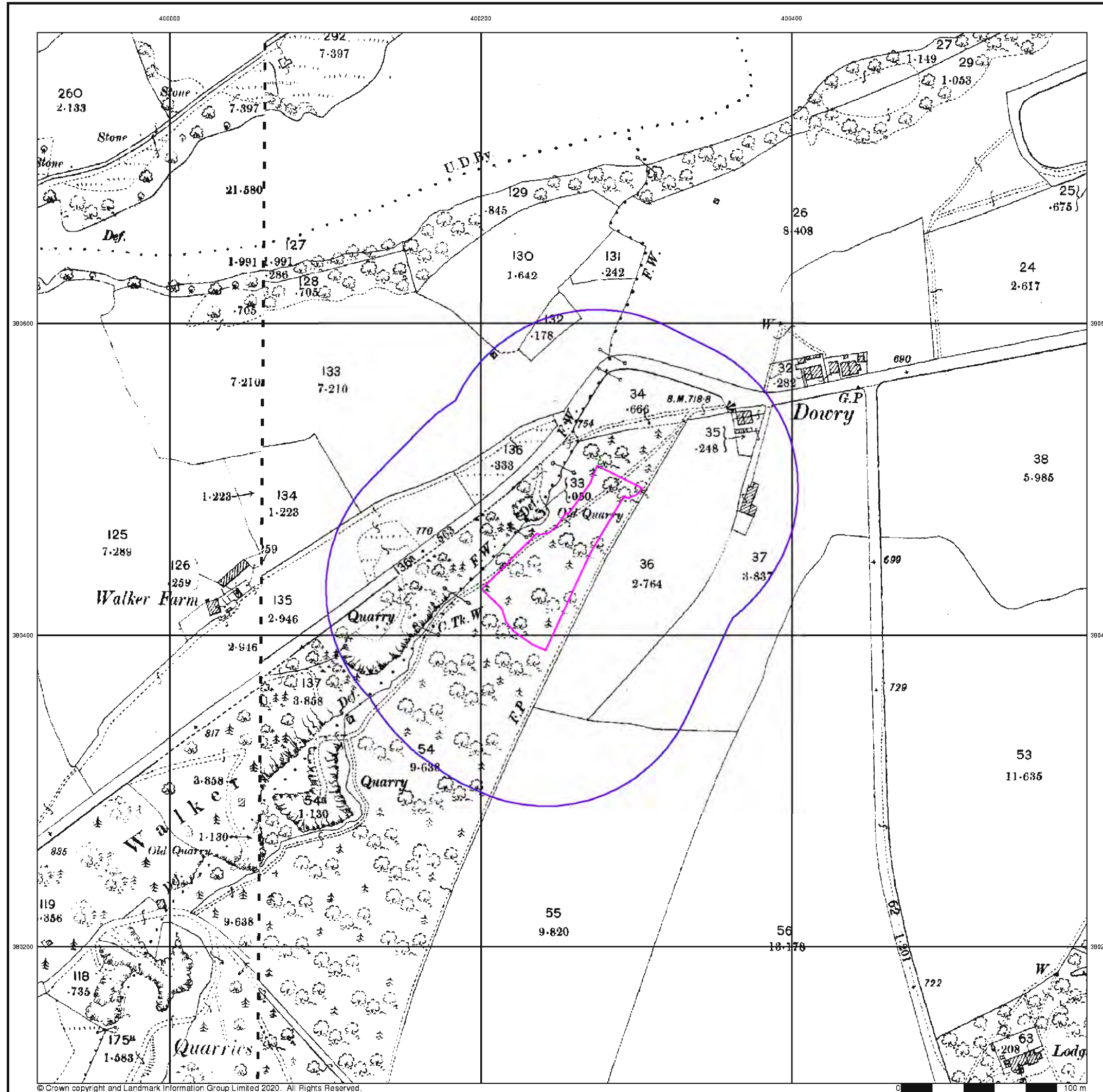


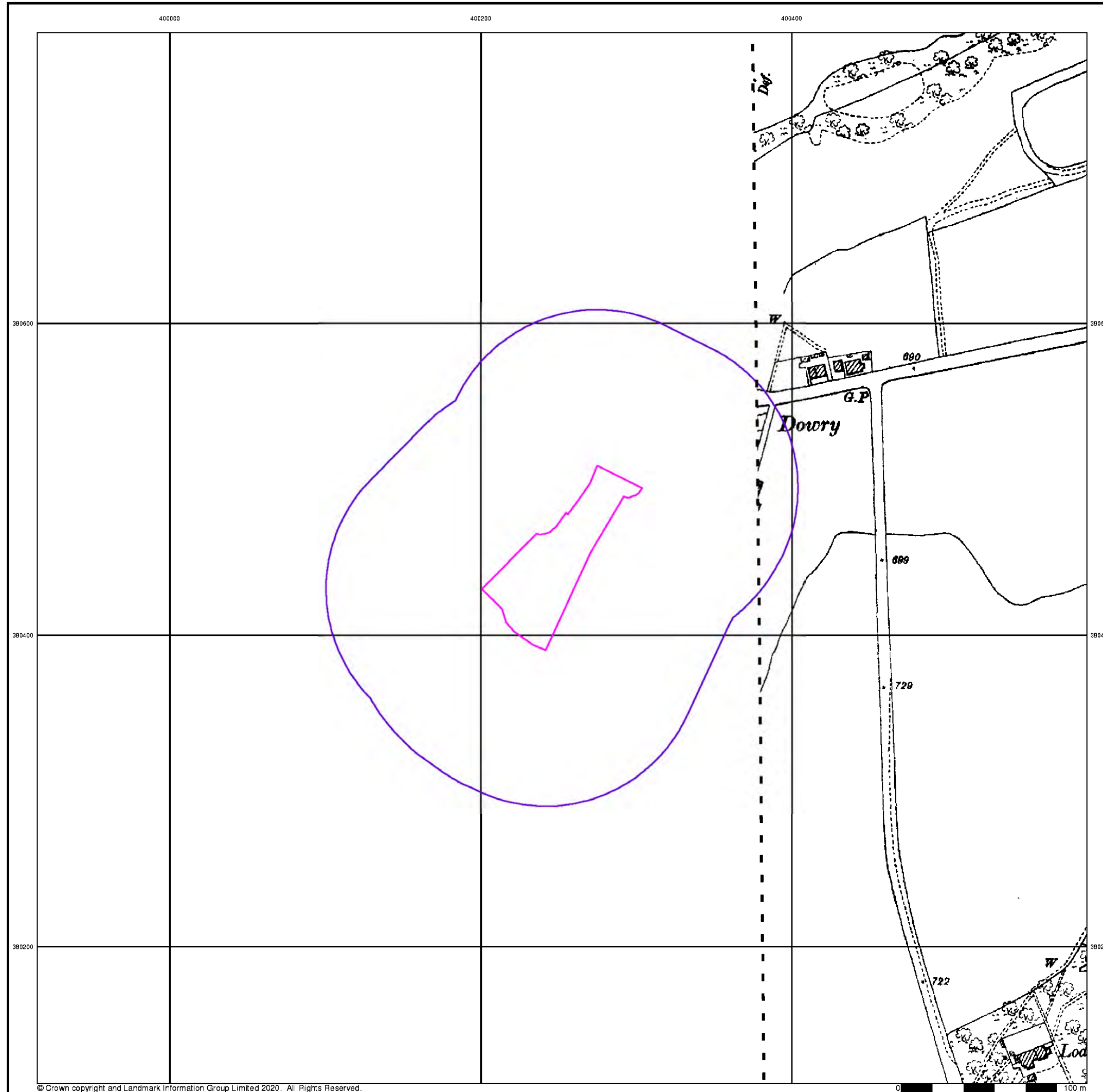
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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR





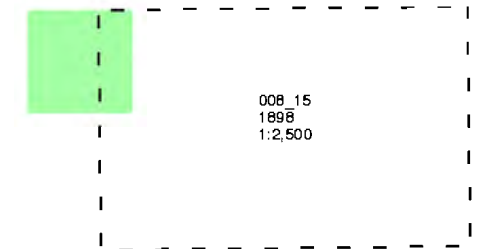
Derbyshire

Published 1898

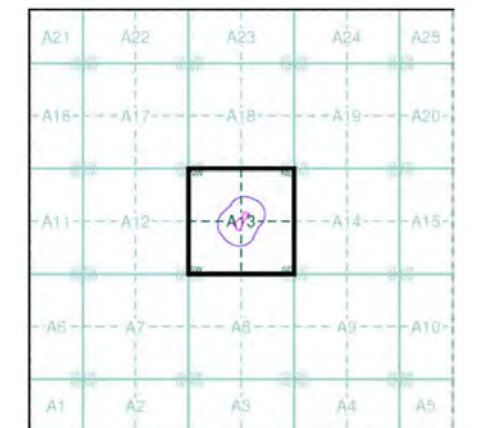
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Site Details

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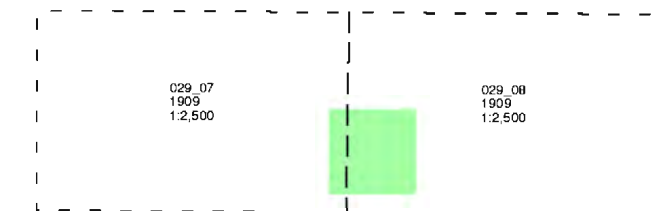
Cheshire

Published 1909

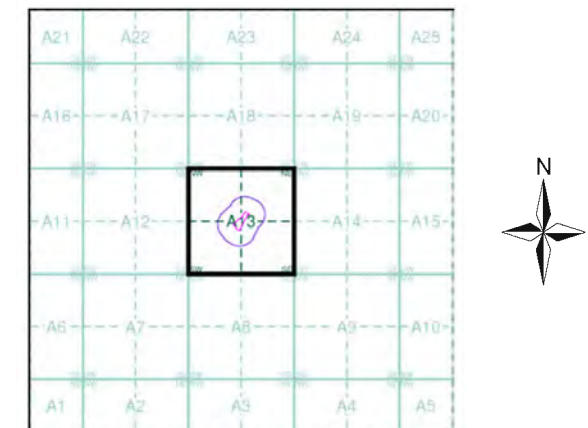
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Historical Map - Segment A13

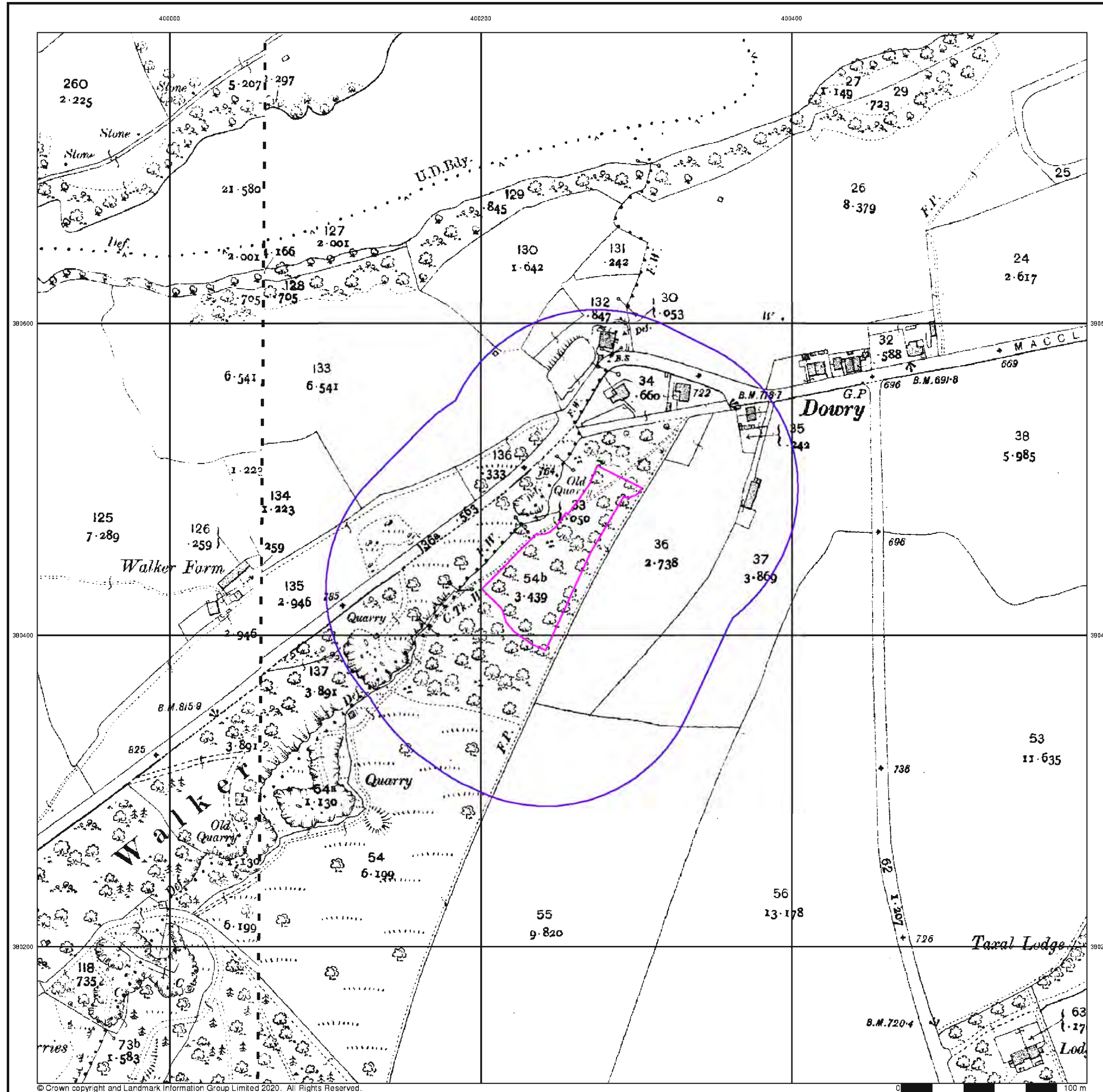


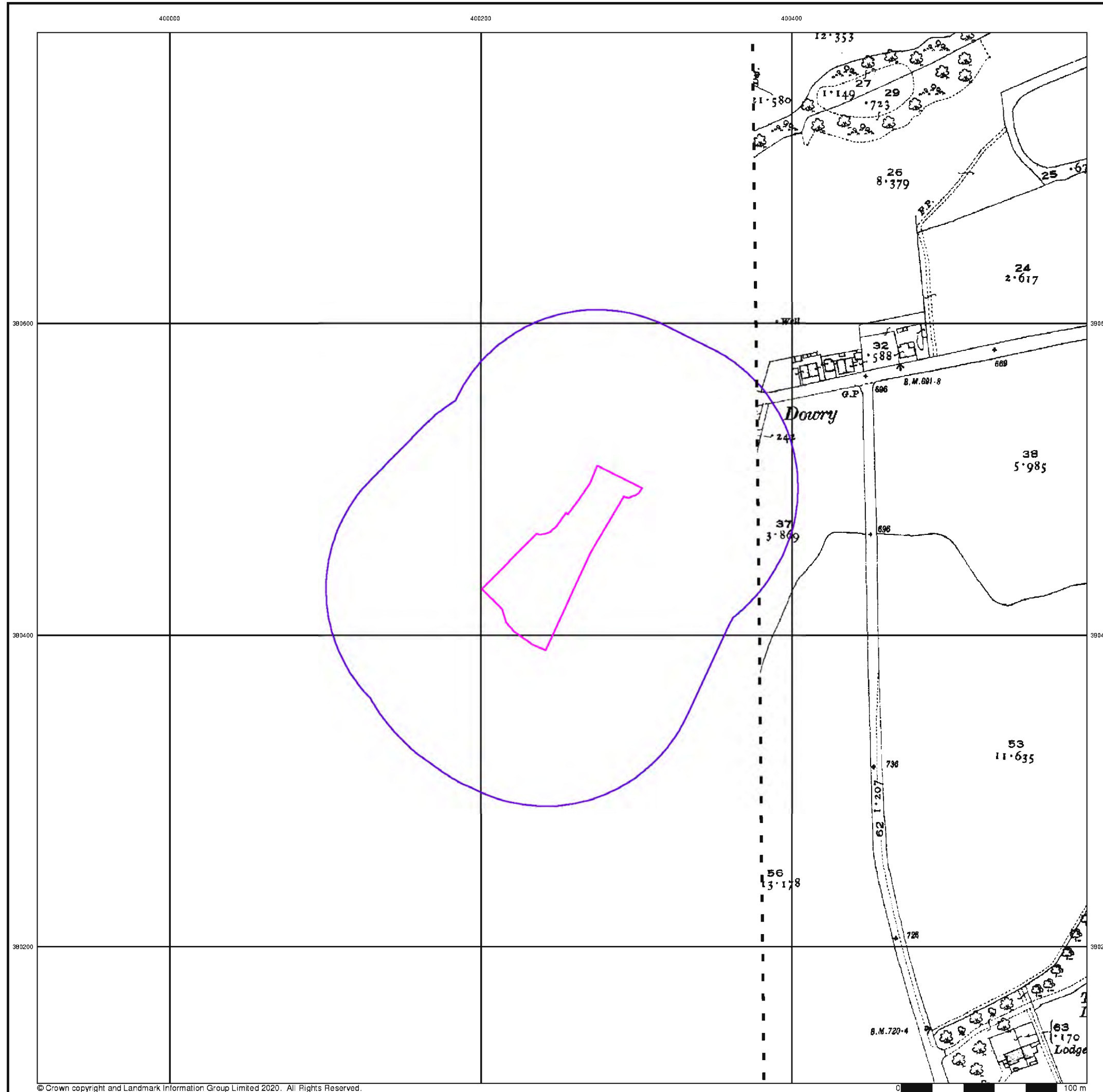
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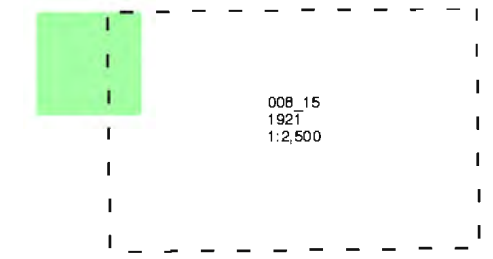
Derbyshire

Published 1921

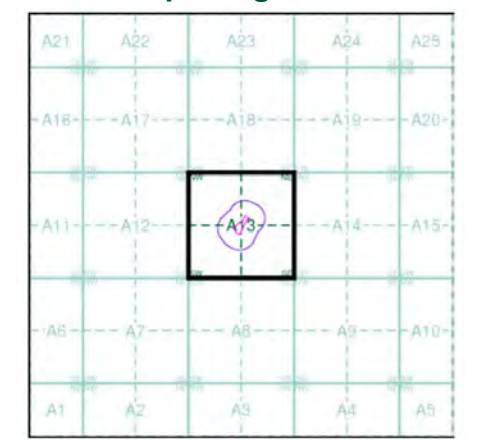
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Map Name(s) and Date(s)



Historical Map - Segment A13

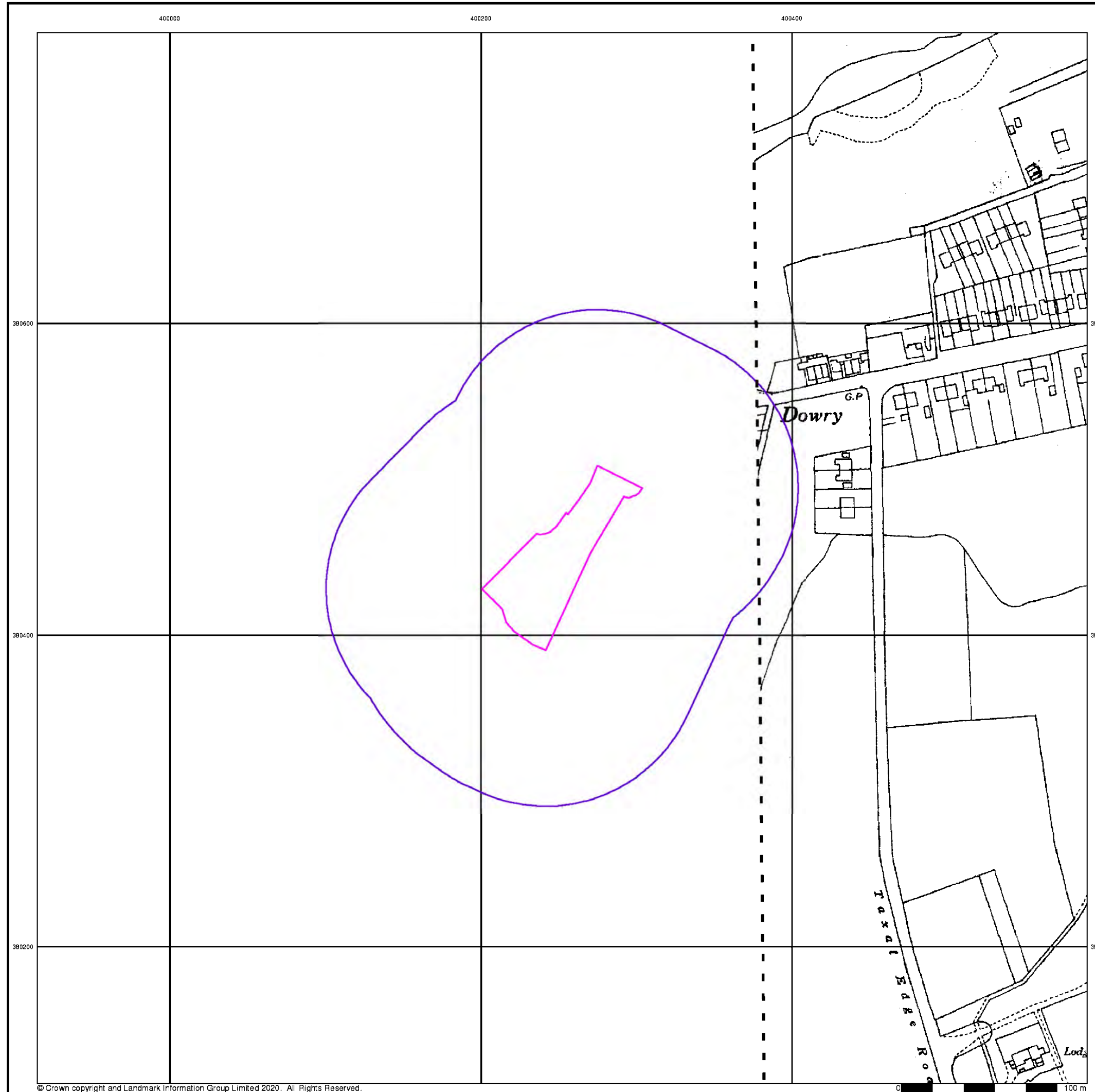


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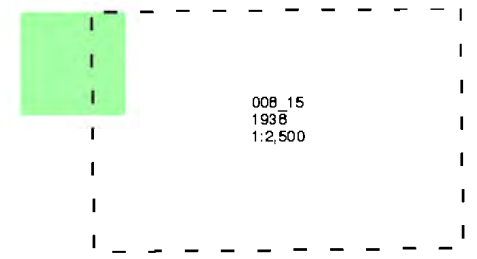
Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



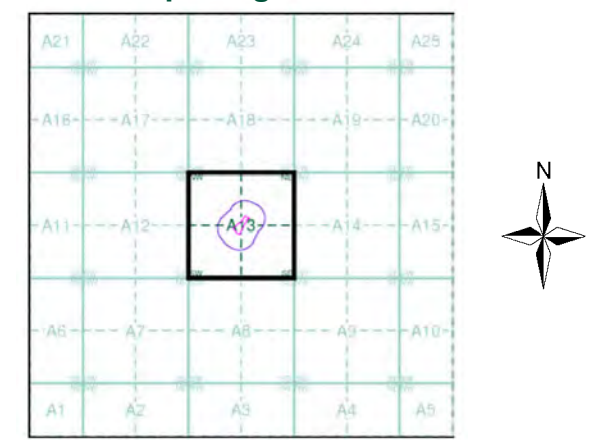
Derbyshire
Published 1938
Source map scale - 1:2,500

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Map Name(s) and Date(s)

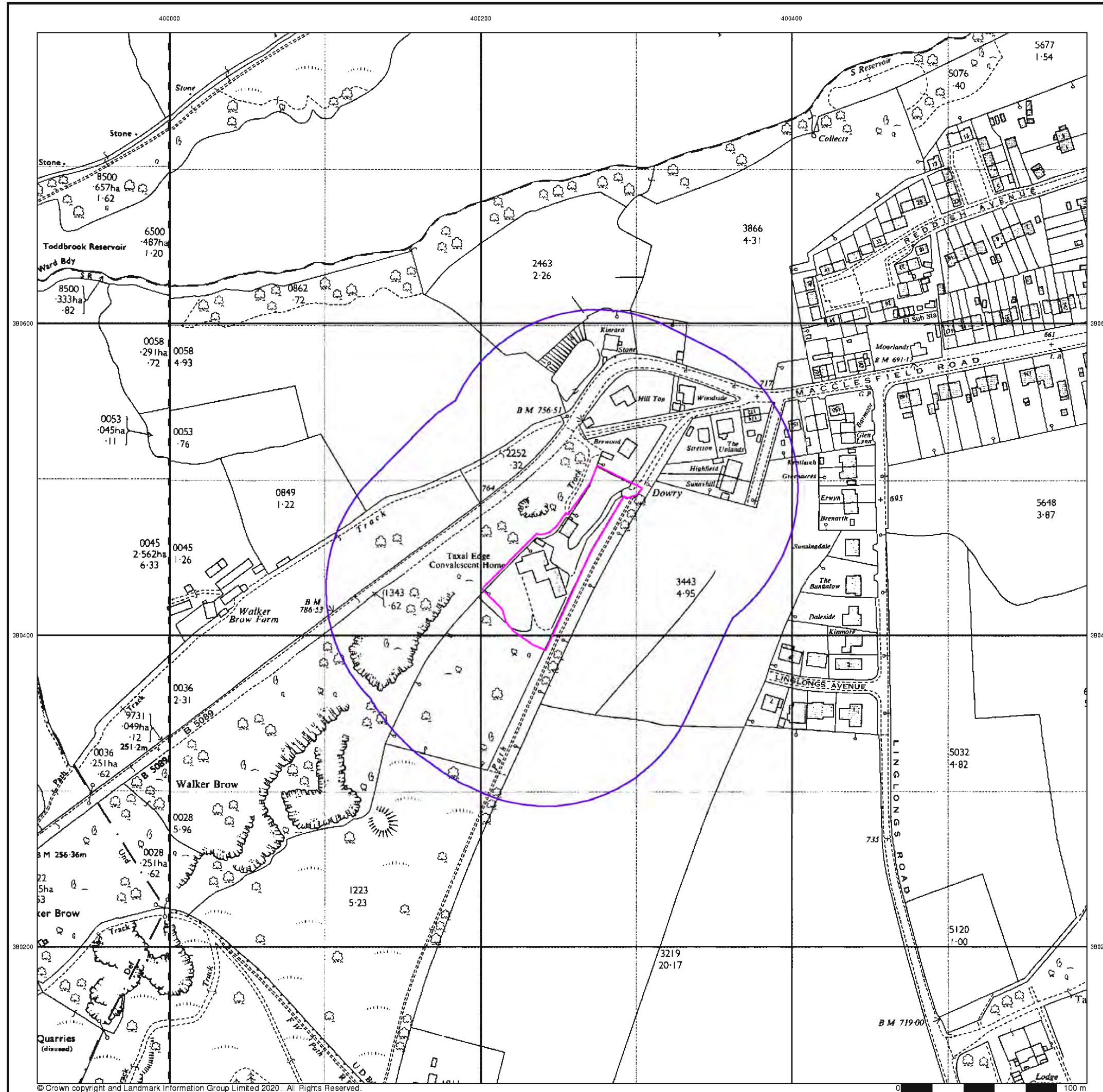


Historical Map - Segment A13



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 Slice: A
 Site Area (Ha): 0.43
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Site Details
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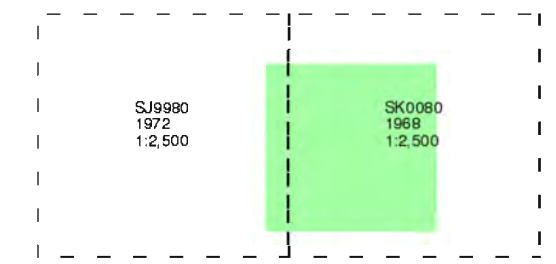
Ordnance Survey Plan

Published 1968 - 1972

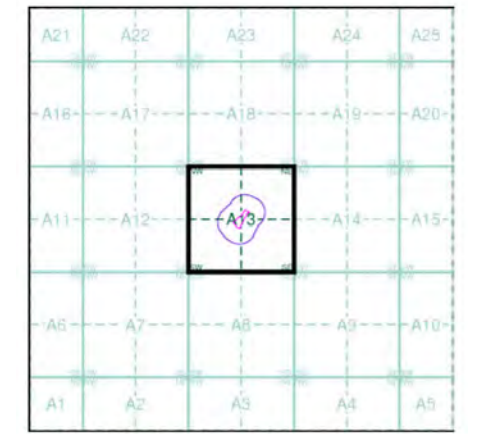
Source map scale - 1:2,500

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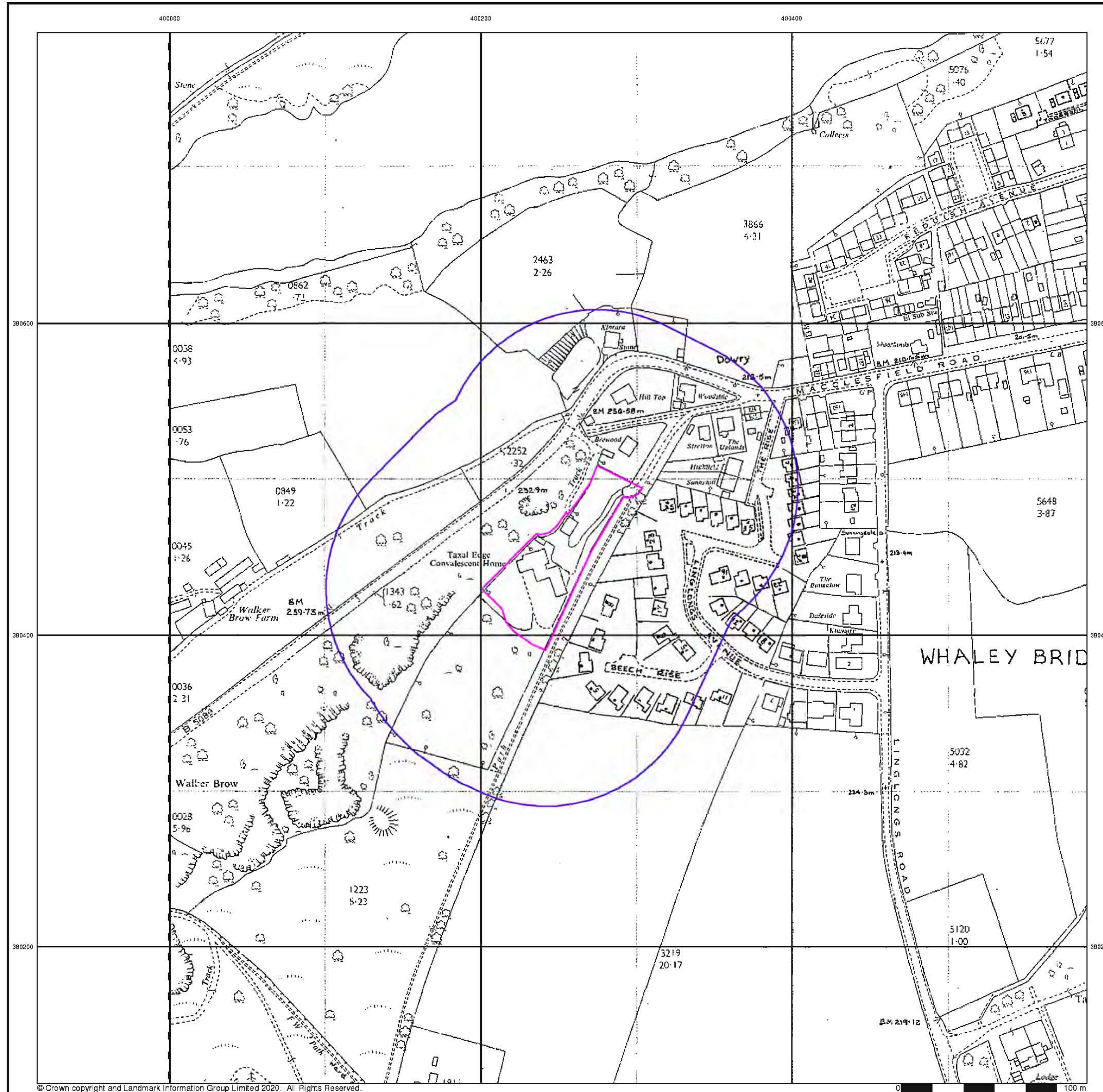
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Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR

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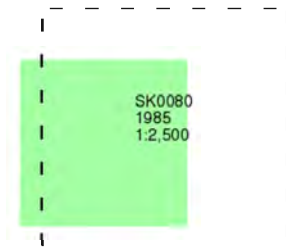
Additional SIMs

Published 1985

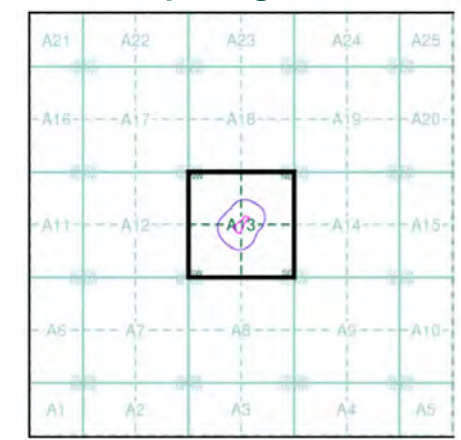
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

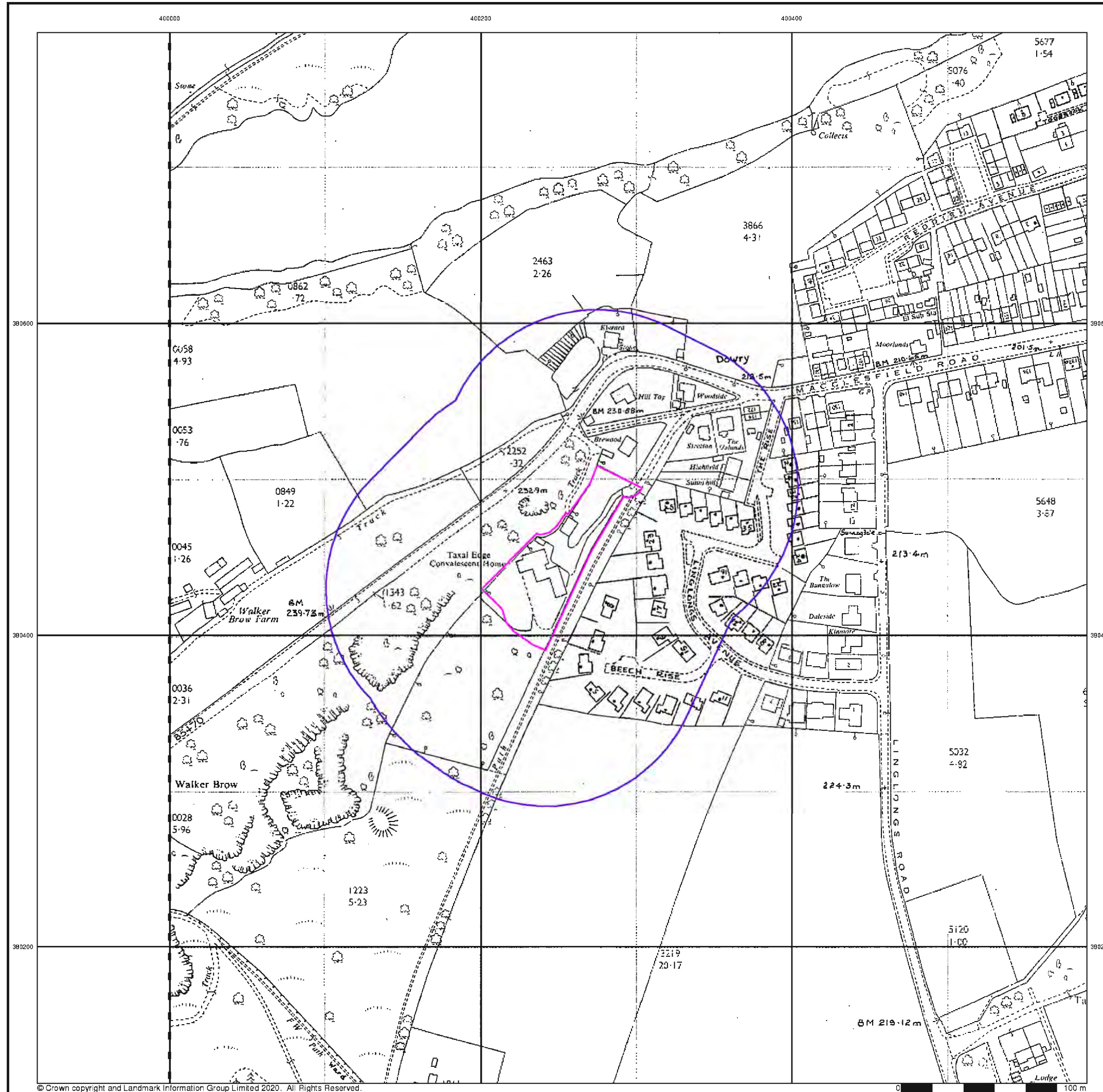


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Site Details

Taxal Edge, Macclesfield Road, Whaley Bridge, SK23 7DR



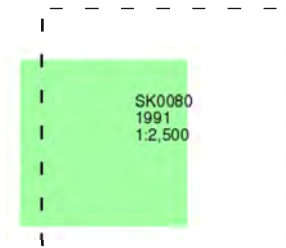
Additional SIMs

Published 1991

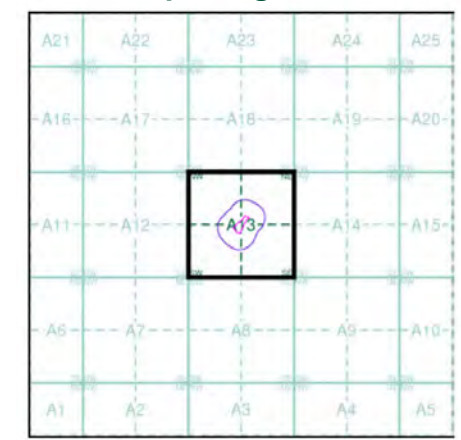
Source map scale - 1:2,500

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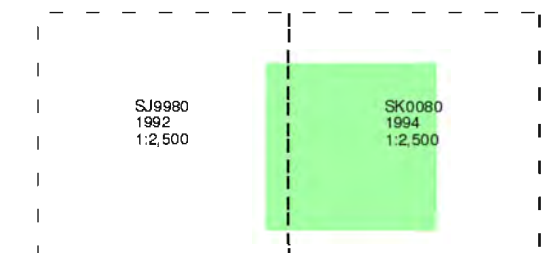
Large-Scale National Grid Data

Published 1992 - 1994

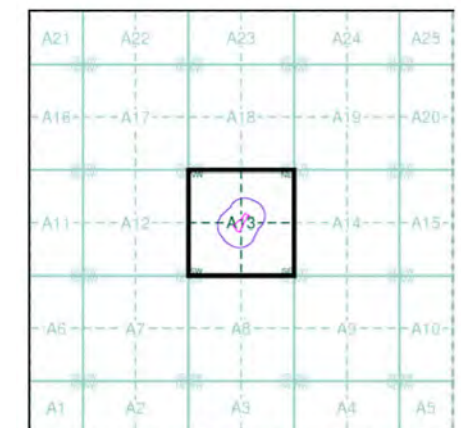
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

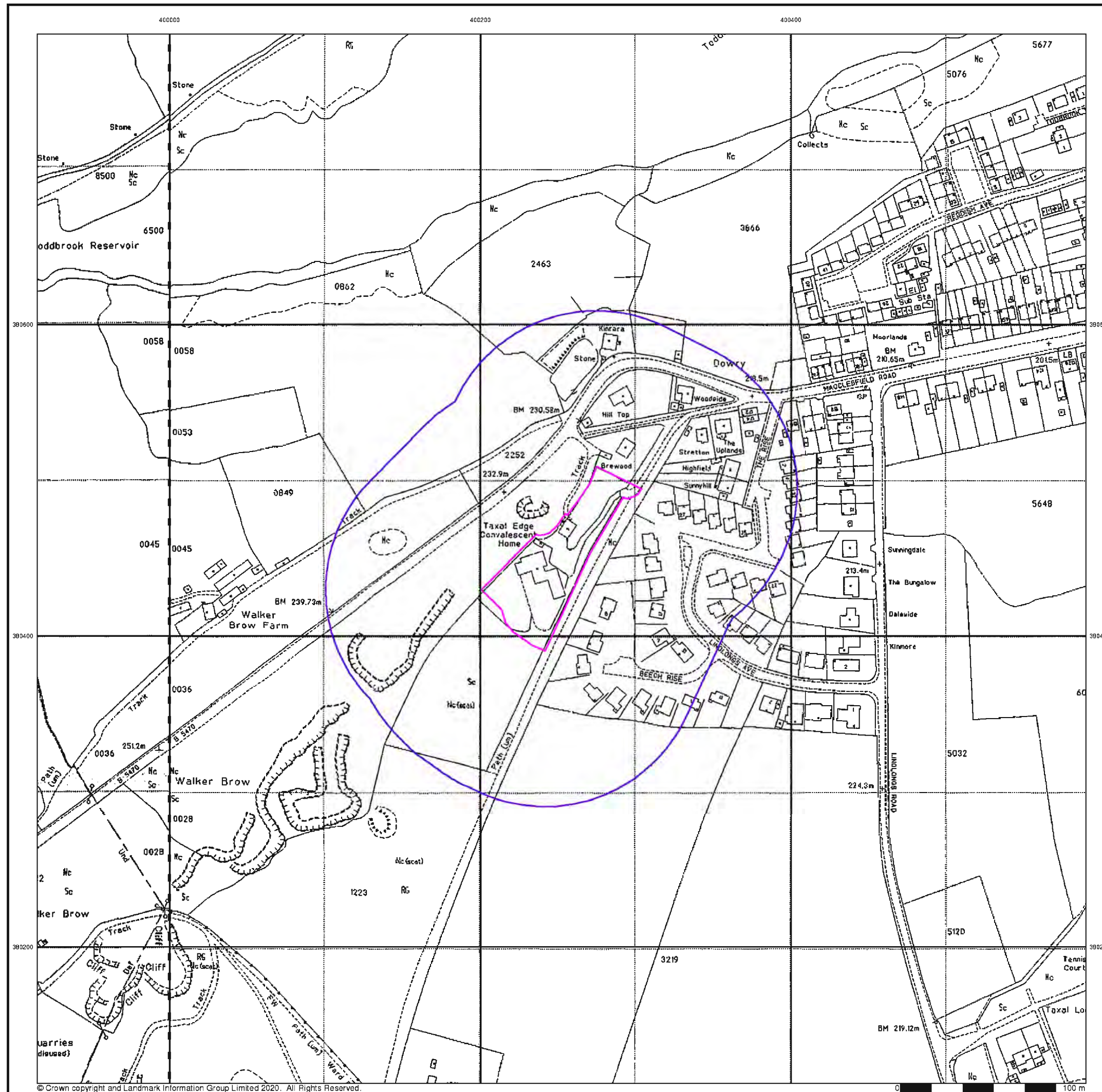


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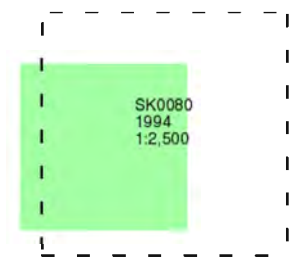
Large-Scale National Grid Data

Published 1994

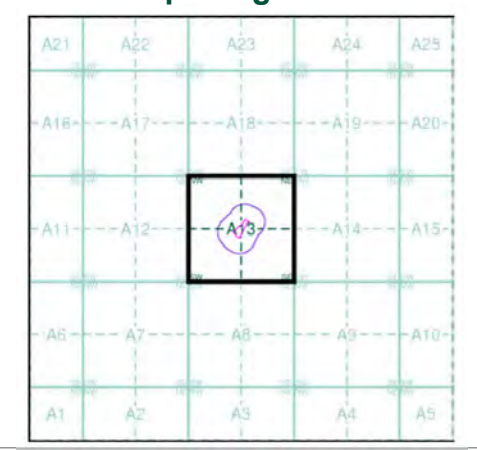
Source map scale - 1:2,500

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Landmark
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400000

400200

400400

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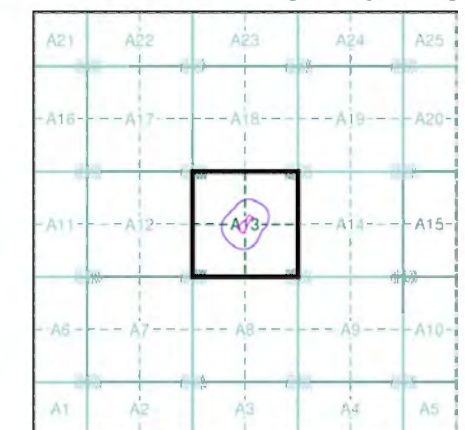
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Historical Aerial Photography

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



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Landmark
 LANDMARK INFORMATION GROUP

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APPENDIX D

COAL AUTHORITY MINING REPORT



The Coal
Authority

CON29M

coal mining report

LAND AT TAXAL EDGE, MACCLESFIELD ROAD, WHALEY BRIDGE, DERBYSHIRE
SK23 7DR



Known or potential coal mining risks

Future underground coal mining

Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **42028**
Our reference: **51002252888001**
Date: **3 February 2020**

Client name:
**Peak Environmental Solutions
Limited**

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

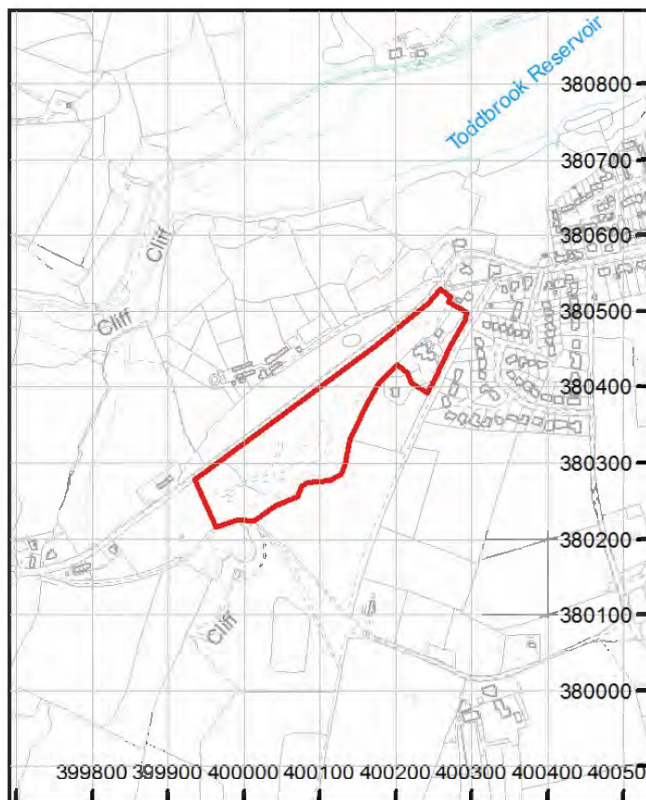


The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



APPENDIX E
RISK CLASSIFICATION MATRIX

Table - Qualitative Risk Classification Matrix

Probability (likelihood)	Consequence			
	Minor	Mild	Medium	Severe
High likelihood	Low risk	Moderate risk	High risk	Very High Risk
Likely	Low risk	Low to moderate risk	Moderate risk	High risk
Low likelihood	Very low risk	Low risk	Low to moderate risk	Moderate risk
Unlikely	Very low risk	Very low risk	Low risk	Low to moderate risk
No Pollutant Linkage	No potential risk			
Consequence	Minor	Mild	Medium	Severe
Ratings	<ul style="list-style-type: none"> - No measurable effect on humans - Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems - Repairable effects of damage to buildings, structures and services 	<ul style="list-style-type: none"> - Exposure to human health unlikely to lead to “significant harm” - Equivalent to EA Category 3 pollution incident including minimal or short-lived effect on water quality; marginal effect on amenity value, agriculture or commerce - Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long term maintenance of the population - Minor damage to crops, buildings or property 	<ul style="list-style-type: none"> - Elevated concentrations which could result in “significant harm” to humans health as defined by EPA 1990, Part 2A if exposure occurs - Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce - Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long term maintenance of the population - Significant damage to crops, buildings or property 	<ul style="list-style-type: none"> - Highly elevated concentrations likely to result in “significant harm” to humans health as defined by EPA 1990, Part 2A if exposure occurs - Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce - Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long term maintenance of the population - Catastrophic damage to crops, buildings or property
Probability	Unlikely	Low likelihood	Likely	High likelihood
Classification	Improbable that exposure/event would occur even in the long term	Possible that exposure/event could occur. However, not certain that even over a long period that exposure/event would occur and is less likely in the shorter term	Probable that exposure/event would occur. However, exposure/event is not inevitable, but is possible in the short term and likely over the long term.	Exposure/event very likely in the short term and almost inevitable over the long term, or evidence at the receptor of harm or pollution