

Battery Energy Storage System (BESS), Port Dundas

Preliminary Phase I Geo-Environmental Risk Assessment



November 2024

CONTROL SHEET

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EXECUTIVE SUMMARY

Site Name	Battery Energy Storage System (BESS), Port Dundas
Site Address and Grid Reference	Breedon Glasgow (Port Dundas) Concrete Plant, Glasgow, High Craighall Rd, Port Dundas, G4 9UD.
Primary Land Use	Concrete Batching Plant
Proposed Future Use	Battery Energy Storage System Facility
Current Neighbouring Site Uses	To the east/south is the Dundashill residential development, to the north is an electrical substation, to the west are commercial properties on High Craighall Road. The site is located near to Glasgow City Centre.
Site History	From the earliest map available, the site appears vacant until pre-1896. The Wellington Mills (Indiarubber) wellington boot factory then occupied the site until pre-1950. The factory buildings were extended into the central-east portion of the site at some point between 1923 and 1932. From the 1950 map to the 1973 map, further unlabelled factory-type buildings were present, though it is possible that these continue to be associated with the Wellington Mills, the map label for which has moved to the west. The site is labelled as Protective Clothing Factory from 1970 onwards. A chimney is present by 1980, the site appears to have been cleared and a 'works' then occupied the site by 1990 until post-2003 .
Geology	<p>The site is located upon the Limestone Coal Formation. The geology consists of sedimentary rock cycled of Clackmannan group type with presence of coal seams.</p> <p>Superficial deposits at the site comprise glacial till (diamicton) laid down during the Devensian stage of the Quaternary period .</p>
Hydrology	<p>The Forth and Clyde Canal is located approximately 150m to the west and south, and downgradient.</p> <p>The Forth and Clyde Canal (Glasgow Branch) is a surface water body (ID: 10714), in the River Kelvin catchment of the Scotland river basin district. This waterbody is classified by SEPA as having "High" water quality status with "Good ecological potential" (SEPA, 2022).</p>
Hydrogeology	<p>The site is located on the Clackmannan Group bedrock aquifer. BGS note the site to be a moderately productive multi-layered aquifer with low yields except where disturbed by mining. Flow is virtually all through fractures and other discontinuities. Passage Group has moderate yields up to 10 L/s.</p> <p>SEPA have classified groundwater quality as "Poor" (water body ID: 150677).</p>
Ecology	No designated ecological receptors within 250m.
Archaeology	The Forth and Clyde Canal is a scheduled monument and is located approximately 150m to the west and south, and downgradient.

Contamination Risk	<p>Following the Phase I geo-environmental risk assessment, including the historical review and site walkover, the following risk has been identified as Moderate:</p> <ul style="list-style-type: none"> • The Water Environment from migration of soluble/mobile contaminants into groundwater. <p>The following risks have been identified as Low to Moderate:</p> <ul style="list-style-type: none"> • Risk to Future Site Users from ingestion/inhalation of soils/dust/fibres; • Risk to Future Site Users from dermal contact with soils/dust; • Risk to Future Site Users from inhalation of vapours; and • Property in the form of Buildings and Services from direct contact with foundations/services; <p>The following risks have been identified as Low:</p> <ul style="list-style-type: none"> • Risk to Future Site Users from inhalation of ground gases; • Property in the form of Buildings and Services from accumulation of ground gas; and • Scheduled Monuments from the impacts on the Forth and Clyde Canal via water environment pathways.
Recommendations	<p>Based on the findings of the Phase I Geo-Environmental Risk Assessment, it is recommended that an appropriate Phase II site investigation should be undertaken prior to development works commencing on site to further determine the extent of possible contamination at the site and refine the associated risks. Stability risks relating to former coal mining should also be considered as part of intrusive investigation works. An appropriate Phase II investigation can be undertaken after an application has been submitted, prior to works commencing on site. However, Glasgow City Council should be consulted with regards to the scope of the Phase II works to confirm its suitability for fulfilling the conditions that will likely be applied, should consent be granted. A recommended scope can be provided under separate cover.</p>

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1 INTRODUCTION

1.1 Terms of Reference

In September 2024, Graham + Sibbald (acting on behalf of Fig Power), appointed EnviroCentre Ltd. to undertake a Phase I Geo-Environmental Risk Assessment and Preliminary Coal Mine and Ground Gas Risk Assessment for the purpose of the development of a Battery Energy Storage System (BESS) Facility in Port Dundas, Glasgow. The BESS site is hereafter referred to as 'the site' and is delineated by a red line boundary shown on Drawing No 000067-FIG-DR-0004 (Revision: P01) in Appendix A.

The site is currently occupied by a Breedon operated concrete batching plant that operates 24hrs a day. The site is accessible from the west via High Craighall Road and Mary Street, Port Dundas. The site is elevated above the surrounding area, where site elevations are outlined within the site topographical drawing found in Appendix A, named 'Topo Survey'.

The proposed development comprises a Battery Energy Storage System. It is understood that this comprises a series of self-contained units that will be brought to site and placed directly on to the ground. It is understood that no buildings are to be constructed on site and all internal spaces will be made of the self-contained battery units.

The following report details the methodology and findings of the desk study and site walkover, and the recommended actions to be taken prior to development of the site.

1.2 Objectives

The main objectives of the assessment were:

- To review the site history and to determine the previous land uses of the site and surrounding land;
- To determine the possibility of any contaminants being present on site or within the surrounding area based on current and previous land uses;
- To identify any potential receptors that may be present on site or within the surrounding area;
- To identify any potentially significant pollutant linkages present on site which could result in the designation of the land as contaminated;
- To determine requirements for further investigation (Phase II).

1.3 Methodology

The Phase I Risk Assessment is a review of available background data regarding the site and surrounding area. Information on geology, hydrogeology, ecology and the site history were obtained through the consultation of OS maps, geological and hydrogeological maps and historical maps, as well as data obtained from the Coal Authority, Scottish Environment Protection Agency (SEPA) and NatureScot.

The Phase I Geo-Environmental Risk Assessment has been carried out in line with the current legislation and guidance:

- The Environmental Protection Act 1990: Part IIA Contaminated Land, Statutory Guidance: Edition 2, Scottish Executive (Paper SE/2006/44), 2006;

- Planning Advice Note PAN33 Development of Contaminated Land Statutory Guidance, Scottish Executive, 2000;
- Investigation of Potentially Contaminated Sites: Code of practice, BS 10175:2011+A2:2017, British Standards Institute 2017;
- Department of Environment (DoE) Industry Profiles, Environment Agency, 1995; and,
- Model Procedures for the Management of Land Contamination, CLR11, DEFRA and the Environment Agency, 2004¹.

1.4 Report Usage

The information and recommendations contained within this report have been prepared in the specific context stated above and should not be utilised in any other context without prior written permission from EnviroCentre Limited.

If this report is to be submitted for regulatory approval more than 12 months following the report date, it is recommended that it is referred to EnviroCentre Limited for review to ensure that any relevant changes in data, best practice, guidance or legislation in the intervening period are integrated into an updated version of the report.

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¹ This document has been withdrawn and replaced in England but has not yet been formally replaced in Scotland.

2 LAND USE

Site Name	Battery Energy Storage System (BESS), Port Dundas
Site Address	Breedon Glasgow (Port Dundas) Concrete Plant, Glasgow, High Craighall Rd, Port Dundas, G4 9UD.
Grid Reference	NS 59021 66718
Approximate Site Area	0.6 Hectares
Current Site Use	Concrete Batching Plant
Proposed Site Use	Battery Energy Storage System Facility

2.1 Site Walkover

A site walkover was undertaken by EnviroCentre on 2nd October 2024, in dry, mild and bright weather conditions.

The Breedon Port Dundas site currently operates as a concrete batching plant, with the main structure and operations occurring in the centre of the site (Photograph 1). The site is accessed from the southwest corner and with vehicle traffic travelling in a clockwise direction around the batching facility (Photograph 2). In general, the site slopes gently from north to southwest, although nearer the site access gate the site topography slopes more significantly west. The site mostly comprises concrete hardstanding ground cover, except around the perimeter where there are areas of gravel and vegetation in places. The concrete hardstanding on site was noted to be in relatively poor condition, with frequent cracks and potholes present in places. The site office is currently present within the southern boundary and the canteen and other welfare facilities present in the northeast portion of the site (Photograph 3). Haulage vehicle parking bays are present in this area, upon concrete hardstanding (Photograph 4).

Adjacent south to the site canteen, a gear fluid storage area is present, with plastic drums stored on a suitable drip tray (Photograph 5). No obvious evidence of leaks or spills from these containers was observed.

The site is bound to the north by the Port Dundas Substation, which is located upgradient from the site and secured with a tall fence (Photograph 6).

A cordoned-off storage and waste area is present within the northern area of the site (Photograph 7). A full skip was present within this area and contained materials suggesting recent renovation to site facilities, such as metal pipes, a fridge, and wood. This area was tidy, and no waste materials were observed to be dumped on the ground. Within this area, a large (3,500 litre) steel diesel tank is present (Photograph 8). No bund structure was present around the tank, and it is unknown whether the tank is double-skinned/ internally banded. Spill kits were noted to be located adjacent to the tank. At the northeastern corner of the fuel tank, a small fuel leak/spill was observed upon the gravel, possibly from failure of the tank (Photograph 9). From the EnviroCentre site operative moving the gravel in the area,

a sand subsurface material was encountered, with no evidence of hardstanding beneath (Photograph 10).

West of the aforementioned cordoned-off storage and waste area, the concrete batching materials storage bays are present and extend along the site's northern boundary eastwards (Photograph 11). Materials within the storage bays comprised various grades of aggregate and sand.

A radio/telecommunications transmission tower is present in the site's northeastern corner and is secured off with a large fence (Photograph 12).

Along the site's southern boundary, there are 5 creosote-treated telegraph poles present (Photograph 13). No obvious evidence of significant ground contamination was observed on the sandy gravel at the base of these telegraph poles.

Within the southeastern portion of the site, a container storage area was observed in which there were 5 large empty Intermediate Bulk Container (IBC) containers labelled as Sika Visocrete (150 PF), described as "a modified polycarboxylate agent for high-range water reducer/superplasticiser as an admixture for concrete" (Photograph 14). Within the same area, were 3 empty blue drums of Maintain Fricofin LL, a "long-term antifreeze coolant concentrate based on mono ethylene glycol for heavy-duty application". The 3 empty drums were found to be weighed down using concrete breeze-blocks to prevent toppling over (Photograph 15). Both IBC containers and blue drums were found to be stored upon a sandy gravel base with no hardstanding present, however, no evidence of leaks or spills were observed in this area or coming from these empty containers.

Adjacent west to the concrete batching facility, there are 4 large black plastic butts/silos located upon hardstanding, with no evidence of leaks or spills (Photograph 16). It is expected these are associated with the concrete batching process; however the contents of these silos are unknown but considered likely that they contain water. Within the same area, a Carbon Dioxide (CO₂) tank is located and observed to be in new/good condition (Photograph 17). Within this area, a new batch of full 25L drums of Sika Visocrete (150 PF) was observed present upon the hardstanding (Photograph 18).

Adjacent west to the concrete batching facility, a machine part was observed upon the concrete hardstanding. The machine part was observed to be leaking a yellow-white oily substance and spilling downgradient into a crack in the hardstanding (Photograph 19). The quantities of oil leaking out of the component are considered to be relatively small.

A concrete washout area is present within the southern portion of the site and adjacent west to the site office (Photograph 20). Surface water runoff from the batching facility was observed to flow overground and downgradient to pond in this washout area (Photograph 21). An overflow pipe allows for excess water to discharge into a deeper dug out trench (Photograph 22). A 'Dirty Water Pump' was observed to be running during the walkover (Photograph 23). It is not clear if whether the treated water is then taken off site or recycled into the concrete batching process at the site.

A large stockpile of sand (possibly concrete washout waste) is stored adjacent to the washout area and site office (Photograph 24).

2.2 Neighbouring Site Uses

Table 2-1: Land Uses Surrounding the Site

Description	<50m	50-250m	250-1km	Comments (approximate distances)
Recreational Grounds	X	X	✓	Pinkston Watersports is located 250m to the southeast. The Loading Bay Skatepark is located 310m to the east. Cowlairs Park is located 500m

Description	<50m	50-250m	250-1km	Comments (approximate distances)
				to the north. Pinkston Basin Terraces Park is located 480m to the southeast. The Baird Brae Playpark is located 520m to the northwest. The Hamiltonhill Claypits Local Nature Reserve (LNR) is located 650m to the northwest. Sighthill Park is located 660m to the east.
Allotments	X	X	✓	The Hamiltonhill Allotments are located 680m to the northwest.
Residential	✓	✓	✓	<p>The Dundashill (Plot 3) residential development is located adjacent south and east of the site – additional phases of the development are proposed/under construction further to the east. Residential flats are located at Spiers Wharf 130m to the east. Additional residential areas within 1km of the site include:</p> <ul style="list-style-type: none"> • Dundasvale Court, Cowcaddens: 360m to the southwest; • Woodside: 440m to the west; • Oakbank: 460m to the west; • Hamiltonhill: 525m to the north; • Sighthill: 540m to the east; • Garnethill: 610m to the southwest; • Townhead: 845m to the southeast; • Possilpark: 860m to the north; and • Keppochill; 897m to the northeast. <p>The site is located near Glasgow City Centre, and therefore residential properties exist at greater distances in all directions from the site.</p>
Commercial	✓	✓	✓	The Craighall Business Park bounds the site to the west and spans round to the north, including various commercial properties. Spiers Wharf is located 130m to the east, comprising various commercial properties. Various commercial properties are located on Payne Street and Townsend Street, 170m to the south. The National Theatre of Scotland is located 280m to the northwest. The Scottish Opera Production Studios, the Scottish Conservatoire and other commercial properties (off Sawmillfield Street) are located on 300m to the west. Booker Wholesale is located 350m to the north. Various commercial properties are located on Pinkston Road, 500m to the east. The Saracen Street retail park comprising Screwfix, Tool Station, and Howdens is located 640m to the north.
Industrial	✓	X	✓	The Dundashill Electrical Substation bounds the site to the north. The Biffa Waste Management Glasgow - Transfer Station is located on Pinkston Road, 550m to the east. Arifs Autofix (a vehicle repair shop) is located 560m to the east, on Pinkston Road.
Agriculture	X	X	X	None identified within 1km.
Hospitals	X	X	X	None identified within 1km.
Schools	X	X	✓	The Abercorn Secondary School is located 385m to the west. St Joseph's Primary School is

Description	<50m	50-250m	250-1km	Comments (approximate distances)
				located 430m to the west. The Oakgrove Primary School is located 625m to the west. The Sighthill Community Campus is located 825m to the east. Broomlea-Saracen Primary School (part of the Keppoch Campus) is located 830m to the north.
Railways	X	X	✓	The Edinburgh to Glasgow via Falkirk Railway Line is located 580m to the east.

2.3 Historical Land Uses

Historic maps for the site and its surrounds were obtained from Groundsure. Maps at 1:500 scale were available for 1862 only. Maps at 1:2,500 scale (or similar) were available from 1861 to 2003. Maps at 1:10,000 (or similar) were available from 1897 to 2024.

An 'Enviro+Geo Insight' report was purchased from Groundsure and provides further detailing of the site and surrounding historical land uses. This report can be found in Appendix D.

2.3.1 Historical Land Uses on Site

From the earliest map available, the site appears vacant until pre-1896. The Wellington Mills (Indiarubber) wellington boot factory then occupied the site until pre-1950. The factory buildings were extended into the central-east portion of the site at some point between 1923 and 1932. From the 1950 map to the 1973 map, further unlabelled factory-type buildings were present, though it is possible that these continue to be associated with the Wellington Mills, the map label for which has moved to the west. The site is labelled as Protective Clothing Factory from 1970 onwards. A chimney is present by 1980, the site appears to have been cleared and a 'works' then occupied the site by 1990 until post-2003.

2.3.2 Historical Land Uses off Site

The site is located within a historically industrial area. A summary of key potentially contaminative historical land uses within 250m of the site is given in Table 2-2 below.

Table 2-2: Historical Land Uses Surrounding the Site

Land Use	Dates Present on Map		Distance	Direction
	From	To		
Dundashill Grain Mills	1861	1913	100m	South
City Flour Mills	1861	1933	120m	West
Well	1861	1863	120m	Northeast
Port Dundas Distillery	1861	2011 ²	130m	East
Port Dundas Sugar Refinery and Stores	1861	1913	150m	Northeast
Glasgow Saw Mill	1861	1863	200m	West
Hundredacre Hill Dairy	1861	1913	200m	Northeast
Coal Yard	1861	1863	240m	Southwest
Chemical Works	1861	1913	240m	Southeast
Dundashill Distillery, later <i>Bonded Warehouses</i>	1861	1995	60m	South

² Information obtained from Google Earth imagery.

Land Use	Dates Present on Map		Distance	Direction
	From	To		
Oil Works	1861	1863	75m	West
Flint Glass Works	1861	1863	75m	West
Iron Foundry	1861	1863	90m	Southeast
Chemical Works	1896	1952	<10m	East
Railway (North Spiers Wharf)	1896	1962	120m	South and West
Malt Roasting House (Vulcan Maltings	1896	1962	140m	Northeast
Phoenix Iron Works (formerly Glasgow Saw Mill)	1896	1896	200m	West
Jute Works	1896	1896	250m	Northwest
City Saw Mills	1896	1952	250m	Northwest
Electric Generating Station (formerly Phoenix Iron Works)	1913	1913	200m	West
Port Dundas Substation	1932	Present	0m ⁽³⁾	North
Wheatsheaf (Flour) Mills	1932	1952	210m	Northwest
Dundashill Bakery	1932	1952	75m	West
Tanks	1949	1952	210m	Northeast
Wellington Mills (site expansion from onsite factory)	1950	1973	<10m	West
Bonded Stores/Warehouses (associated with the Port Dundas Distillery)	1950	1984	120m	East
Bonded Stores (Formerly the City Flour Mills)	1950	1984	120m	West
Electricity Substation	1950	1952	140m	Northeast
Refuse Heap	1950	1973	150m	North
Tanks	1950	1992	75m	East
Electrical Substation	1970	Present	0m	North
Cooperage	1970	2003	100m	Southwest
Tanks (associated with Distillery)	1970	1995	190m	Northeast
Works with Chimney and Tanks ⁴	1980	2011	40m	Northeast
Cement Depot (formerly Dundashill Bakery)	1980	1995	75m	West
Tank	1980	2003	80m	Southeast
Builders Yard	1990	1995	0m	West
Electricity Substation	1990	Present	110m	West
Tank	1990	2003	120m	Southeast
Tank	1990	2003	20m	South

2.4 Consultations and Other Information

Table 2-3: Consultations and Other Information

Landfill Sites in the Vicinity	No SEPA permitted landfill sites located in the vicinity of this site.
Underground Storage Tanks (USTs) on Site	Based upon the site walkover it is considered unlikely that there are any USTs on site.
Potential for Unexploded Ordnance (UXO)	The site is located at a Luftwaffe Strategic Target location, and therefore possible UXO could be

³ Extended to the southwards to the site's northern boundary by 1950.

⁴ Tanks developed on site by 1990.

	present within subsurface soils at the site. However, according to the interactive map provided by Zetica UXO, the site is located within an area of “low” risk from UXO.
Presence of Radon	According to the interactive map provided by UK Radon Maps, the site lowest band of radon potential. Less than 1% of homes at or above the Action Level.

2.5 Coal Mining Information

According to the interactive map provided by the Coal Authority, the site is located within:

- A Coal Mine Reporting Area;
- A Development High Risk Area;
- A Surface Coal Resource Area; and
- Area of Probable Shallow Coal Mine Workings.

A CON29M report was obtained from the Coal Authority which notes that the site “does not lie within the potential zone of influence of any recorded underground coal workings”, but that “The Coal Authority [are] aware of coal at or close to the surface which may have been mined in the past”. The CON29M report is included in Appendix E.

A Consultants Coal Mining Report for the site was also obtained from The Coal Authority and can be found in Appendix E. The report notes that the site is in proximity to the “Meiklehill Main” Coal Seam, located approx. 30m north of the site. The location of the Coal Seam Outcrop is found in the Coal Authority Drawing in Appendix E.

No mine entries are recorded within 100m of the site boundary and the Coal Authority has not recorded any site investigations, remediated sites or coal mining subsidence incidents within 50m of the site boundary. Similarly, no mine gas incidents have been recorded by the Coal Authority within 500m of the site boundary, however, this does not preclude any potential risks or negate the requirement for a mine gas risk assessment.

3 ENVIRONMENTAL SETTING

3.1 Geology

Table 3-1: Geology and Hydrogeology Summary

Geological Maps Consulted	BGS (British Geological Survey), GeoIndex (onshore) – Bedrock Geology (1:50,000 scale); Superficial Geology (1:50,000 scale).
Geological Setting	<p>The site is located upon the Limestone Coal Formation. The geology consists of sedimentary rock cycles of Clackmannan group type with presence of coal seams.</p> <p>Superficial deposits at the site comprise glacial till (diamicton) laid down during the Devensian stage of the Quaternary period. As outlined in the Enviro+Geo Insight Report in Appendix D, made ground is present within the western portion of the site.</p>
Hydrogeology	<p>The site is located on the Clackmannan Group bedrock aquifer. BGS note the site to be a moderately productive multi-layered aquifer with low yields except where disturbed by mining. Flow is virtually all through fractures and other discontinuities. Passage Group has moderate yields up to 10 L/s.</p> <p>SEPA have classified groundwater quality as “Poor” (water body ID: 150677).</p>
Groundwater Vulnerability	Groundwater vulnerability is estimated to be Class 2: “Vulnerable to some pollutants, but only when they are continuously discharged / leached”.

3.2 Surface Water

The Forth and Clyde Canal is located approximately 150m to the west and south, and downgradient.

The Forth and Clyde Canal (Glasgow Branch) is a surface water body (ID: 10714), in the River Kelvin catchment of the Scotland river basin district. This waterbody is classified by SEPA as having “High” water quality status with “Good ecological potential” (SEPA, 2022).

3.3 Archaeological Sites

The Forth and Clyde Canal is a scheduled monument and is located approximately 150m to the west and south, and downgradient.

3.4 Ecological Receptors

No designated ecological receptors within 250m.

4 ASSESSMENT OF RISKS

4.1 Contaminated Land Assessment Framework

The preliminary risk assessment for the site is constructed through the consideration of information gained during the initial desk study and site walkover. The objective of these procedures is to identify any potential risks that might be present on site in the form of contaminants, and the likelihood of these contaminants posing a risk to potential receptors located on and off site through the presence or potential formation of pollutant linkages.

In order to assess the risk posed by potential contaminants present on site, the identification of: sources of contamination; potential receptors of contamination in and around the site; and potential pollutant linkages must take place. Pollutant linkages represent the pathways by which contaminants come into contact with receptors. The definitions of source, pathway, receptor, as used within a standard conceptual model, are outlined in the table below:

Source	Contaminated material and/or gases/vapours.
Pathway	The route via which the receptor can be, or is being exposed to contamination.
Receptor	The people, property, ecosystem and/or water environment that may be affected by the source of contamination.

In order to determine the need for further investigation and remediation prior to development, or a change in a land use on site, evidence is required that suggests contaminants may be present on site, which may, as a result of any proposed development, result in significant harm being caused to receptor(s), or where a proposed development presents a significant possibility of significant harm being caused to that receptor(s). This preliminary assessment has been produced based upon the proposal for a BESS facility with relevant infrastructure at the site.

The Scottish Government has adopted a 'suitable for use' approach to ensure that land is suitable for its current use and/or is made suitable for any new use before planning permission is given. Remediation work can be limited to preventing unacceptable risks to human health or the environment in relation to the current or future land use.

The conceptual model developed through the overall risk assessment process acts to support the identification and assessment of pollutant linkages. As more information is gained throughout the risk assessment process regarding the site in question, this conceptual model can then be refined and revised.

Each tier of the risk assessment follows the same basic steps, as set out in CLR11:

- **Hazard Assessment** – analysing the potential for unacceptable risks (what pathways and receptors could be present, what pollutant linkages could result, and what the effects could be).
- **Risk Estimation** – predicting the magnitude and probability of possible consequences (what degree of harm or pollution might result and to what receptors and how likely is it) that may arise as a result of a hazard.
- **Risk Evaluation** – Deciding whether a risk is unacceptable.

4.2 Site Specific Risk Assessment and Conceptual Model

A conceptual model for the proposed BESS facility has been developed as per BS: 10175:2011 + A2:2017 and CLR11 in order to help visualise and inform the risk assessment. Based on these procedures, and the current information known about the site, potential sources of contamination on site have been assessed as follows:

Table 4-1: Identification of Potential Contaminant Sources - Onsite

Type	Likely Source?	Comments
Organics	Possible	<p>The site historically was occupied by the Wellington Mills (Indiarubber) wellington boot factory between approx. 1896 and 1980. Department for the Environment's Industry Profile for rubber processing works suggests potential contaminants associated with this industry include petroleum hydrocarbons, PCBs, PAHs, VOCs, oils, phenols, metal oxides, acids and alkalis.</p> <p>A machine part was observed to be leaking an oily substance onto the hardstanding in the surrounding area. Downslope of the hardstanding, a large crack was observed where the oil was spilling into. This may have resulted in localised contamination of soils beneath the hardstanding.</p>
Inorganics	Possible	<p>In addition, a large diesel tank was observed to be leaking onto the gravel (permeable) ground surface within the storage and waste area. Any spills could result in localised elevated TPH concentrations. In addition, diesel storage onsite can give rise to elevated sulphate concentrations within soils.</p> <p>The site currently operates as a concrete batching plant. A number of chemical additives are utilised within the batching process. The site walkover outlined onsite use of Sika Visocrete (150 PF), a modified polycarboxylate agent for high-range water reducer/superplasticiser which contains 2-octyl-2H-isothiazole-3-one (OIT). In addition, Maintain Fricofin LL, a long-term antifreeze coolant concentrate based on mono ethylene glycol. Both chemical additives found on site come in liquid form. No evidence of leaks or spills of these chemical additives were observed during the walkover and are likely to be of generally low environmental risk in any case (e.g. of low persistence), and therefore have not been carried forward to the CSM.</p> <p>Creosote-treated telegraph poles were observed within the site boundary. Creosote impregnation treatment, using a mix of chemicals, is often used to give timber poles a longer life span by preventing rot. Coal tar creosote contains polycyclic aromatic hydrocarbons (PAHs), phenols, and creosols, which have the potential to leach into the ground. However, this is not considered to be significant contaminant source, and therefore have not been carried forward to the CSM.</p> <p>Run-off from concrete operations and concrete washout water are highly alkaline, increasing risk to the water environment from surface water runoff and infiltration where management practices are poor. It is noted that concrete washout appears to be managed on site. It is noted also that concrete becomes inert as it dries and that concrete handling/processing will not be undertaken post-development, and therefore this has not been carried forward to the CSM.</p>
Metals and Metalloids	Possible	

Asbestos	Possible	The Wellington Mills (Indiarubber) wellington boot and protective clothing factory occupied the site historically. The factory buildings were further extended to the east between 1932 and 1950. By 1980 the site appears to be cleared and factory buildings demolished. Whilst the building construction materials of the factory are not known, the development occurred during a period of use of Asbestos Containing Materials (ACMs) in construction in the UK. Therefore, there is a possibility of ACM and associated fibres being present beneath the site's existing hardstanding which could be exposed during site redevelopment.
Ground Gases	Possible	<p>The site is located in an area of historic mine workings. Data from the Coal Authority notes that the site is in proximity to the Meiklehill Main Coal Seam Outcrop, located approx. 30m north of the site and that the site is located within a Development High Risk Area. There is therefore potential for mine gas generation beneath the site.</p> <p>The site is anticipated to have had some cut and fill works undertaken associated with the facility development. Made ground can give rise to the presence of biodegradable materials and other contaminants. The presence of biodegradable material within made ground, where present, can be a potential source of ground gas.</p> <p>Degrading hydrocarbons in soil can also present a potential source of ground gas.</p>

Table 4-2: Identification of Potential Contaminant Sources – Offsite

Type	Likely Source?	Comments
Organics	Possible	<p>The Port Dundas Substation is located adjacent north and upgradient to the site. Historical mapping outlines this substation was developed in approximately 1932, where it was further extended up to the site boundary by 1950. Contaminants associated with substations may include heavy metals, total petroleum hydrocarbons (TPH) and polyaromatic hydrocarbons (PAHs). PCBs were used in substations until they were banned from new use in 1986, although may have continued in existing use after this time.</p> <p>In addition, the historical land uses off site noted above within Table 2-2 increase the potential of sources of contaminants of concern (fuel oils, acids, alkalis, organic compounds (phenols, TPH, sVOCs (including PAHs) and VOCs), inorganic compounds (including sulphates) and heavy metals) within the area. It is not considered likely that these offsite sources would cause significant impact on the site given the topography of the area and the site's elevation above its surrounds. However, these sources cannot be ruled out.</p>
Metals and Metalloids	Possible	
Inorganics	Possible	
Asbestos	Possible	Several commercial and industrial land uses (both historic and present) surround the site, as noted above in Table 2-2. The historic redevelopment of the surrounding area through the 20 th century increases the possibility of use of asbestos containing material (ACMs) in the area, for example within chimney stacks or roof tiles.
Ground Gases	Possible	The site is an area of known coal mining. There is therefore potential for generation of coal mine gas and release from neighbouring workings.

4.3 Coal Mine Gas Discussion

Review of the potential risks associated with coal mine gas has been undertaken following the guidance within CL:AIRE's Good Practice for Risk Assessment for Coal Mine Gas Emissions (October 2021).

Review of the Coal Authority Interactive Map confirms the site is located in the following areas:

- A Coal Mine Reporting Area;
- A Development High Risk Area;
- A Surface Coal Resource Area; and
- Area of Probable Shallow Coal Mine Workings.

To inform the ground gas discussion, a Coal Authority Consultant's Coal Mining Report has been obtained for the site. A copy of the report is included in Appendix E. The report indicates the site is in proximity to the Meiklehill Main Coal Seam, located approx. 30m north of the site. It is also noted that there are probably unrecorded shallow workings in the area.

The Coal Authority consultant's report records:

- No reports of coal mine gas emissions to the Coal Authority within 500m of the enquiry boundary;
- No mine entries recorded within 100m of the enquiry boundary;
- No past underground mining recorded;
- No spine roadways recorded at shallow depths;
- No faults, fissures or breaklines recorded.
- No opencast mines recorded within 500m of the enquiry boundary; and
- No Coal Authority managed tips recorded with 500m of the enquiry boundary.

By utilising the *Decision Support Tool for Mine Gas Risk Assessment* within the aforementioned CL:AIRE guidance, the site can be defined within a gas risk zone (No Mine Gas, Negligible Risk, Low Risk, Moderate Risk, or High Risk). As the site is located within an area of *Probable Shallow Coal Mine Workings*, the development site is currently classified as being within a **High Risk Zone** by this tool.

With respect to the age of workings it is noted that for methane generation the CL:AIRE guidance states:

Abandoned mines can continue to release methane until the workings are completely flooded or the gas reserve is depleted (WSP, 2011). Abandoned mine methane (AMM) emissions are characterised by a high rate of release immediately following closure, then falling to much lower rates of emission over a period of 8 to 10 years. In one study emissions completely stopped after 15 to 20 years although the majority of methane currently vented by the Coal Authority surpasses this timescale (Duda and Krzemien, 2018).

As such, the information on the long-term generation potential from coal seams is not definitive but, given that several decades have passed since the seams were likely last worked (if indeed they were worked at all), the potential for significant ongoing generation is likely to be limited.

With respect to generation of carbon dioxide the CLAIRE guidance states:

Time since exposure. The longer the time coal has been exposed the lower the risk. Oxidation history has a significant effect on the reactions between coal and oxygen at low temperatures. It was observed that a weathered or oxidised coal consumes oxygen at a rate far lower than a freshly mined or crushed coal.

As such, in line with the comments on potential for methane generation, the risk of significant ongoing carbon dioxide generation is likely to be reduced as a result of the period of time elapsed since the seam was last worked (if the seam was worked at all).

The Coal Authority do not have records of underground coal mining in the vicinity, though shallow workings are “probable”. Potential risks associated with mine gas risk cannot currently be ruled out at this stage and a detailed mine gas risk assessment, incorporating gas monitoring, is likely to be required.

4.4 Receptors

Potential receptors to site contamination have been identified in Table 4-3 below.

Table 4-3: Receptors

Type	Present?	Possible receptor to site contamination?	Comments
Human Health¹			
Future Site Users	✓	✓	<p>Site currently operates as a concrete batching plant with site workers present on site 24hrs of the day.</p> <p>The site is to be redeveloped into a Battery Energy Storage System. The client has confirmed that there will be no workers based on-site on a full-time basis and that the site will be visited infrequently for maintenance purposes.</p>
Property in the form of buildings and services			
Buildings on site	✓	✓	<p>Site currently operates as a concrete batching plant with associated infrastructure.</p> <p>The site is to be redeveloped into a Battery Energy Storage System facility with associated infrastructure. It is confirmed the development proposals will comprise a concrete hardstanding, as a solid base for the storage facility. The development will also comprise installation of subsurface cables. The client has also confirmed there will be no buildings constructed on the site that will penetrate the ground. The containers proposed for storage at the BESS facility will be placed fully above ground level. It is assumed that any service penetrations will be sealed.</p>
Buildings off site	✓	✓	The Dundashill residential development (Plot 3) is located adjacent south and east for the site.
Scheduled Monuments	✓	✓	The Forth and Clyde Canal is a scheduled monument and is located approximately 150m to the west and south, and downgradient.
Property in the form of crops or animals²			
Crops inc. timber	X	X	Not present on the site.
Produce grown domestically or on allotments for consumption	X	X	Not present on the site.
Livestock	X	X	Not present on the site.

Type	Present?	Possible receptor to site contamination?	Comments
Wild animals which are the subject of shooting or fishing rights	X	X	Not identified on the site.
Water Environment			
Groundwater	✓	✓	BGS note the site to be a moderately productive multi-layered aquifer with low yields except where disturbed by mining.
Surface Water	✓	X	The Forth and Clyde Canal is located approximately 150m to the west and south, and downgradient. SEPA classify this waterbody has having "High" water quality status. However, the canal is likely to be lined which will provide isolation from its surrounds. There are no other identified surface waters within 250m of the site.
Coastal Water	X	X	None in proximity to site.
Ecological systems, or living organism forming part of such a system			
NNR, SSSI, SAC, SPA, Ramsar Site, National Park	X	X	None identified.

¹Construction workers (e.g. during re-development work) are not considered as a receptor under the Contaminated Land Regulations; protection of construction workers is covered by HSE regulations.

²Property in the form of crops or animals is included for completeness but not taken forward separately within the conceptual site model, as relevant linkages are typically subordinate to those to other receptors.

4.5 Conceptual Site Model

A Conceptual Site Model has been developed for the site and is given in Table 4-4.

Table 4-4: Conceptual Site Model for Risk to Receptors

Source		TPHs/ PCBs	SVOCs	Heavy Metals	VOCs	Sulphate	Ground Gases	Asbestos	Notes
Receptor: Future Site Users (Human Health)									
PATHWAY	Ingestion/inhalation of soils/dust/fibres	✓	✓	✓	✓	✓	X	✓	<p>The site ground cover currently comprises a concrete hardstanding providing a layer between the site and the subsurface soils beneath. The development proposals include to retain the existing concrete hardstanding at the site, as a solid base for the storage facility. The development will also comprise installation of subsurface cables.</p> <p>A wellington boot rubber manufactory historically occupied the site, potentially giving rise to residual contamination associated within this industry within soils at the site.</p> <p>A large diesel tank was observed to be leaking onto the gravel within the storage and waste area. From these sources and pathways, contaminants of concern are likely able to penetrate into subsurface soils at the site.</p>
	Dermal contact with soils/dust	✓	✓	✓	✓	✓	X	X	<p>A machine part was observed to be leaking oil onto the hardstanding in the surrounding area where a crack was observed (Photograph 19). However, contamination arising from this is likely to be very localised.</p> <p>The Port Dundas Substation is located adjacent north and upgradient to the site. Substation transformers historically utilised PCBs and TPHs, potentially in large quantities, that could have possibly migrated downgradient to subsurface soils at the site. Although the presence of these contaminants in the ground within the substation compound cannot be excluded.</p> <p>The Wellington Mills (Indiarubber) occupied the site until approximately 1980. There is a possibility of ACM and fibres beneath the site's existing hardstanding from the factory buildings being demolished which could be exposed during site redevelopment.</p>

Source	TPHs/ PCBs	SVOCs	Heavy Metals	VOCs	Sulphate	Ground Gases	Asbestos	Notes
								<p>The historical land uses off site noted above within Table 2-2 increases the potential of sources of contaminants of concern at the site (e.g. the chemical works historically at the east). Whilst the topography of the area and the site's elevation above its surrounds reduces the risk of overland migration of contaminants from these sources, the risk from other pathways (e.g. groundwater migrations or dumping/use of wastes) from these sources cannot be ruled out.</p> <p>As the BESS facility will require to be developed upon a concrete hardstanding, this will provide an active barrier between future site users and the potentially contaminated soils below. As a result, the risk to Future Site Users is therefore expected to be Low to Moderate.</p>
Inhalation of vapours	✓	✓	X	✓	X	X	X	<p>A wellington boot rubber manufactory historically occupied the site, potentially giving rise to residual contamination associated within this industry within soils at the site. Vapours from the degradation of residual contaminants is possible, however, the risks associated with these is reduced due to the amount of time that has since passed, however cannot be ruled out.</p> <p>A machine part was observed to be leaking oil onto the hardstanding in the surrounding area where a crack was observed (Photograph 19). However, contamination is likely to be very localised.</p> <p>A large diesel tank was observed to be leaking onto the gravel within the storage and waste area. The small leak at the rear of the tank gives rise to TPH contamination within soils at the site.</p> <p>All of the above sources may provide a risk of vapour production at the site. However, the more recent inputs are considered likely to be localised. Lighter, volatile TPH fractions from any legacy contamination pertaining to the wellington boot factory will have</p>

Source	TPHs/ PCBs	SVOCs	Heavy Metals	VOCs	Sulphate	Ground Gases	Asbestos	Notes
								<p>degraded before the heavier molecules meaning that the potential for volatiles to remain present in soil is considered to be unlikely.</p> <p>As a result, the risk to Future Site Users from inhalation of vapours is therefore expected to be Low to Moderate.</p>
Inhalation of ground gases	X	X	X	X	X	✓	X	<p>The site is located in an area of probable shallow mine workings. The Coal Authority's Coal Mining Report outlined the site is in proximity to the Meiklehill Main Coal Seam, located approx. 30m north of the site. CL:AIRE's <i>Decision Support Tool for Mine Gas Risk Assessment</i> outlines the site is within a High Risk Zone due to being located within an area of probable shallow coal mine workings.</p> <p>Diesel spills entering the subsurface soils (beneath the hardstanding) onsite were observed during the site walkover, though their extent is considered likely to be localised. Degrading hydrocarbons in soil can give rise to ground gases.</p> <p>The site is anticipated to have had some cut and fill works undertaken associated with the development. Made ground gives rise to the risk of ground gas generation beneath the site.</p> <p>The client has confirmed there will be no buildings constructed on the site that will penetrate the ground. The containers which will house the BESS facility will be placed fully above ground level, and it is assumed that these will have sealed service penetrations. This will allow any gases, where present, to freely vent and as opposed to collecting in internal spaces. In addition, the client has confirmed that there will be no personnel based on site on a full-time basis and that the site will be visited infrequently for maintenance purposes.</p> <p>Despite the potential ground gas sources on site, along with the classification from the CL:AIRE coal mining guidance, the risk to</p>

Source	TPHs/ PCBs	SVOCs	Heavy Metals	VOCs	Sulphate	Ground Gases	Asbestos	Notes	
								Future Site Users is considered to be reduced as all buildings proposed onsite will be fully above ground level (assumed with sealed service penetrations), allowing any gases to freely vent, as opposed to collecting in internal spaces. In addition, the site will be visited infrequently. Therefore the risk is considered to be Low .	
Receptor: Property in the form of Buildings and Services									
PATHWAY	Direct contact with foundations/services	✓	X	✓	X	✓	X	X	The site is to be developed into a BESS facility. The development proposals will comprise a concrete hardstanding, as a solid base for the storage facility. The development will also comprise installation of subsurface cables. Given that during the walkover diesel spills were observed upon gravel and an oil spill entering subsurface soils via cracks in the hardstanding, there is the potential for residual contaminants to be present. The presence of these may result in potentially corrosive conditions within the subsurface, primarily related to the potential presence of petroleum hydrocarbons, sulphates from diesel, and corrosive pHs in shallow soils. This could affect both concrete and services installed in the subsurface. However, whilst sub-surface cabling is proposed, the client has confirmed there will be no buildings constructed on the site that will penetrate the ground with foundations. The containers proposed which will accommodate the BESS facility will be placed fully above ground level.
	Accumulation of ground gas	X	X	X	X	X	✓	X	The risk to property from direct contact is considered to be Low to Moderate . The site is located in an area of historic mine workings. The Coal Authority's Coal Mining Report outlined the site is in proximity to the Meiklehill Main Coal Seam, located approx. 30m north of the site. CL:AIRE's Decision Support Tool for Mine Gas Risk Assessment outlines the site is within a High Risk Zone due to being located within an area of probable shallow coal mine workings.

Source	TPHs/ PCBs	SVOCs	Heavy Metals	VOCs	Sulphate	Ground Gases	Asbestos	Notes
								<p>The site is anticipated to have had some cut and fill works undertaken associated with the development. Made ground gives rise to the risk of ground gas generation beneath the site.</p> <p>The client has confirmed there will be no buildings constructed on the site that will penetrate the ground. The containers which will house the BESS facility will be placed fully above ground level, and it is assumed that these will have sealed service penetrations. This will allow any gases to freely vent.</p> <p>Despite the potential ground gas sources on site, along with the classification from the CL:AIRE coal mining guidance, the risk to Property is reduced as all buildings proposed onsite will be fully above ground level (with sealed service penetrations), allowing any gases to freely vent. Therefore the risk is considered to be Low.</p>
Receptor: Water Environment								
Migration of soluble/mobile contaminants into groundwater	✓	✓	✓	✓	✓	X	X	<p>The site is located a moderately productive multi-layered aquifer with low yields except where disturbed by mining. Groundwater quality is classified as "Poor". In addition, groundwater vulnerability is estimated to be Class 2: "Vulnerable to some pollutants, but only when they are continuously discharged / leached".</p> <p>There is potential for aforementioned soluble contaminants to be present in subsurface soils and subsequently leach into the underlying groundwater body.</p> <p>The risk associated with this pathway is considered to be Moderate.</p>

Source		TPHs/ PCBs	SVOCs	Heavy Metals	VOCs	Sulphate	Ground Gases	Asbestos	Notes
Receptors: Scheduled Monuments									
PATHWAY	Impacts on the Forth and Clyde Canal via water environment pathways	✓	✓	✓	✓	✓	X	X	As noted previously, surface water contained within the canal is excluded as a potential receptor. Due to the nature and scale of any contamination anticipated at the site, and the distance from the canal (150m), any significant impact on the structure of the canal is also considered unlikely.
									As such, the risks to the Scheduled Monument are considered to be Low .

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

In September 2024, Graham + Sibbald, on behalf of Fig Power, appointed EnviroCentre Ltd. to undertake a Phase I Geo-Environmental Risk Assessment and Preliminary Coal Mine and Ground Gas Risk Assessment for the purpose of the development of a Battery Energy Storage System (BESS) Facility in Port Dundas, Glasgow.

The site historically had been occupied by the Wellington Mills (Indiarubber) wellington boot protective clothing factory the site until pre-1950. The factory buildings were extended into the central-east portion of the site at some point between 1923 and 1932. From the 1950 map to the 1973 map, further unlabelled factory-type buildings were present, though it is possible that these continue to be associated with the Wellington Mills, the map label for which has moved to the west. The site is labelled as Protective Clothing Factory from 1970 onwards. A chimney is present by 1980, the site appears to have been cleared and a 'works' then occupied the site by 1990 until post-2003 .

A site walkover was undertaken by EnviroCentre on 2nd October 2024. The site currently exists as an active concrete batching facility, operated by Breedon. A large steel diesel tank was observed to be leaking onto gravel, with no evidence of hardstanding beneath. A machine part was observed to be leaking oil and spilling downgradient into a crack in the hardstanding. The concrete hardstanding on site was noted to be in relatively poor condition with frequent cracks and potholes present in places.

The site is located within a Coal Mine Reporting Area; a Development High Risk Area; a Surface Coal Resource Area; and in an area of Probable Shallow Coal Mine Workings. A Coal Authority Consultants Coal Mining Report indicates the site is in proximity to the Meiklehill Main Coal Seam, located approx. 30m north of the site. No mine entries are recorded within 100m of the site boundary and the Coal Authority has not recorded any site investigations, remediated sites or, coal mining subsidence incidents within 50m of the site boundary. Similarly, no mine gas incidents have been recorded by the Coal Authority within 500m of the site boundary, however, this does not preclude any potential risks or negate the requirement for a mine gas risk assessment. By utilising the CL:AIRE *Decision Support Tool for Mine Gas Risk Assessment*, the site is defined as being within a *High Risk Zone* due to being located within an area of Probable Shallow Coal Mine Workings.

The site is to be redeveloped into a Battery Energy Storage System (BESS) facility with associated infrastructure. The development proposals will comprise retaining the existing concrete hardstanding, as a solid base for the storage facility. The development will also comprise installation of subsurface cables. The client has confirmed there will be no buildings constructed on the site that will penetrate the ground. The containers proposed that will accommodate the BESS facility will be placed fully above ground level (and it is assumed that these will have sealed service penetrations), allowing any gas to freely vent, as opposed to collecting in internal spaces. In addition, the client has confirmed that there is to be no personnel based on site on a full-time basis and that the site will be visited infrequently for maintenance purposes.

Following the Phase I geo-environmental risk assessment, including the historical review and site walkover, the following risk has been identified as **Moderate**:

- The Water Environment from migration of soluble/mobile contaminants into groundwater.

The following risks have been identified as **Low to Moderate**:

- Risk to Future Site Users from ingestion/inhalation of soils/dust/fibres;
- Risk to Future Site Users from dermal contact with soils/dust;
- Risk to Future Site Users from inhalation of vapours; and
- Property in the form of Buildings and Services from direct contact with foundations/services;

The following risks have been identified as **Low**:

- Risk to Future Site Users from inhalation of ground gases;
- Property in the form of Buildings and Services from accumulation of ground gas; and
- Scheduled Monuments from the impacts on the Forth and Clyde Canal via water environment pathways.

The above conclusions are based upon the development proposals comprising a hard standing site cover providing a barrier between the subsurface soils and the future site users and property; as well as above-ground structures comprising only self-contained battery storage units that will be placed directly upon the ground. Should development proposals alter from this, for example if onsite buildings are proposed with foundations or enclosed spaces, or a hardstanding layer not be present, then this risk assessment will require revision.

It should be noted that assessing the geotechnical suitability of the site in respect to the proposed buildings is not within the scope of this report.

5.2 Recommendations

Based on the findings of the Phase I Geo-Environmental Risk Assessment, it is recommended that an appropriate Phase II site investigation is undertaken prior to works commencing on site to further determine the extent of possible contamination at the site and refine the Conceptual Site Model. Stability risks relating to former coal mining should also be considered as part of intrusive investigation works. An appropriate Phase II investigation can be undertaken after an application has been submitted, prior to works commencing on site. However, Glasgow City Council should be consulted with regards to the scope of the Phase II works to confirm its suitability for fulfilling the conditions that will likely be applied, should consent be granted. A recommended scope can be provided under separate cover.

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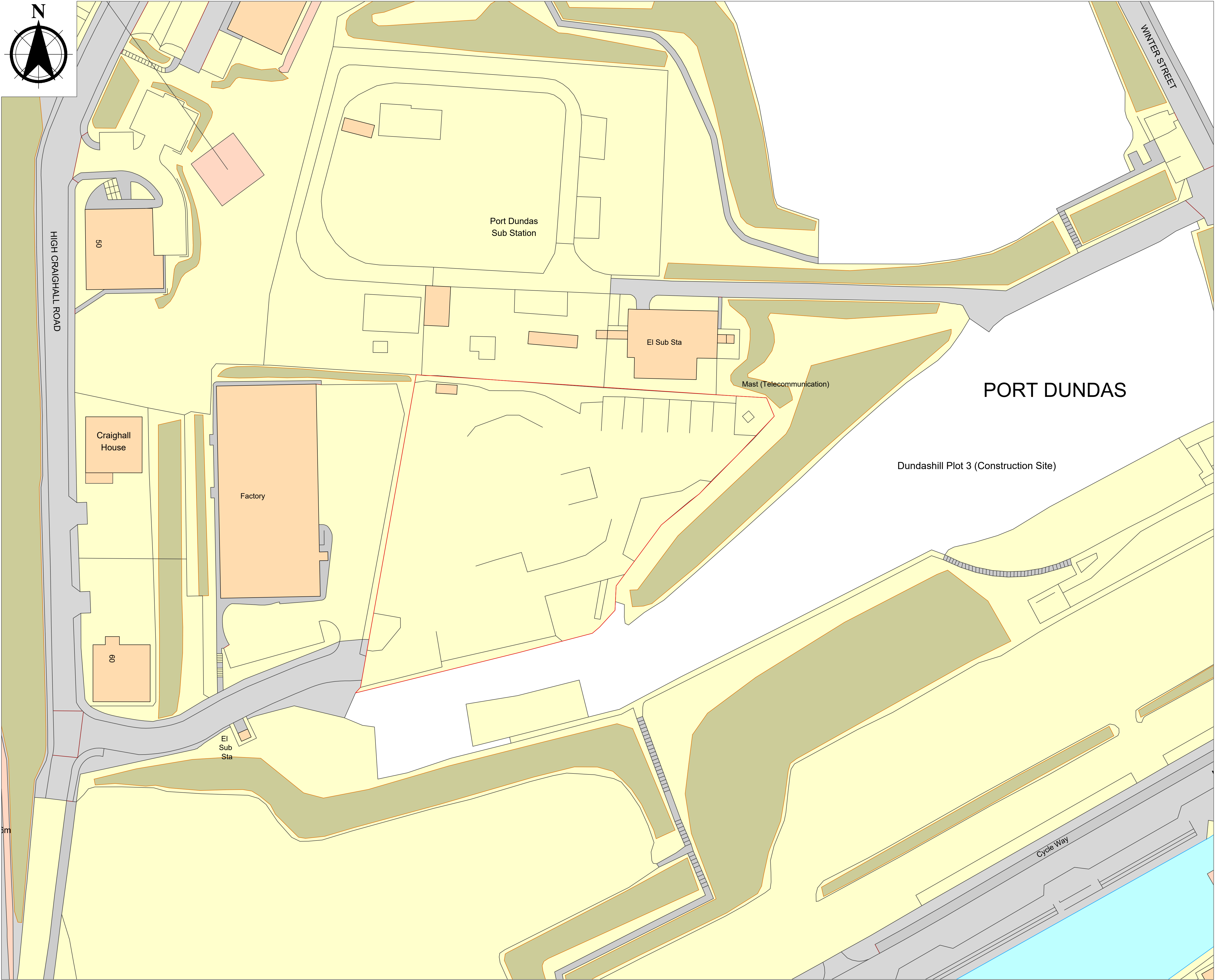
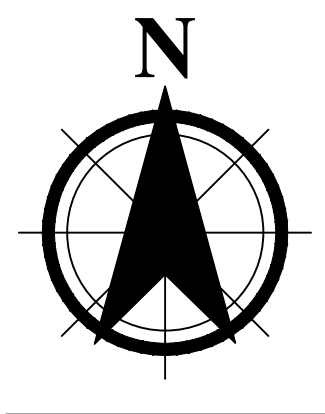
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APPENDICES

A DRAWINGS



KEY PLAN

NOTES

Any equipment shown is indicative of dimensions and general appearance and may be subject to minor amendments by the manufacturer or supplier

LEGEND

RED LINE BOUNDARY

REVISIONS

INITIAL VERSION						
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REVISION NOTES/COMMENTS						
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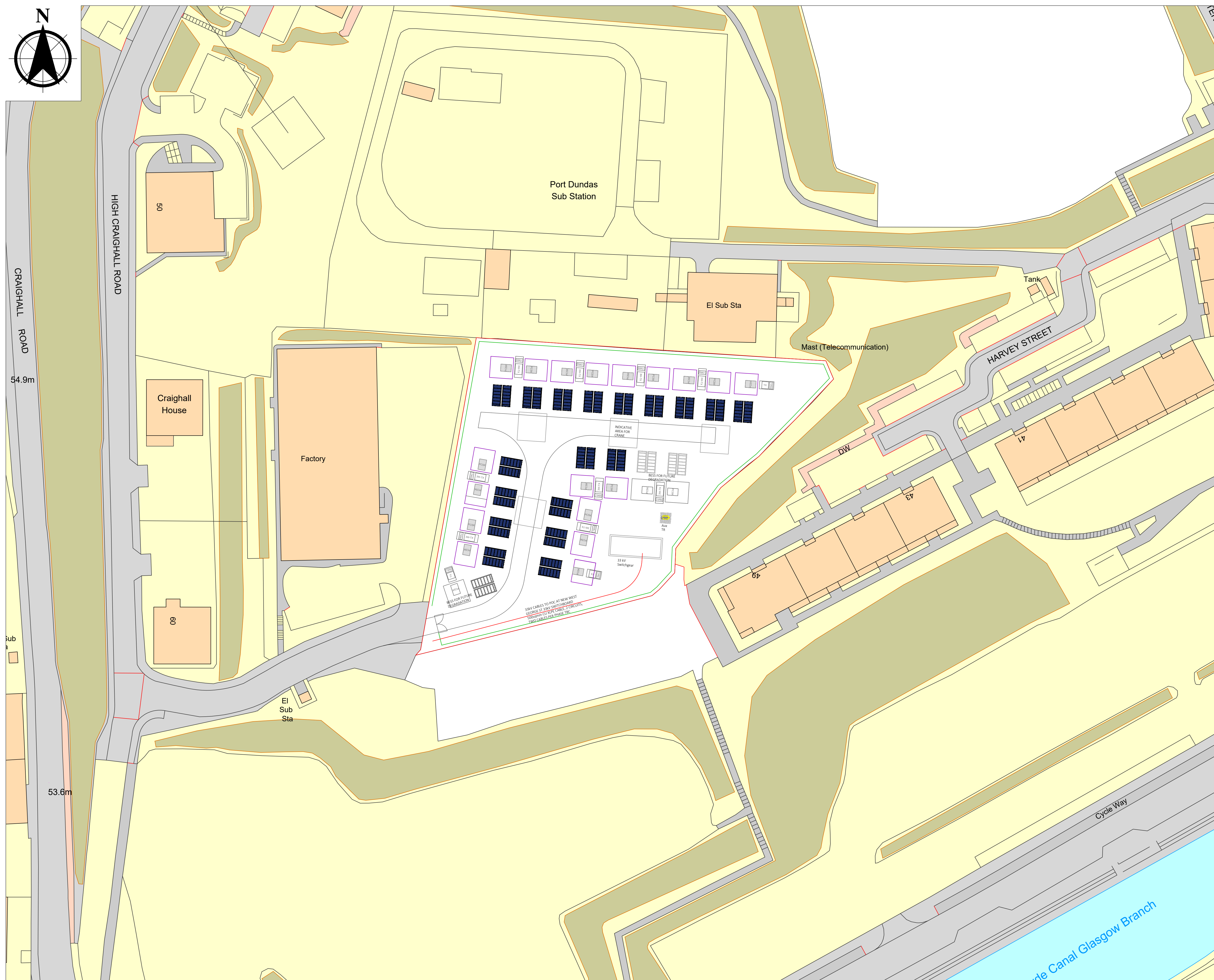
Finzels Reach
Counterslip
Bristol
United Kingdom
BS1 6BX
e: enquiry@figpower.co.uk

CLIENT
FIG POWER

PROJECT
PORT DUNDAS
90 MW BATTERY ENERGY SOTRAGE
PROJECT

TITLE
LOCATION PLAN

FIG POWER PROJECT NO. PMT-000067	SCALE @ A1 1:500	PAGE NO. X:XXX
STATUS DESCRIPTION FOR INFORMATION		STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-TYPE-NUMBER) 000067-FIG-DR-0004		REVISION P01



KEY PLAN

NOTES

Any equipment shown is indicative of dimensions and general appearance and may be subject to minor amendments by the manufacturer or supplier

LEGEND

REVISIONS

PX	REVISION'S NAME XXXXXX					
	XX	XX	XX	XX	XX	XX

REV	REVISION NOTES/COMMENTS					
	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE

fig power
firm, flexible energy

Finzels Reach
Counterslip
Bristol
United Kingdom
BS1 6BX
e: enquiry@figpower.co.uk

CLIENT

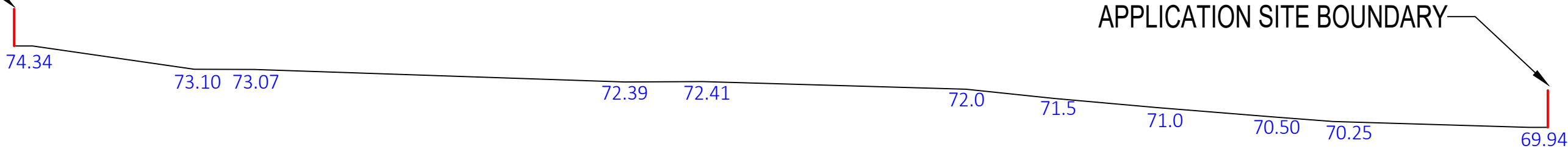
PROJECT PORT DUNDAS

TITLE
PRELIMINARY LAYOUT

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SECTION A-A'

APPLICATION SITE BOUNDARY



APPLICATION SITE BOUNDARY

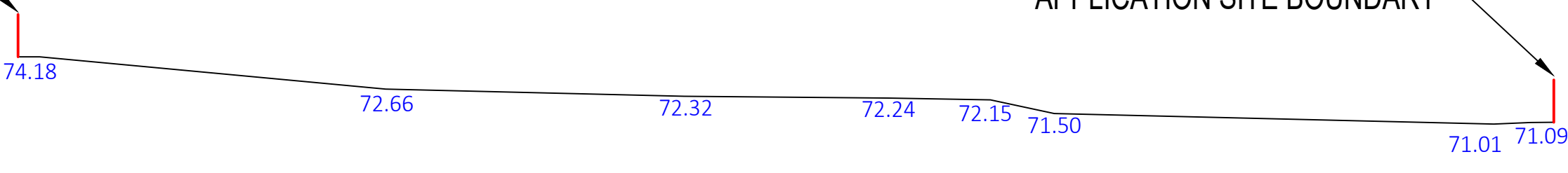
DEVELOPMENT AREA

A

A'

SECTION B-B'

APPLICATION SITE BOUNDARY



APPLICATION SITE BOUNDARY

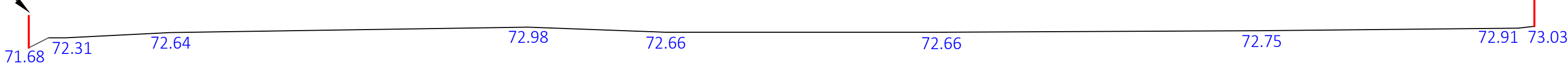
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B

B'

SECTION C-C'

APPLICATION SITE BOUNDARY



APPLICATION SITE BOUNDARY

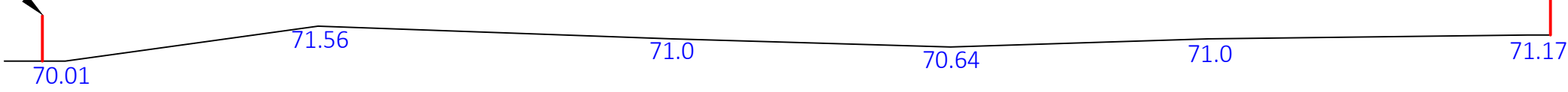
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C

C'

SECTION D-D'

APPLICATION SITE BOUNDARY



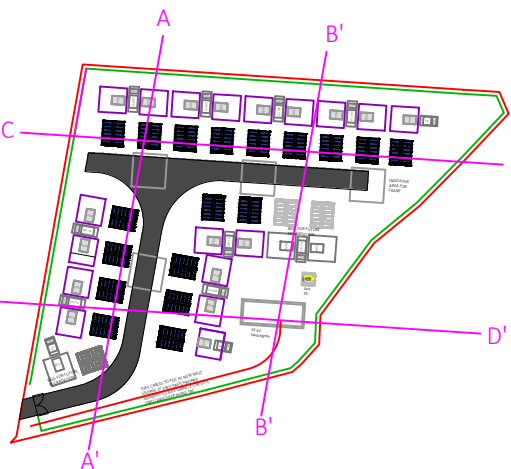
APPLICATION SITE BOUNDARY

DEVELOPMENT AREA

D

D'

KEY PLAN



NOTES

Any equipment shown is indicative of dimensions and general appearance and may be subject to minor amendments by the manufacturer or supplier

LEGEND

- BATTERY
- TWIN SKID
- CONCRETE PLINTHS
- REDLINE BOUNDARY
- FENCE
- 33kV SWITCHGEAR

REVISIONS

PX	REVISION'S NAME XXXXXX					
	AVE	01/10/24	XX	XX	XX	XX
REV	REVISION NOTES/COMMENTS					
	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE



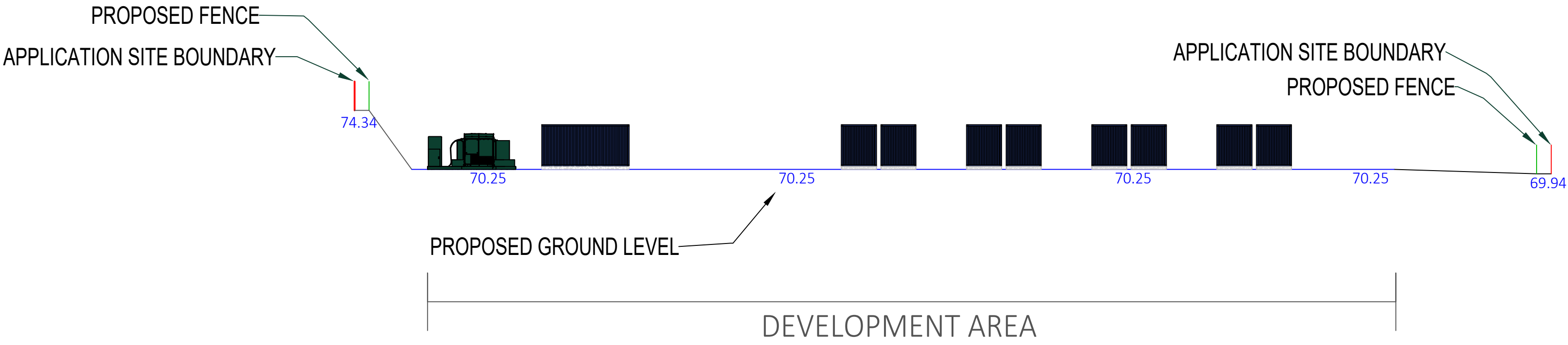
CLIENT
FIG POWER

PROJECT
PORT DUNDAS

TITLE
EXISTING SITE SECTIONS

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STATUS DESCRIPTION FOR INFORMATION			STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-TYPE-NUMBER) 000067-FIG-DR-0012.1			REVISION P01

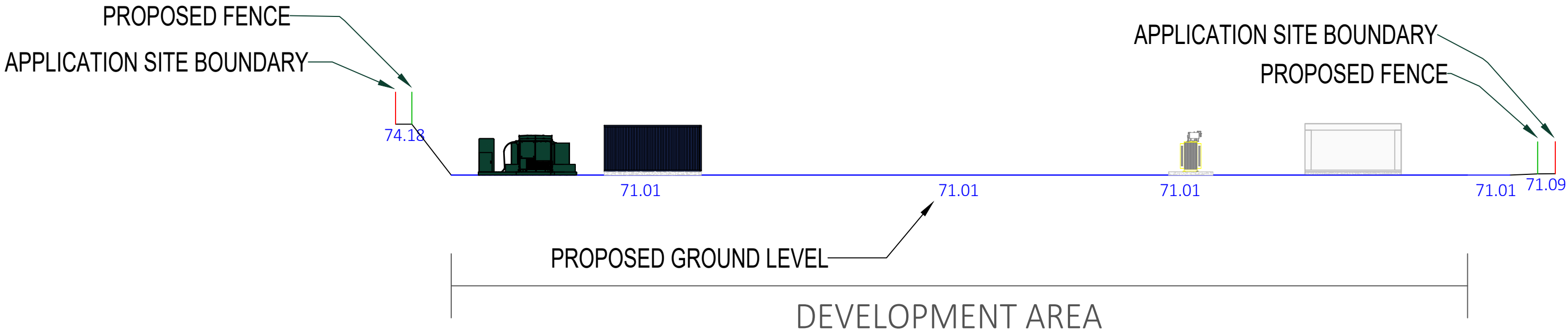
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A

A'

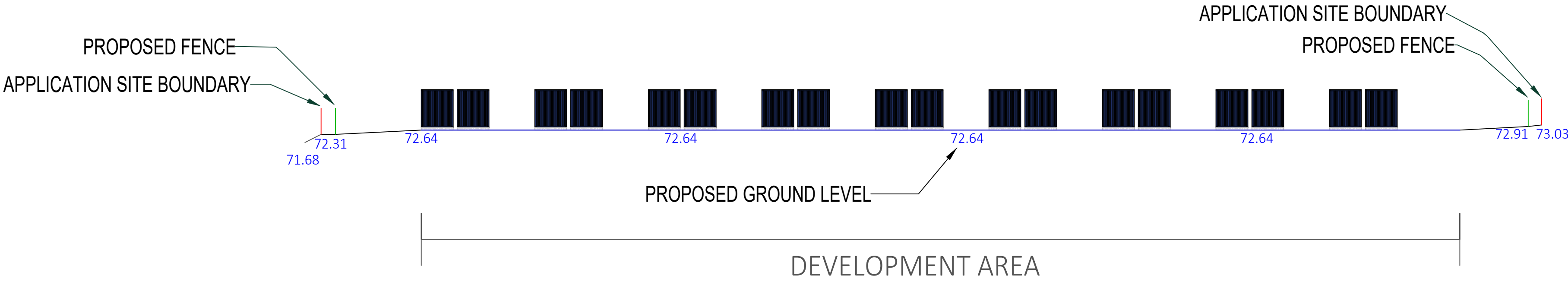
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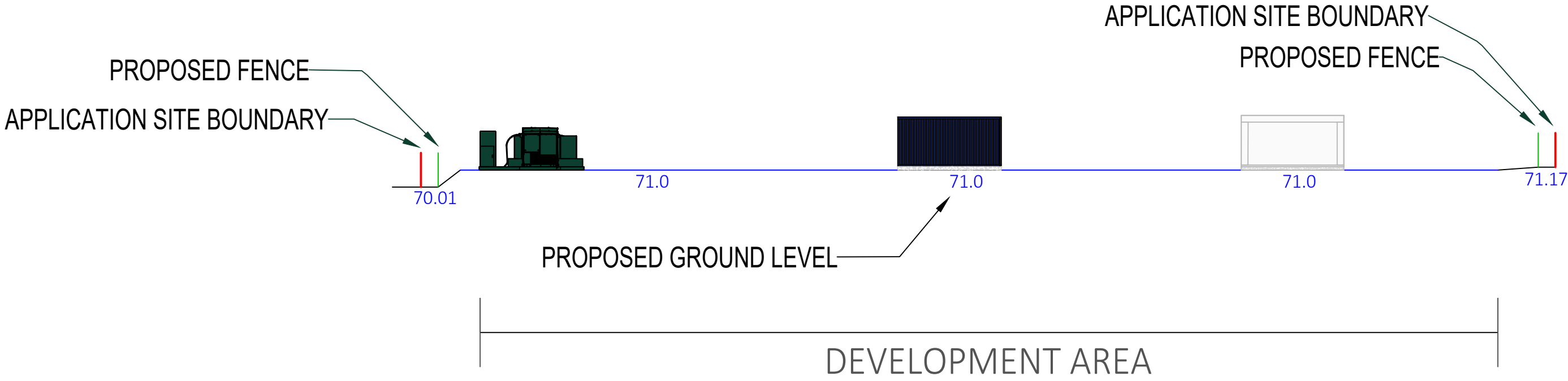
SECTION C-C'



C

C'

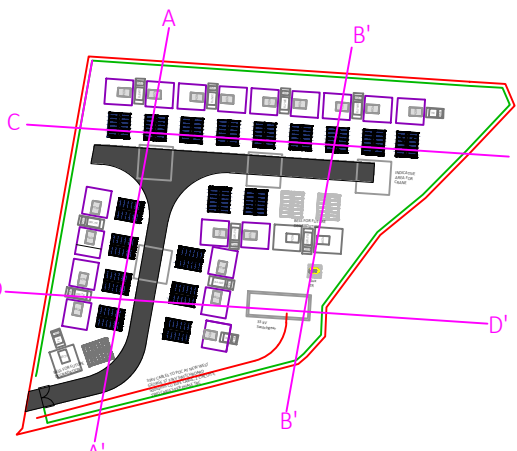
SECTION D-D'



D

D'

KEY PLAN



NOTES

Any equipment shown is indicative of dimensions and general appearance and may be subject to minor amendments by the manufacturer or supplier

LEGEND

- BATTERY
- TWIN SKID
- CONCRETE PLINTHS
- REDLINE BOUNDARY
- PALISADE FENCE
- 33KV SWITCHGEAR

REVISIONS

PX	REVISION'S NAME ALBA					
	AVE	07/10/24	LGD		LGD	XX
REV	REVISION NOTES/COMMENTS					
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CLIENT
FIG POWER

PROJECT
PORT DUNDAS

TITLE
PROPOSED SITE SECTIONS

FIG POWER PROJECT NO. 000000		SCALE @ A1 1:250	PAGE NO. X:XXX
STATUS DESCRIPTION FOR INFORMATION			STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-TYPE-NUMBER) 000067-FIG-DR-0012.2			REVISION P02

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STN3	258999.941	666684.984	70.311
STN4	259006.233	666704.423	73.039
STN5	259038.880	666745.853	73.064
STN6	259066.092	666727.520	72.628
STN7	259046.191	666700.576	71.114
STN30	258992.815	666714.281	72.245
STN10	259044.179	666687.626	71.082

NOTE (1) :- All Levels Are Relative To Ordnance Survey
National Grid Using Trimble GPS VRS System Equipment.
(Providing Real Time Coordinates To OSTN15

NOTE (2) :- This Drawing Has Been Produced With A Newer
3D Software. If You Prefer This Flattened Please Email Back

Legend

- Road Channels
- Buildings
- Roofline
- Verge
- Walls
- Fences
- Waterline
- Banking
- Open Drain
- Hedge
- Fatigue Canopy
- Roofline
- Shops
- +IP Lamp Post
- +TP Telephone Pole
- +EP Electricity Pole
- +SY Stop (Pole)
- +SV Stop Valve
- +GV Gas Valve
- +RS Road Sign
- +FH Fire Hydrant
- +TL Traffic Light
- +RE Roadside Eye
- +Rd Road
- +PB Post Box
- +ER Earthing Rod
- +MK Marker Post
- +CS Control Station
- +VP Vent Pipe
- +DP Down Pipe
- +WM Water Meter
- +DR Drain
- +HO Hand Offset
- +RFP Reflector Post
- +BS Bus Stop
- +Tel British Telecom
- +CTV Cable Television
- +JB Junction Box
- +G Gully
- +GP Gate Post
- +FL Floor Level
- +BM Beam Level
- +WS Window Sill
- +WH Window Head
- +F - S Floor - Soffit
- +F - B Floor - Beam
- +F - C Floor - Ceiling
- +F - FC Floor - False Ceiling
- +15.00 Top Of Fence
- +15.00 Top Of Step
- +15.00 Top Of Tree
- +15.00 Bottom Of Ramp
- +15.00 Top Of Ramp
- +15.00 Top Of Step
- +15.00 Top Of Tree
- +15.00 Top Of Wall
- +15.00 Apex Level
- +15.00 Ridge Level
- +15.00 Gutter Level
- +15.00 Eaves Level
- +15.00 Apex Level
- +15.00 Ridge Level
- +15.00 Top Of Chimney
- +15.00 Top Of Roofline
- +15.00 Stone Course
- +15.00 Wall Head
- +15.00 Monitoring Well
- +15.00 Borehole
- +15.00 Trial Pit
- +15.00 Bed Level
- +15.00 Water Level
- +15.00 Threshold
- +15.00 Manhole
- +15.00 Inspection Cover
- +15.00 Drainage Codes
- +15.00 Unable To Locate
- +15.00 Unable To Raise
- +15.00 Damaged Cover

NOTE :- This Survey Has Been Carried Out In
Line With The Standard 1:200 Specification, And
Is Suitable For Design And Construction Works.

Signed *Paul Hunter*

Pinnacle Phoenix
Buildings Specialists
Land Surveys
Setting Out/Monitoring

Graham & Sibbald
Chartered Surveyors
233 St Vincent Street
Glasgow
G2 5QY
Tel No. 0141 567 5363

Topo Survey
Mary Street, Port Dundas
Glasgow G4 9UD
August 2024
Contract No. 11037
Scale 1:200@A0

Pinnacle Phoenix Surveys Limited
Suite 5, Academy House
1346 Shettleston Road
Glasgow G32 9AT
TEL 0141 573 8640
DD 07876 741 710
info@phoenixsurveys.co.uk

B PHOTOGRAPHS



Photograph 1: Port Dundas concrete batching facility, operated by Breedon



Photograph 2: Site access from the southwest



Photograph 3: Site facilities



Photograph 4: Onsite vehicle parking



Photograph 5: Gear fluid storage



Photograph 6: Port Dundas Substation bounding the north of the site



Photograph 7: Storage area within northern portion of the site



Photograph 8: Large (3,500 litre) steel diesel tank within storage area



Photograph 9: Diesel tank leak at northeast corner



Photograph 10: Sand subsurface to the gravel ground cover within the storage area



Photograph 11: Aggregates and sand storage bays along site's northern boundary



Photograph 12: Radio transmission tower present in site's northeastern corner



Photograph 13: 1 of the 5 creosote-treated telegraph poles present on the site



Photograph 14: 5 empty containers of Sika Visocrete (150 PF) within the southeastern portion of the site



Photograph 15: Maintain Fricofin LL empty containers



Photograph 16: Large black plastic butts/silos located west of the batching plant



Photograph 17: CO₂ tank located adjacent west to the batching plant



Photograph 18: New batch of full containers of Sikavisocrete (150 PF)



Photograph 19: Oil-leaking machine part



Photograph 20: Onsite concrete washout area



Photograph 21: Surface water runoff from the batching facility



Photograph 22: An overflow pipe allows for excess water to discharge into a deeper dug out trench



Photograph 23: A 'Dirty Water Pump' was observed to be running during the walkover



Photograph 24: Large stockpile of sand (possibly waste) is stored adjacent to the washout area

C HISTORIC MAPS

Site Details:

70, HIGH CRAIGHALL ROAD,
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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: County Series Town Plan

Map date: 1862

Scale: 1:500

Printed at: 1:1,000



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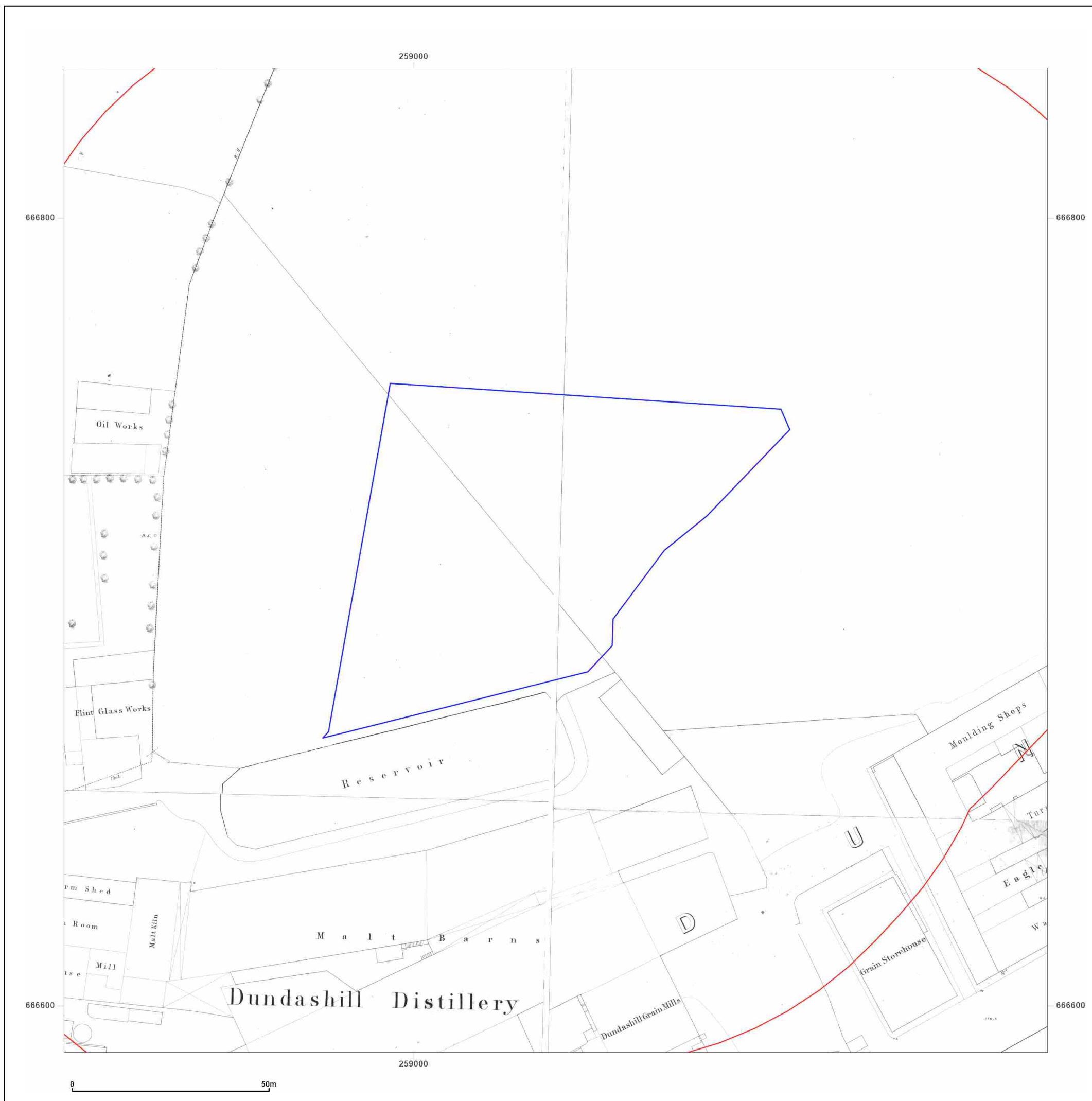


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Grid Ref: 259036, 666713

Map Name: County Series

Map date: 1861-1863

Scale: 1:2,500

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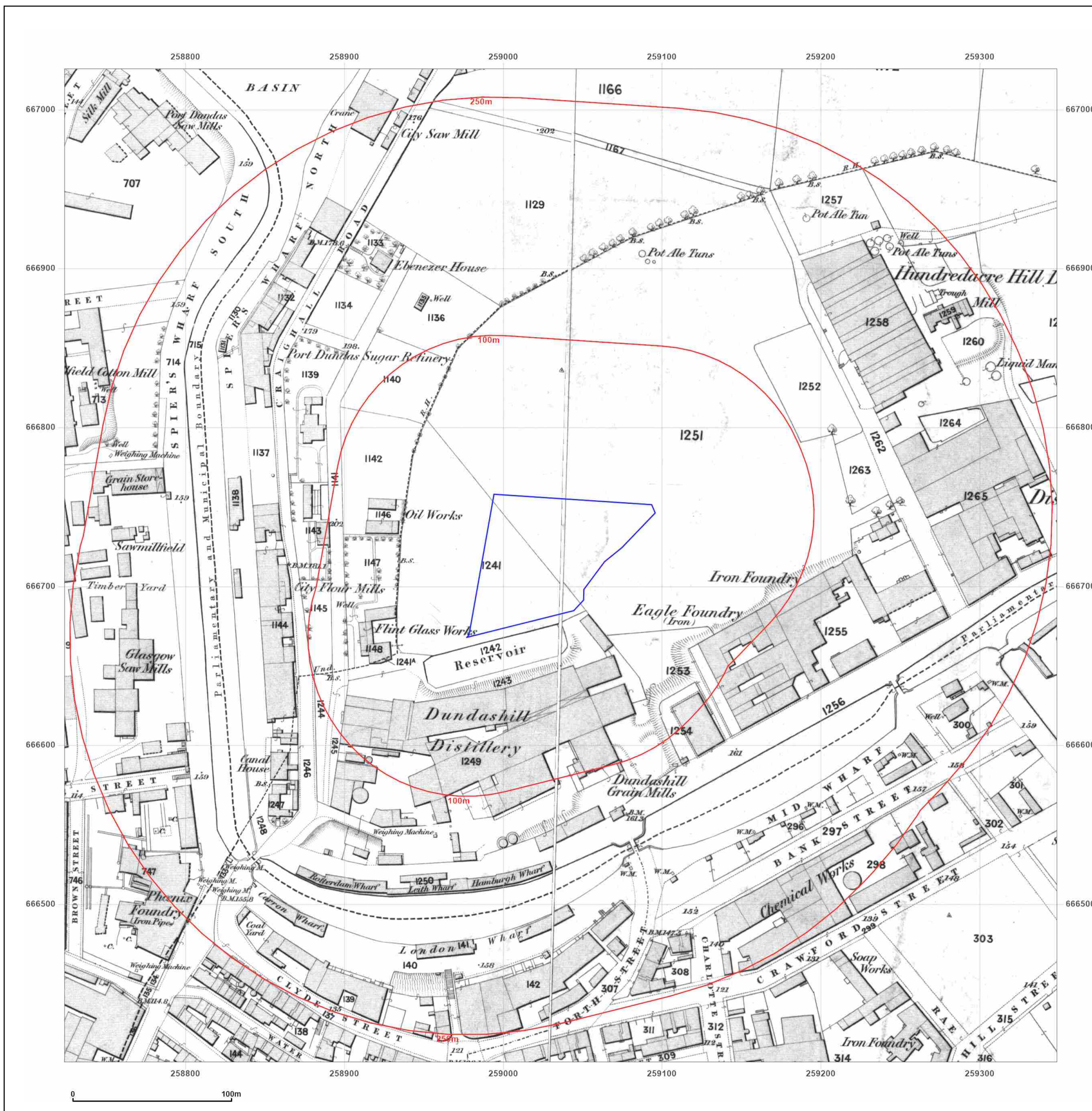


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Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: County Series

Map date: 1896

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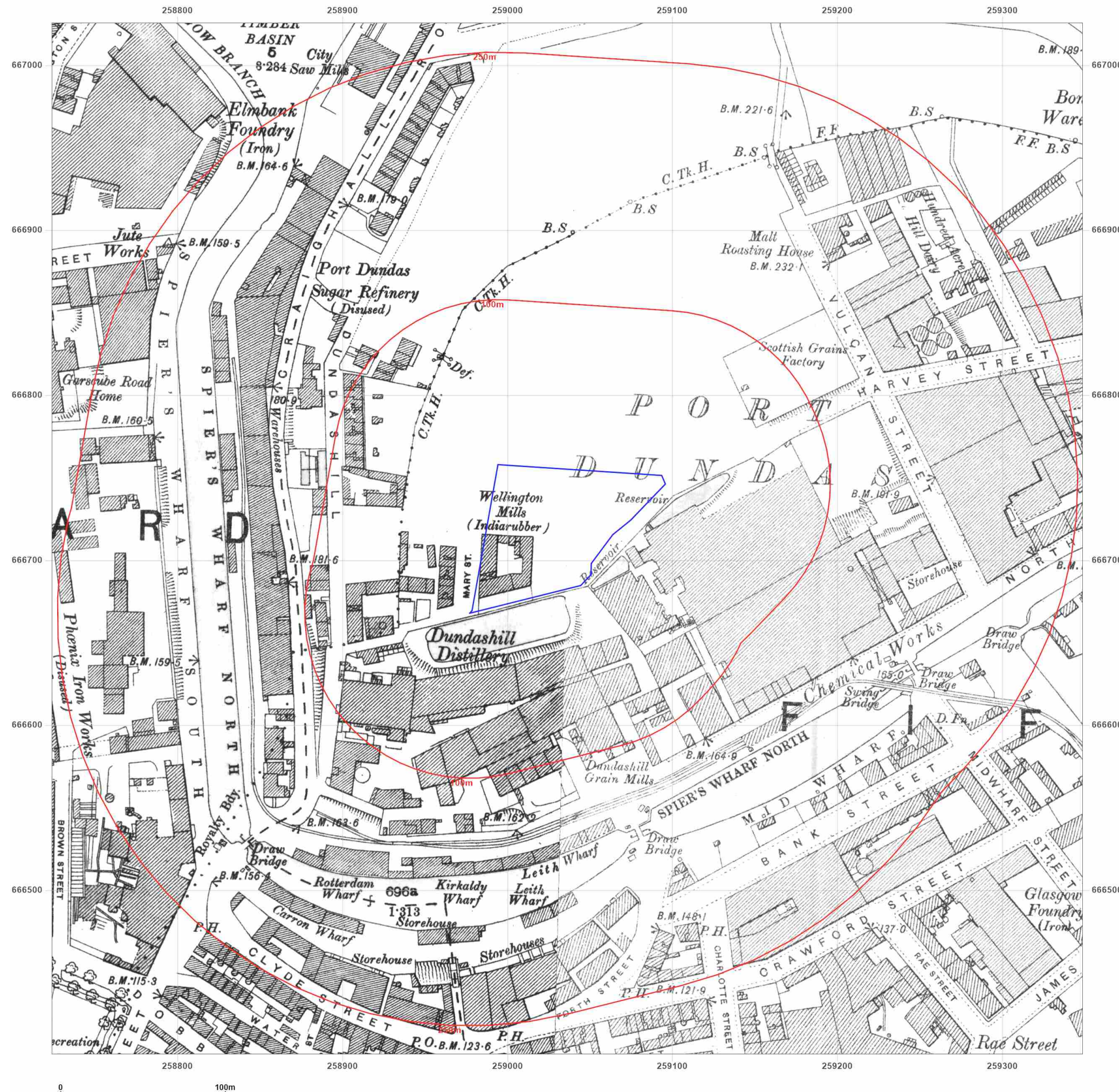


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Grid Ref: 259036, 666713

Map Name: County Series

Map date: 1913

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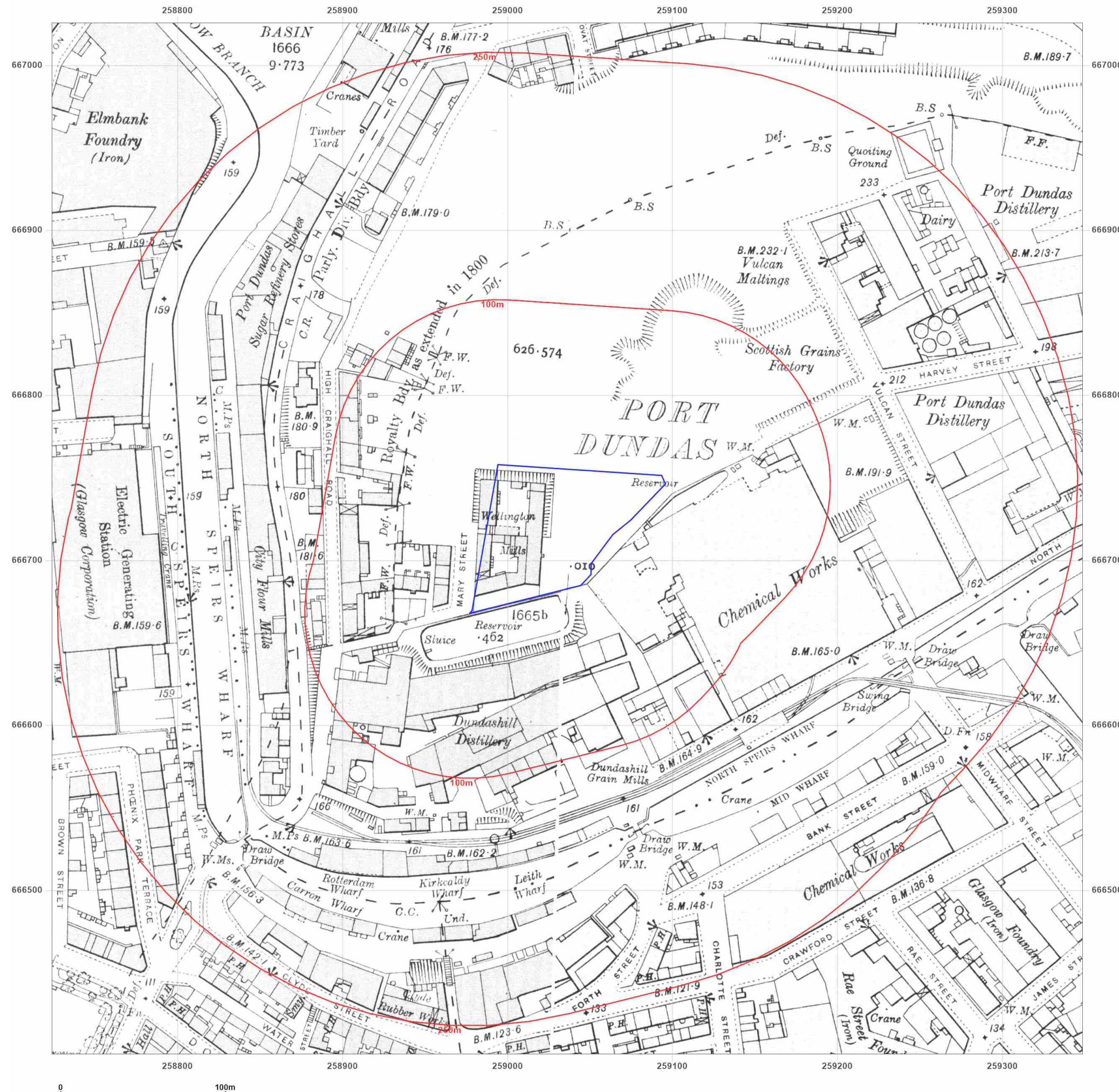


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Grid Ref: 259036, 666713

Map Name: County Series

Map date: 1932-1933

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Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1949-1950

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Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1960-1962

Scale: 1:1,250

Printed at: 1:2,000



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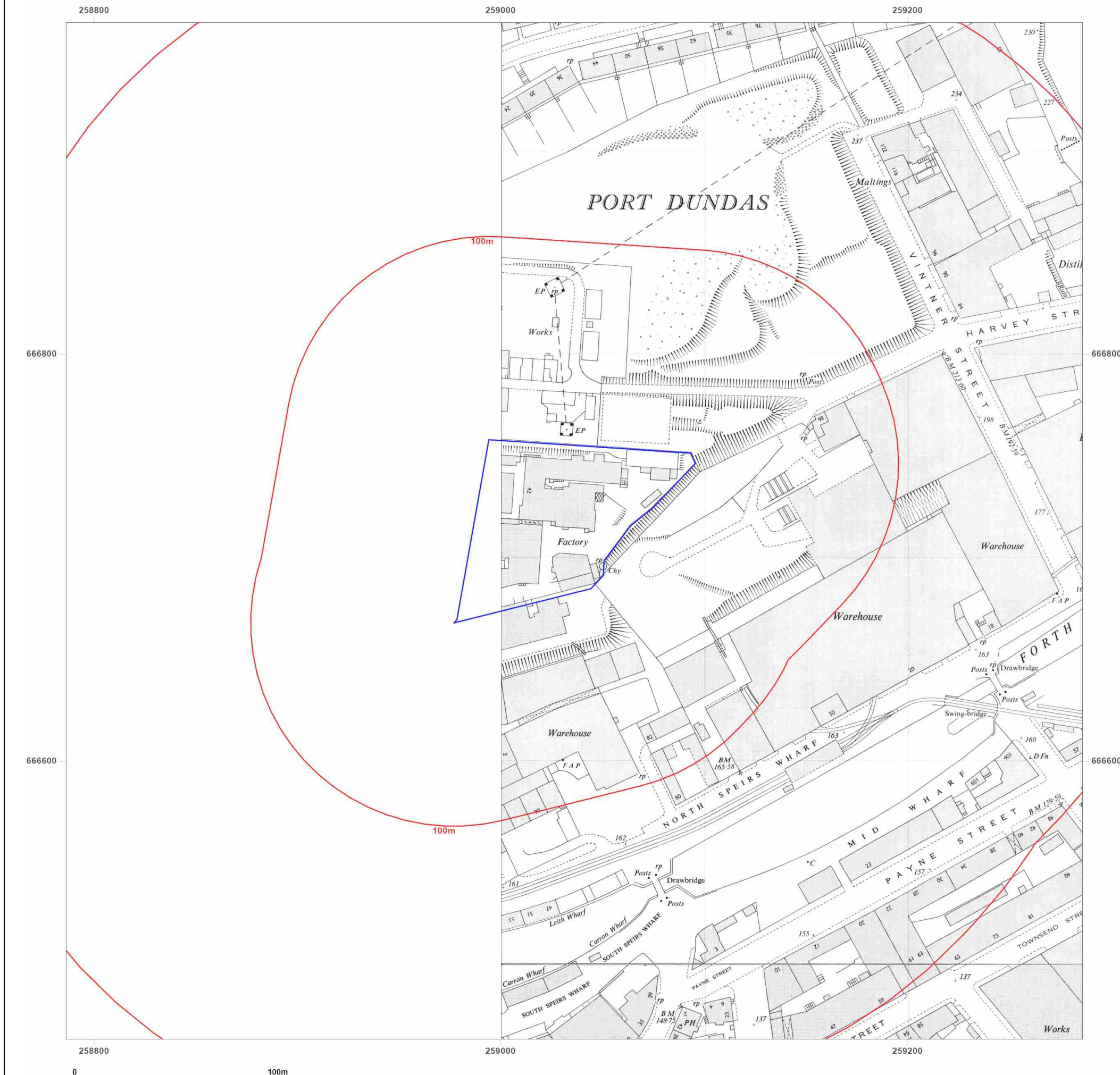


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Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1970-1973

Scale: 1:1,250

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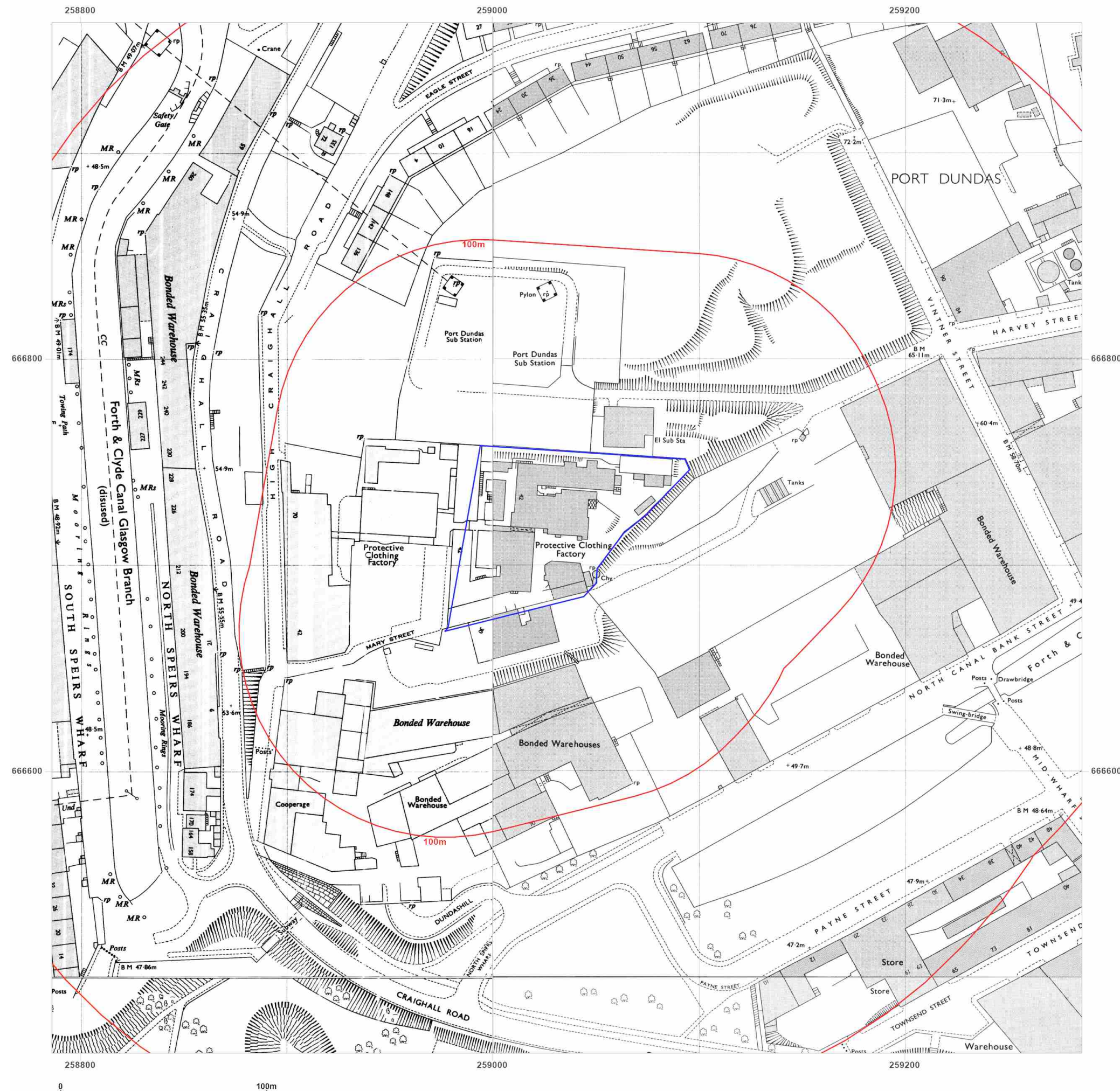


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Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1980-1981

Scale: 1:1,250

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Grid Ref: 259036, 666713

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Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1980-1984

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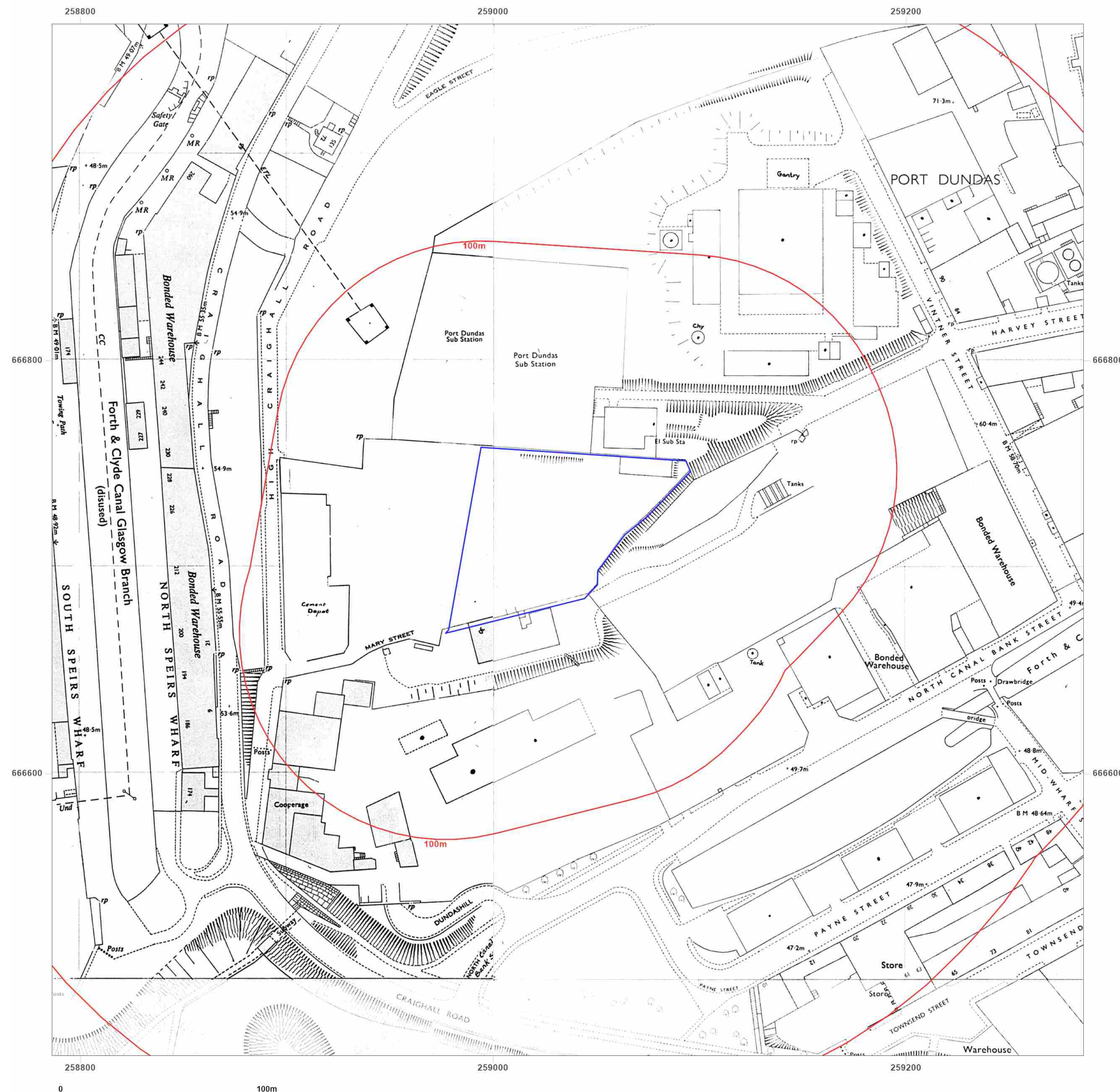


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Grid Ref: 259036, 666713

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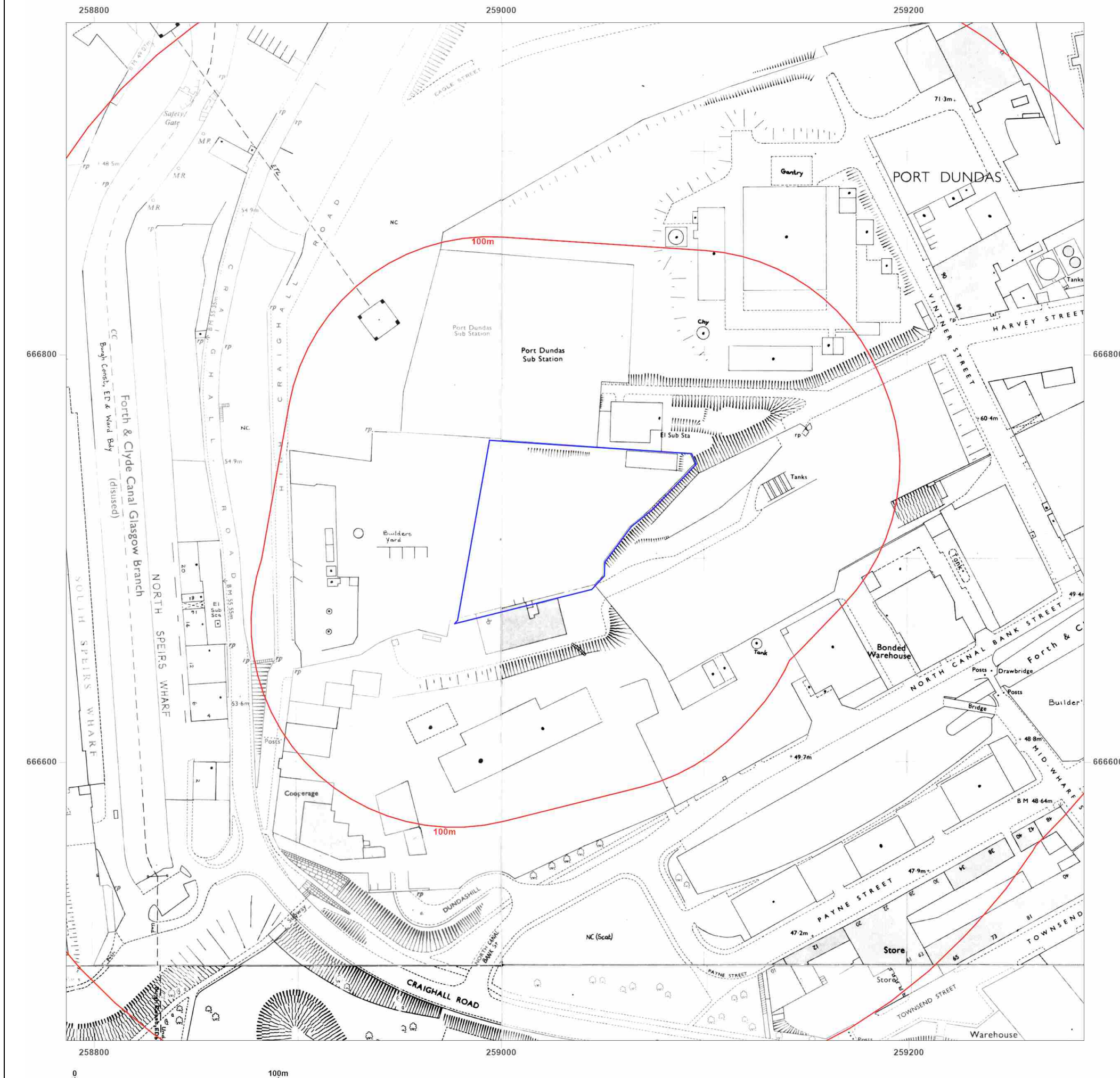


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Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1990-1995

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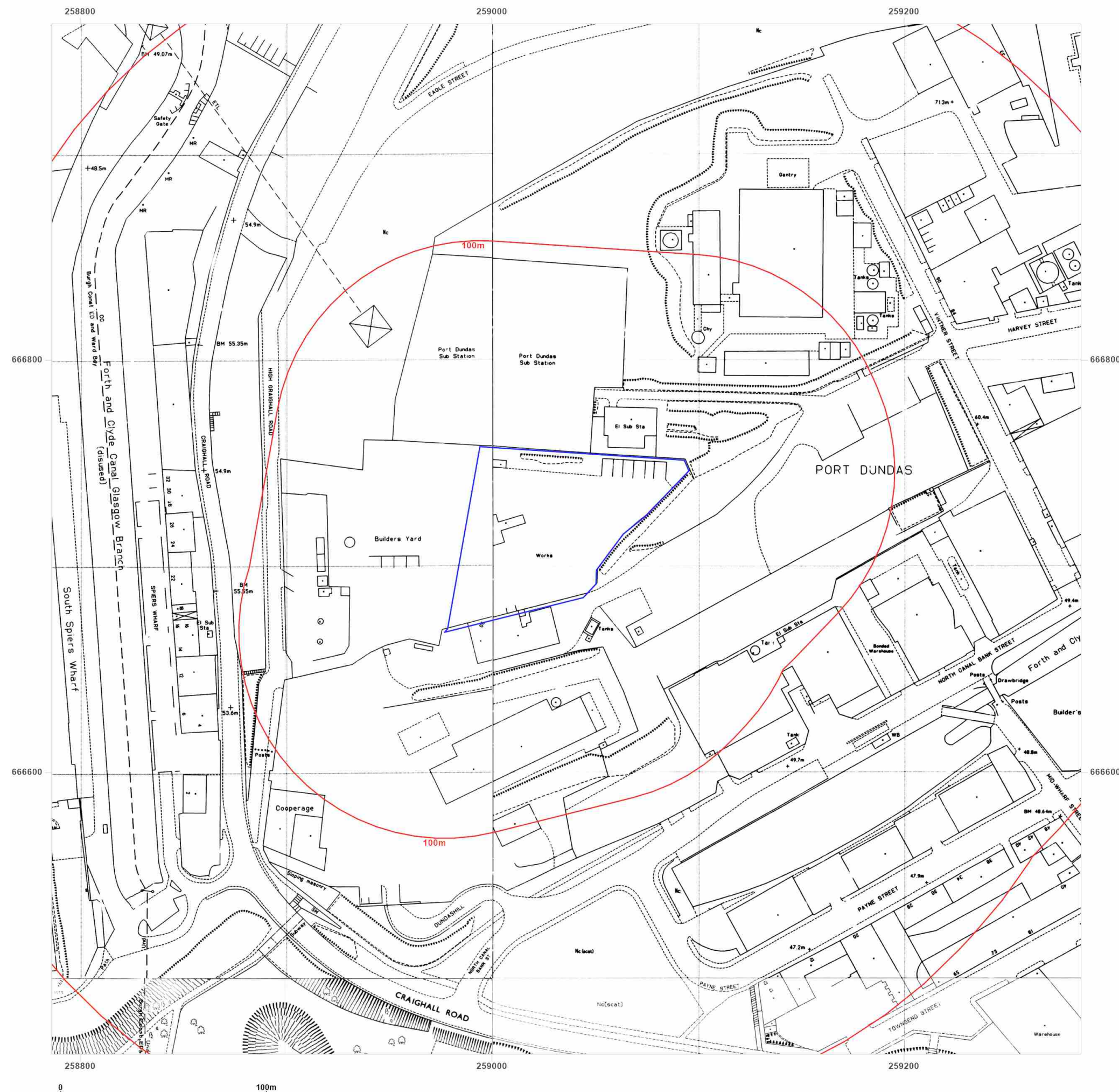


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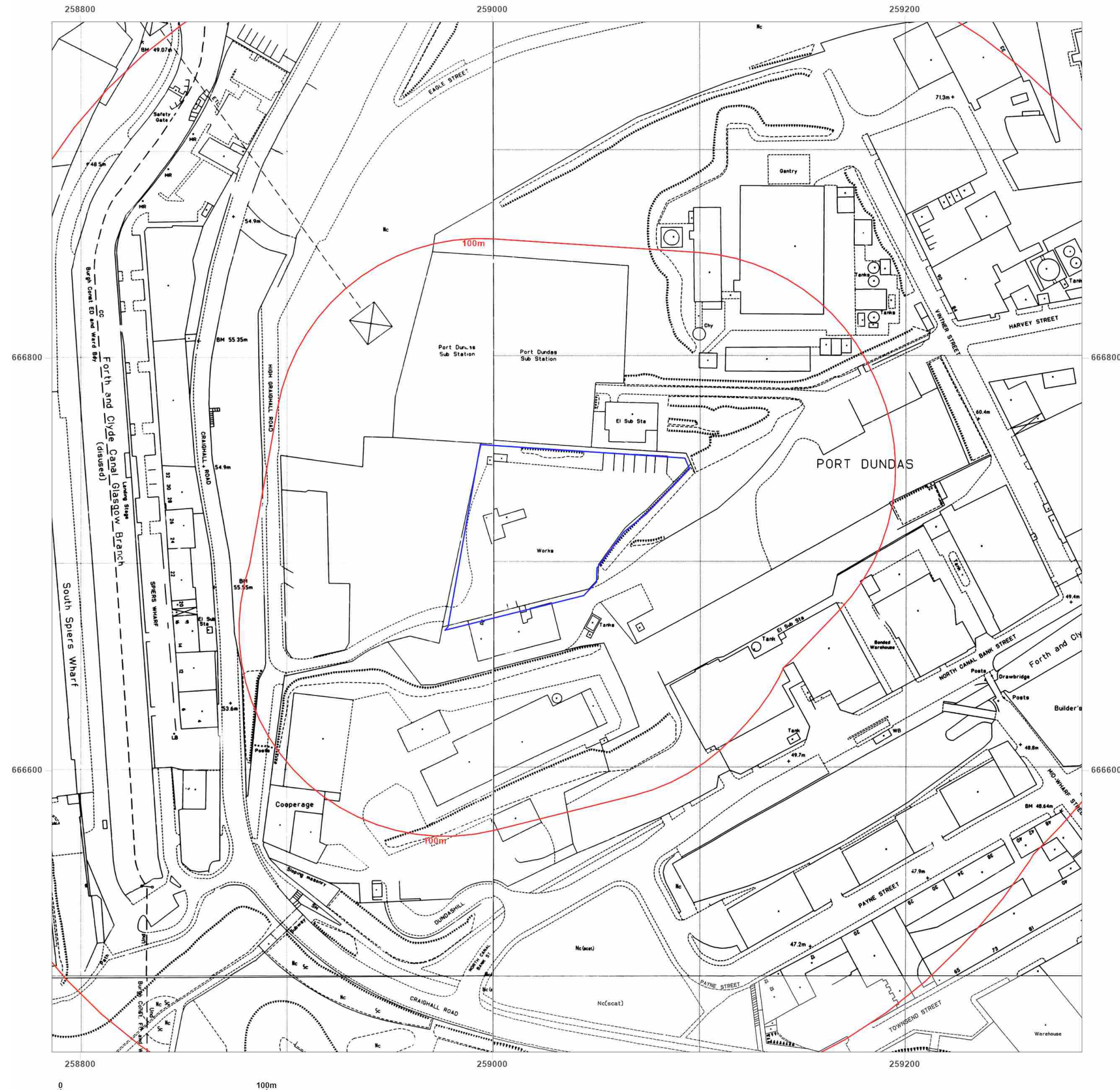


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Site Details:

70, HIGH CRAIGHALL ROAD,
GLASGOW, GLASGOW CITY, G4
9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: County Series
Map date: 1894-1897
Scale: 1:10,560
Printed at: 1:10,560



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Surveyed 1858 Revised 1897 Edition N/A Copyright N/A Levelled N/A		Surveyed 1858 Revised 1894 Edition N/A Copyright N/A Levelled N/A

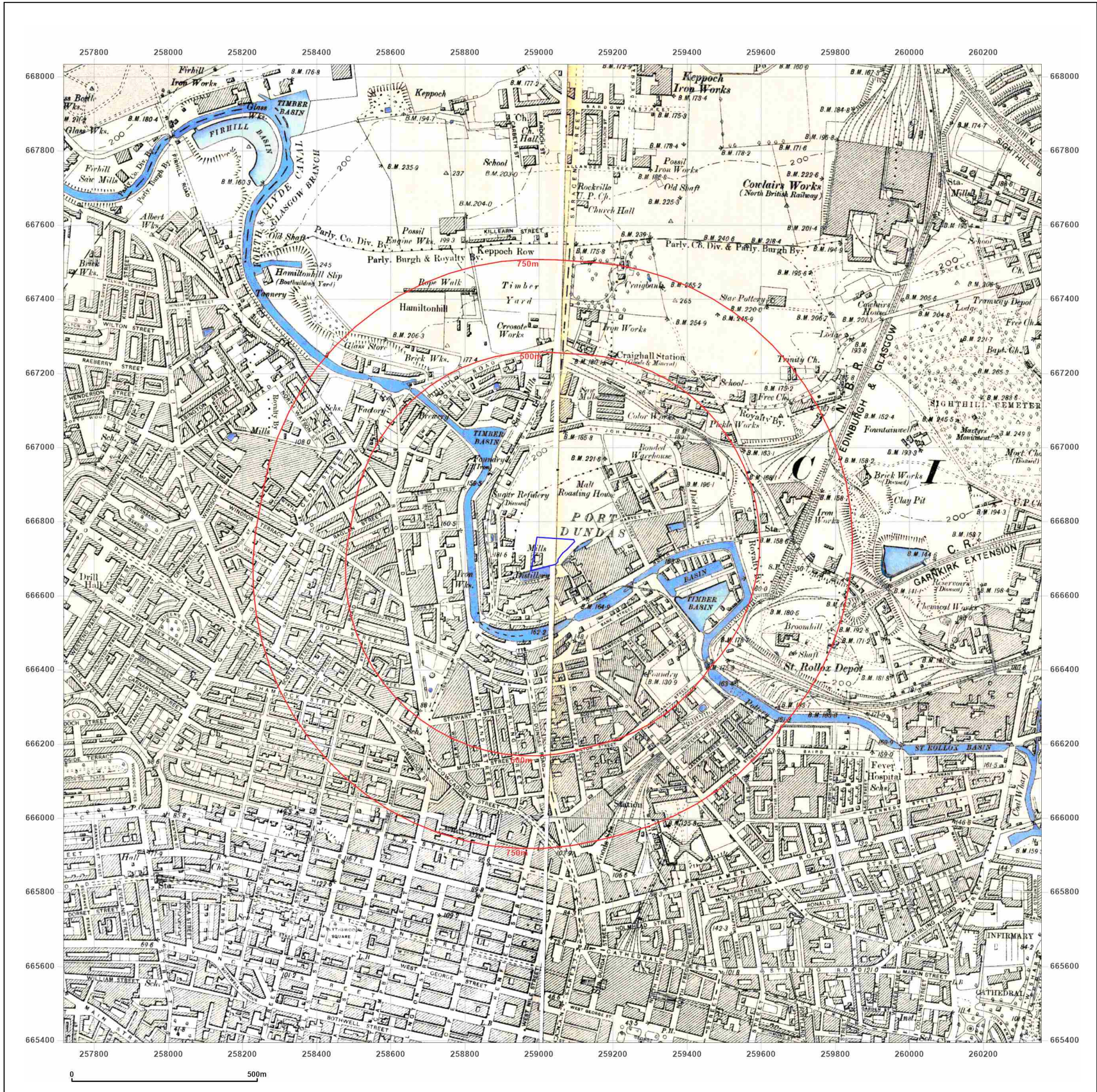


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Site Details:

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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: County Series

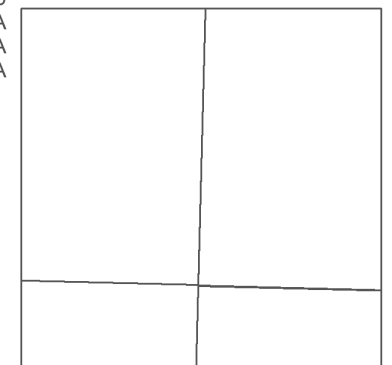
Map date: 1909-1910

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Surveyed 1862
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1858
Revised 1910
Edition N/A
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Levelled N/A

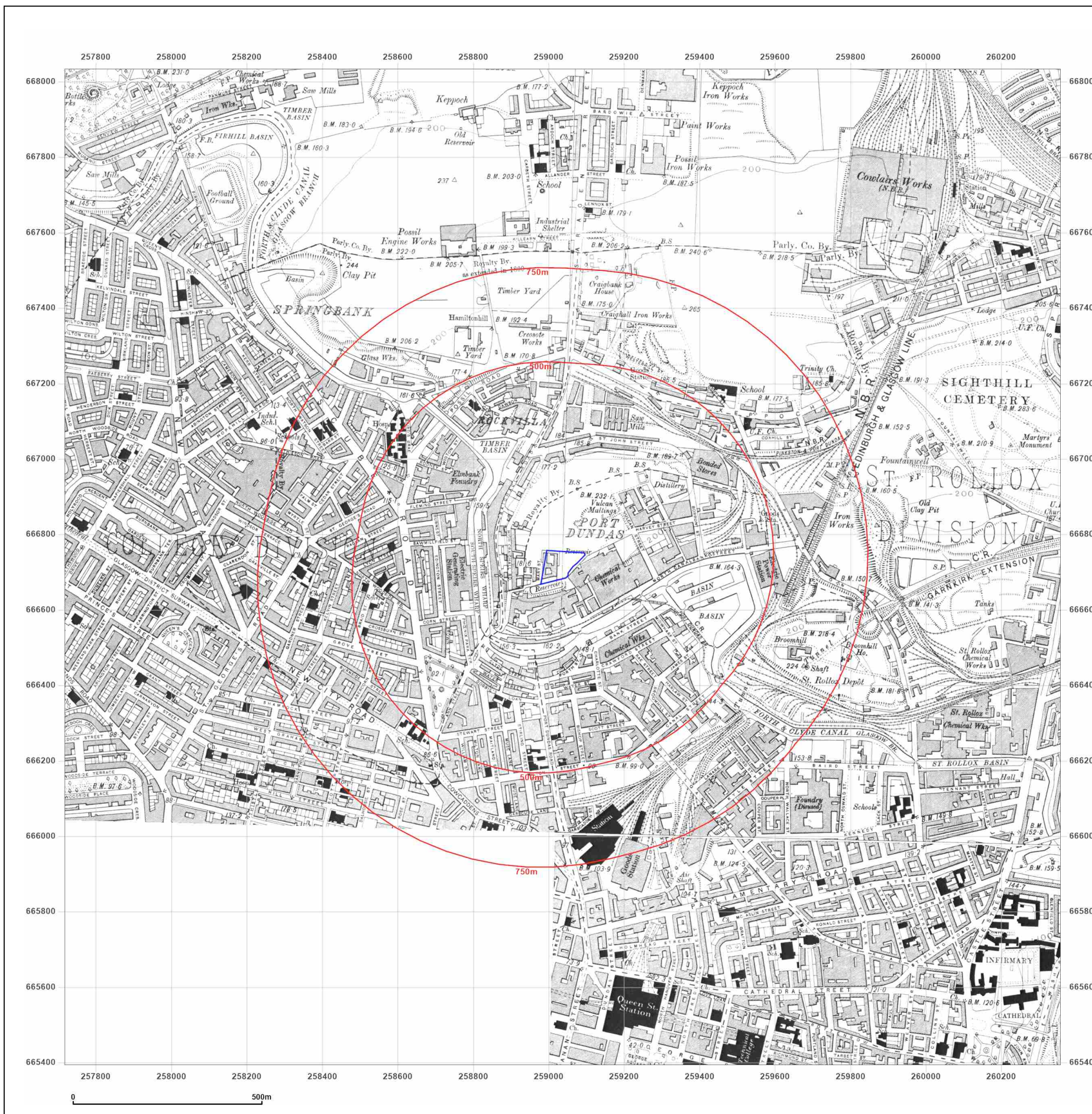


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Site Details:

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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: County Series

Map date: 1933-1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1860
Revised 1933
Edition N/A
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Surveyed 1862
Revised 1933
Edition N/A
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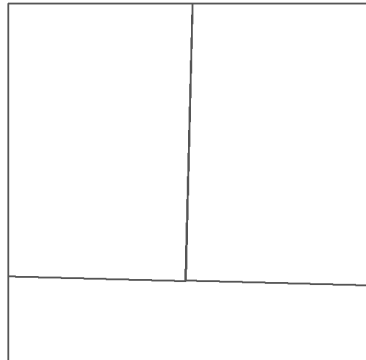
Site Details:

70, HIGH CRAIGHALL ROAD,
GLASGOW, GLASGOW CITY, G4
9UD


Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

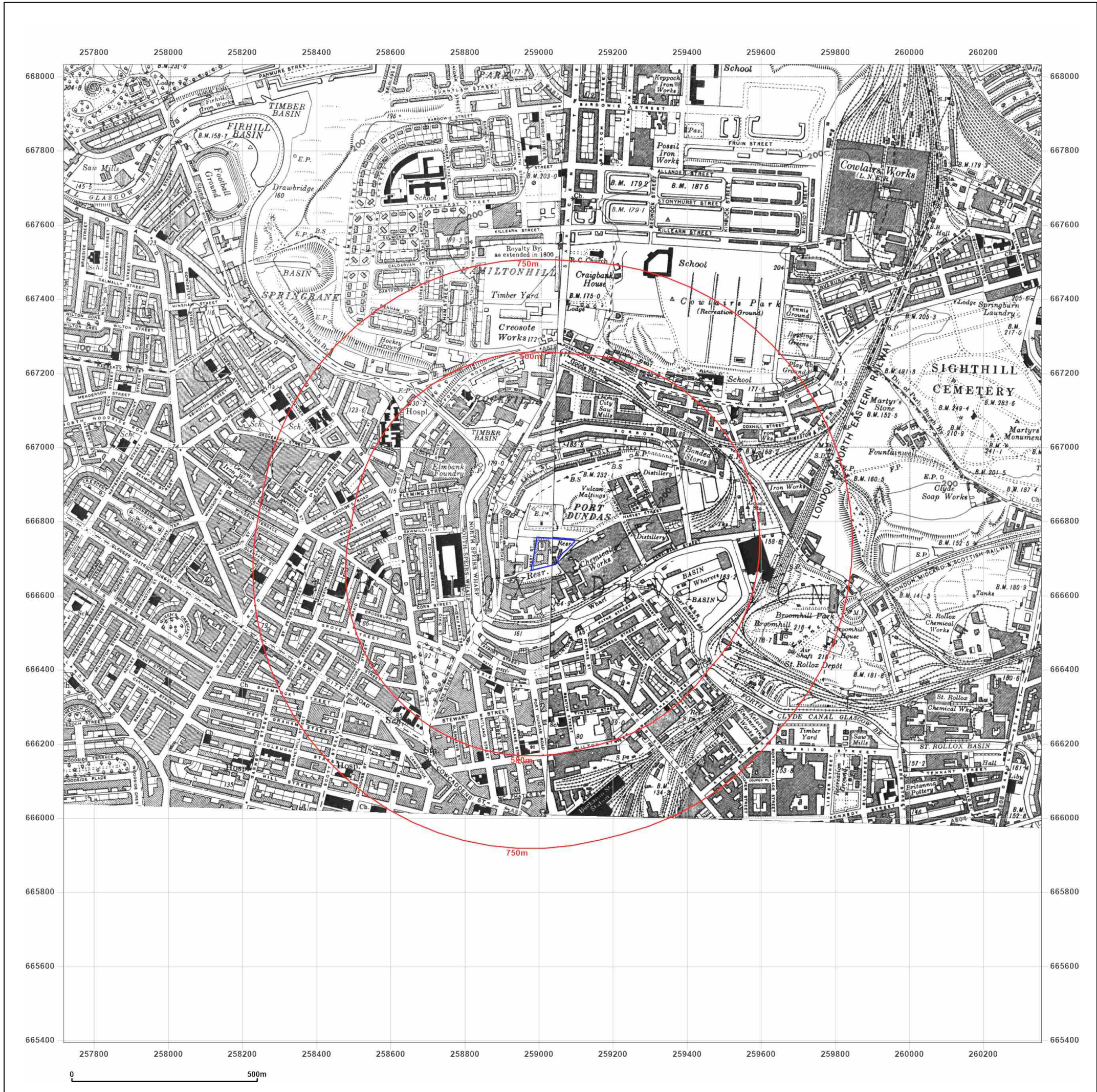
Map Name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560

Surveyed 1860
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Revised 1938
Edition N/A
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Site Details:

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Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: Provisional
Map date: 1956-1957
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled N/A	Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled N/A
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Site Details:

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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid
Map date: 1973
Scale: 1:10,000
Printed at: 1:10,000



Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
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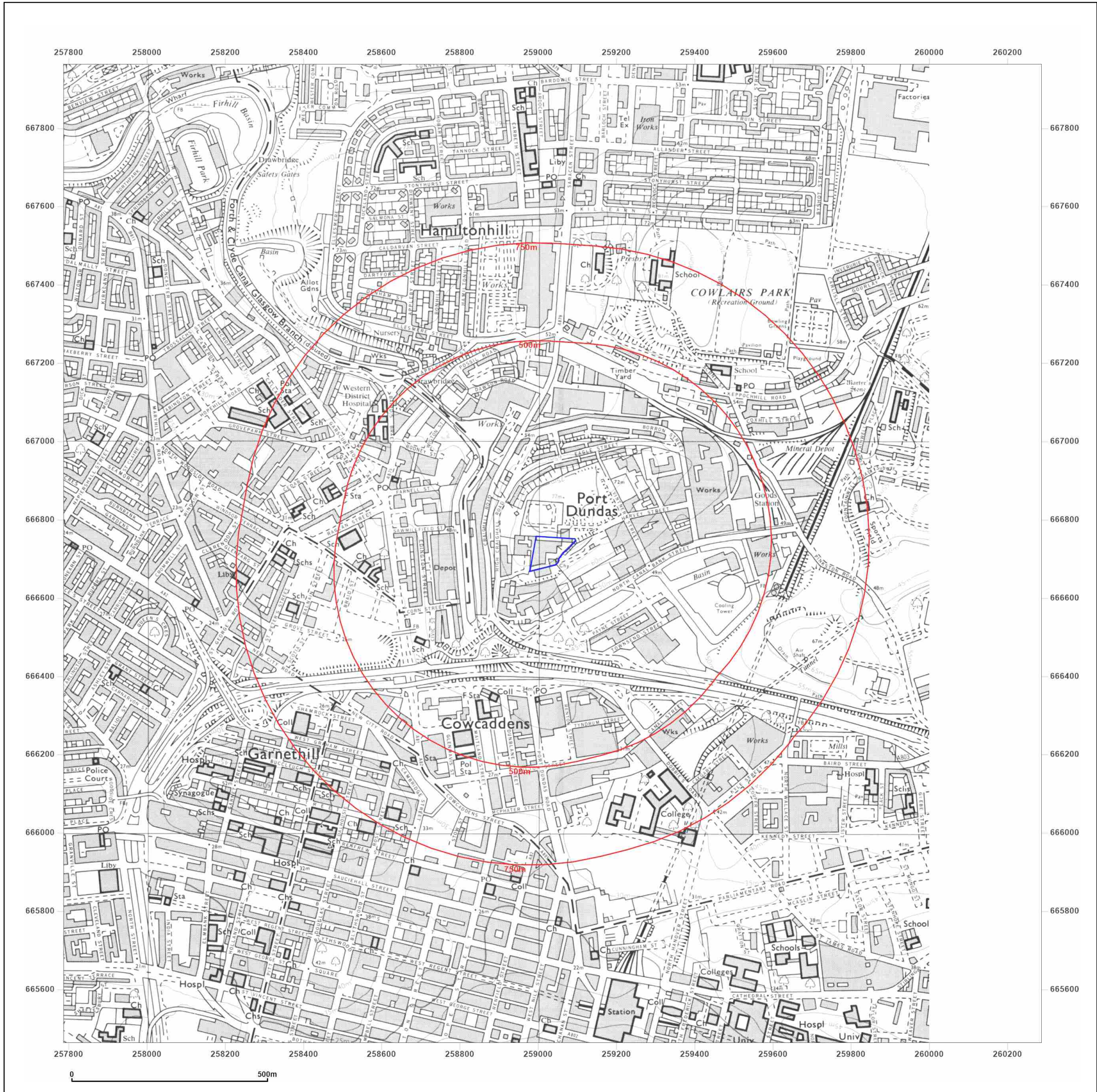


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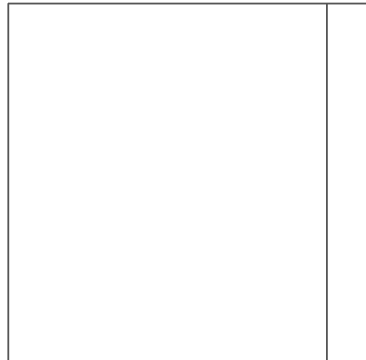
Site Details:

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GLASGOW, GLASGOW CITY, G4
9UD


Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid
Map date: 1980-1982
Scale: 1:10,000
Printed at: 1:10,000

Surveyed 1981
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Surveyed 1977
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Site Details:

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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1981
Revised 1982
Edition N/A
Copyright N/A
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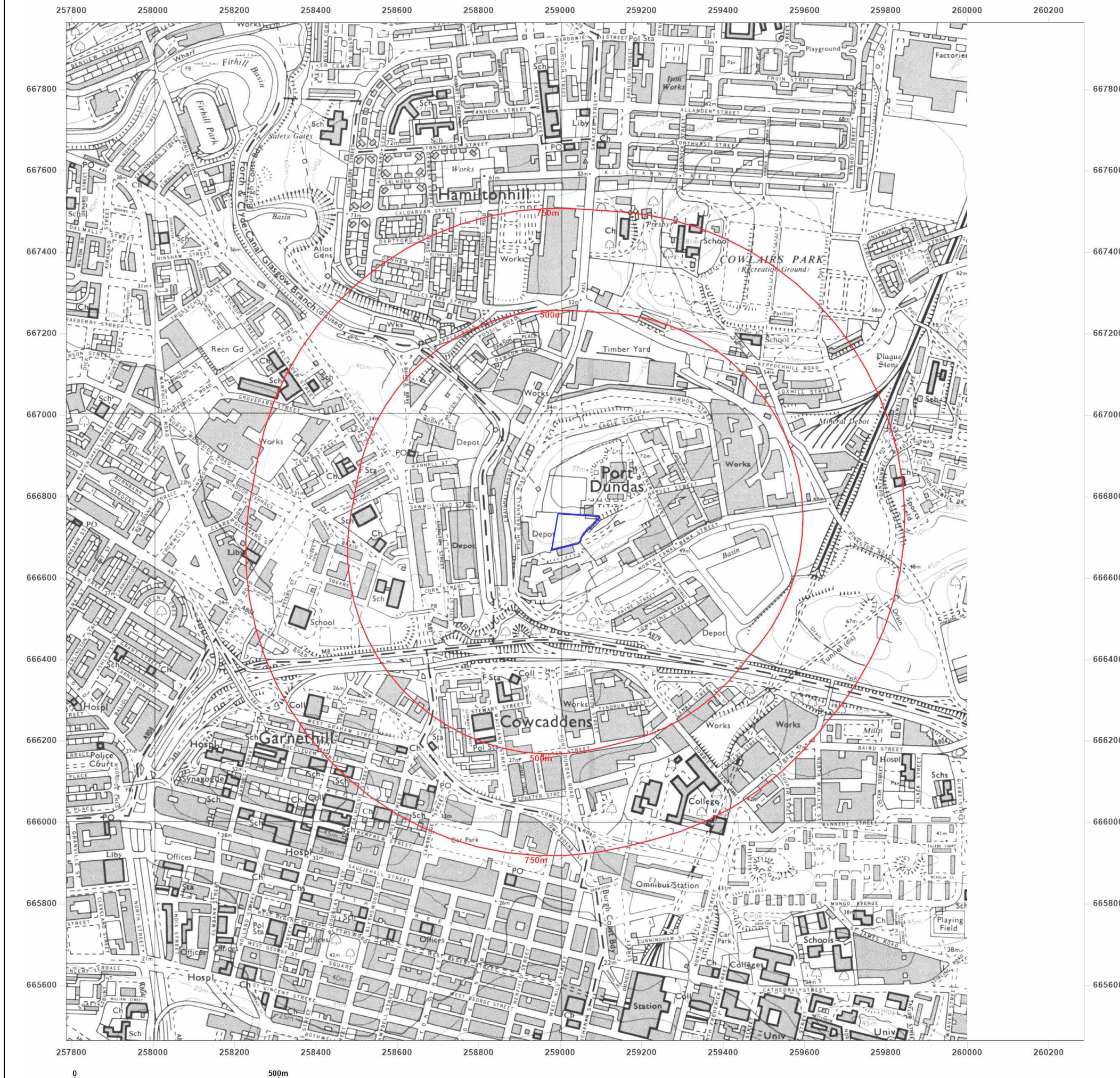


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Site Details:

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GLASGOW, GLASGOW CITY, G4
9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid
Map date: 1990-1994
Scale: 1:10,000
Printed at: 1:10,000



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Revised 1990
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Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Site Details:

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9UD

Client Ref: G7671 180322 BESS Port Dundas
Report Ref: GS-Q6Q-G1X-MNX-LQV
Grid Ref: 259036, 666713

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024

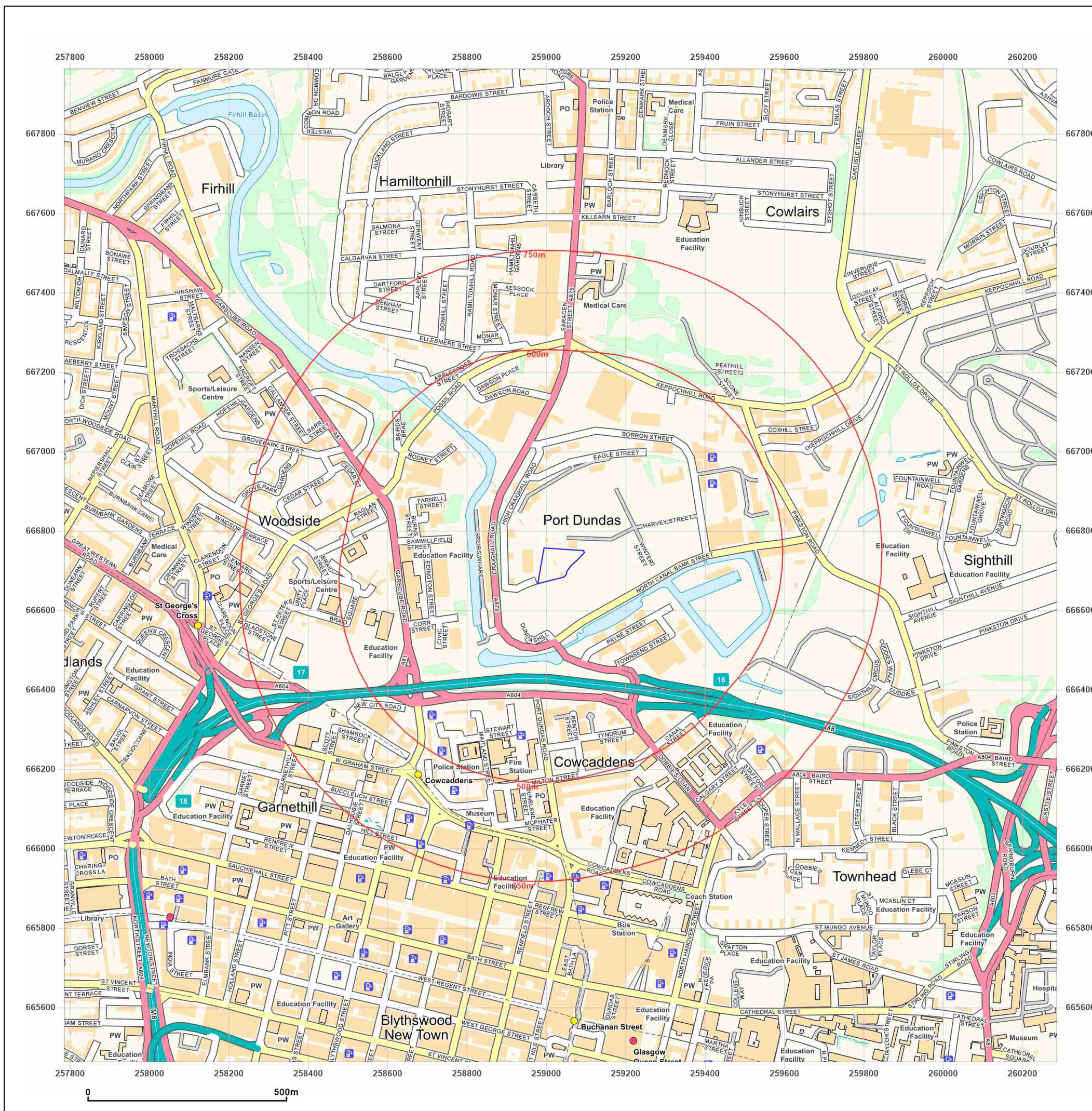


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D ENVIRO+GEO INSIGHT REPORT – GROUNDSURE (REF: GS-DQ3-GPK-Q3P-OMZ)

70, HIGH CRAIGHALL ROAD, GLASGOW, GLASGOW CITY, G4 9UD

Order Details

Date: 26/09/2024
Your ref: G7671 180322 BESS Port Dundas
Our Ref: GS-DQ3-GPK-Q3P-OMZ

Site Details

Location: 259027 666719
Area: 0.63 ha
Authority: [Glasgow City Council](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 7 >](#)

[OS MasterMap site plan](#)

[p.12 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
13 >	1.1 >	Historical industrial land uses >	9	9	63	90	-
20 >	1.2 >	Historical tanks >	0	5	51	83	-
25 >	1.3 >	Historical energy features >	0	2	5	18	-
26 >	1.4 >	Historical petrol stations >	0	0	0	5	-
27 >	1.5 >	Historical garages >	0	0	3	8	-
28	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	2.1 >	Historical industrial land uses >	9	13	80	109	-
37 >	2.2 >	Historical tanks >	0	7	72	123	-
45 >	2.3 >	Historical energy features >	0	4	8	30	-
46 >	2.4 >	Historical petrol stations >	0	0	0	5	-
47 >	2.5 >	Historical garages >	0	0	4	11	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
48	3.1	Active or recent landfill	0	0	0	0	-
48	3.2	Historical landfill (BGS records)	0	0	0	0	-
49	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
49 >	3.4 >	Licensed waste sites >	0	0	0	1	-
49	3.5	Historical waste sites	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	4.1 >	Recent industrial land uses >	3	6	31	-	-
53 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
53	4.3	Electricity cables	0	0	0	0	-
53	4.4	Gas pipelines	0	0	0	0	-
54	4.5	Sites determined as Contaminated Land	0	0	0	0	-
54	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
54	4.7	Regulated explosive sites	0	0	0	0	-



54	4.8	Hazardous substance storage/usage	0	0	0	0	-
54	4.9	Part A(1), IPPC and Historic IPC Authorisations	0	0	0	0	-
55 >	4.10 >	<u>Part B Authorisations</u> >	1	0	1	1	-
55	4.11	Pollution inventory substances	0	0	0	0	-
55	4.12	Pollution inventory waste transfers	0	0	0	0	-
56	4.13	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
58 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	6.1 >	<u>Water Network (OS MasterMap)</u> >	0	0	7	-	-
60 >	6.2 >	<u>Surface water features</u> >	0	0	3	-	-
Page	Section	River flooding					
61	7.1	River flooding	Negligible (within 50m)				
Page	Section	Coastal flooding					
62	8.1	Coastal flooding	Negligible (within 50m)				
Page	Section	<u>Surface water flooding</u> >					
63 >	9.1 >	<u>Surface water flooding</u> >	1 in 1000 year, 0.1m - 0.3m (within 50m)				
Page	Section	<u>Groundwater flooding</u> >					
65 >	10.1 >	<u>Groundwater flooding</u> >	Low (within 50m)				
Page	Section	<u>Environmental designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
66	11.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
67	11.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
67	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
67	11.4	Special Protection Areas (SPA)	0	0	0	0	0
67	11.5	National Nature Reserves (NNR)	0	0	0	0	0
68 >	11.6 >	<u>Local Nature Reserves (LNR)</u> >	0	0	0	0	1
68 >	11.7 >	<u>Designated Ancient Woodland</u> >	0	0	0	0	1
68	11.8	Biosphere Reserves	0	0	0	0	0



69	11.9	Forest Parks	0	0	0	0	0
69	11.10	Marine Conservation Zones	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
70	12.1	World Heritage Sites	0	0	0	-	-
71	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
71	12.3	National Parks	0	0	0	-	-
71 >	12.4 >	Listed Buildings >	0	0	14	-	-
72	12.5	Conservation Areas	0	0	0	-	-
73 >	12.6 >	Scheduled Ancient Monuments >	0	0	2	-	-
73	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
74	13.1	Agricultural Land Classification	None (within 250m)				
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76 >	14.2 >	Artificial and made ground (10k) >	1	0	2	6	-
78 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-
79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
81 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	4	5	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83 >	15.2 >	Artificial and made ground (50k) >	0	0	1	4	-
84	15.3	Artificial ground permeability (50k)	0	0	-	-	-
85 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
86 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				



88 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	1	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	16.1 >	BGS Boreholes >	0	5	36	-	-
Page	Section	Natural ground subsidence >					
93 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
94 >	17.2 >	Running sands >	Very low (within 50m)				
95 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
96 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
97 >	17.5 >	Landslides >	Low (within 50m)				
99 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	18.1 >	BritPits >	0	0	0	5	-
103 >	18.2 >	Surface ground workings >	4	17	42	-	-
105 >	18.3 >	Underground workings >	0	0	0	0	22
106	18.4	Underground mining extents	0	0	0	0	-
106	18.5	Historical Mineral Planning Areas	0	0	0	0	-
107 >	18.6 >	Non-coal mining >	1	0	0	1	2
107	18.7	JPB mining areas	None (within 0m)				
108 >	18.8 >	The Coal Authority non-coal mining >	0	0	0	4	-
108	18.9	Researched mining	0	0	0	0	-
108	18.10	Mining record office plans	0	0	0	0	-
109	18.11	BGS mine plans	0	0	0	0	-
109 >	18.12 >	Coal mining >	Identified (within 0m)				
109	18.13	Brine areas	None (within 0m)				
109	18.14	Gypsum areas	None (within 0m)				
109	18.15	Tin mining	None (within 0m)				
110	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
111	19.1	Natural cavities	0	0	0	0	-



111	19.2	Mining cavities	0	0	0	0	0
111	19.3	Reported recent incidents	0	0	0	0	-
111	19.4	Historical incidents	0	0	0	0	-
112	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
113 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
115 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
115 >	21.2 >	BGS Estimated Urban Soil Chemistry >	4	5	-	-	-
116	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
117	22.1	Underground railways (London)	0	0	0	-	-
117	22.2	Underground railways (Non-London)	0	0	0	-	-
118	22.3	Railway tunnels	0	0	0	-	-
118 >	22.4 >	Historical railway and tunnel features >	0	0	29	-	-
119	22.5	Royal Mail tunnels	0	0	0	-	-
119	22.6	Historical railways	0	0	0	-	-
120	22.7	Railways	0	0	0	-	-
120	22.8	Crossrail 1	0	0	0	0	-
120	22.9	Crossrail 2	0	0	0	0	-
120	22.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 03/04/2021

Site Area: 0.63ha



Recent site history - 2018 aerial photograph



Capture Date: 25/05/2018

Site Area: 0.63ha



Recent site history - 2006 aerial photograph



Capture Date: 15/07/2006

Site Area: 0.63ha



Recent site history - 2004 aerial photograph



Capture Date: 07/09/2004

Site Area: 0.63ha



Recent site history - 2001 aerial photograph



Capture Date: 11/05/2001

Site Area: 0.63ha



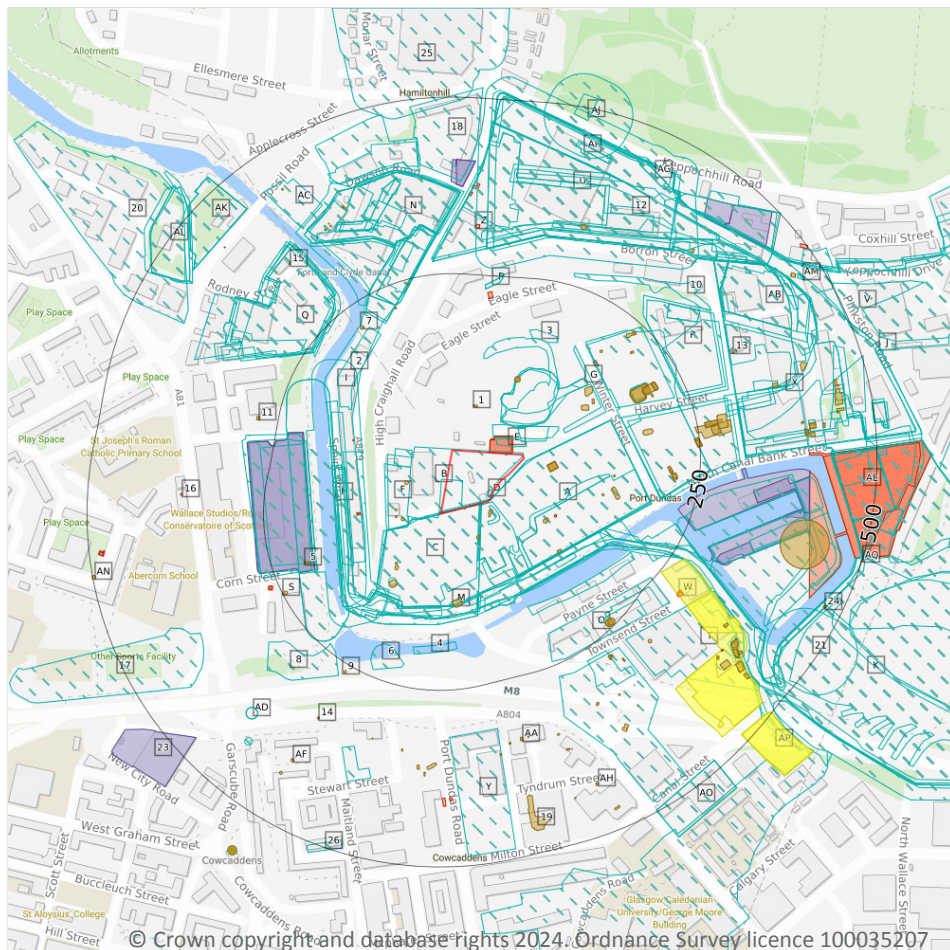
OS MasterMap site plan



Site Area: 0.63ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

1.1 Historical industrial land uses

Records within 500m

171

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13](#) >

ID	Location	Land use	Dates present	Group ID
A	On site	Chemicals Works	1933	94305



ID	Location	Land use	Dates present	Group ID
A	On site	Chemical Works	1938	169533
A	On site	Chemical Works	1910	196433
B	On site	Unspecified Depot	1982	99111
B	On site	Unspecified Mills	1894	99613
C	On site	Distillery	1894	112708
C	On site	Unspecified Commercial/Industrial	1909	142200
C	On site	Unspecified Commercial/Industrial	1938	166403
D	On site	Chimney	1973	120407
C	On site	Grain Mills	1865	102412
D	7m SE	Unspecified Ground Workings	1933	186973
E	11m NE	Unspecified Pit	1956	103601
E	19m NE	Cuttings	1973 - 1994	142873
E	22m NE	Cuttings	1956	131538
E	36m NE	Unspecified Pit	1933	187495
E	38m NE	Unspecified Ground Workings	1938	192120
E	44m NE	Unspecified Ground Workings	1956	128854
F	45m SW	Glass Works	1865	99787
F	54m W	Oil Works	1865	94601
E	58m NE	Unspecified Pit	1910	194527
A	61m SE	Unspecified Ground Workings	1865	88072
A	67m SE	Iron Foundry	1865	170446
G	68m NE	Unspecified Ground Workings	1933	153049
H	104m W	Unspecified Wharf	1909 - 1938	162441
I	109m W	Disused Sugar Refinery	1894	89857
H	111m W	Flour Mills	1865	126079
J	111m SE	Railway Sidings	1956 - 1957	192453
C	112m SW	Unspecified Tank	1909	117142
K	113m SE	Railway Sidings	1933 - 1938	162840



ID	Location	Land use	Dates present	Group ID
A	114m SE	Unspecified Wharf	1933	145403
J	114m SE	Railway Sidings	1933	150970
J	119m S	Railway Sidings	1910	135310
L	121m SE	Railway Sidings	1894	186286
M	124m S	Unspecified Tank	1865	117141
C	125m S	Railway Sidings	1909	153234
C	125m S	Railway Sidings	1938	162403
C	126m S	Railway Sidings	1933	192144
H	127m W	Unspecified Wharf	1933	189135
A	128m SE	Unspecified Wharf	1938	195187
H	133m S	Railway Sidings	1894	155082
C	135m SW	Unspecified Ground Workings	1865	87772
H	145m W	Unspecified Wharf	1909	194772
H	145m W	Unspecified Wharf	1938 - 1956	195493
G	148m NE	Dairy Mill	1865	97474
G	148m NE	Maltings	1933	109525
G	149m E	Distillery	1933 - 1938	187408
G	151m E	Distillery	1865	138293
2	154m NW	Sugar Refinery	1865	94398
G	156m E	Distilleries	1894	109898
A	159m S	Wharf	1865	96601
3	163m NE	Unspecified Pit	1956	104037
G	176m NE	Unspecified Tanks	1933	98193
G	177m NE	Unspecified Tank	1938	117607
H	181m W	Electric Generating Station	1909	96493
4	182m S	Unspecified Wharves	1956	101816
H	185m W	Unspecified Depot	1973 - 1982	146113
H	187m W	Iron Works	1894	91321



ID	Location	Land use	Dates present	Group ID
6	199m SW	Unspecified Pit	1973 - 1994	149379
N	203m NW	Unspecified Works	1973	163291
N	205m NW	Unspecified Works	1982 - 1994	173644
O	205m SE	Chemical Works	1910	108172
N	220m NW	Sawmills	1894	145546
N	220m NW	Unspecified Commercial/Industrial	1909	148512
N	220m NW	Unspecified Commercial/Industrial	1938	186937
P	231m N	Unspecified Ground Workings	1938	150285
P	231m N	Unspecified Ground Workings	1910	179803
N	233m N	Sawmill	1865	125405
O	234m SE	Unspecified Tank	1865	117591
K	235m E	Basin	1865	110738
Q	235m NW	Unspecified Foundry	1933 - 1938	156447
N	238m NW	Basin	1865	110734
Q	239m NW	Sawmills	1865	112764
Q	240m NW	Unspecified Foundry	1909	149270
8	240m SW	Cuttings	1973 - 1994	136663
R	241m NE	Distillery	1956	170147
Q	242m NW	Iron Foundry	1894	123521
R	242m NE	Distillery	1933	157509
Q	242m NW	Unspecified Depot	1982 - 1994	181775
K	243m E	Unspecified Commercial/Industrial	1865	99932
R	244m NE	Distilleries	1894	109899
Q	245m NW	Unspecified Foundry	1956	140319
U	261m N	Sawmill	1894	125392
N	262m N	Railway Sidings	1894 - 1909	130091
10	263m NE	Unspecified Ground Workings	1910	88079
O	266m SE	Soap Works	1865	98009



ID	Location	Land use	Dates present	Group ID
O	267m SE	Unspecified Foundry	1894	103047
U	269m N	Timber Yard	1973 - 1982	127715
V	269m N	Railway Sidings	1973	159534
U	273m N	Sawmills	1938 - 1956	166078
T	276m SE	Unspecified Depot	1982 - 1994	144746
R	282m NE	Distillery	1910	191341
R	282m NE	Distillery	1938	195415
V	286m N	Railway Sidings	1894	185911
U	287m N	Sawmills	1933	168686
U	288m N	Sawmills	1910	165687
K	290m E	Unspecified Wharves	1933	150949
N	298m N	Sawmills	1894	127720
N	299m N	Unspecified Commercial/Industrial	1933	165586
N	301m N	Unspecified Commercial/Industrial	1938	176267
N	301m N	Unspecified Commercial/Industrial	1909	179333
U	303m N	Unspecified Warehouse	1994	116696
K	304m E	Basin	1865	110735
N	308m N	Sawmills	1956	164542
X	310m E	Unspecified Works	1973 - 1982	170139
X	311m E	Industrial Estate	1994	109427
J	312m E	Glass Works	1865	99791
Y	314m S	Unspecified Works	1982 - 1994	132069
N	323m N	Sawmills	1865	163194
12	325m N	Railway Sidings	1982	189785
N	330m N	Railway Sidings	1933	189297
N	333m NW	Railway Sidings	1894	187432
N	334m N	Railway Sidings	1909	127711
N	334m N	Railway Sidings	1938	181898



ID	Location	Land use	Dates present	Group ID
K	340m E	Unspecified Wharves	1956	153611
X	340m E	Unspecified Tanks	1933	98194
AB	345m NE	Bonded Stores	1933	161717
AB	350m NE	Bonded Stores	1910	130474
AB	350m NE	Bonded Stores	1938	153016
Y	351m SW	Fire Station	1973 - 1994	178010
AB	356m NE	Unspecified Warehouse	1894	116697
V	359m NE	Unspecified Depot	1994	99200
N	360m N	Railway Sidings	1933	180527
17	379m SW	Unspecified Ground Workings	1973 - 1994	185035
AC	379m NW	Flour Mill	1865	120213
AD	380m SW	Unspecified Tank	1894 - 1909	126591
AD	380m SW	Unspecified Tank	1938	141855
18	381m N	Sawmills	1956	112765
J	384m E	Unspecified Wharves	1938	101817
T	392m SE	Unspecified Tanks	1933 - 1938	141472
N	398m N	Sawmills	1894	178272
J	400m E	Unspecified Tanks	1938	98192
N	404m N	Cotton Factory	1865	99761
J	407m E	Railway Building	1956	121263
K	416m E	Unspecified Commercial/Industrial	1865	99919
AD	416m SW	Unspecified Tank	1894 - 1909	167488
20	420m NW	Industrial Estate	1994	109397
V	421m NE	Colour Works	1894	91315
AG	426m NE	Railway Building	1933	146237
J	426m E	Distillery	1865	112710
21	426m SE	Unspecified Depot	1910	164431
AG	428m NE	Railway Building	1956	171582



ID	Location	Land use	Dates present	Group ID
AI	430m NE	Goods Station	1933 - 1938	163431
AJ	430m N	Goods and Mineral Station	1894	96255
AI	431m NE	Railway Building	1956	121260
AE	434m E	Unspecified Works	1973	108434
22	435m E	Constructional Engineering Works	1956	109913
AE	437m E	Unspecified Commercial/Industrial	1933	99928
AI	437m N	Coal Pit	1865	106725
AL	437m NW	Hospital	1933	159361
J	439m E	Railway Building	1956	121262
AE	439m E	Electric Power Station	1910	95190
AL	442m NW	Hospital	1938	185094
AL	442m NW	Hospital	1909	186004
AK	444m NW	Brewery	1894	91203
AK	444m NW	Unspecified Commercial/Industrial	1938	154673
AK	444m NW	Unspecified Commercial/Industrial	1909	183245
AL	447m NW	Hospital	1956 - 1973	165658
L	449m SE	Unspecified Depot	1933	154013
J	450m E	Railway Building	1956	121258
AM	463m NE	Railway Building	1933	121264
L	468m SE	Railway Sidings	1865	160257
25	476m N	Timber Yard	1909	149191
AM	477m NE	Pickle Works	1894	102762
AJ	482m N	Goods Station	1910	93592
26	483m S	Police Station	1973 - 1994	168561
AO	487m SE	Unspecified Commercial/Industrial	1994	99920
AO	487m SE	Unspecified Works	1973 - 1982	137520
J	498m E	Goods Station	1910	154576
J	498m E	Goods Station	1938	177613



ID	Location	Land use	Dates present	Group ID
J	499m E	Railway Building	1956	121261
J	500m E	Goods Station	1933	182610

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)

ID	Location	Land use	Dates present	Group ID
D	11m SE	Tanks	1993	9670
A	34m E	Tanks	1973 - 1991	23697
A	34m E	Tanks	1950	19492
A	35m E	Tanks	1950	18754
D	43m S	Unspecified Tank	1993	12193
F	51m SW	Unspecified Tank	1896	12201
F	53m W	Unspecified Tank	1990	12187
F	61m SW	Unspecified Tank	1990	12189
F	61m W	Unspecified Tank	1990	12188
1	63m N	Tanks	1950	17680
A	80m SE	Unspecified Tank	1984 - 1993	17457
C	92m SW	Unspecified Tank	1896 - 1913	22844
C	95m SW	Unspecified Tank	1862 - 1863	26362
E	102m NE	Unspecified Tank	1984 - 1991	21042
E	102m NE	Unspecified Tank	1993	25548
G	105m NE	Tanks	1993	9663



ID	Location	Land use	Dates present	Group ID
C	113m SW	Unspecified Tank	1863 - 1913	22002
A	119m SE	Unspecified Tank	1993	12194
A	122m E	Unspecified Tank	1896	12176
M	122m S	Tanks	1862 - 1863	19361
G	123m NE	Tanks	1993	9661
G	123m NE	Tanks	1993	9662
A	129m E	Unspecified Tank	1862	21467
A	130m E	Unspecified Tank	1861	23044
A	132m E	Unspecified Tank	1991 - 1993	21242
I	139m W	Unspecified Tank	1862	12198
G	172m E	Tanks	1933	9665
G	174m NE	Tanks	1896 - 1913	27520
G	175m NE	Tanks	1933	28024
G	183m NE	Unspecified Tank	1896	12174
G	192m NE	Tanks	1984 - 1991	18378
G	193m NE	Tanks	1973	27640
G	193m NE	Tanks	1993	17055
5	195m SW	Unspecified Tank	1950 - 1951	19789
G	201m NE	Tanks	1993	9664
G	204m E	Unspecified Tank	1950	19874
G	207m E	Tanks	1933	9666
G	208m NE	Tanks	1984 - 1991	23952
G	208m NE	Tanks	1973	17748
G	210m E	Unspecified Tank	1950	12171
G	210m NE	Tanks	1950	20873
G	210m E	Unspecified Tank	1950	12165
7	214m NW	Unspecified Tank	1950 - 1951	17037
N	215m NW	Unspecified Tank	1896 - 1932	16944



ID	Location	Land use	Dates present	Group ID
G	218m E	Unspecified Tank	1862	12182
G	223m NE	Tanks	1896	9660
G	232m NE	Unspecified Tank	1913	12178
O	237m SE	Unspecified Tank	1896 - 1913	23178
O	237m SE	Unspecified Tank	1861	24453
O	238m SE	Unspecified Tank	1862	18633
N	242m N	Unspecified Tank	1860	12196
G	243m E	Unspecified Tank	1950	17017
S	243m SW	Unspecified Tank	1896	12200
G	243m E	Unspecified Tank	1950	21058
G	244m E	Unspecified Tank	1933	18173
G	246m E	Tanks	1896	20499
9	259m SW	Unspecified Tank	1863	12199
G	261m E	Unspecified Tank	1950	12172
G	261m E	Tanks	1950	27388
G	268m E	Tanks	1950	19803
11	276m W	Unspecified Tank	1970 - 1983	27531
O	277m SE	Tanks	1950	22967
O	279m SE	Tanks	1950	22845
O	279m SE	Tanks	1950	17016
G	279m E	Unspecified Tank	1991 - 1993	23757
O	292m SE	Unspecified Tank	1950	18541
O	293m SE	Unspecified Tank	1950	24091
O	300m SE	Unspecified Tank	1913	12179
O	323m SE	Unspecified Tank	1862	12183
O	329m SE	Unspecified Tank	1896	12177
U	330m NE	Unspecified Tank	1992 - 1995	18009
Y	331m S	Unspecified Tank	1862	13148



ID	Location	Land use	Dates present	Group ID
O	332m SE	Unspecified Tank	1862	12184
AA	335m S	Tanks	1950	18905
14	335m SW	Unspecified Tank	1863	13151
AA	336m S	Unspecified Tank	1950	27701
AA	336m S	Unspecified Tank	1950	23290
Y	337m S	Unspecified Tank	1973	13129
AA	337m S	Tanks	1950	16688
AA	338m S	Unspecified Tank	1950	21065
AA	338m S	Unspecified Tank	1950	25349
AA	343m S	Unspecified Tank	1950	17610
15	349m NW	Unspecified Tank	1860	12195
AA	351m S	Unspecified Tank	1861	23138
AA	351m S	Unspecified Tank	1862	17872
Y	353m S	Tanks	1896	9905
Y	357m S	Tanks	1896	9906
O	358m SE	Unspecified Tank	1862	12185
N	359m NW	Unspecified Tank	1913 - 1932	27503
N	360m NW	Unspecified Tank	1913	12202
N	364m NW	Unspecified Tank	1949	12191
16	366m W	Unspecified Tank	1862	12197
Y	366m S	Unspecified Tank	1862	13150
X	367m E	Tanks	1933	9667
AA	367m S	Tanks	1950	22170
T	369m SE	Unspecified Tank	1950	25924
AA	369m S	Unspecified Tank	1862	13155
O	370m SE	Tanks	1950	17549
Y	370m S	Unspecified Tank	1863	13152
V	373m NE	Unspecified Tank	1995	12181



ID	Location	Land use	Dates present	Group ID
N	373m NW	Unspecified Tank	1913 - 1932	25672
N	377m NW	Unspecified Tank	1949	12190
K	381m E	Unspecified Tank	1960	26590
T	389m SE	Unspecified Tank	1950	28356
T	390m SE	Tanks	1950	9659
T	390m SE	Unspecified Tank	1950	23041
T	393m SE	Unspecified Tank	1950 - 1962	18609
T	393m SE	Unspecified Tank	1950 - 1962	26012
T	394m SE	Tanks	1933 - 1950	28040
J	396m E	Tanks	1950	24625
J	400m E	Tanks	1950	21210
T	401m SE	Tanks	1950	23493
T	402m SE	Tanks	1950 - 1962	17557
J	402m E	Tanks	1933	19965
AF	404m SW	Unspecified Tank	1913 - 1932	18495
J	407m E	Tanks	1950	23871
J	407m E	Tanks	1950	18657
T	408m SE	Tanks	1950	22870
X	412m E	Tanks	1973 - 1984	24854
19	417m S	Tanks	1896 - 1913	25936
T	419m SE	Tanks	1950	22428
J	426m E	Unspecified Tank	1950	21698
AH	427m S	Unspecified Tank	1984 - 1991	17527
AF	428m SW	Unspecified Tank	1896 - 1932	18662
AK	431m NW	Unspecified Tank	1860	12186
T	436m SE	Tanks	1950	9658
AH	436m S	Unspecified Tank	1862	13156
AC	439m NW	Unspecified Tank	1949	12192



ID	Location	Land use	Dates present	Group ID
J	448m E	Tanks	1950	20468
J	448m E	Unspecified Tank	1950	12169
J	448m E	Unspecified Tank	1950	12168
J	452m E	Unspecified Tank	1950	12164
J	455m E	Unspecified Tank	1950	12170
AM	457m NE	Unspecified Tank	1896 - 1933	25954
AH	468m SE	Tanks	1896	9898
24	473m E	Unspecified Tank	1950	27302
AN	496m W	Unspecified Tank	1987 - 1995	23893
AQ	499m E	Unspecified Tank	1950	21223
AQ	499m E	Unspecified Tank	1950	25162

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	25
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)

ID	Location	Land use	Dates present	Group ID
E	On site	Electricity Substation	1984 - 1993	8062
E	On site	Electricity Substation	1973	10112
A	87m SE	Electricity Substation	1993	5423
H	113m W	Electricity Substation	1993	5425
H	116m W	Electricity Substation	1990	6450
G	162m NE	Electricity Substation	1950	8400
P	218m N	Electricity Substation	1984 - 1993	14784



ID	Location	Land use	Dates present	Group ID
S	258m SW	Electricity Substation	1983 - 1990	8241
S	259m SW	Electricity Substation	1993	8476
W	289m SE	Electricity Substation	1993	11099
W	289m SE	Electricity Substation	1984 - 1991	11293
W	291m SE	Electricity Substation	1950	8694
Z	317m N	Electricity Substation	1950	9060
13	327m NE	Electricity Substation	1950	10591
Z	361m N	Electricity Substation	1950	5422
Z	371m N	Electricity Substation	1950	5420
Y	402m S	Electricity Substation	1980	6443
Y	402m S	Electricity Substation	1950 - 1973	12546
AE	404m E	Power Station	1973	7568
AE	424m E	Corporation Transport Power Station	1950	12950
AE	438m E	Electric Power Station	1913	7419
AN	478m W	Electricity Substation	1993	5883
AN	480m W	Electricity Substation	1987	10180
AN	480m W	Electricity Substation	1993 - 1995	10722
AM	492m NE	Electricity Substation	1950	5421

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

5

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)



ID	Location	Land use	Dates present	Group ID
T	253m SE	Petrol and Oil Depots	1950	413
T	311m SE	Petrol and Oil Depots	1950	478
T	376m SE	Petrol and Oil Depots	1950	489
AP	487m SE	Petrol and Oil Depot	1950	479
AP	488m SE	Petrol and Oil Depot	1950	449

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	11
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)

ID	Location	Land use	Dates present	Group ID
H	184m W	Maintenance Depot	1980	2819
H	185m W	Maintenance Depot	1970	2521
K	230m E	Garage	1973	4385
K	289m E	Boat Repairing Yard	1950	2138
K	308m E	Boat Repairing Yard	1933 - 1950	2460
J	328m E	Garage	1984	4388
Z	373m N	Garage	1961 - 1962	5065
Z	373m N	Garage	1950	4581
V	424m NE	Garage	1950 - 1961	3223
V	432m NE	Garage	1961	2562
23	469m SW	Garage	1973	1665

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

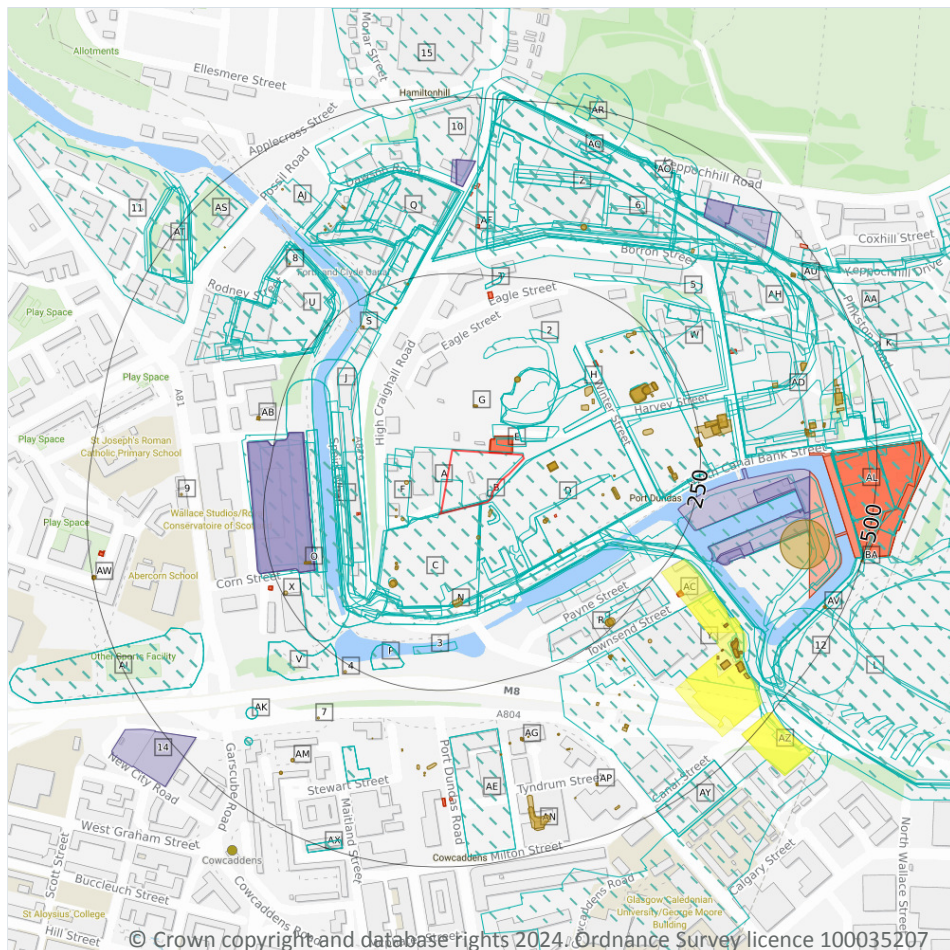
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

2.1 Historical industrial land uses

Records within 500m

211

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 29](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Depot	1982	99111
A	On site	Unspecified Mills	1894	99613
B	On site	Chimney	1973	120407



ID	Location	Land Use	Date	Group ID
C	On site	Unspecified Commercial/Industrial	1938	166403
C	On site	Unspecified Commercial/Industrial	1909	142200
C	On site	Distillery	1894	112708
D	On site	Chemical Works	1938	169533
D	On site	Chemical Works	1910	196433
D	On site	Chemicals Works	1933	94305
C	On site	Grain Mills	1865	102412
B	7m SE	Unspecified Ground Workings	1933	186973
B	7m SE	Unspecified Ground Workings	1933	186973
E	11m NE	Unspecified Pit	1956	103601
E	19m NE	Cuttings	1994	142873
E	19m NE	Cuttings	1982	142873
E	19m NE	Cuttings	1973	142873
E	22m NE	Cuttings	1956	131538
E	36m NE	Unspecified Pit	1933	187495
E	36m NE	Unspecified Pit	1933	187495
E	38m NE	Unspecified Ground Workings	1938	192120
E	44m NE	Unspecified Ground Workings	1956	128854
F	45m SW	Glass Works	1865	99787
F	54m W	Oil Works	1865	94601
E	58m NE	Unspecified Pit	1910	194527
D	61m SE	Unspecified Ground Workings	1865	88072
D	67m SE	Iron Foundry	1865	170446
H	68m NE	Unspecified Ground Workings	1933	153049
H	68m NE	Unspecified Ground Workings	1933	153049
D	68m SE	Iron Foundry	1865	170446
I	104m W	Unspecified Wharf	1938	162441
I	104m W	Unspecified Wharf	1909	162441



ID	Location	Land Use	Date	Group ID
J	109m W	Disused Sugar Refinery	1894	89857
I	111m W	Flour Mills	1865	126079
K	111m SE	Railway Sidings	1956	192453
C	112m SW	Unspecified Tank	1909	117142
L	113m SE	Railway Sidings	1938	162840
D	114m SE	Unspecified Wharf	1933	145403
D	114m SE	Unspecified Wharf	1933	145403
K	114m SE	Railway Sidings	1933	150970
K	119m S	Railway Sidings	1910	135310
M	121m SE	Railway Sidings	1894	186286
N	124m S	Unspecified Tank	1865	117141
C	125m S	Railway Sidings	1938	162403
C	125m S	Railway Sidings	1909	153234
C	126m S	Railway Sidings	1933	192144
I	127m W	Unspecified Wharf	1933	189135
I	127m W	Unspecified Wharf	1933	189135
D	128m SE	Unspecified Wharf	1938	195187
I	133m S	Railway Sidings	1894	155082
C	135m SW	Unspecified Ground Workings	1865	87772
I	145m W	Unspecified Wharf	1938	195493
I	145m W	Unspecified Wharf	1909	194772
H	148m NE	Dairy Mill	1865	97474
H	148m NE	Maltings	1933	109525
H	149m E	Distillery	1933	187408
H	150m E	Distillery	1938	187408
H	151m E	Distillery	1865	138293
1	154m NW	Sugar Refinery	1865	94398
H	156m E	Distilleries	1894	109898

ID	Location	Land Use	Date	Group ID
D	159m S	Wharf	1865	96601
2	163m NE	Unspecified Pit	1956	104037
I	165m W	Unspecified Wharf	1933	162441
I	165m W	Unspecified Wharf	1933	162441
I	171m W	Unspecified Wharf	1956	195493
H	176m NE	Unspecified Tanks	1933	98193
H	177m NE	Unspecified Tank	1938	117607
I	181m W	Electric Generating Station	1909	96493
3	182m S	Unspecified Wharves	1956	101816
I	185m W	Unspecified Depot	1982	146113
I	185m W	Unspecified Depot	1973	146113
I	187m W	Iron Works	1894	91321
P	199m SW	Unspecified Pit	1994	149379
P	199m SW	Unspecified Pit	1982	149379
P	199m SW	Unspecified Pit	1973	149379
Q	203m NW	Unspecified Works	1973	163291
Q	205m NW	Unspecified Works	1994	173644
Q	205m NW	Unspecified Works	1982	173644
R	205m SE	Chemical Works	1910	108172
Q	220m NW	Unspecified Commercial/Industrial	1938	186937
Q	220m NW	Unspecified Commercial/Industrial	1909	148512
Q	220m NW	Sawmills	1894	145546
T	231m N	Unspecified Ground Workings	1938	150285
T	231m N	Unspecified Ground Workings	1910	179803
Q	233m N	Sawmill	1865	125405
R	234m SE	Unspecified Tank	1865	117591
L	235m E	Basin	1865	110738
U	235m NW	Unspecified Foundry	1933	156447



ID	Location	Land Use	Date	Group ID
Q	238m NW	Basin	1865	110734
U	239m NW	Sawmills	1865	112764
U	240m NW	Unspecified Foundry	1938	156447
U	240m NW	Unspecified Foundry	1909	149270
V	240m SW	Cuttings	1994	136663
V	240m SW	Cuttings	1982	136663
V	240m SW	Cuttings	1973	136663
W	241m NE	Distillery	1956	170147
U	242m NW	Iron Foundry	1894	123521
W	242m NE	Distillery	1933	157509
U	242m NW	Unspecified Depot	1994	181775
U	242m NW	Unspecified Depot	1982	181775
L	243m E	Unspecified Commercial/Industrial	1865	99932
W	244m NE	Distilleries	1894	109899
U	245m NW	Unspecified Foundry	1956	140319
Z	261m N	Sawmill	1894	125392
Q	262m N	Railway Sidings	1894	130091
5	263m NE	Unspecified Ground Workings	1910	88079
Q	265m N	Railway Sidings	1909	130091
R	266m SE	Soap Works	1865	98009
R	267m SE	Unspecified Foundry	1894	103047
Z	269m N	Timber Yard	1973	127715
AA	269m N	Railway Sidings	1973	159534
Z	272m N	Timber Yard	1982	127715
Z	273m N	Sawmills	1956	166078
Y	276m SE	Unspecified Depot	1994	144746
Y	276m SE	Unspecified Depot	1982	144746
W	282m NE	Distillery	1938	195415



ID	Location	Land Use	Date	Group ID
W	282m NE	Distillery	1910	191341
AA	286m N	Railway Sidings	1894	185911
Z	287m N	Sawmills	1933	168686
Z	288m N	Sawmills	1938	166078
Z	288m N	Sawmills	1910	165687
L	290m E	Unspecified Wharves	1933	150949
L	290m E	Unspecified Wharves	1933	150949
Q	298m N	Sawmills	1894	127720
Q	299m N	Unspecified Commercial/Industrial	1933	165586
Q	301m N	Unspecified Commercial/Industrial	1938	176267
Q	301m N	Unspecified Commercial/Industrial	1909	179333
Z	303m N	Unspecified Warehouse	1994	116696
L	304m E	Basin	1865	110735
Q	308m N	Sawmills	1956	164542
AD	310m E	Unspecified Works	1982	170139
AD	310m E	Unspecified Works	1973	170139
AD	311m E	Industrial Estate	1994	109427
K	312m E	Glass Works	1865	99791
AE	314m S	Unspecified Works	1994	132069
AE	314m S	Unspecified Works	1982	132069
Q	323m N	Sawmills	1865	163194
6	325m N	Railway Sidings	1982	189785
Q	330m N	Railway Sidings	1933	189297
Q	333m NW	Railway Sidings	1894	187432
Q	334m N	Railway Sidings	1938	181898
Q	334m N	Railway Sidings	1909	127711
L	340m E	Unspecified Wharves	1956	153611
AD	340m E	Unspecified Tanks	1933	98194



ID	Location	Land Use	Date	Group ID
AH	345m NE	Bonded Stores	1933	161717
AH	350m NE	Bonded Stores	1938	153016
AH	350m NE	Bonded Stores	1910	130474
AE	351m SW	Fire Station	1994	178010
AE	351m SW	Fire Station	1982	178010
AE	351m SW	Fire Station	1973	178010
AH	356m NE	Unspecified Warehouse	1894	116697
AA	359m NE	Unspecified Depot	1994	99200
Q	360m N	Railway Sidings	1933	180527
AI	379m SW	Unspecified Ground Workings	1994	185035
AI	379m SW	Unspecified Ground Workings	1982	185035
AI	379m SW	Unspecified Ground Workings	1973	185035
AJ	379m NW	Flour Mill	1865	120213
AK	380m SW	Unspecified Tank	1938	141855
AK	380m SW	Unspecified Tank	1909	126591
AK	380m SW	Unspecified Tank	1894	126591
10	381m N	Sawmills	1956	112765
K	384m E	Unspecified Wharves	1938	101817
Y	392m SE	Unspecified Tanks	1938	141472
Y	394m SE	Unspecified Tanks	1933	141472
Q	398m N	Sawmills	1894	178272
K	400m E	Unspecified Tanks	1938	98192
Q	404m N	Cotton Factory	1865	99761
K	407m E	Railway Building	1956	121263
L	416m E	Unspecified Commercial/Industrial	1865	99919
AK	416m SW	Unspecified Tank	1909	167488
AK	416m SW	Unspecified Tank	1894	167488
11	420m NW	Industrial Estate	1994	109397



ID	Location	Land Use	Date	Group ID
AA	421m NE	Colour Works	1894	91315
AO	426m NE	Railway Building	1933	146237
K	426m E	Distillery	1865	112710
12	426m SE	Unspecified Depot	1910	164431
AO	428m NE	Railway Building	1956	171582
AQ	430m NE	Goods Station	1938	163431
AR	430m N	Goods and Mineral Station	1894	96255
AQ	431m NE	Goods Station	1933	163431
AQ	431m NE	Railway Building	1956	121260
AL	434m E	Unspecified Works	1973	108434
13	435m E	Constructional Engineering Works	1956	109913
AL	437m E	Unspecified Commercial/Industrial	1933	99928
AQ	437m N	Coal Pit	1865	106725
AT	437m NW	Hospital	1933	159361
K	439m E	Railway Building	1956	121262
AL	439m E	Electric Power Station	1910	95190
AT	442m NW	Hospital	1938	185094
AT	442m NW	Hospital	1909	186004
AS	444m NW	Unspecified Commercial/Industrial	1938	154673
AS	444m NW	Unspecified Commercial/Industrial	1909	183245
AS	444m NW	Brewery	1894	91203
AT	447m NW	Hospital	1973	165658
M	449m SE	Unspecified Depot	1933	154013
K	450m E	Railway Building	1956	121258
AT	453m NW	Hospital	1956	165658
AU	463m NE	Railway Building	1933	121264
M	468m SE	Railway Sidings	1865	160257
15	476m N	Timber Yard	1909	149191



ID	Location	Land Use	Date	Group ID
AU	477m NE	Pickle Works	1894	102762
AR	482m N	Goods Station	1910	93592
AX	483m S	Police Station	1994	168561
AX	483m S	Police Station	1982	168561
AX	483m S	Police Station	1973	168561
AY	487m SE	Unspecified Commercial/Industrial	1994	99920
AY	487m SE	Unspecified Works	1982	137520
AY	487m SE	Unspecified Works	1973	137520
K	498m E	Goods Station	1938	177613
K	498m E	Goods Station	1910	154576
K	499m E	Railway Building	1956	121261
K	500m E	Goods Station	1933	182610

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

202

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 29](#) >

ID	Location	Land Use	Date	Group ID
B	11m SE	Tanks	1993	9670
D	34m E	Tanks	1984	23697
D	34m E	Tanks	1991	23697
D	34m E	Tanks	1950	19492
D	35m E	Tanks	1950	18754
D	35m E	Tanks	1973	23697
B	43m S	Unspecified Tank	1993	12193
F	51m SW	Unspecified Tank	1896	12201



ID	Location	Land Use	Date	Group ID
F	53m W	Unspecified Tank	1990	12187
F	61m SW	Unspecified Tank	1990	12189
F	61m W	Unspecified Tank	1990	12188
G	63m N	Tanks	1950	17680
G	64m N	Tanks	1950	17680
D	80m SE	Unspecified Tank	1984	17457
D	80m SE	Unspecified Tank	1991	17457
D	81m SE	Unspecified Tank	1993	17457
C	92m SW	Unspecified Tank	1896	22844
C	92m SW	Unspecified Tank	1913	22844
C	95m SW	Unspecified Tank	1862	26362
C	97m SW	Unspecified Tank	1863	26362
E	102m NE	Unspecified Tank	1984	21042
E	102m NE	Unspecified Tank	1991	21042
E	102m NE	Unspecified Tank	1993	25548
H	105m NE	Tanks	1993	9663
C	113m SW	Unspecified Tank	1896	22002
C	113m SW	Unspecified Tank	1913	22002
C	115m SW	Unspecified Tank	1863	22002
D	119m SE	Unspecified Tank	1993	12194
D	122m E	Unspecified Tank	1896	12176
N	122m S	Tanks	1862	19361
H	123m NE	Tanks	1993	9661
H	123m NE	Tanks	1993	9662
N	127m S	Tanks	1863	19361
D	129m E	Unspecified Tank	1862	21467
D	130m E	Unspecified Tank	1861	23044
D	132m E	Unspecified Tank	1991	21242



ID	Location	Land Use	Date	Group ID
D	133m E	Unspecified Tank	1993	21242
J	139m W	Unspecified Tank	1862	12198
H	172m E	Tanks	1933	9665
H	174m NE	Tanks	1896	27520
H	175m NE	Tanks	1913	27520
H	175m NE	Tanks	1933	28024
H	183m NE	Unspecified Tank	1896	12174
H	192m NE	Tanks	1984	18378
H	192m NE	Tanks	1991	18378
H	193m NE	Tanks	1973	27640
H	193m NE	Tanks	1993	17055
O	195m SW	Unspecified Tank	1950	19789
O	195m SW	Unspecified Tank	1951	19789
O	195m SW	Unspecified Tank	1950	19789
H	201m NE	Tanks	1993	9664
H	204m E	Unspecified Tank	1950	19874
H	204m E	Unspecified Tank	1950	19874
H	207m E	Tanks	1933	9666
H	208m NE	Tanks	1984	23952
H	208m NE	Tanks	1991	23952
H	208m NE	Tanks	1973	17748
H	210m E	Unspecified Tank	1950	12171
H	210m NE	Tanks	1950	20873
H	210m E	Unspecified Tank	1950	12165
H	211m NE	Tanks	1950	20873
S	214m NW	Unspecified Tank	1951	17037
S	214m NW	Unspecified Tank	1950	17037
Q	215m NW	Unspecified Tank	1896	16944



ID	Location	Land Use	Date	Group ID
Q	215m NW	Unspecified Tank	1913	16944
Q	215m NW	Unspecified Tank	1932	16944
H	218m E	Unspecified Tank	1862	12182
H	223m NE	Tanks	1896	9660
H	232m NE	Unspecified Tank	1913	12178
R	237m SE	Unspecified Tank	1896	23178
R	237m SE	Unspecified Tank	1913	23178
R	237m SE	Unspecified Tank	1861	24453
R	238m SE	Unspecified Tank	1862	18633
Q	242m N	Unspecified Tank	1860	12196
H	243m E	Unspecified Tank	1950	17017
X	243m SW	Unspecified Tank	1896	12200
H	243m E	Unspecified Tank	1950	21058
H	244m E	Unspecified Tank	1933	18173
H	246m E	Tanks	1896	20499
4	259m SW	Unspecified Tank	1863	12199
H	261m E	Unspecified Tank	1950	12172
H	261m E	Tanks	1950	27388
H	268m E	Tanks	1950	19803
H	269m E	Tanks	1950	19803
AB	276m W	Unspecified Tank	1983	27531
AB	276m W	Unspecified Tank	1980	27531
AB	276m W	Unspecified Tank	1980	27531
AB	277m W	Unspecified Tank	1970	27531
R	277m SE	Tanks	1950	22967
R	278m SE	Tanks	1950	22967
R	279m SE	Tanks	1950	22845
R	279m SE	Tanks	1950	17016



ID	Location	Land Use	Date	Group ID
H	279m E	Unspecified Tank	1991	23757
H	281m E	Unspecified Tank	1993	23757
R	292m SE	Unspecified Tank	1950	18541
R	293m SE	Unspecified Tank	1950	24091
R	300m SE	Unspecified Tank	1913	12179
R	323m SE	Unspecified Tank	1862	12183
R	329m SE	Unspecified Tank	1896	12177
Z	330m NE	Unspecified Tank	1992	18009
Z	330m NE	Unspecified Tank	1995	18009
AE	331m S	Unspecified Tank	1862	13148
R	332m SE	Unspecified Tank	1862	12184
AG	335m S	Tanks	1950	18905
AG	335m S	Tanks	1950	18905
7	335m SW	Unspecified Tank	1863	13151
AG	336m S	Unspecified Tank	1950	27701
AG	336m S	Unspecified Tank	1950	23290
AE	337m S	Unspecified Tank	1973	13129
AG	337m S	Tanks	1950	16688
AG	338m S	Unspecified Tank	1950	21065
AG	338m S	Unspecified Tank	1950	25349
AG	343m S	Unspecified Tank	1950	17610
AG	343m S	Unspecified Tank	1950	17610
8	349m NW	Unspecified Tank	1860	12195
AG	351m S	Unspecified Tank	1861	23138
AG	351m S	Unspecified Tank	1862	17872
AE	353m S	Tanks	1896	9905
AE	357m S	Tanks	1896	9906
R	358m SE	Unspecified Tank	1862	12185



ID	Location	Land Use	Date	Group ID
Q	359m NW	Unspecified Tank	1913	27503
Q	359m NW	Unspecified Tank	1932	27503
Q	360m NW	Unspecified Tank	1913	12202
Q	364m NW	Unspecified Tank	1949	12191
9	366m W	Unspecified Tank	1862	12197
AE	366m S	Unspecified Tank	1862	13150
AD	367m E	Tanks	1933	9667
AG	367m S	Tanks	1950	22170
AG	367m S	Tanks	1950	22170
Y	369m SE	Unspecified Tank	1950	25924
Y	369m SE	Unspecified Tank	1950	25924
AG	369m S	Unspecified Tank	1862	13155
R	370m SE	Tanks	1950	17549
AE	370m S	Unspecified Tank	1863	13152
R	370m SE	Tanks	1950	17549
AA	373m NE	Unspecified Tank	1995	12181
Q	373m NW	Unspecified Tank	1913	25672
Q	373m NW	Unspecified Tank	1932	25672
Q	377m NW	Unspecified Tank	1949	12190
L	381m E	Unspecified Tank	1960	26590
Y	389m SE	Unspecified Tank	1950	28356
Y	390m SE	Tanks	1950	9659
Y	390m SE	Unspecified Tank	1950	23041
Y	393m SE	Unspecified Tank	1962	18609
Y	393m SE	Unspecified Tank	1950	18609
Y	393m SE	Unspecified Tank	1962	26012
Y	393m SE	Unspecified Tank	1950	26012
Y	394m SE	Tanks	1950	28040



ID	Location	Land Use	Date	Group ID
K	396m E	Tanks	1950	24625
K	396m E	Tanks	1950	24625
Y	397m SE	Tanks	1933	28040
K	400m E	Tanks	1950	21210
K	400m E	Tanks	1950	21210
Y	401m SE	Tanks	1950	23493
Y	402m SE	Tanks	1950	23493
Y	402m SE	Tanks	1962	17557
Y	402m SE	Tanks	1950	17557
K	402m E	Tanks	1933	19965
AM	404m SW	Unspecified Tank	1913	18495
AM	404m SW	Unspecified Tank	1932	18495
K	407m E	Tanks	1950	23871
K	407m E	Tanks	1950	23871
K	407m E	Tanks	1950	18657
Y	408m SE	Tanks	1950	22870
Y	409m SE	Tanks	1950	22870
AD	412m E	Tanks	1984	24854
AD	413m E	Tanks	1973	24854
L	414m E	Unspecified Tank	1960	26590
AN	417m S	Tanks	1896	25936
Y	419m SE	Tanks	1950	22428
Y	420m SE	Tanks	1950	22428
K	426m E	Unspecified Tank	1950	21698
K	426m E	Unspecified Tank	1950	21698
AP	427m S	Unspecified Tank	1984	17527
AP	427m S	Unspecified Tank	1991	17527
AM	428m SW	Unspecified Tank	1896	18662



ID	Location	Land Use	Date	Group ID
AM	428m SW	Unspecified Tank	1913	18662
AM	428m SW	Unspecified Tank	1932	18662
AS	431m NW	Unspecified Tank	1860	12186
AN	433m S	Tanks	1913	25936
Y	436m SE	Tanks	1950	9658
AP	436m S	Unspecified Tank	1862	13156
AJ	439m NW	Unspecified Tank	1949	12192
K	448m E	Tanks	1950	20468
K	448m E	Unspecified Tank	1950	12169
K	448m E	Tanks	1950	20468
K	448m E	Unspecified Tank	1950	12168
K	452m E	Unspecified Tank	1950	12164
K	455m E	Unspecified Tank	1950	12170
AU	457m NE	Unspecified Tank	1896	25954
AU	458m NE	Unspecified Tank	1933	25954
AU	458m NE	Unspecified Tank	1913	25954
AP	468m SE	Tanks	1896	9898
AV	473m E	Unspecified Tank	1950	27302
AV	474m E	Unspecified Tank	1950	27302
AW	496m W	Unspecified Tank	1987	23893
AW	496m W	Unspecified Tank	1995	23893
AW	496m W	Unspecified Tank	1994	23893
AW	496m W	Unspecified Tank	1993	23893
AW	496m W	Unspecified Tank	1993	23893
BA	499m E	Unspecified Tank	1950	21223
BA	499m E	Unspecified Tank	1950	25162

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

42

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 29 >](#)

ID	Location	Land Use	Date	Group ID
E	On site	Electricity Substation	1984	8062
E	On site	Electricity Substation	1991	8062
E	On site	Electricity Substation	1973	10112
E	2m NE	Electricity Substation	1993	8062
D	87m SE	Electricity Substation	1993	5423
I	113m W	Electricity Substation	1993	5425
I	116m W	Electricity Substation	1990	6450
H	162m NE	Electricity Substation	1950	8400
H	163m NE	Electricity Substation	1950	8400
T	218m N	Electricity Substation	1984	14784
T	218m N	Electricity Substation	1991	14784
T	218m N	Electricity Substation	1993	14784
X	258m SW	Electricity Substation	1983	8241
X	258m SW	Electricity Substation	1990	8241
X	259m SW	Electricity Substation	1993	8476
AC	289m SE	Electricity Substation	1993	11099
AC	289m SE	Electricity Substation	1984	11293
AC	289m SE	Electricity Substation	1991	11293
AC	291m SE	Electricity Substation	1950	8694
AC	291m SE	Electricity Substation	1950	8694
AF	317m N	Electricity Substation	1950	9060
AF	317m N	Electricity Substation	1950	9060
W	327m NE	Electricity Substation	1950	10591



ID	Location	Land Use	Date	Group ID
W	327m NE	Electricity Substation	1950	10591
AF	361m N	Electricity Substation	1950	5422
AF	371m N	Electricity Substation	1950	5420
AE	402m S	Electricity Substation	1980	6443
AE	402m S	Electricity Substation	1950	12546
AE	403m S	Electricity Substation	1973	12546
AE	403m S	Electricity Substation	1950	12546
AL	404m E	Power Station	1973	7568
AL	424m E	Corporation Transport Power Station	1950	12950
AL	436m E	Corporation Transport Power Station	1950	12950
AL	438m E	Electric Power Station	1913	7419
AW	478m W	Electricity Substation	1993	5883
AW	480m W	Electricity Substation	1987	10180
AW	480m W	Electricity Substation	1987	10180
AW	480m W	Electricity Substation	1995	10722
AW	480m W	Electricity Substation	1994	10722
AW	480m W	Electricity Substation	1993	10722
AW	480m W	Electricity Substation	1993	10722
AU	492m NE	Electricity Substation	1950	5421

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

5

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 29](#) >

ID	Location	Land Use	Date	Group ID
Y	253m SE	Petrol and Oil Depots	1950	413



ID	Location	Land Use	Date	Group ID
Y	311m SE	Petrol and Oil Depots	1950	478
Y	376m SE	Petrol and Oil Depots	1950	489
AZ	487m SE	Petrol and Oil Depot	1950	479
AZ	488m SE	Petrol and Oil Depot	1950	449

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	15
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 29 >](#)

ID	Location	Land Use	Date	Group ID
I	184m W	Maintenance Depot	1980	2819
I	184m W	Maintenance Depot	1980	2819
I	185m W	Maintenance Depot	1970	2521
L	230m E	Garage	1973	4385
L	289m E	Boat Repairing Yard	1950	2138
L	308m E	Boat Repairing Yard	1950	2460
L	309m E	Boat Repairing Yard	1933	2460
K	328m E	Garage	1984	4388
AF	373m N	Garage	1961	5065
AF	373m N	Garage	1950	4581
AF	377m N	Garage	1962	5065
AA	424m NE	Garage	1961	3223
AA	424m NE	Garage	1950	3223
AA	432m NE	Garage	1961	2562
14	469m SW	Garage	1973	1665

This data is sourced from Ordnance Survey / Groundsure.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Licensed waste sites

Records within 500m**1**

Active or recently closed waste sites under Scottish Environment Protection Agency (SEPA) regulation.

Features are displayed on the Waste and landfill map on [page 48](#) >

ID	Location	Licence number	Name	Waste type	Facility type
1	361m N	WML/L/1019191	Peter Jarvis, 44 Dawson Place, Glasgow, G22	Metal Recycling	

This data is sourced from the Scottish Environment Protection Agency.

3.5 Historical waste sites

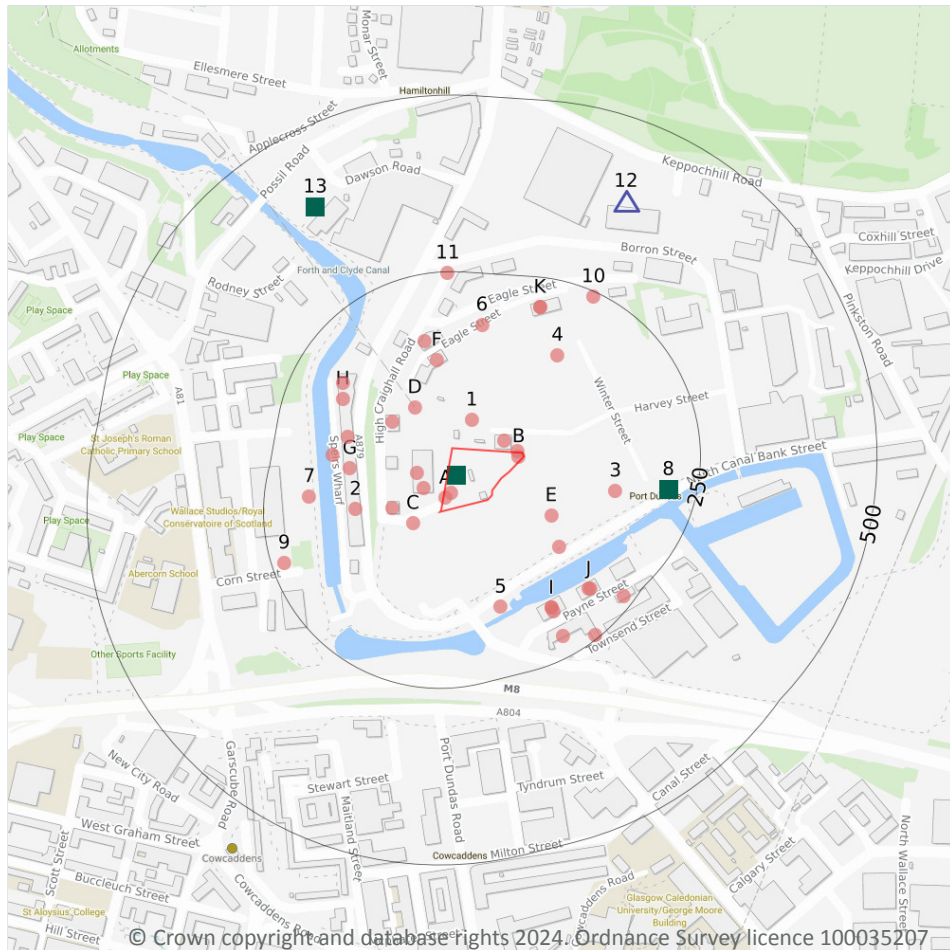
Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Part B Authorisations

4.1 Recent industrial land uses

Records within 250m

40

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 50 >](#)

ID	Location	Company	Address	Activity	Category
A	On site	Pylon	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
A	On site	Mast (Telecommunication)	City of Glasgow, G4	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
B	On site	Pylon	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
B	3m NE	Mast (Telecommunication)	City of Glasgow, G4	Telecommunications Features	Infrastructure and Facilities
B	16m NE	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
A	30m W	Gaia-wind	5, Mary Street, Glasgow, City of Glasgow, G4	Electrical Production and Manipulation Equipment	Industrial Products
C	42m SW	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
1	42m N	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
A	43m W	Factory	City of Glasgow, G4	Unspecified Works Or Factories	Industrial Features
C	68m W	Novotek	60, High Craighall Road, Glasgow, City of Glasgow, G4 9UD	Measurement and Inspection Equipment	Industrial Products
D	79m NW	Pylon	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
E	86m SE	Tank	City of Glasgow, G4	Tanks (Generic)	Industrial Features
D	93m NW	P S P Media Group	50, High Craighall Road, Glasgow, City of Glasgow, G4 9UD	Published Goods	Industrial Products
2	120m W	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
E	121m SE	Tank	City of Glasgow, G4	Tanks (Generic)	Industrial Features
F	127m N	Rapid Fire Services	8, Eagle Street, Glasgow, City of Glasgow, G4 9XA	Electronic Equipment	Industrial Products
G	138m W	D S S R	28, Speirs Wharf, Glasgow, City of Glasgow, G4 9TG	Civil Engineers	Engineering Services
3	138m E	Tank	City of Glasgow, G4	Tanks (Generic)	Industrial Features
4	147m NE	Gantry	City of Glasgow, G4	Travelling Cranes and Gantries	Industrial Features



ID	Location	Company	Address	Activity	Category
G	149m W	Clyde Design Partnership	36a, Speirs Wharf, Glasgow, City of Glasgow, G4 9TG	Civil Engineers	Engineering Services
5	151m S	Slipway	City of Glasgow, G4	Moorings and Unloading Facilities	Water
F	157m N	McQueens Dairies Ltd	20, High Craighall Road, Glasgow, City of Glasgow, G4 9UD	Dairy Farming	Farming
G	165m W	Landing Stage	City of Glasgow, G4	Moorings and Unloading Facilities	Water
H	170m NW	Safehinge Primera	44, Speirs Wharf, Glasgow, City of Glasgow, G4 9TH	Workwear	Industrial Products
6	177m N	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
I	177m SE	J B Cosmetic Repairs	7, Payne Street, Glasgow, City of Glasgow, G4 0LE	Vehicle Repair, Testing and Servicing	Repair and Servicing
I	177m SE	Independen t Security Supplies	Unit 1b 7, Payne Street, Glasgow, City of Glasgow, G4 0LE	Electronic Equipment	Industrial Products
H	179m NW	Optura Glazing	50, Speirs Wharf, Glasgow, City of Glasgow, G4 9TH	Photographic and Optical Equipment	Consumer Products
I	183m SE	Diamond Cut Alloy Wheels	Payne Street, Glasgow, City of Glasgow, G4 0LF	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	187m W	South Speirs Wharf	City of Glasgow, G4	Moorings and Unloading Facilities	Water
J	190m SE	Profix Autos	Unit 3b 37, Payne Street, Glasgow, City of Glasgow, G4 0LE	Vehicle Repair, Testing and Servicing	Repair and Servicing
J	192m SE	F S W	Unit 2a-B, Payne Street, Glasgow, City of Glasgow, G4 0LE	Cooling and Refrigeration	Industrial Products
K	208m N	H C S Water Treatment Ltd	18, Eagle Street, Glasgow, City of Glasgow, G4 9XA	Air and Water Filtration	Industrial Products
K	208m N	Ideal Vehicle Leasing	18, Eagle Street, Glasgow, City of Glasgow, G4 9XA	Vehicle Hire and Rental	Hire Services
I	220m SE	Push Design & Print Ltd	63, Townsend Street, Glasgow, City of Glasgow, G4 0LA	Published Goods	Industrial Products



ID	Location	Company	Address	Activity	Category
9	232m SW	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
J	235m SE	Linian	38, Payne Street, Glasgow, City of Glasgow, G4 0LF	Cable, Wire and Fibre Optics	Industrial Products
10	243m NE	Electricity Sub Station	City of Glasgow, G4	Electrical Features	Infrastructure and Facilities
I	245m SE	Clean Zone Ltd	59, Townsend Street, Glasgow, City of Glasgow, G4 0LA	Cleaning Equipment and Supplies	Industrial Products
11	249m N	Mast	City of Glasgow, G4	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 50 >](#)

ID	Location	Company	Address	LPG	Status
12	386m NE	OBSOLETE	154, Craighall Road, Glasgow, Glasgow City, G4 9TD	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
----------------------------	----------

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Part A(1), IPPC and Historic IPC Authorisations

Records within 500m**0**

Records of Part A installations regulated for the release of substances to the environment.

This data is sourced from the Scottish Environment Protection Agency.



4.10 Part B Authorisations

Records within 500m

3

Records of Part B installations regulated for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 50](#) >

ID	Location	Address	Operator	Processes undertaken	License reference
A	On site	High Craighall Road, Port Dundas, Glasgow,	Tarmac Northern Ltd PO Box 5 Fell Bank Birtley Chester-le-Street Co Durham DH3 2ST	Concrete Batching	PPC/W/30049
8	210m E	Port Dundas Distillery, 74-80 North Canal Bank Street, Port Dundas, Glasgow, G4 9xl	Diageo, Port Dundas Distillery, 74-80 North Canal Bank Street, Port Dundas, Glasgow, G4 9XL	Vegetable Matter	PPC/B/1016428
13	393m NW	7 Dawson Road, Glasgow, G4 7ss	Scot-Pet Foods 7 Dawson Road Glasgow G4 7SS	Drying/heating Of Animal By-products And Offals To Produce Treats For Pets	PPC/B/1004900 WITHDRAWN

This data is sourced from the Scottish Environment Protection Agency.

4.11 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.12 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.



This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.13 Pollution inventory radioactive waste

Records within 500m

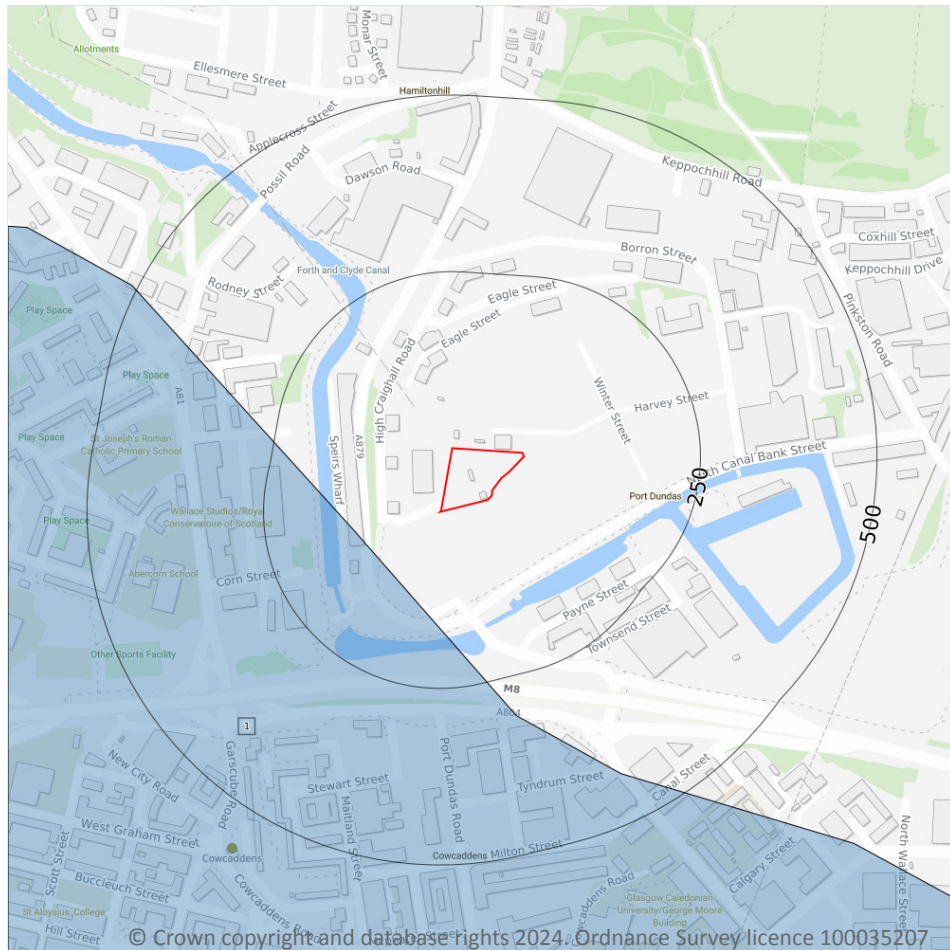
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Limited or local potential
- Locally important - intergranular

5.1 Superficial aquifer

Records within 500m

1

Records of groundwater classification within superficial geology.

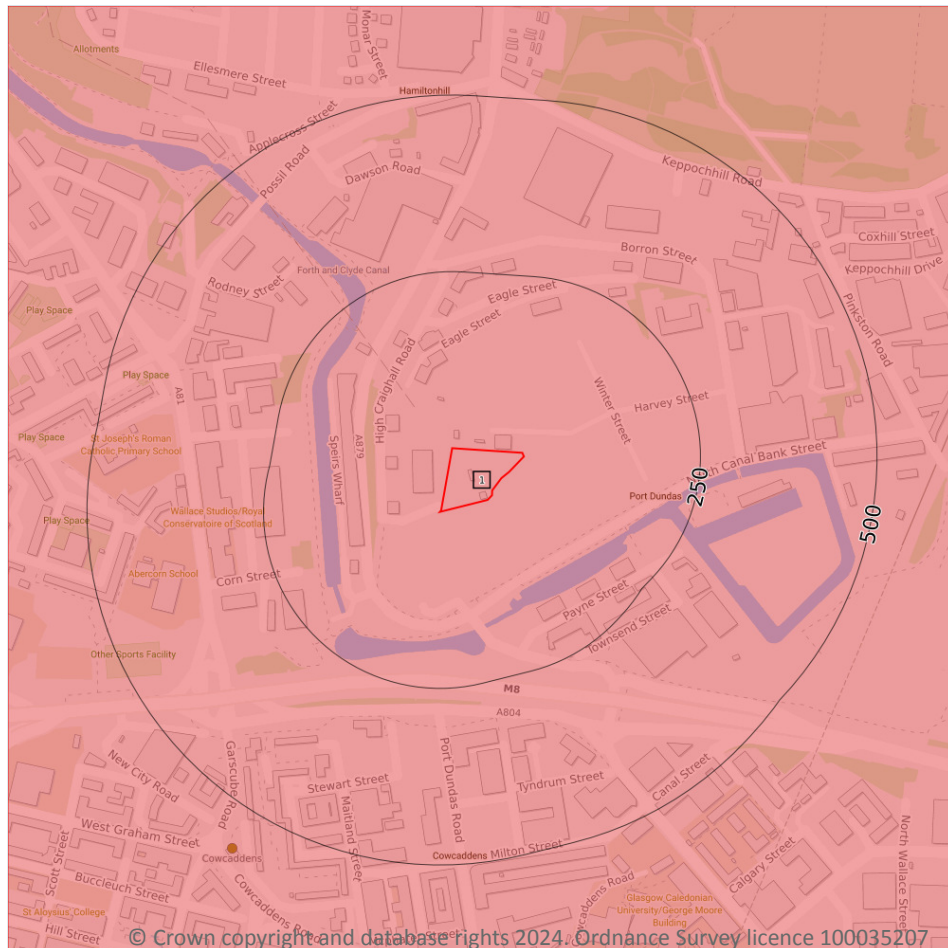
Features are displayed on the Hydrogeology map on [page 57 >](#)

ID	Location	Description	Type	Rock description
1	109m SW	Concealed aquifers, aquifers of limited potential, regions without significant groundwater	Concealed aquifers; aquifers with limited or local potential	Quaternary Coastal and Fluvial Alluvium

This data is sourced from the British Geological Survey.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Highly productive - fissures/discontinuities
- Highly productive - intergranular
- Moderately productive - fissures/discontinuities
- Moderately productive - intergranular
- Low productive - fissures/discontinuities
- Low productive - intergranular
- No significant groundwater

5.2 Bedrock aquifer

Records within 500m

1

Records of groundwater classification within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 58](#) >

ID	Location	Description	Flow	Summary	Rock description
1	On site	Moderately productive aquifer	Flow is virtually all through fractures and other discontinuities	Multi-layered aquifer with low yields except where disturbed by mining. Passage Group has moderate yields up to 10 L/s.	CLACKMAN NAN GROUP

This data is sourced from the British Geological Survey.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)

6.1 Water Network (OS MasterMap)

Records within 250m

7

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 59 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
2	151m SE	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal



ID	Location	Type of water feature	Ground level	Permanence	Name
A	158m W	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal
3	163m S	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal
B	170m S	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal
4	184m SW	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal
5	219m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal
6	219m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Forth and Clyde Canal

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	3
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Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 59](#) >

This data is sourced from the Ordnance Survey.

7 River flooding

7.1 River flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

This is an assessment of flood risk for rivers in Scotland produced using modelled data, provided by Ambiental Risk Analytics. It also takes account of flood defence information provided by the Scottish Environment Protection Agency (SEPA). It shows the chance of flooding from rivers presented in the following categories:

- 1 in 30 year (3.33%)
- 1 in 100 year (1%)
- 1 in 250 year (0.4%)
- and 1 in 1,000 year (0.1%)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



8 Coastal flooding - Coastal flooding

8.1 Coastal flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

This is an assessment of coastal flood risk in Scotland produced using modelled data, provided by Ambiental Risk Analytics. It also takes account of flood defence information provided by the Scottish Environment Protection Agency (SEPA). It shows the chance of coastal flooding presented in the following categories:

- 1 in 30 year (3.33%)
- 1 in 100 year (1%)
- 1 in 250 year (0.4%)
- and 1 in 1,000 year (0.1%)

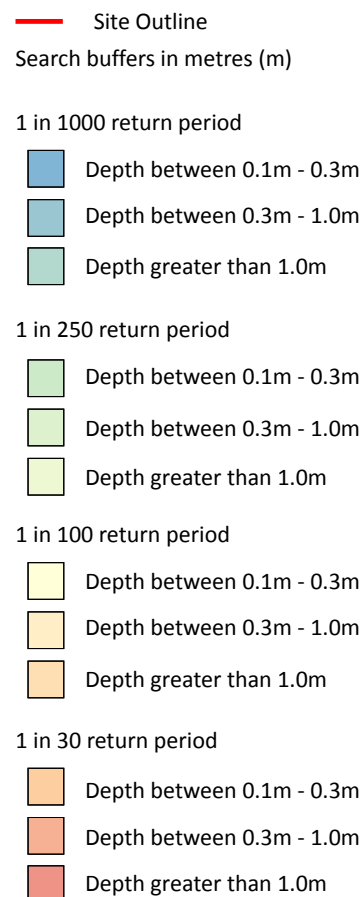
The data shown on the map shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Surface water flooding



9.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 1000 year, 0.1m - 0.3m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 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 some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 63](#) >

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.



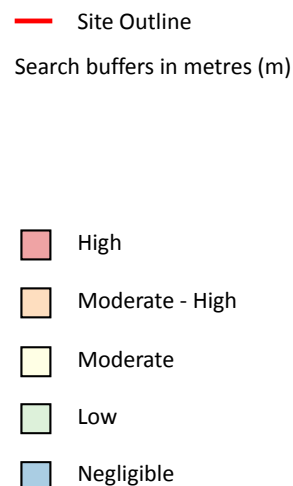
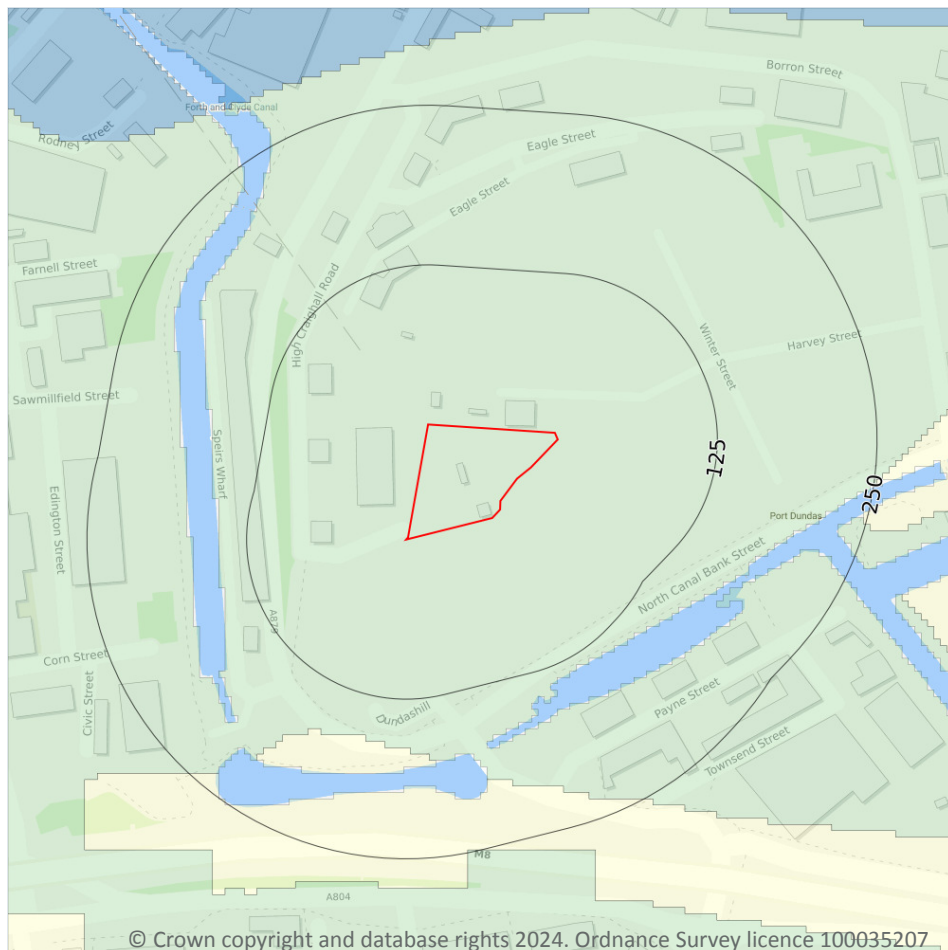
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



10 Groundwater flooding



10.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 65 >](#)

This data is sourced from Ambiantal Risk Analytics.

11 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

11.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 66 >](#)

ID	Location	Name	Data source
1	534m NW	Hamiltonhill Claypits	Scottish Natural Heritage

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.7 Designated Ancient Woodland

Records within 2000m

1

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 66 >](#)

ID	Location	Name	Woodland Type
-	1842m W	Unknown	Ancient (of semi-natural origin)

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



11.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

11.10 Marine Conservation Zones

Records within 2000m

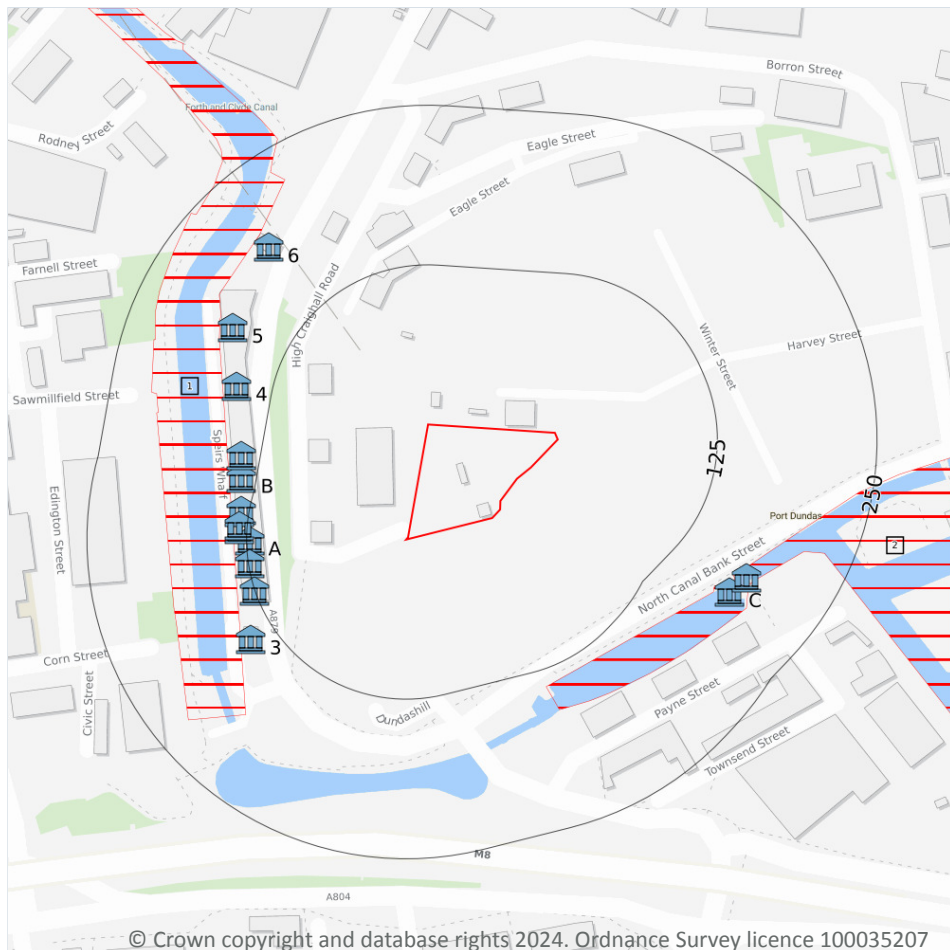
0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



12 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

12.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

12.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

12.4 Listed Buildings

Records within 250m

14

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 70 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
A	123m W	City Of Glasgow Grain Mills And Stores, 14-16 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377421	15/01/1985
A	124m W	City Of Glasgow Grain Mills And Stores, 8-12 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377420	15/01/1985
A	125m SW	City Of Glasgow Grain Mills And Stores, 4-6 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377419	15/01/1985



ID	Location	Name	Grade	Reference Number	Listed date
A	131m W	City Of Glasgow Grain Mills And Stores, 22 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377427	15/01/1985
A	131m W	City Of Glasgow Grain Mills And Stores, 18 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377422	15/01/1985
A	131m W	City Of Glasgow Grain Mills And Stores, 20 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377423	15/01/1985
B	136m W	City Of Glasgow Grain Mills And Stores, 24-26 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377424	15/01/1985
B	140m W	City Of Glasgow Grain Mills And Stores, 28-32 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377425	15/01/1985
3	145m SW	Forth And Clyde Canal Offices, 2 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377418	15/12/1970
4	153m W	City Of Glasgow Grain Mills And Stores, 34-38 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377426	15/01/1985
5	171m NW	Port Dundas Sugar Refinery, 40-50 Speirs Wharf, Port Dundas, Glasgow, Glasgow	B	377428	15/01/1985
C	180m SE	Railway Swing Bridge, Port Dundas, Forth And Clyde Canal, Glasgow, Glasgow	B	377416	17/02/1992
C	183m E	Bascule Bridge, Port Dundas, Forth And Clyde Canal, Glasgow, Glasgow	B	377417	17/02/1992
6	187m NW	Wheatsheaf Building, 52 Speirs Wharf, Port Dundas, Glasgow, Glasgow	C	390806	25/04/1997

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.5 Conservation Areas

Records within 250m	0
----------------------------	----------

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12.6 Scheduled Ancient Monuments

Records within 250m**2**

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

Features are displayed on the Visual and cultural designations map on [page 70 >](#)

ID	Location	Ancient monument name	Reference number
1	135m W	Forth and Clyde Canal: Glasgow Branch	-
2	136m SE	Forth and Clyde Canal, Port Dundas canal basin, Glasgow	-

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12.7 Registered Parks and Gardens

Records within 250m**0**

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



13 Agricultural designations

13.1 Agricultural Land Classification

Records within 250m

0

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

This data is sourced from the James Hutton Institute.



14 Geology 1:10,000 scale - Availability



— Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

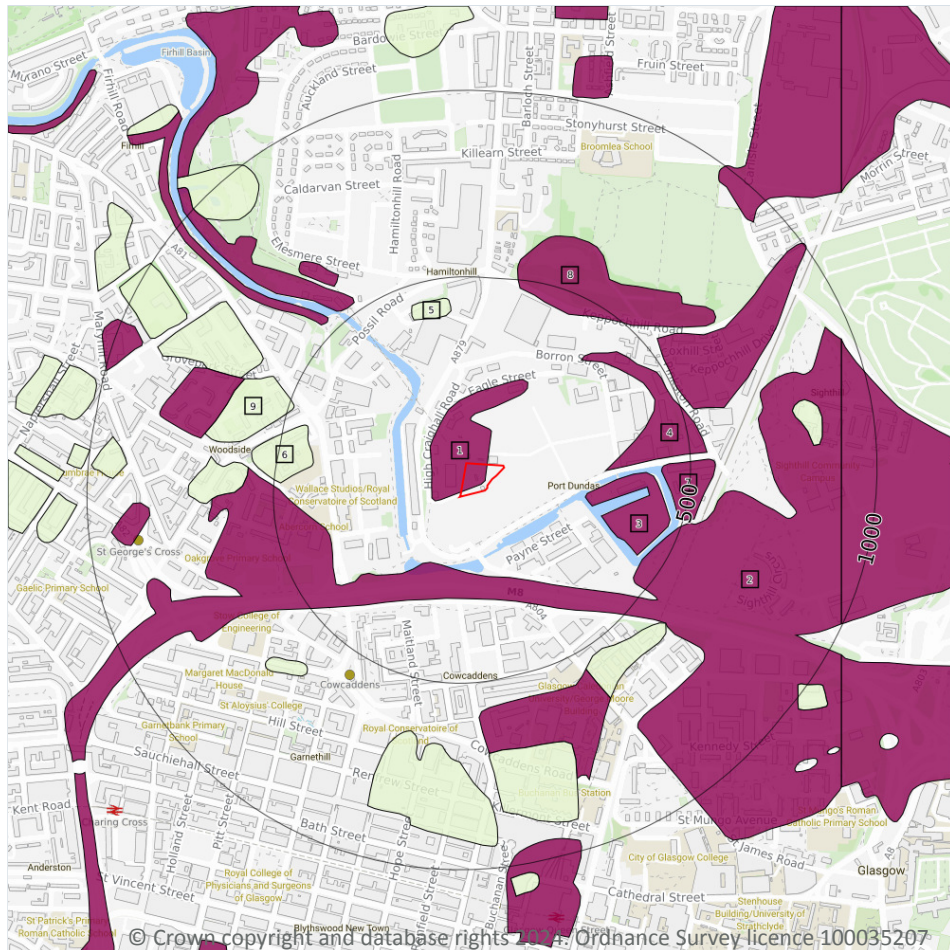
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 75](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	NS56NE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

9

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	189m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	232m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	272m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

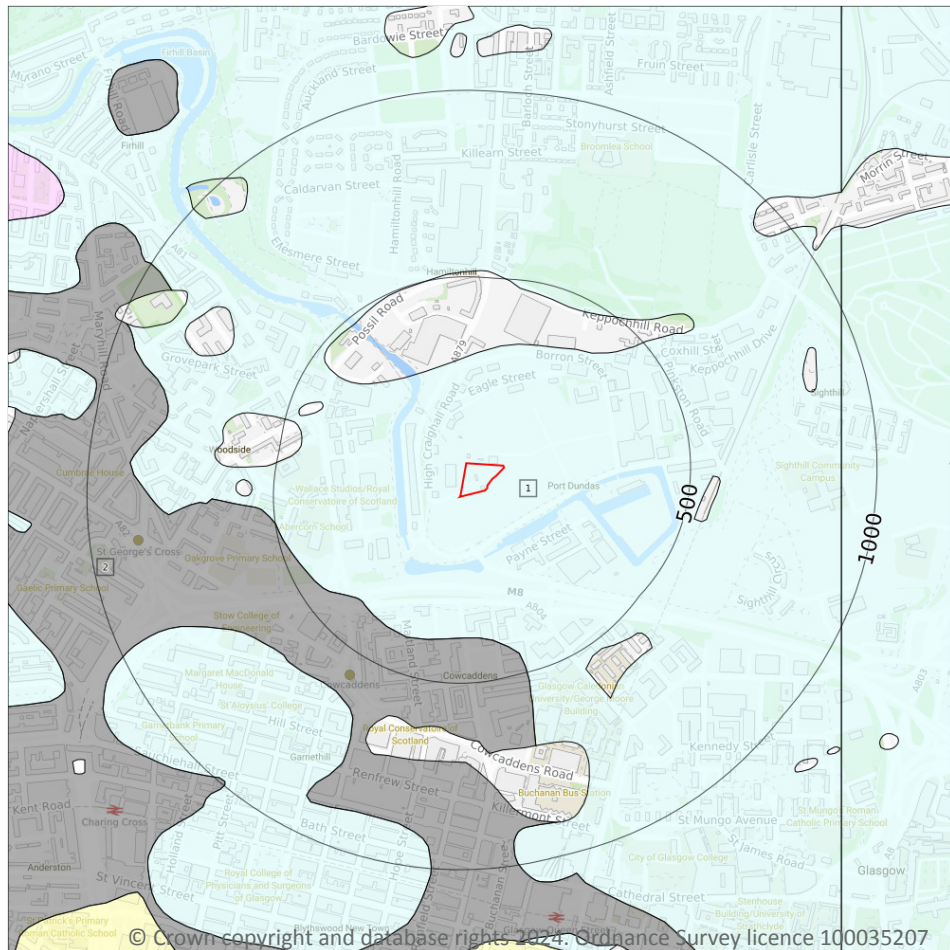


ID	Location	LEX Code	Description	Rock description
5	397m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	403m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	422m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	442m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
9	486m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

2

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	379m S	RMDV-XCZ	Raised Marine Deposits, Devensian - Clay And Silt	Clay And Silt

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

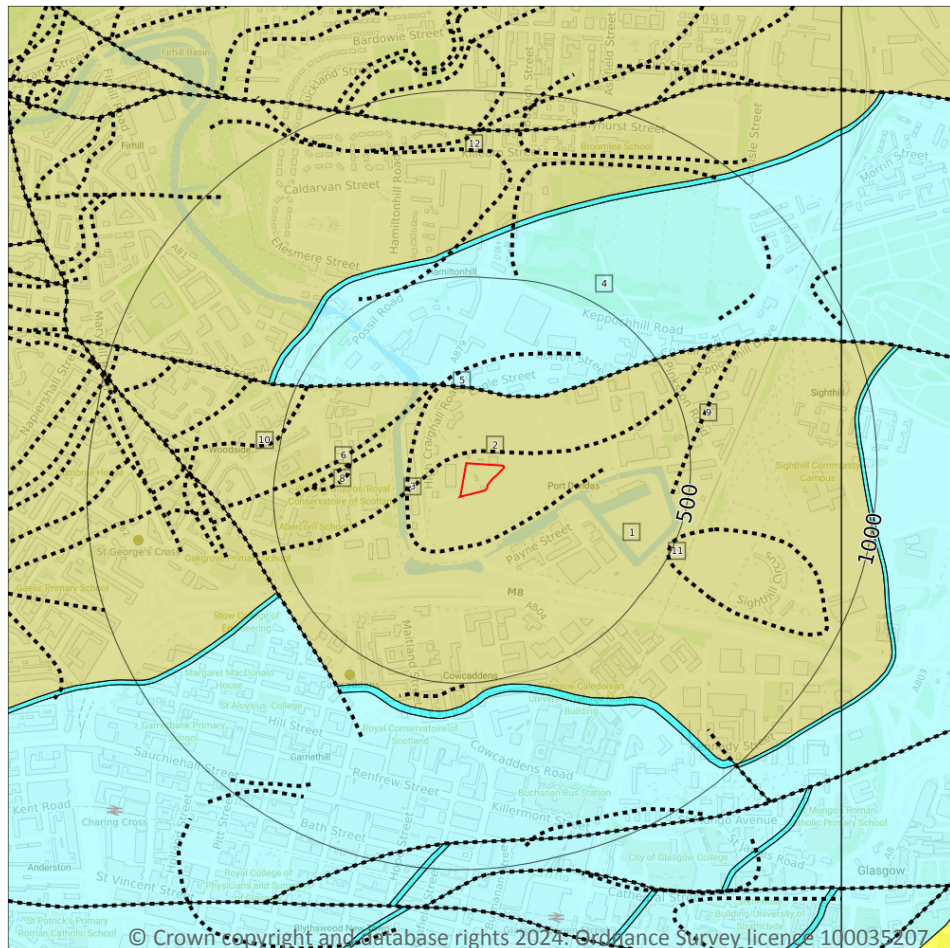
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

2

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 80](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LSC-CYCC	Limestone Coal Formation - Sedimentary Rock Cycles, Clackmannan Group Type	Pendleian Sub-age
4	187m N	ULGS-CYCC	Upper Limestone Formation - Sedimentary Rock Cycles, Clackmannan Group Type	Arnsbergian Sub-age - Pendleian Sub-age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

10

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 80](#) >

ID	Location	Category	Description
2	27m NW	ROCK	Coal seam, inferred
3	125m SE	LANDFORM	Drumlin, form-line at base of mound
5	187m N	FAULT	Normal fault, inferred
6	211m NW	ROCK	Coal seam, inferred
7	232m W	FAULT	Normal fault, inferred
8	305m W	ROCK	Ironstone bed, inferred
9	454m E	FAULT	Normal fault, inferred
10	473m NW	ROCK	Coal seam, inferred
11	493m E	LANDFORM	Drumlin, form-line at base of mound
12	497m N	LANDFORM	Drumlin, form-line at base of mound

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

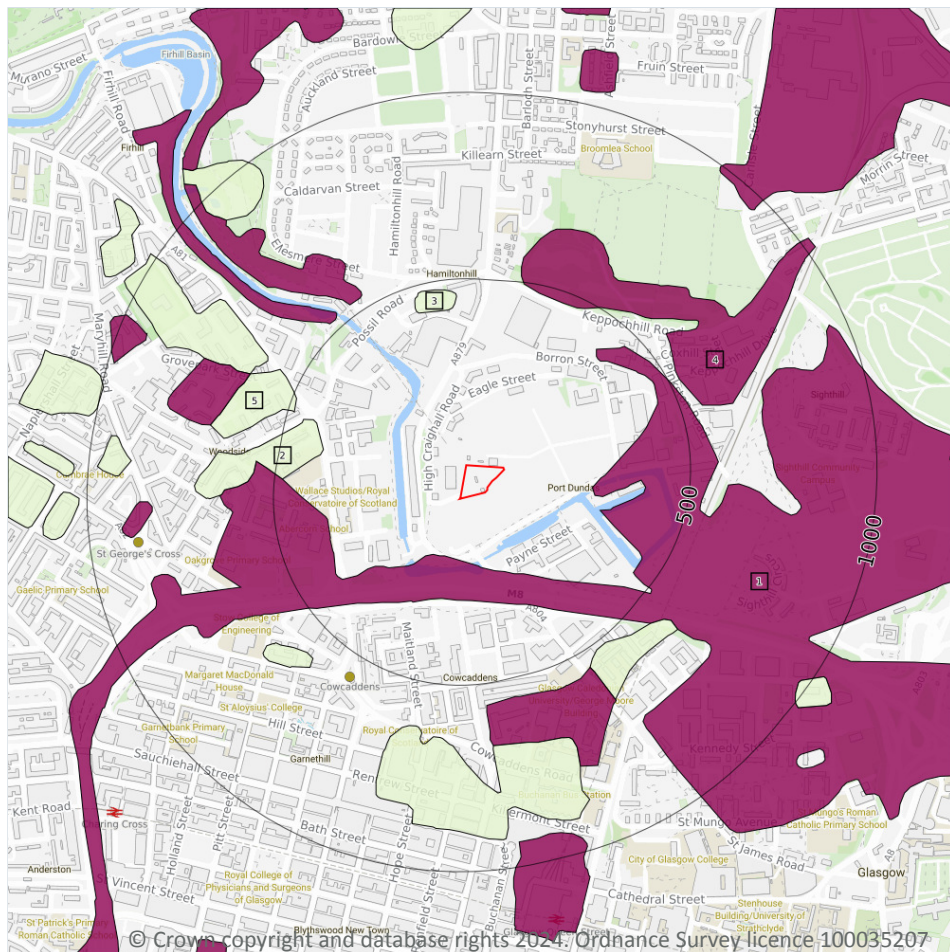
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SC030e_Glasgow_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

5

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 83](#) >

ID	Location	LEX Code	Description	Rock description
1	158m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	384m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
3	419m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
4	470m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT



ID	Location	LEX Code	Description	Rock description
5	483m W	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

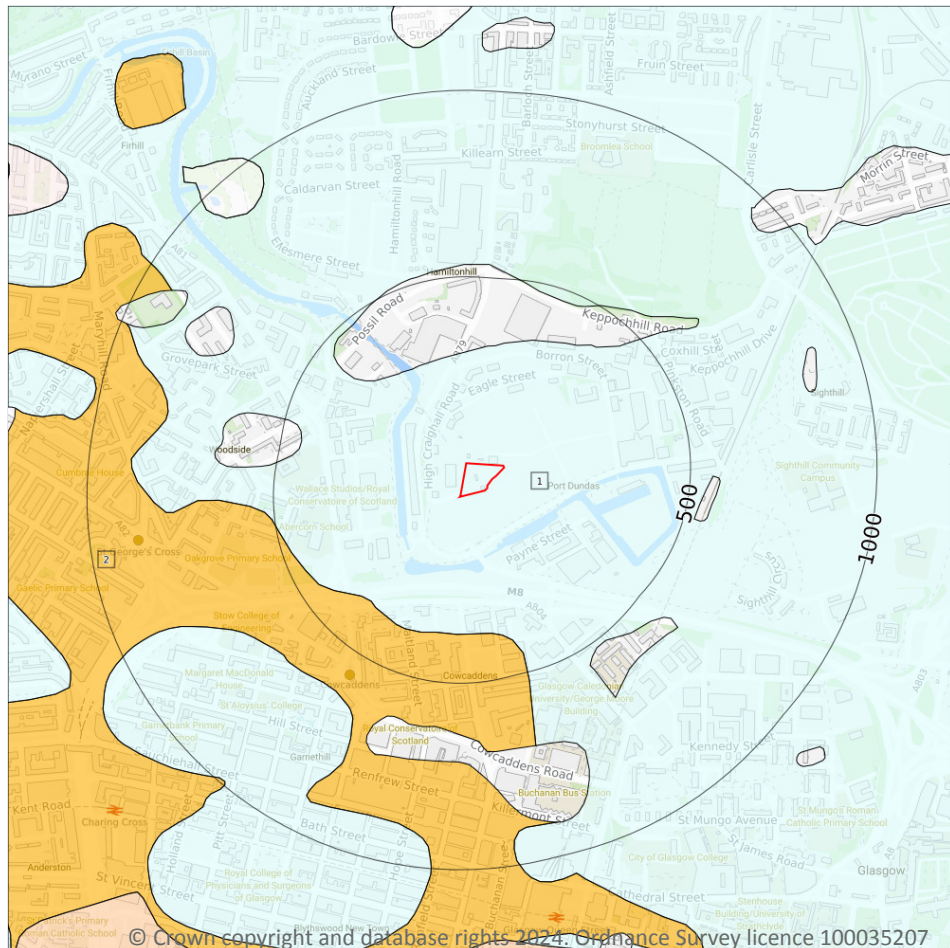
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

2

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 85](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	367m SW	RTFDD-XVSZ	RAISED TIDAL FLAT DEPOSITS, LATE DEVENSIAN	GRAVEL, SAND AND SILT

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

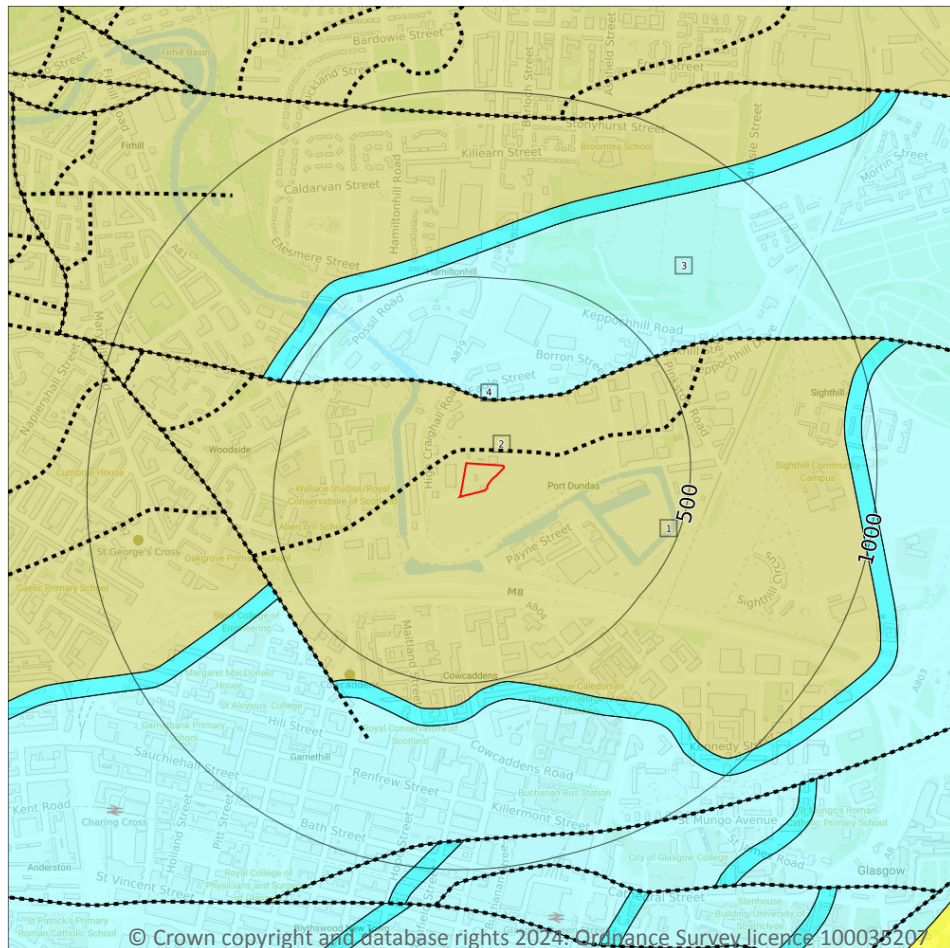
Records within 50m**0**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 87 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LSC-CYCC	LIMESTONE COAL FORMATION - SEDIMENTARY ROCK CYCLES, CLACKMANNAN GROUP TYPE	NAMURIAN
3	175m N	ULGS-CYCC	UPPER LIMESTONE FORMATION - SEDIMENTARY ROCK CYCLES, CLACKMANNAN GROUP TYPE	NAMURIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	High	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

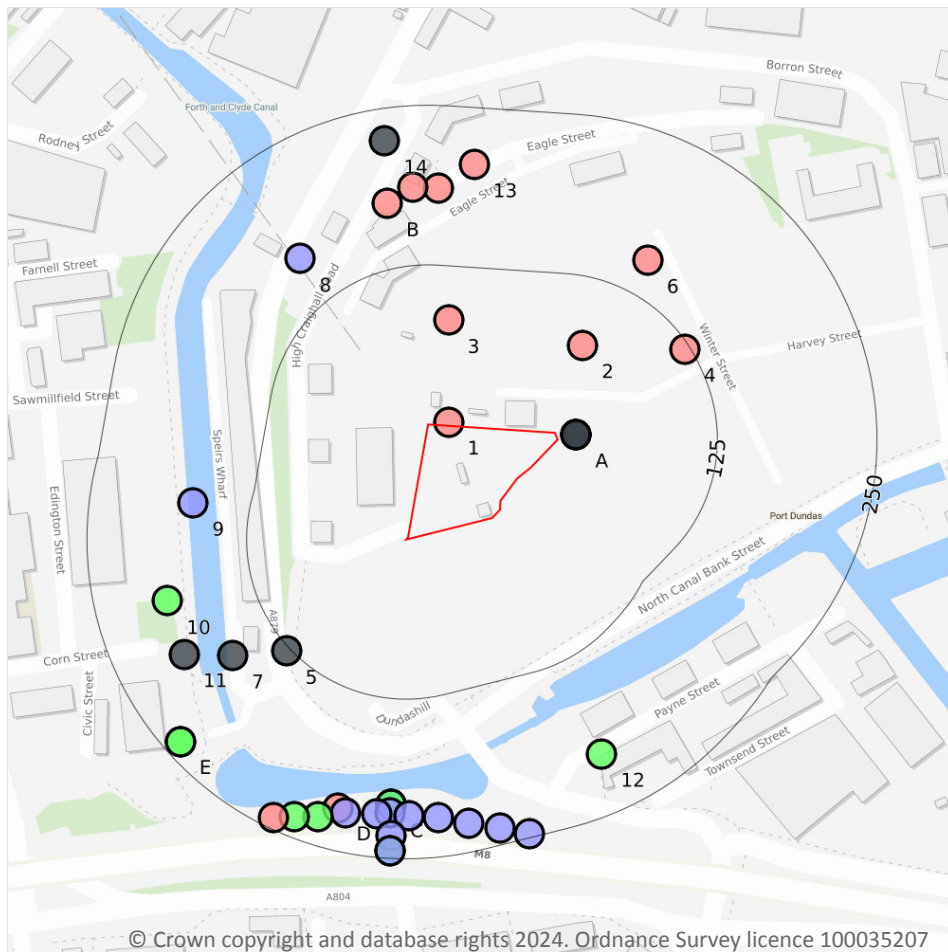
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 87 >](#)

ID	Location	Category	Description
2	36m NW	ROCK	Coal seam, inferred
4	175m N	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

41

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 89](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	3m NW	259010 666760	PORT DUNDAS 3	63.0	N	1087814 ↗
A	15m E	259110 666750	PORT DUNDAS 3	-	Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
A	15m E	259110 666750	PORT DUNDAS 2	-	Y	N/A
A	15m E	259110 666750	PORT DUNDAS 4	-	Y	N/A
A	15m E	259110 666750	PORT DUNDAS 1	-	Y	N/A
2	72m NE	259115 666820	PORT DUNDAS	60.0	N	1087788 ↗
3	83m N	259010 666840	PORT DUNDAS 2	56.0	N	1087813 ↗
4	121m NE	259195 666817	PORT DUNDAS	52.0	N	1088149 ↗
5	128m SW	258883 666581	SPIERS WHARF, 4	-	Y	N/A
6	154m NE	259166 666887	PORT DUNDAS	58.0	N	1088148 ↗
7	164m SW	258841 666577	SPIERS WHARF, 1	-	Y	N/A
8	164m NW	258894 666888	MARYHILL MOTORWAY MM17	7.5	N	1094567 ↗
9	169m W	258810 666697	MARYHILL MOTORWAY MM18	7.5	N	1094568 ↗
B	176m N	258962 666931	EAGLE STREET 1 GLASGOW	40.0	N	1089122 ↗
B	185m N	259002 666943	EAGLE STREET 3 GLASGOW	46.0	N	1089124 ↗
B	186m N	258982 666944	EAGLE STREET 4 GLASGOW	36.0	N	1089125 ↗
10	193m SW	258790 666620	WOODSIDE-PROPERTY REDEVELOPMENT	17.0	N	1091806 ↗
11	196m SW	258803 666578	SPIERS WHARF, 2	-	Y	N/A
12	204m SE	259130 666500	COWCADDENS REDEVELOPMENT AREA	14.0	N	1091928 ↗
13	206m N	259030 666962	EAGLE STREET 2 GLASGOW	49.0	N	1089123 ↗
C	207m S	258965 666461	M8 WIDENING EASTBOUND BR9/11A	2.0	N	1096229 ↗
C	207m S	258965 666461	M8 WIDENING EASTBOUND BR9/11	3.0	N	1096209 ↗



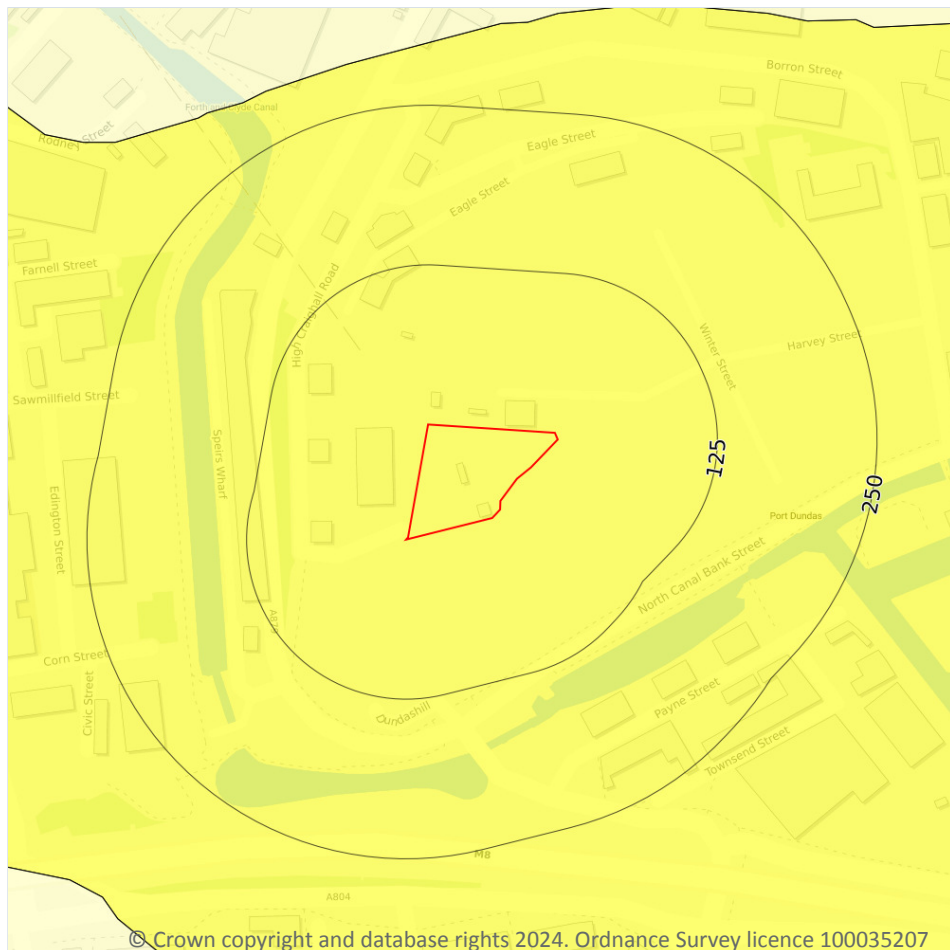
ID	Location	Grid reference	Name	Length	Confidential	Web link
C	207m S	258965 666461	M8 WIDENING EASTBOUND BR9/11B	21.0	N	1096230 ↗
C	214m S	258964 666454	M8 WIDENING EASTBOUND BR9/TP7	1.0	N	1096223 ↗
C	216m S	258979 666452	M8 WIDENING EASTBOUND BR9/TP6	1.0	N	1096222 ↗
C	216m S	258954 666453	M8 WIDENING EASTBOUND BR9/TP8	2.0	N	1096224 ↗
D	217m S	258923 666458	M8 WIDENING EASTBOUND BR9/03	34.0	N	1096199 ↗
D	219m S	258929 666454	M8 WIDENING EASTBOUND BR9/TP9	2.0	N	1096225 ↗
C	219m S	259002 666450	M8 WIDENING EASTBOUND BR9/TP5	1.0	N	1096221 ↗
14	225m N	258960 666980	CRAIGHALL BUSINESS PARK GLASGOW 1A	-	Y	N/A
C	227m S	259026 666446	M8 WIDENING EASTBOUND BR9/TP4	2.0	N	1096220 ↗
D	228m SW	258908 666451	M8 WIDENING EASTBOUND BR9/04	28.0	N	1096200 ↗
C	232m S	258965 666436	M8 WIDENING EASTBOUND BR9/12	3.0	N	1096210 ↗
D	234m SW	258889 666451	M8 WIDENING EASTBOUND BR9/02A	29.6	N	1096214 ↗
C	237m S	259050 666442	M8 WIDENING EASTBOUND BR9/TP3	1.0	N	1096219 ↗
E	237m SW	258800 666510	WOODSIDE 4	24.38	N	1094466 ↗
E	237m SW	258800 666510	WOODSIDE DEVELOPMENT 4	24.0	N	1087607 ↗
D	241m SW	258873 666450	M8 WIDENING EASTBOUND BR9/01	33.0	N	1096197 ↗
C	244m S	258964 666424	M8 WIDENING EASTBOUND BR9/15A	12.0	N	1096231 ↗
C	244m S	258964 666424	M8 WIDENING EASTBOUND BR9/15	3.0	N	1096213 ↗
C	246m S	259073 666438	M8 WIDENING EASTBOUND BR9/TP2	1.0	N	1096218 ↗



This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

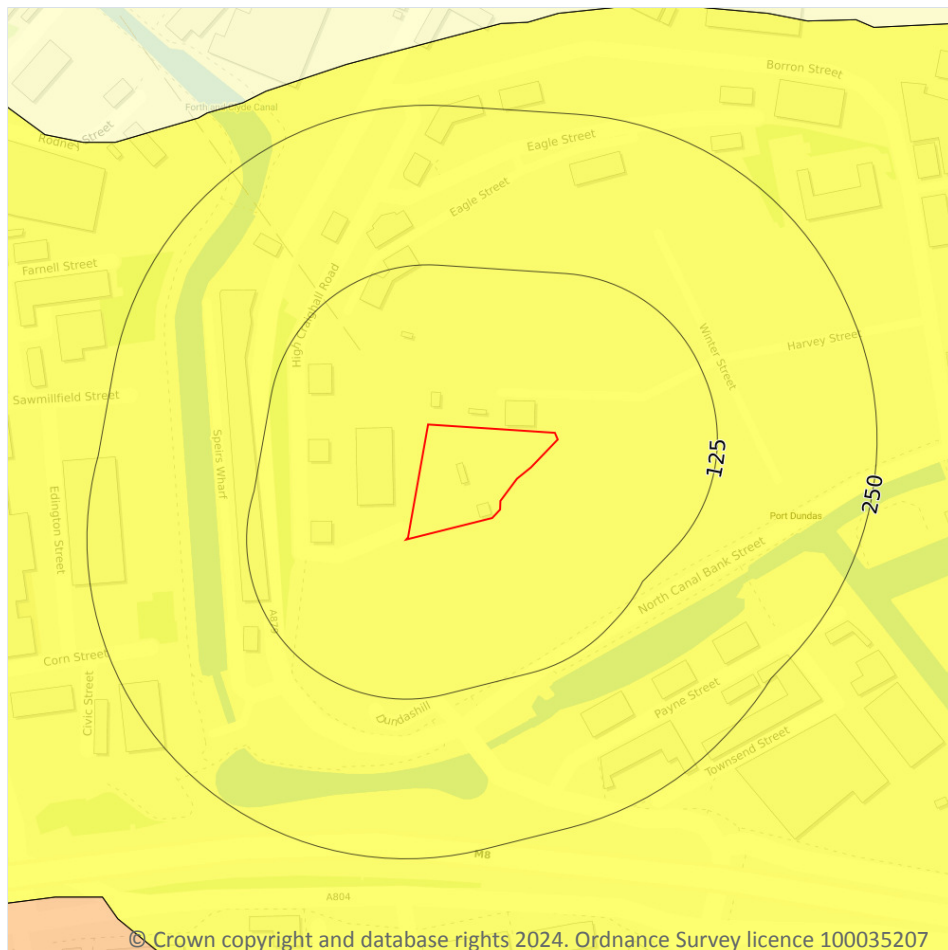
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 93](#) >

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

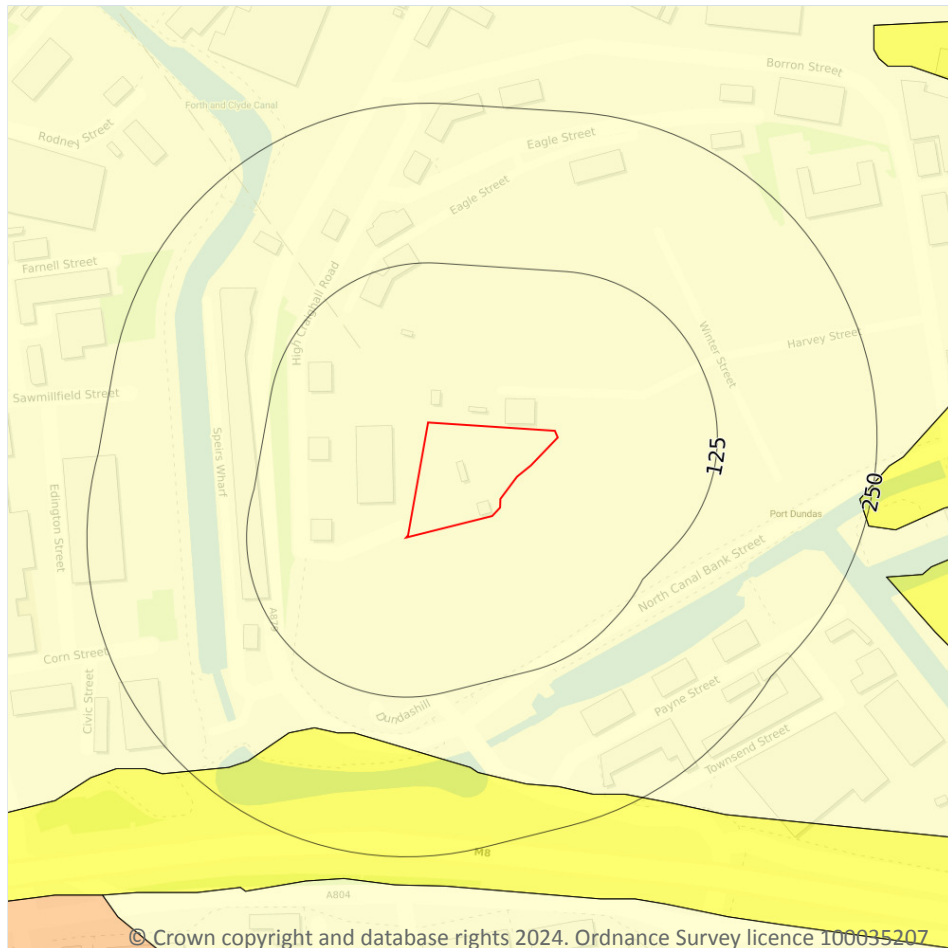
Features are displayed on the Natural ground subsidence - Running sands map on [page 94 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

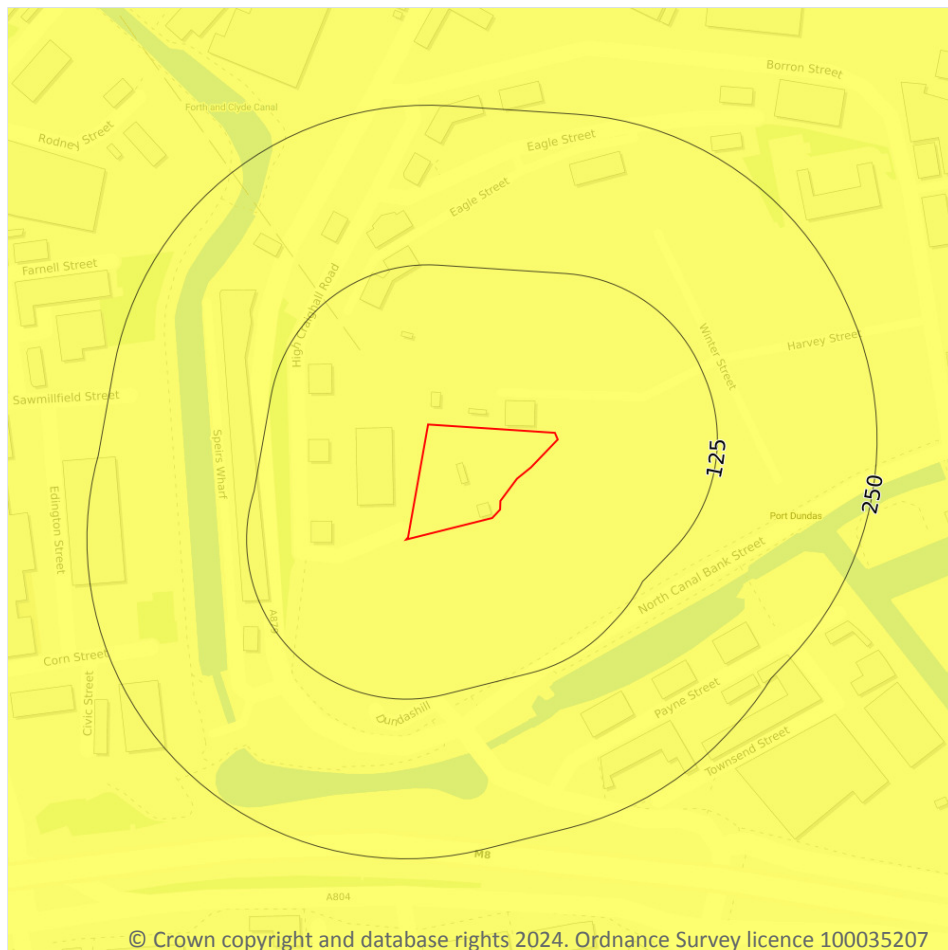
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 95 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

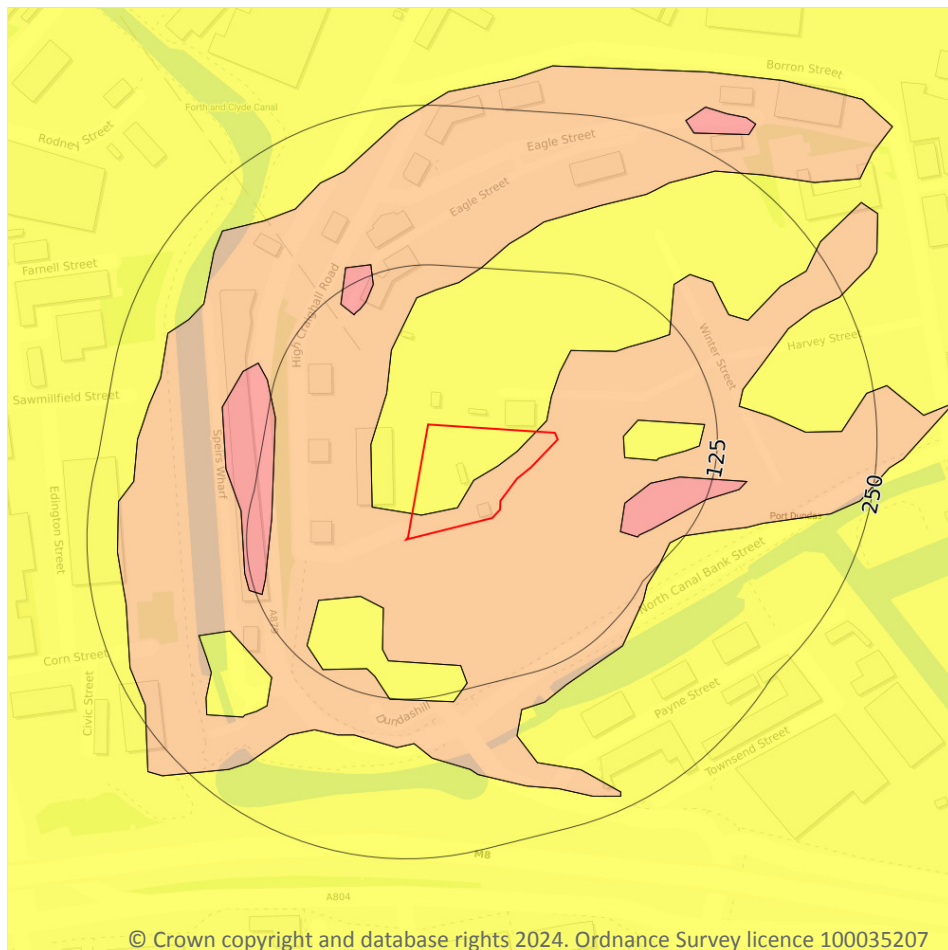
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 96](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

2

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 97](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.



Location	Hazard rating	Details
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline**
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 99](#)

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



ID	Location	Details	Description
12	438m N	Name: Craighall Coal Pit Address: Sighthill, GLASGOW, Lanarkshire Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
13	451m N	Name: Rockvilla Address: Sighthill, GLASGOW, Lanarkshire Commodity: Mineral Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
14	463m SW	Name: Magazine Address: GLASGOW, Lanarkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
P	488m NW	Name: Hamiltonhill Ironstone Pit No. 2 Address: Firhill, GLASGOW, Lanarkshire Commodity: Ironstone Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
15	495m W	Name: Town Quarry Address: Barony, GLASGOW, Lanarkshire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

63

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Reservoir	1938	1:10560
A	On site	Reservoir	1938	1:10560
A	On site	Reservoir	1909	1:10560
B	On site	Reservoir	1938	1:10560
A	On site	Pond	1865	1:10560
A	2m SW	Pond	1894	1:10560
B	3m E	Reservoir	1956	1:10560
B	5m E	Reservoir	1910	1:10560
C	7m SE	Unspecified Ground Workings	1933	1:10560
C	7m SE	Unspecified Ground Workings	1933	1:10560
B	7m E	Reservoir	1933	1:10560
B	11m NE	Unspecified Pit	1956	1:10560
B	15m E	Pond	1894	1:10560
B	19m NE	Cuttings	1994	1:10000
B	19m NE	Cuttings	1982	1:10000
B	19m NE	Cuttings	1973	1:10000
B	22m NE	Cuttings	1956	1:10560
B	36m NE	Unspecified Pit	1933	1:10560
B	36m NE	Unspecified Pit	1933	1:10560
B	38m NE	Unspecified Ground Workings	1938	1:10560
B	44m NE	Unspecified Ground Workings	1956	1:10560
B	58m NE	Unspecified Pit	1910	1:10560
B	61m SE	Unspecified Ground Workings	1865	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	68m NE	Unspecified Ground Workings	1933	1:10560
D	68m NE	Unspecified Ground Workings	1933	1:10560
E	104m W	Unspecified Wharf	1938	1:10560
E	104m W	Unspecified Wharf	1909	1:10560
F	114m SE	Unspecified Wharf	1933	1:10560
F	114m SE	Unspecified Wharf	1933	1:10560
E	127m W	Unspecified Wharf	1933	1:10560
E	127m W	Unspecified Wharf	1933	1:10560
F	128m SE	Unspecified Wharf	1938	1:10560
B	131m SE	Canal	1865	1:10560
B	134m SE	Canal	1956	1:10560
2	135m SW	Unspecified Ground Workings	1865	1:10560
G	136m SE	Canal	1938	1:10560
G	137m SE	Canal	1933	1:10560
H	143m W	Canal	1933	1:10560
G	144m SE	Canal	1910	1:10560
G	144m SE	Canal	1894	1:10560
E	145m W	Unspecified Wharf	1938	1:10560
E	145m W	Unspecified Wharf	1909	1:10560
I	146m W	Canal	1994	1:10000
I	146m W	Canal	1982	1:10000
I	146m W	Canal	1973	1:10000
H	147m W	Canal	1938	1:10560
H	147m W	Canal	1909	1:10560
H	147m W	Canal	1894	1:10560
3	163m NE	Unspecified Pit	1956	1:10560
E	165m W	Unspecified Wharf	1933	1:10560
E	165m W	Unspecified Wharf	1933	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
E	171m W	Unspecified Wharf	1956	1:10560
4	174m E	Pond	1865	1:10560
5	182m S	Unspecified Wharves	1956	1:10560
J	199m SW	Unspecified Pit	1994	1:10000
J	199m SW	Unspecified Pit	1982	1:10000
J	199m SW	Unspecified Pit	1973	1:10000
K	231m N	Unspecified Ground Workings	1938	1:10560
K	231m N	Unspecified Ground Workings	1910	1:10560
L	240m SW	Cuttings	1994	1:10000
L	240m SW	Cuttings	1982	1:10000
L	240m SW	Cuttings	1973	1:10000
M	241m E	Water Bodies	1894	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

22

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
S	539m E	Tunnel	1938	1:10560
S	539m E	Tunnel	1910	1:10560
T	540m E	Tunnel	1994	1:10000
T	540m E	Tunnel	1982	1:10000
T	540m E	Tunnel	1973	1:10000
V	594m SE	Disused Tunnel	1994	1:10000
V	594m SE	Disused Tunnel	1982	1:10000
V	594m SE	Tunnel	1973	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
V	599m SE	Tunnel	1938	1:10560
V	599m SE	Tunnel	1910	1:10560
V	599m SE	Tunnel	1894	1:10560
V	656m E	Air Shaft	1956	1:10560
V	656m E	Air Shaft	1973	1:10000
V	661m SE	Unspecified Shaft	1910	1:10560
V	661m SE	Unspecified Shaft	1894	1:10560
V	661m SE	Air Shaft	1938	1:10560
-	764m SE	Tunnel	1910	1:10560
-	764m SE	Tunnel	1894	1:10560
-	817m S	Air Shaft	1938	1:10560
-	817m S	Air Shaft	1910	1:10560
-	840m S	Air Shaft	1956	1:10560
-	977m N	Unspecified Old Shaft	1894	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

4

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Glasgow	Ironstone/Vein Mineral	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
9	341m N	Glasgow	Ironstone/Vein Mineral	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	850m N	Glasgow	Ironstone/Vein Mineral	E	Underground mining is known or considered likely within or very close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
-	905m E	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m**4**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

Features are displayed on the Mining and ground workings map on [page 101 >](#)

ID	Location	Mineral type	Mineral
7	280m N	Metals	Ironstone
N	325m N	Metals	Ironstone
N	341m N	Metals	Ironstone
11	415m N	Metals	Ironstone

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.



18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**1**

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

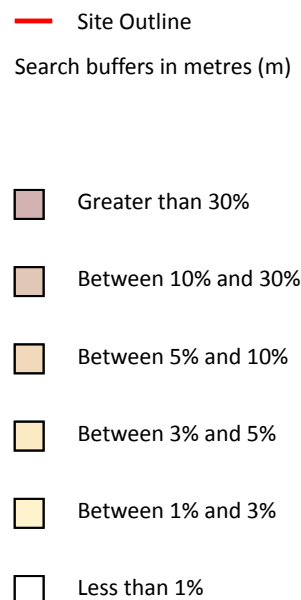
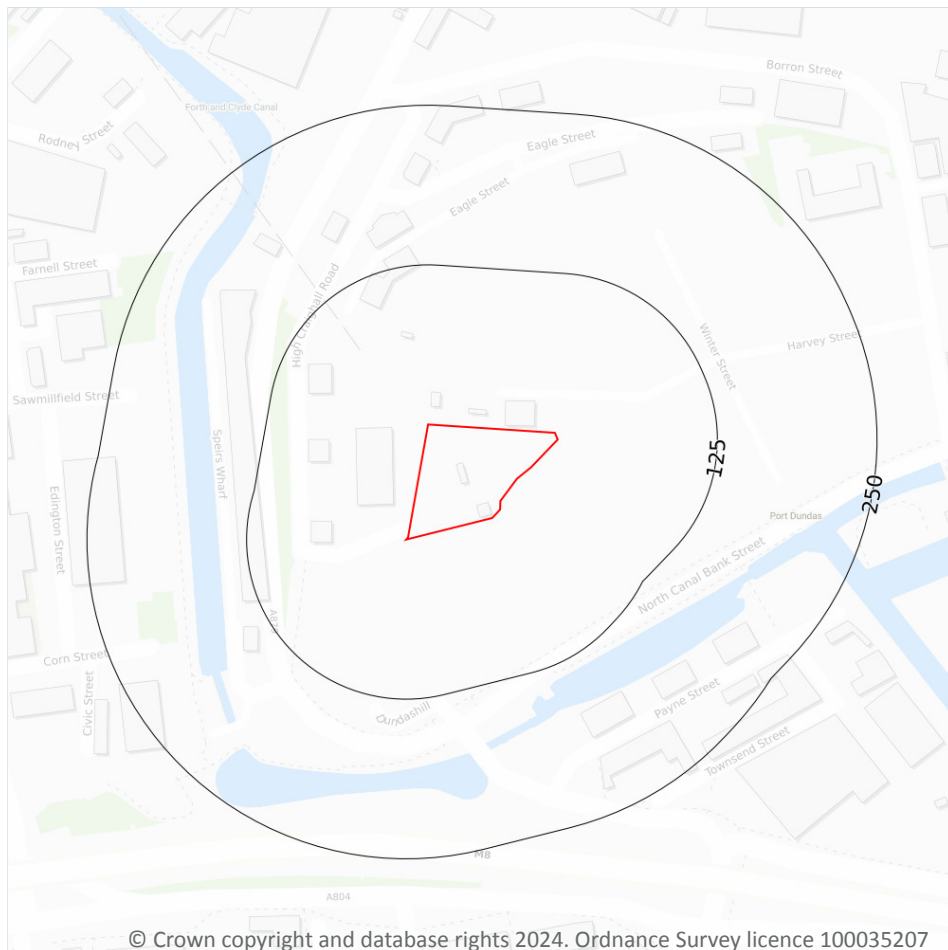
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 113](#) >

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



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	-	600 - 1200 mg/kg	360 - 720 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	-	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

9

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	8	1.4	122	84	0.5	95	45	35	9
On site	8	1.4	98	67	0.3	92	43	33	7
On site	8	1.4	98	67	0.3	89	44	33	7
On site	9	1.6	116	80	0.4	94	42	36	8
5m E	7	1.2	115	79	0.3	87	89	31	9
35m E	7	1.2	116	80	0.3	87	96	31	9



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
42m N	9	1.6	106	73	0.3	93	39	36	8
42m N	8	1.4	98	67	0.3	91	44	35	8
49m NE	8	1.4	112	77	0.3	89	68	33	8

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

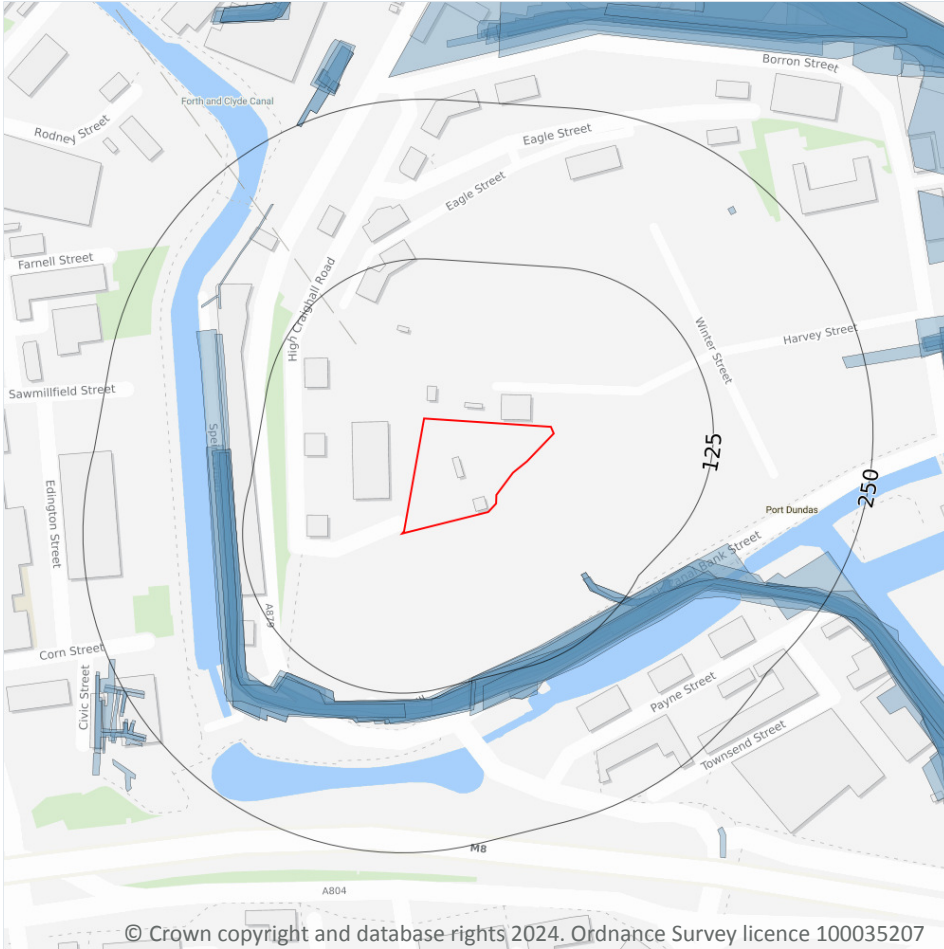
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)**
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0
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Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	29
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Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 117 >](#)

Location	Land Use	Year of mapping	Mapping scale
87m SE	Railway Sidings	1950	1250
87m SE	Railway Sidings	1960	1250
90m SE	Railway Sidings	1933	2500
111m SE	Railway Sidings	1956	10560
113m SE	Railway Sidings	1938	10560
114m SE	Railway Sidings	1933	10560
119m S	Railway Sidings	1910	10560
121m SE	Railway Sidings	1894	10560
123m SE	Railway Sidings	1950	2500
125m SE	Railways	1898	-
125m SE	Railways	1933	-
125m S	Railway Sidings	1938	10560
125m S	Railway Sidings	1909	10560
126m S	Railway Sidings	1933	10560
131m S	Railway Sidings	1950	2500
131m S	Railway Sidings	1896	2500
131m S	Railway Sidings	1913	2500



Location	Land Use	Year of mapping	Mapping scale
131m S	Railway Sidings	1932	2500
133m S	Railway Sidings	1951	1250
133m S	Railway Sidings	1950	1250
133m S	Railway Sidings	1894	10560
181m NW	Railway Sidings	1862	500
218m NE	Railway Sidings	1960	1250
234m E	Railway Sidings	1896	2500
237m SW	Railway Sidings	1862	500
238m SW	Railway Sidings	1863	2500
246m SW	Railway Sidings	1896	2500
248m NW	Railway Sidings	1896	2500
248m NW	Railway Sidings	1913	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



70, HIGH CRAIGHALL ROAD, GLASGOW, GLASGOW CITY, G4 9UD

Professional opinion

Inc. integrated mine entry interpretive
assessment

Site plan



Search results



Past underground coal mining

Identified

[page 5 >](#)



Present underground coal mining

Not identified



Future underground coal mining

Not identified



Mine entries

Not identified



Coal mining geology

Not identified



Past opencast coal mining

Not identified



Present opencast coal mining

Not identified



Future opencast coal mining

Not identified



Coal mining subsidence claims

Not identified



Mine gas emissions

Not identified



Emergency Call Out incidents

Not identified



Withdrawal of support

Not identified



Working facilities orders

Not identified



Payments to copyhold owners

Not identified

Coal mining assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Past underground coal mining.



Coal mining

Past underground coal mining

A potential risk due to past underground coal mining has been identified within the boundary of the property. Whilst no further searches are required, it should be noted that in the event of coal mining settlement or subsidence occurring, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

Next steps for consideration:

- Considering the identified coal mining features we would recommend that any planned or future development should follow detailed technical advice before beginning work on site.

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, 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. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com ↗.

If a property is within the official Coal Mining Reporting Area as defined by the Coal Authority it is deemed prudent to clarify the risk presented by coal mining. The need for a report does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

Development risk

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating both to the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority.

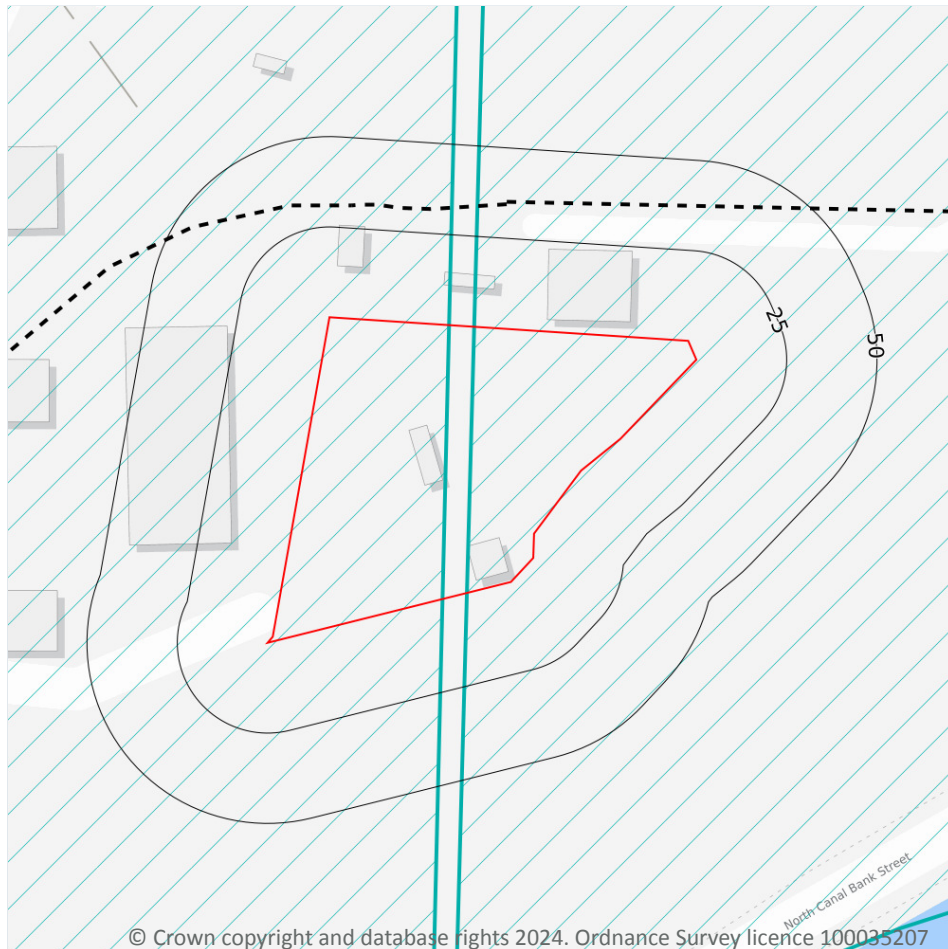


Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

This report provides an overall assessment on risk to property from coal mining hazards alongside individual coal mining hazard enquiries. The overall assessment and individual question responses have been produced using official Coal Authority data and the expert interpretation of Groundsure.



Coal mining



- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

The following responses have been produced using official Coal Authority data and the expert interpretation of Groundsure. Additional interpretation and calculation of mine entry zones of influence has been carried out by Groundsure using Coal Authority and British Geological Survey data.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com
01273 257 755

Ref: GS-DS6-3UJ-Z6Z-TJ6
Your ref: G7671 180322 BESS Port Dundas
Grid ref: 259027 666719

Past underground coal mining



- The property does not lie within the potential zone of influence of any recorded underground coal workings.
- The Coal Authority is aware of coal at or close to the surface which may have been mined in the past.

Present underground coal mining



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

Future underground coal mining



- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.
- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.
- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.
- No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.

Mine entries



- No coal mine entries are recorded to lie within 20 metres of the property.

Coal mining geology



- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.



Past opencast coal mining



- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

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.

Future opencast coal mining



- The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.
- The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence claims



- We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.
- There are no current Stop Notices delaying the start of remedial works or repairs to the property.
- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

Mine gas emissions



- No mine gas emissions are recorded within the boundary of the property.



Emergency Surface Hazard Call Out incidents



- No Emergency Surface Hazard Call Out procedures are recorded against the property.

Withdrawal of support



- The property does not lie in an area where the right to withdraw support has been granted.
- The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.

Working facilities orders



- The property is not in an area where a court order has been issued.

Payments to copyhold owners



- The property does not lie within former copyholder land.
- No notices of retained interests in coal and coal mines been given.
- No acceptance or rejection notices have been served.
- No compensation has been paid to a claimant.



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- 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

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.



Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:



1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:



- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



E COAL MINING REPORT – THE COAL AUTHORITY



The Coal
Authority

Consultants Coal Mining Report

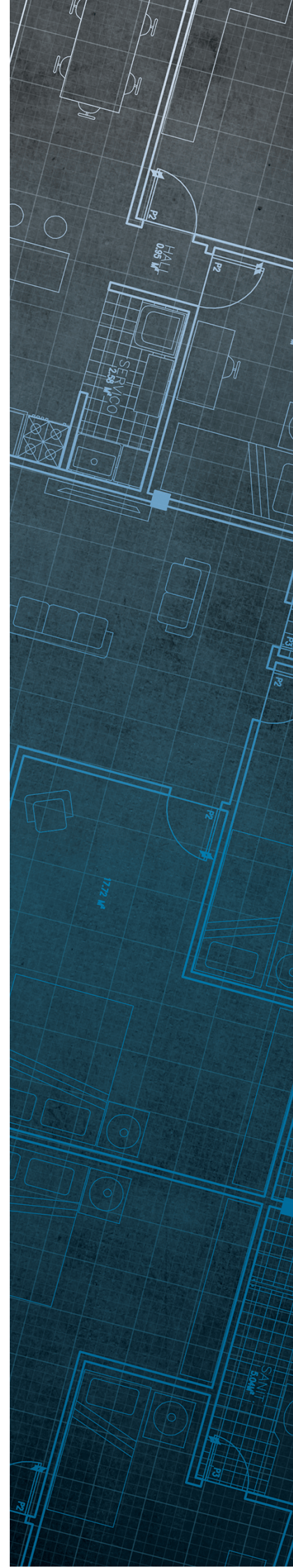
70, High Craighall Road, Glasgow,
Glasgow City
Glasgow (City)
G4 9UD

Date of enquiry:
Date enquiry received:
Issue date:

27 September 2024
27 September 2024
27 September 2024

Our reference:
Your reference:

51003452852001
GS-KHR-5FB-ZZX-F84



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

70, High Craighall Road, Glasgow, Glasgow City
Glasgow (City)
G4 9UD

How to contact us

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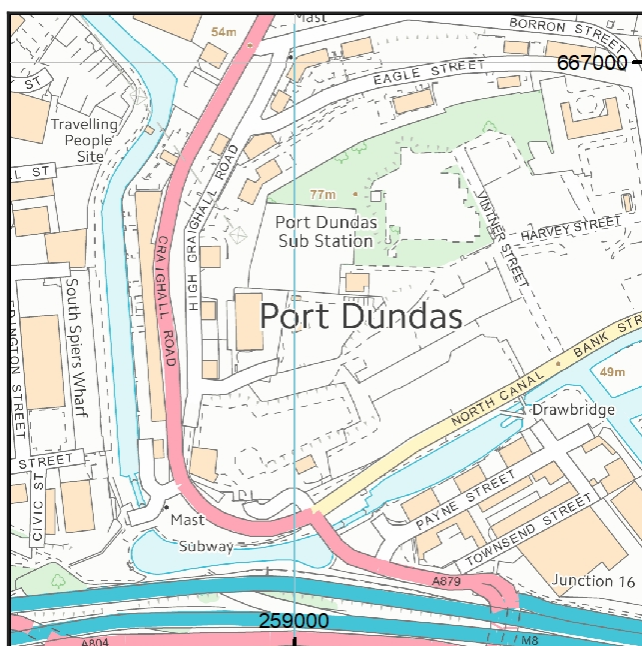
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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
MEIKLEHILL MAIN	Coal	Yes	30.7	N/A	90
MEIKLEHILL MAIN	Coal	Yes	34.9	North	91
MEIKLEHILL MAIN	Coal	Yes	31.0	North	265

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

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.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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.

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.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices


Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.


Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

Outcrop (Conjectured) 

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