



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

KINGDOM HALL, 115 TELEGRAPH ROAD, HESWALL, WIRRAL, CH60 0AF

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

No

If you need any further assistance, please do not hesitate to contact our experts on **0345 762 6848** quoting the Coal Authority reference number.

Coal Authority ref: 51003007412001

Your ref: MB/THIREGEN

Date: 18 April 2022

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**GRIFFITHS & HUGHES PARRY
SOLICITORS
7 BRYNFORD STREET
HOLYWELL
FLINTSHIRE
CH8 7RD**

Our reference:	51003007412001
Your reference:	MB/THIREGEN
Date of your enquiry:	13 April 2022
Date we received your enquiry:	13 April 2022
Date of issue:	18 April 2022

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - Off Coalfield

KINGDOM HALL, 115 TELEGRAPH ROAD, HESWALL, WIRRAL, CH60 0AF

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining

No

Information from the Coal Authority

The property lies outside any defined coalfield area.

Additional Remarks

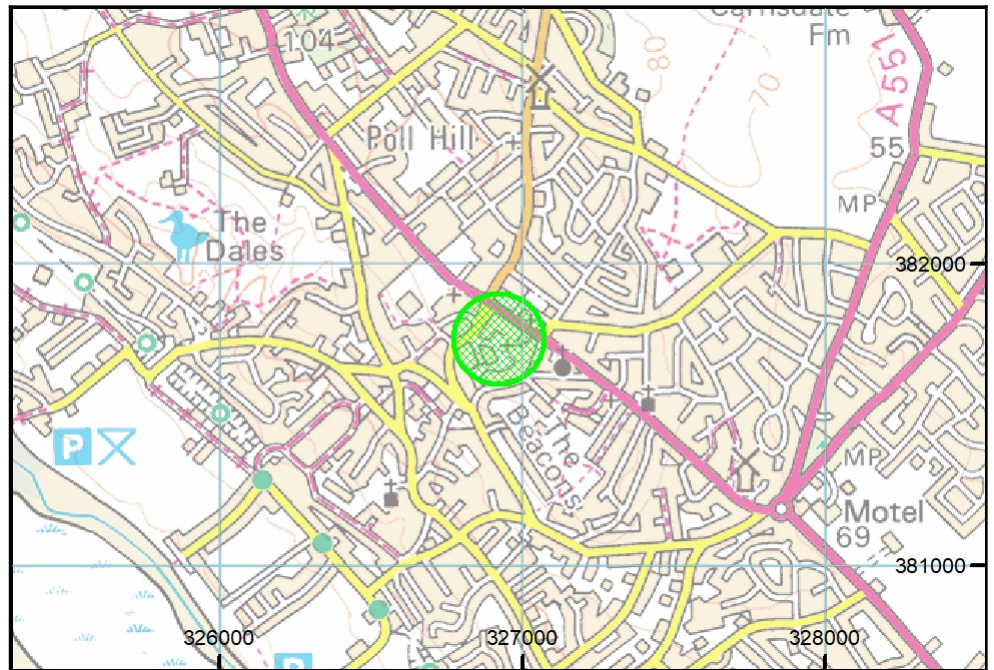
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Location map



Approximate position of property

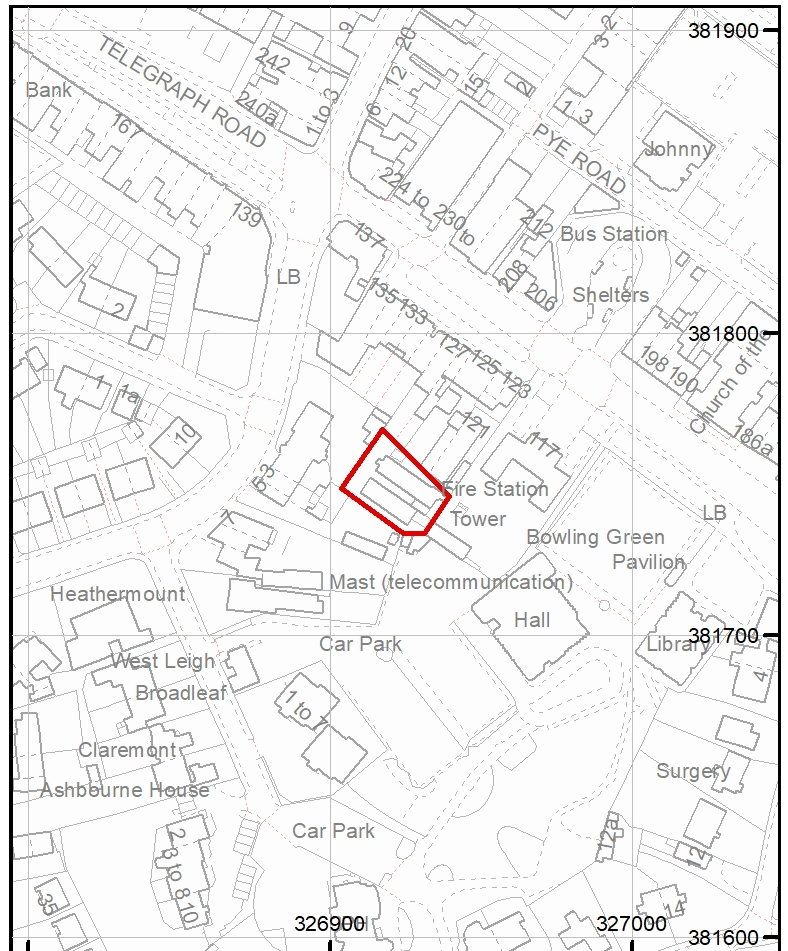


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



KINGDOM HALL, 115 TELEGRAPH ROAD, HESWALL, WIRRAL, CH60 0AF

Professional opinion



Contaminated Land

**Moderate:
Acceptable Risk**

page 4



Flooding

Negligible

page 5

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Passed



Energy

Identified

page 6



Planning Constraints

Identified

page 8

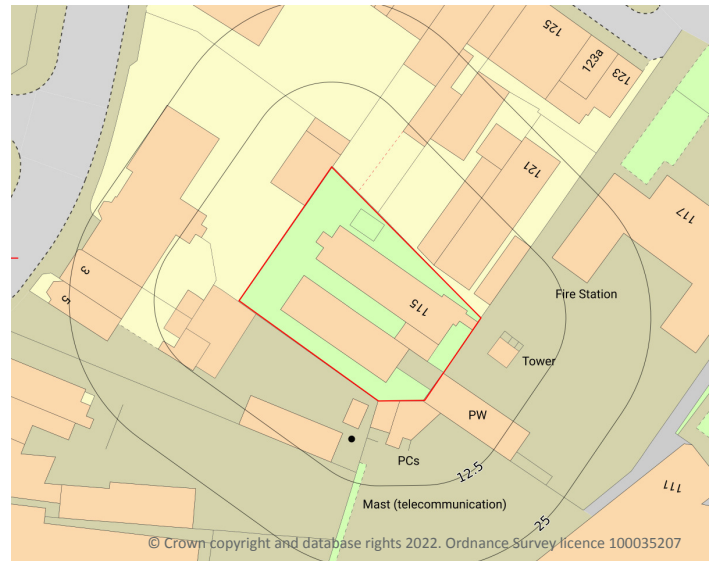


Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Useful contacts

Wirral Council:
<http://www.wirral.gov.uk/>
comments@wirral.gov.uk
0151 606 2000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 29**.



Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and current land uses in proximity. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at info@groundsure.com.



Flooding

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.

Energy

Oil and gas

The property is situated within an area that has been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil. However, the presence of one of these blocks does not mean that drilling will definitely happen in the area, as planning permission and appropriate environmental permits would first need to be obtained before any such activity could begin. The oil and gas drilling wells sections of this report can help to determine if there are any active or proposed activities within the area. You may wish to visit the website of any identified operator for further information or the Oil and Gas Authority's website for further information on the licensing process <https://www.ogauthority.co.uk/licensing-consents/licensing-rounds/onshore-licensing-rounds/>

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Please see **page 12** for details of the identified issues.

Past Land Use

Moderate

Waste and Landfill

Low

Current and Recent Industrial

Moderate

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

Potentially contaminative historical and current land uses of moderate concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary



Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 29**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Negligible
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Not identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon affected area



Energy summary



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see **page 2** for further advice. Additionally, see **page 21** for details of the identified issues.

Oil and gas areas
Oil and gas wells

Identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 22** for details of the identified issues.

Planned Multiple Wind Turbines

Not identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Not identified

Existing Solar Farms

Not identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Not identified

Energy Infrastructure Projects

Not identified

Not identified



Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed

Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified

Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified

Planning summary



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 25** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas **Identified**



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

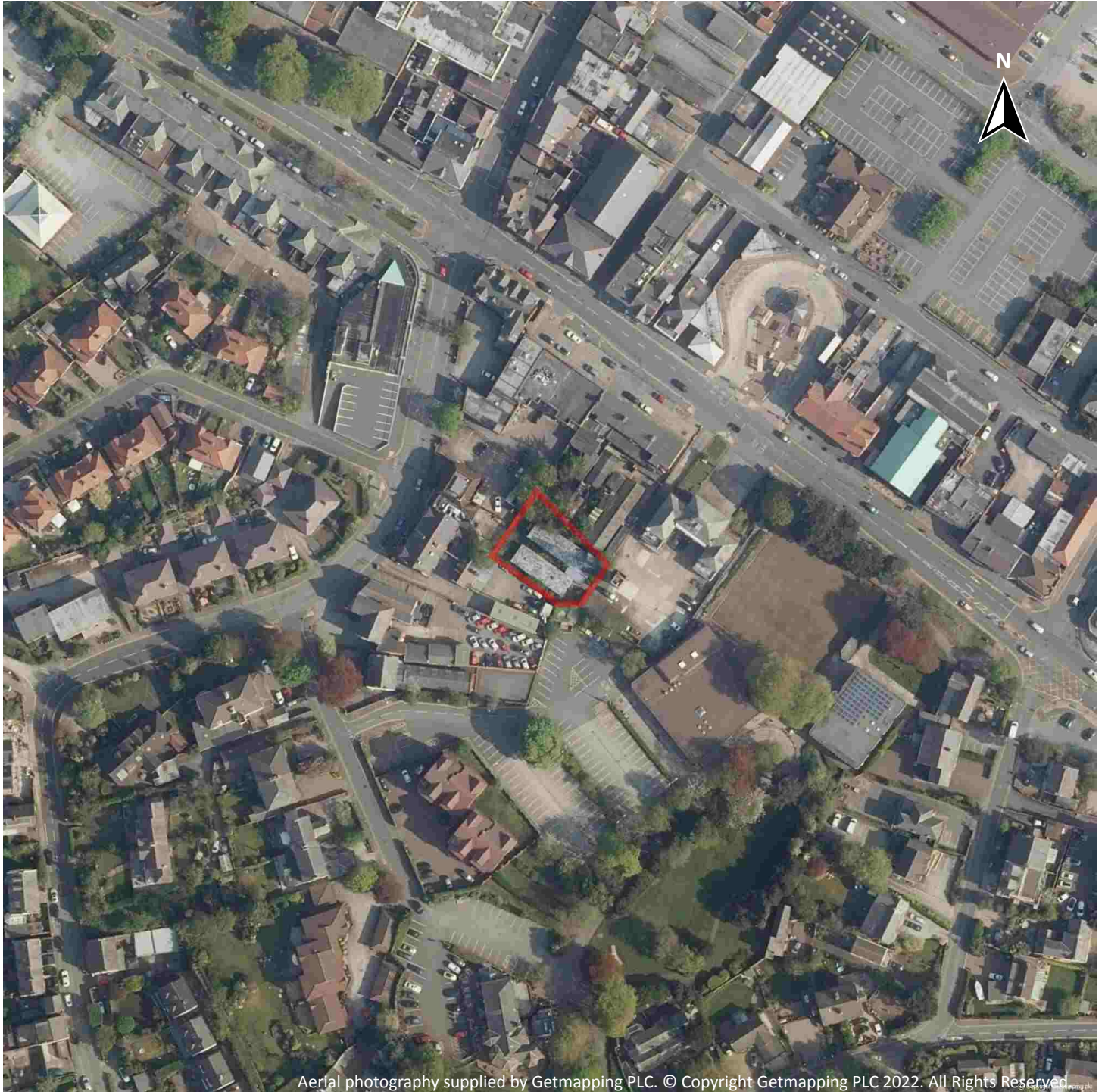
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Screening

KINGDOM HALL, 115 TELEGRAPH ROAD, HESWALL, WIRRAL, CH60 0AF

Ref: 51003007412001
Your ref: MB/THIREGEN
Grid ref: 326921 381748

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 22/04/2019

Site Area: 0.06ha

Contaminated Land summary

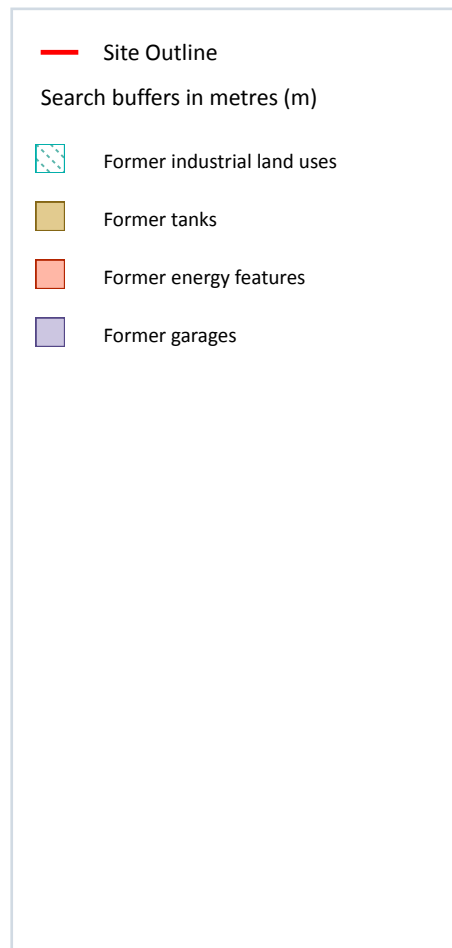
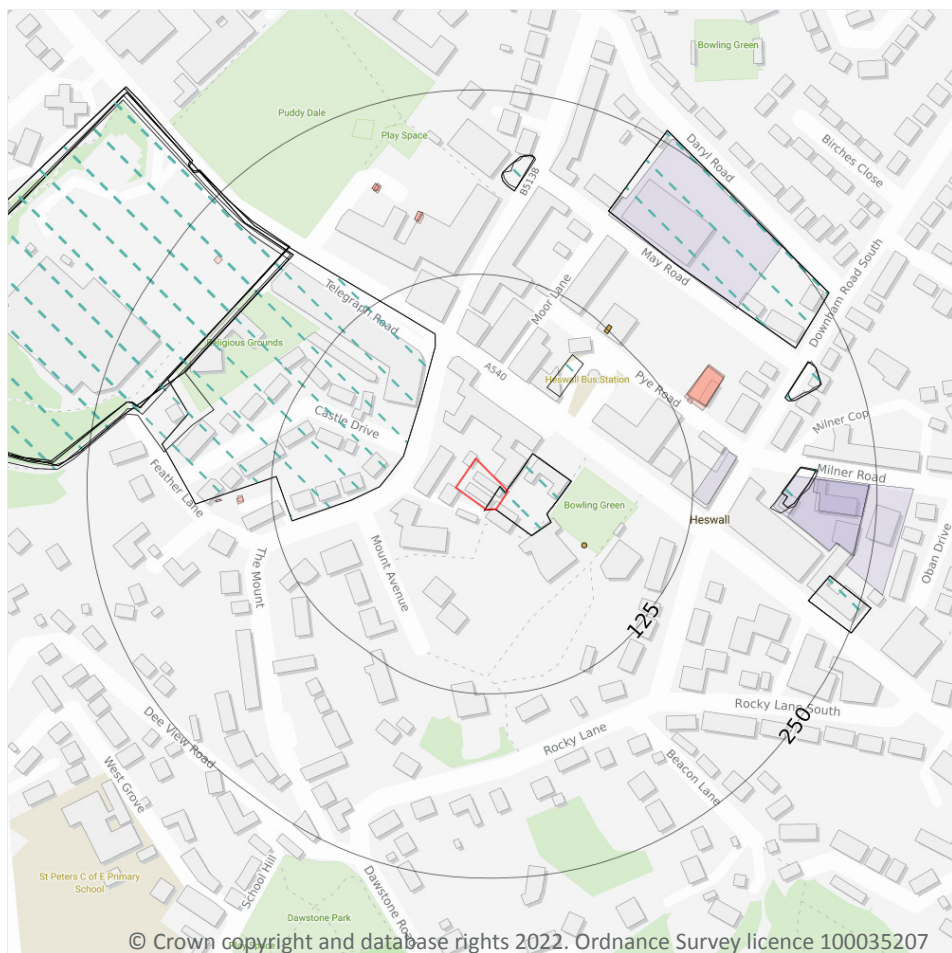


Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	3	2	25
Former tanks	0	0	2
Former energy features	0	0	16
Former petrol stations	0	0	0
Former garages	0	0	6
Former military land	0	0	0

Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	4	16
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	1	0

Contaminated land / Past land use



Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Fire Station	1965
0	on site	Fire Station	1971
0	on site	Fire Station	1992
41 m	NW	Asylum	1909
41 m	NW	Asylum	1909

Distance	Direction	Use	Date
68 m	NE	Bus Station	1965
172 m	W	Children's Hospital	1936
178 m	E	Unspecified Quarry	1909
183 m	N	Unspecified Quarry	1909
183 m	N	Unspecified Quarry	1909
185 m	NW	Hospital	1949
185 m	NW	Hospital	1965
185 m	NW	Hospital	1971
185 m	E	Unspecified Quarry	1909
185 m	E	Unspecified Quarry	1909
185 m	N	Unspecified Quarry	1909
186 m	NW	Childrens Hospital	1938
188 m	NE	Unspecified Factory	1965
188 m	NE	Unspecified Commercial/Industrial	1971
188 m	NE	Unspecified Commercial/Industrial	1992
190 m	NW	Hospital	1909
190 m	NW	Hospital	1936
190 m	NW	Children Hospital	1909
190 m	NW	Children Hospital	1909
198 m	E	Unspecified Quarry	1909
198 m	E	Unspecified Quarry	1909
201 m	E	Unspecified Quarry	1909
217 m	E	Police Station	1965
217 m	E	Police Station	1971
217 m	E	Police Station	1992

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
61 m	SE	Unspecified Tank	1993
123 m	NE	Unspecified Tank	1956

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
136 m	NE	Electricity Substation	1944
136 m	NE	Electricity Substation	1956
138 m	NE	Electricity Substation	1986
138 m	NE	Electricity Substation	1968
144 m	W	Electricity Substation	1968
144 m	W	Electricity Substation	1993
159 m	W	Electricity Substation	1984
159 m	W	Electricity Substation	1989
164 m	N	Electricity Substation	1993
166 m	N	Electricity Substation	1984
166 m	N	Electricity Substation	1989
192 m	N	Electricity Substation	1993
193 m	N	Electricity Substation	1968
193 m	N	Electricity Substation	1984
193 m	N	Electricity Substation	1989

Distance	Direction	Use	Date
218 m	NW	Electricity Substation	1989

This data is sourced from Ordnance Survey/Groundsure.

Former garages

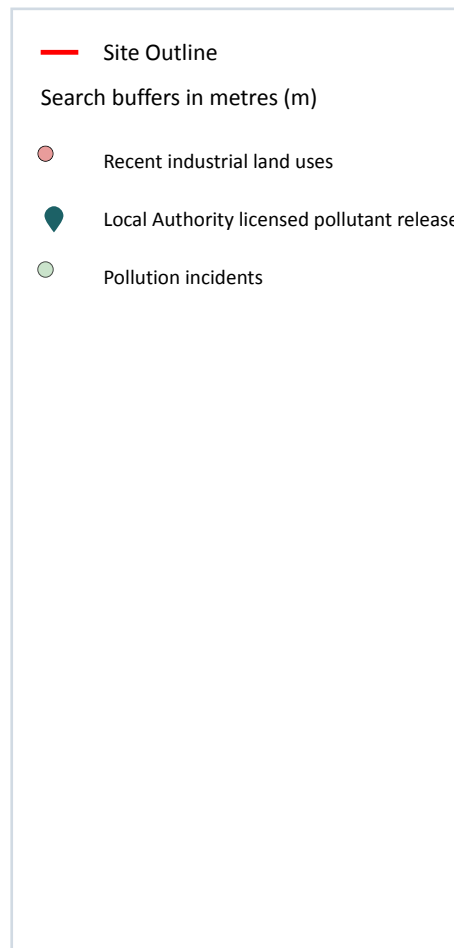
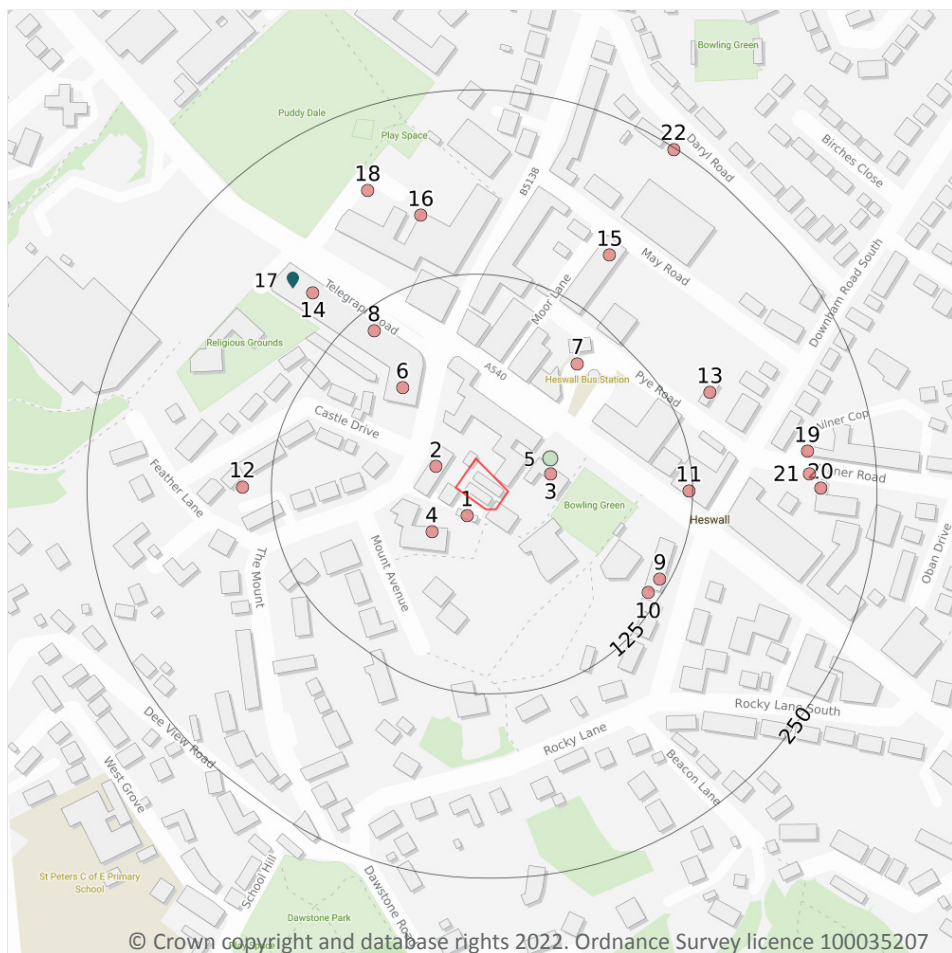
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
125 m	E	Garage	1956
180 m	E	Garage	1986
186 m	NE	Garage	1986
190 m	E	Garage	1968
207 m	E	Garage	1944
235 m	E	Garage	1944

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	11 m	SW	Castle Motors - 5, The Mount, Heswall, Wirral, Merseyside, CH60 4RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	19 m	NW	Wirral Iphone Repairs - Chambers Bar and Grill 1-5, The Mount, Heswall, Merseyside, CH60 4RE	Electrical Equipment Repair and Servicing	Repair and Servicing

Screening

KINGDOM HALL, 115 TELEGRAPH
ROAD, HESWALL, WIRRAL, CH60 OAF

Ref: 51003007412001
Your ref: MB/THIREGEN
Grid ref: 326921 381748

ID	Distance	Direction	Company / Address	Activity	Category
3	31 m	NE	Heswall Community Fire Station - 117, Telegraph Road, Heswall, Wirral, Merseyside, CH60 OAF	Fire Brigade Stations	Central and Local Government
4	34 m	SW	Heswall Air Conditioning - 7, The Mount, Heswall, Wirral, Merseyside, CH60 4RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	69 m	NW	Taskers Decorative - 139, Telegraph Road, Heswall, Wirral, Merseyside, CH60 7SE	Lampshades and Lighting	Consumer Products
7	94 m	NE	Bus Station - Merseyside, CH60	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
8	111 m	NW	Professional Yacht Deliveries Ltd - 157, Telegraph Road, Heswall, Wirral, Merseyside, CH60 7SE	Distribution and Haulage	Transport, Storage and Delivery
9	119 m	SE	Dimensions - Orchard Chambers Business Centre 4, Rocky Lane, Heswall, Merseyside, CH60 0BY	Published Goods	Industrial Products
10	119 m	SE	Transglobal Projects Ltd - Orchard Chambers 4, Rocky Lane, Wirral, Merseyside, CH60 0BY	Distribution and Haulage	Transport, Storage and Delivery
11	123 m	E	fone.care - 182c, Telegraph Road, Heswall, Wirral, Merseyside, CH60 0AJ	Electrical Equipment Repair and Servicing	Repair and Servicing
12	145 m	W	Electricity Sub Station - Merseyside, CH60	Electrical Features	Infrastructure and Facilities
13	152 m	NE	Electricity Sub Station - Merseyside, CH60	Electrical Features	Infrastructure and Facilities
14	158 m	NW	Specsavers Hearcare - 183, Telegraph Road, Heswall, Wirral, Merseyside, CH60 7SE	Disability and Mobility Equipment	Consumer Products
15	165 m	NE	Works - Merseyside, CH60	Unspecified Works Or Factories	Industrial Features
16	169 m	N	Electricity Sub Station - Merseyside, CH60	Electrical Features	Infrastructure and Facilities
18	196 m	N	Electricity Sub Station - Merseyside, CH60	Electrical Features	Infrastructure and Facilities
19	205 m	E	Hear Pure - 1, Milner Road, Wirral, Merseyside, CH60 5RT	Disability and Mobility Equipment	Consumer Products
20	212 m	E	Windsors Heswall Fiat Ltd - 8, Milner Road, Wirral, Merseyside, CH60 5RZ	New Vehicles	Motoring
21	212 m	E	Windsors Car Repairs - 8-10, Milner Road, Wirral, Merseyside, CH60 5RZ	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Distance	Direction	Company / Address	Activity	Category
22	249 m	NE	Electricity Sub Station - Merseyside, CH60	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
17	173 m	NW	Johnson Cleaners, Heswall, Merseyside, CH60 7SE	Wirral Metropolitan Borough Council	Dry Cleaning	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.

Pollution incidents

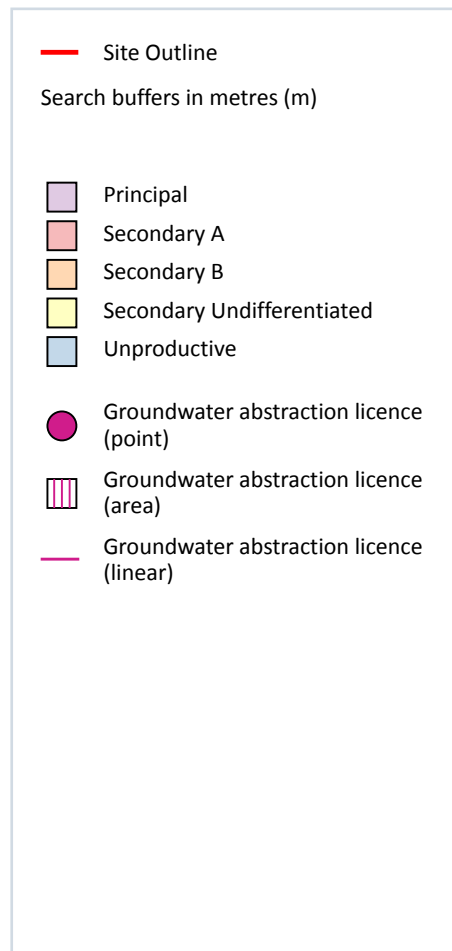
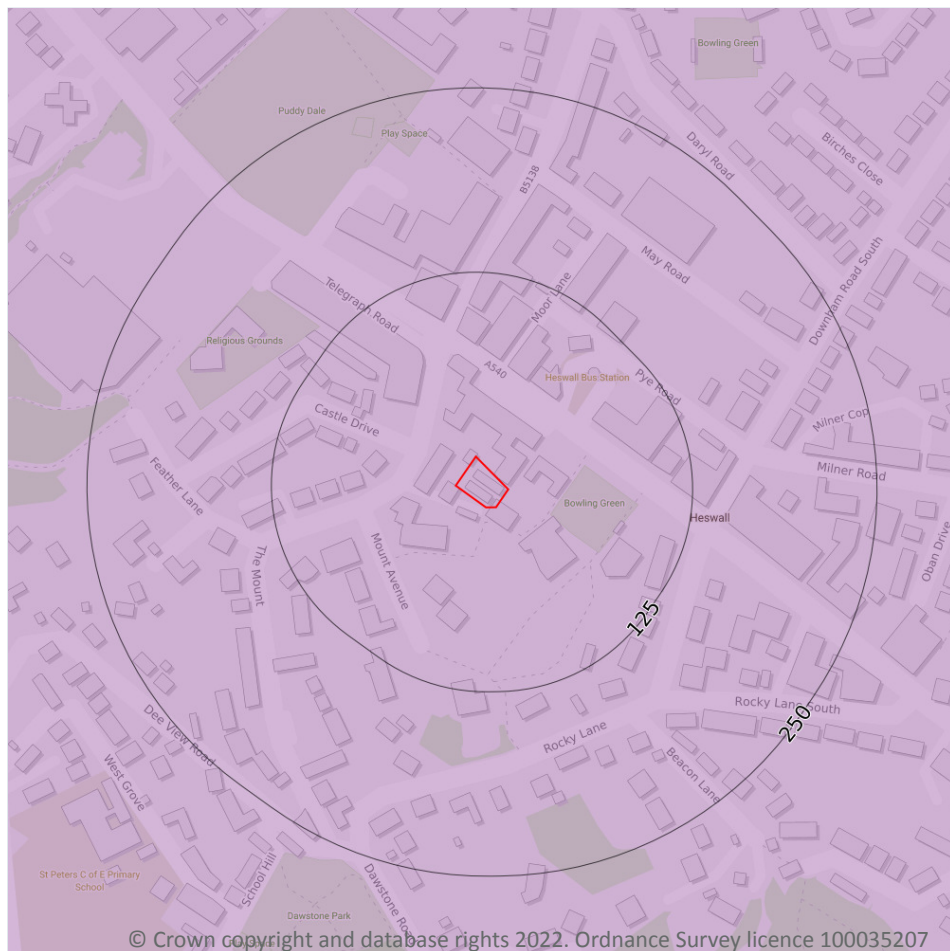
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
5	34 m	NE	09/04/2002	Category 4 (No Impact)	Category 4 (No Impact)	Pesticides and Biocides

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

Bedrock hydrogeology



Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Screening

KINGDOM HALL, 115 TELEGRAPH ROAD, HESWALL, WIRRAL, CH60 0AF

Ref: 51003007412001
Your ref: MB/THIREGEN
Grid ref: 326921 381748

Distance	Direction	Designation
0	on site	Principal

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

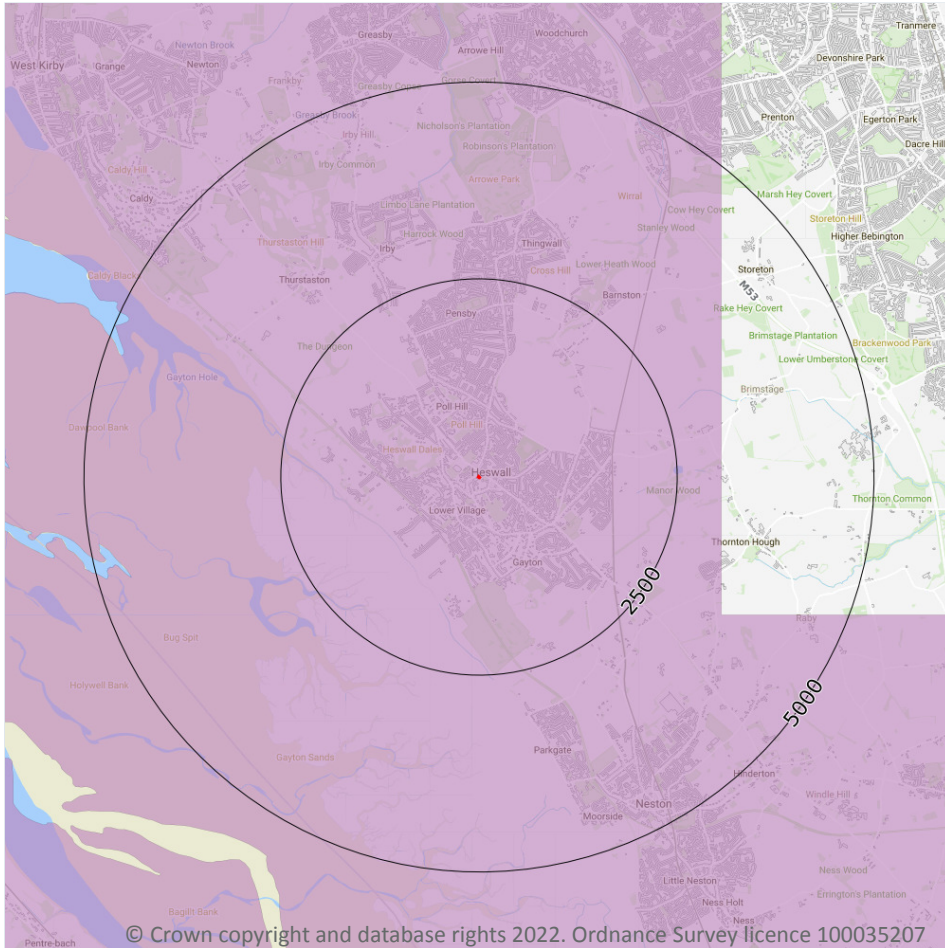
Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.





Description	BGS LEX Code	Rock Type
WILMSLOW SANDSTONE FORMATION	WLSF-SDST	SANDSTONE

This data is sourced from British Geological Survey.

Energy / Oil and gas



— Site Outline
Search buffers in metres (m)

-  Oil or gas drilling well
-  Proposed oil or gas drilling well
-  Licensed blocks
-  Potential future exploration areas

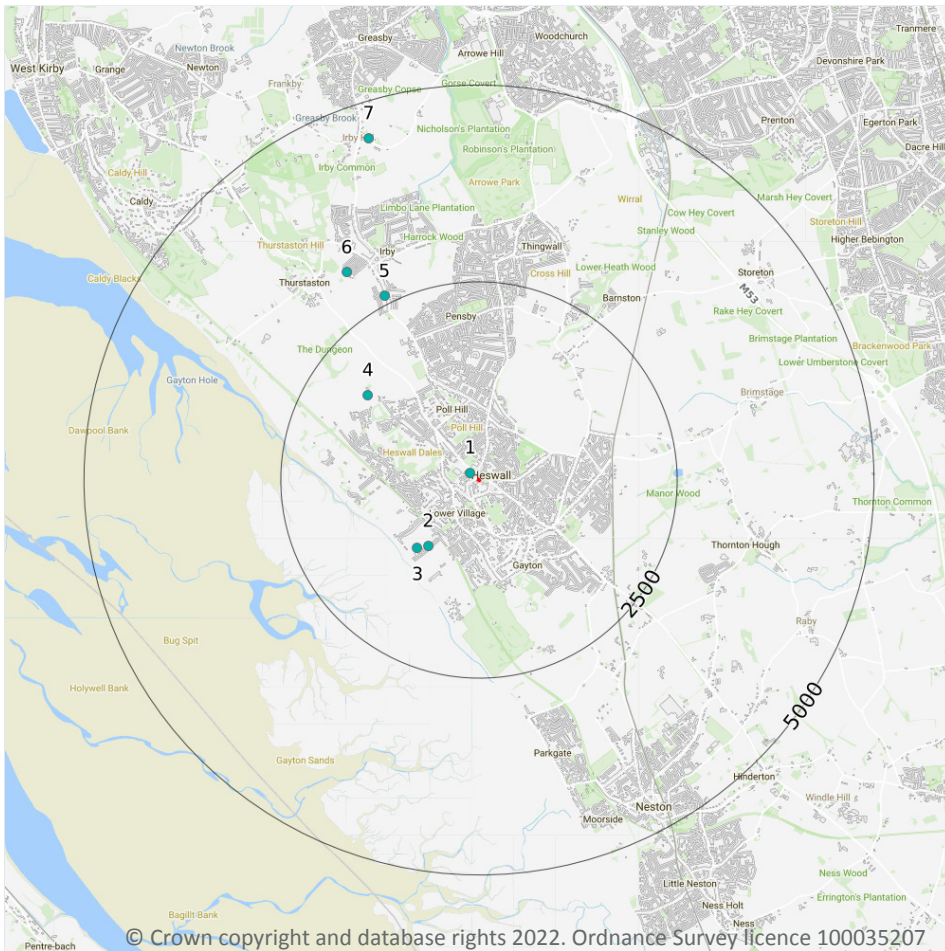
Licensed blocks

Areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of oil or gas.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	01/07/2008	INEOS UPSTREAM LIMITED (09121775), ISLAND GAS LIMITED (04962079)	PEDL184	INEOS UPSTREAM LIMITED (50%), ISLAND GAS LIMITED (50%)

This data is sourced from the Oil and Gas Authority (OGA).

Energy / Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	132 m	NW	Site Name: Tesco Superstore Telegraph Road, Heswall, Wirral, Merseyside, CH60 7SE Planning Application Reference: APP/2009/5050/D Type of Project: Wind Turbine	Application Date: 2009-01-21 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises siting of 10.6m high micro wind turbine & associated works for 15 years. Approximate Grid Reference: 326811, 381846
2	1-2 km	SW	Site Name: 24 Seabank Road, Heswall, Wirral, Merseyside, CH60 4SW Planning Application Reference: APP/2008/6877/D Type of Project: Wind Turbine	Application Date: 2008-11-14 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a W S 1200 micro wind turbine to the rear corner elevation of a bungalow. Approximate Grid Reference: 326276, 380916
3	1-2 km	SW	Site Name: 24 Seabank Road, Wirral, Wirral, Merseyside, CH60 4SW Planning Application Reference: APP/2007/7546/D Type of Project: Wind Turbine	Application Date: 2007-12-19 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of a wind turbine to rear. Approximate Grid Reference: 326275, 380916
4	1-2 km	NW	Site Name: Oldfield Farm Oldfield Road, Heswall, The Old Farmhouse, Wirral, Merseyside, CH60 6SG Planning Application Reference: APP/10/00157 Type of Project: Wind Turbine	Application Date: 2010-03-02 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of one 11KW Gaia wind turbine mounted on an 18m free standing base on a 5sqm concrete base; the turbine is twin-bladed and the blades are manufactured as a single composite unit 13m in diameter. Approximate Grid Reference: 325510, 382831
5	2-3 km	NW	Site Name: 197 Irby Road, Wirral, Wirral, Merseyside, CH61 2XE Planning Application Reference: APP/2006/5689/D Type of Project: Wind Turbine	Application Date: 2006-03-11 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of wind turbine to side of the property. Approximate Grid Reference: 325719, 384090

Screening

KINGDOM HALL, 115 TELEGRAPH
ROAD, HESWALL, WIRRAL, CH60 0AF

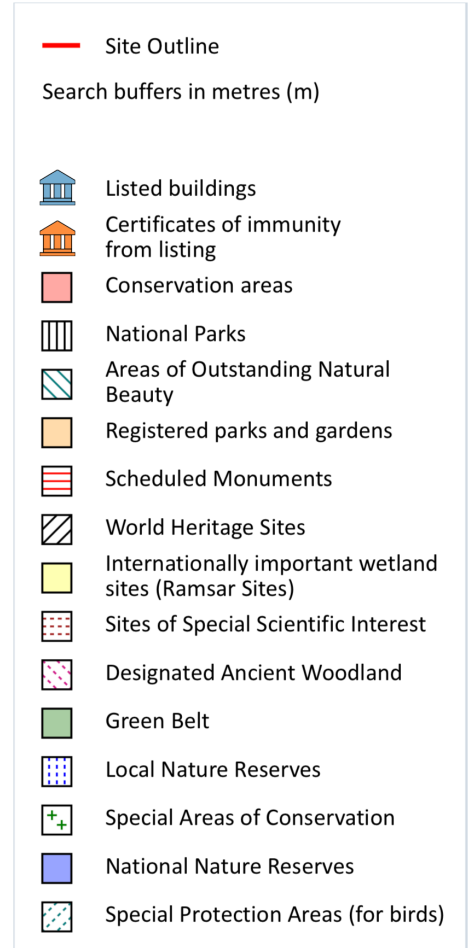
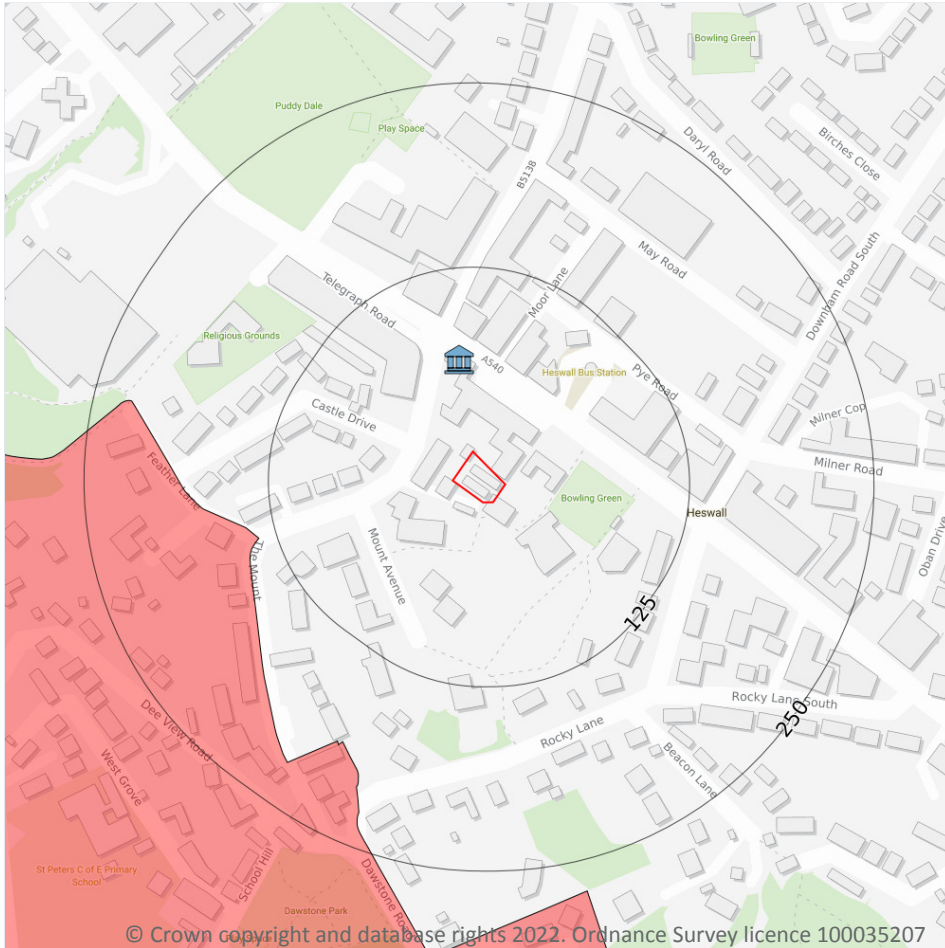
Ref: 51003007412001
Your ref: MB/THIREGEN
Grid ref: 326921 381748

ID	Distance	Direction	Details	
6	3-4 km	NW	Site Name: 12 Dawlish Road, Wirral, Merseyside, CH61 2XP Planning Application Reference: APP/2009/6197/D Type of Project: Wind Turbine	Application Date: 2009-09-30 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of a wind turbine. Approximate Grid Reference: 325241, 384390
7	4-5 km	N	Site Name: Arrowe Brook Lane, Wirral, Wirral, Merseyside, CH49 3NY Planning Application Reference: APP/2006/5832/D Type of Project: Wind Turbine	Application Date: 2006-05-02 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 325519, 386094

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Planning constraints



Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
137 m	W	Heswall Lower Village	Wirral

This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
63 m	N	Lloyds Bank, Heswall, Wirral, CH60	II	1075380	18/10/1990

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Dangerous industrial substances (D.S.I. List 1)	Not identified
Former tanks	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former energy features	Identified	Pollution incidents	Identified
Former petrol stations	Not identified	Superficial hydrogeology	
Former garages	Identified	Aquifers within superficial geology	Not identified
Former military land	Not identified	Superficial geology	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Bedrock hydrogeology	
Waste site no longer in use	Not identified	Aquifers within bedrock geology	Identified
Active or recent landfill	Not identified	Groundwater abstraction licences	Not identified
Former landfill (from Environment Agency Records)	Not identified	Bedrock geology	Identified
Active or recent licensed waste sites	Not identified	Source Protection Zones and drinking water abstractions	
Recent industrial land uses	Identified	Source Protection Zones	Not identified
Current or recent petrol stations	Not identified	Source Protection Zones in confined aquifer	Not identified
Dangerous or explosive sites	Not identified	Drinking water abstraction licences	Not identified
Hazardous substance storage/usage	Not identified	Hydrology	
Sites designated as Contaminated Land	Not identified	Water courses from Ordnance Survey	Not identified
Historical licensed industrial activities	Not identified	Surface water abstractions	Not identified
Current or recent licensed industrial activities	Not identified	Flooding	
Local Authority licensed pollutant release	Identified	Risk of flooding from rivers and the sea	Not identified
Pollutant release to surface waters	Not identified		
Pollutant release to public sewer	Not identified		

Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified
Radon	
Radon	Not identified
Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Not identified
Proposed wind farms	Not identified
Proposed wind turbines	Identified

Wind and solar	
Existing and agreed solar installations	Not identified
Proposed solar installations	Not identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Identified
Listed Buildings	Identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally

vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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