SITESOLUTIONS
Brief

Overall Opinion
PASSED ✔

Argyll's Overview
Considering the information reviewed during this assessment, no significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. No further action with respect to contaminated land Liability is required.

The following other Environmental Hazards have been identified in the immediate vicinity of the Site: Mining Instability, and Coal Mining.



Report on:

158 Froghall Road, Cheadle, Stoke-On-Trent, ST10 2DN

Report prepared for:
N J Wibberley

Report Reference:
AEL-1847-SFA-662480

Report date:
9th December [redacted]

Client Reference:
FA6843

National Grid Reference:
401107,344593

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Intelligent Due Diligence

COPSO ASSOCIATE MEMBER
searchcode

Site Location

Report prepared on

158 Froghall Road, Cheadle, Stoke-On-Trent, ST10 2DN

Site Area (m^2)

259.21

Current Use

Former Public House

Proposed Use

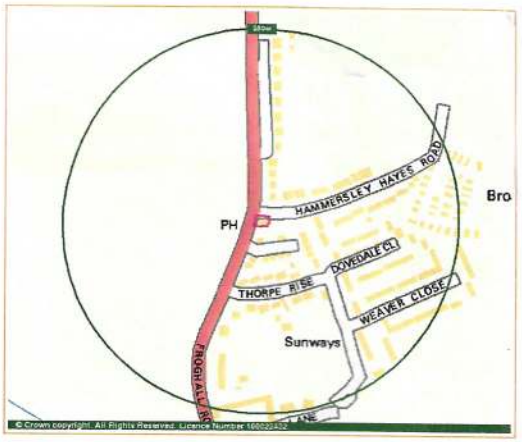
Office/Warehouse

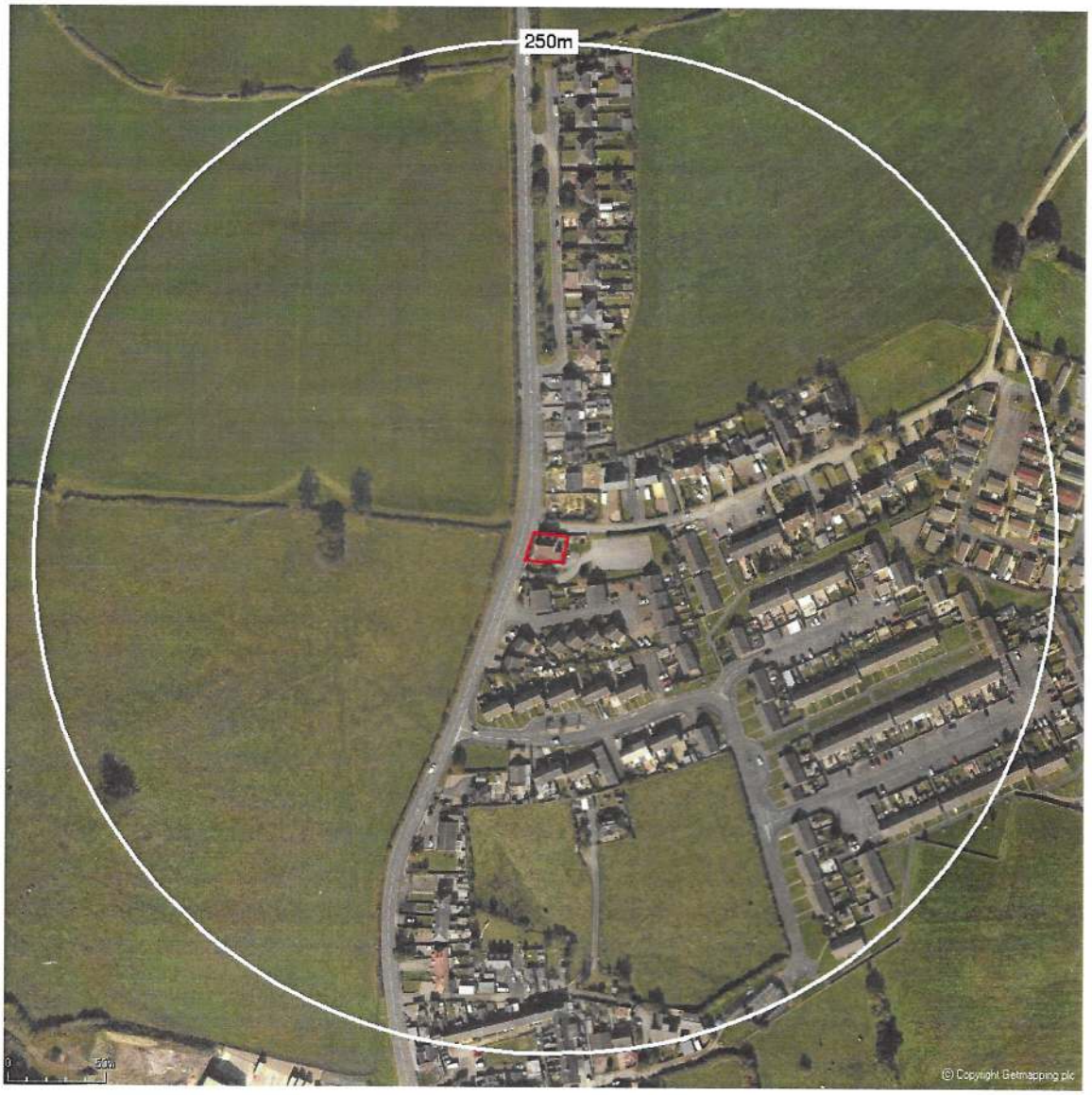
Report Author

Niamh Duggan BA (Hons) MSc AIEMA
Telephone: 0845 458 5250

Additional Information Provided

Purchase - Freehold





Summary of Contamination Risk and Liabilities

Liability Assessment	
Passed	No further action

Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

Is the Site considered acceptable for inclusion within a SIPP fund?	YES

Risk	Issue	Evaluation
Contaminated Land	What is the overall on-site risk?	Low
	What is the overall off-site risk?	Low
	What is the environmental sensitivity rating?	Moderate to High

Recommendations

None required

Contaminated Land Risk Analysis

Investigation	Commentary
On-site sources	A review of historical maps dating from 1880 indicates the site has been in commercialuse since the first map edition. By 1971, the Site was identified as a public house, remaining as such throughout subsequent mapping. We have been informed by the client that the Site is a former public house and that it will be redeveloped for use as a office/warehouse.
Argyll's Comment	As a result of the historical and current use of the Site, there is a **low risk** of contaminants being present.
Off-site sources	No potentially contaminative historical land uses were identified in proximity to the Site from 1:10,000 and 1:10,560 scale maps.
Argyll's Comment	The historical and current use of the surrounding area is therefore considered to present a **low risk** of affecting the Site.
Pathways and receptors	With reference to Environment Agency data, the bedrock hydrogeology underlying the Site is classified as a Secondary (A) Aquifer (deposits with moderate permeability). In terms of the overlying soils, these are given a L (class L) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There are no abstraction licences located within 500m. There are no surface water features within 500m. The general area appears to be largely in mixed residential and commercial/retail use, with residential properties located adjacent. No designated eco-receptors were identified within a 500m radius of the Site.
Argyll's Comment	Overall, the Site is therefore considered to have a **moderate to high environmental sensitivity**.
Additional Sources of Information	The following additional historical map packs were used to produce this report. • Envirocheck Ref: 76722986 centred on 401107, 344593.

Argyll's Conclusion

Considering the information reviewed during this assessment, no significant contaminant linkages have been identified. Accordingly soil and groundwater liabilities are unlikely to occur.

Please refer to risk analysis methodology section for further guidance and definition of terms.

Other Environmental Hazards

Risk	Recommendation
Mining Instability	As the Site lies in an area subject to mining instability, you may wish to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the minerals and waste officer at the County Council and the local Building Controls Officer. British Geological Survey GeoHazard reports (www.bgs.ac.uk/georeports) may also provide more detailed information.
Coal Mining	As the Site lies within a Coal Mining area, it is recommended that a Commercial Coal Mining Report is obtained from the Coal Authority.
Telecommunication Base Stations	No telecommunication base stations are located within 100m of the Site.
COMAH	No Control of Major Accident Hazards (COMAH) sites are located within 500m.

Argyll's Comment

This report is primarily a desktop assessment of potential soil and groundwater liabilities. We also comment whether the above Environmental Hazards are relevant. Contact details are provided at the end of this report.

Contents of the Data Section

Section	Description
Tabular Summary	This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m. If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.
Current Land Use Mapping	This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.
Statutory Information	This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Waste	This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Current Industrial Land Use	This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Historical Land Use Mapping	The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.
Historical Land Use	This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Aquifer Designations and Geology	This section contains detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).
Environmentally Sensitive Features	This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by a map that shows areas with statutory designations. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site. If no data is identified then the section will be omitted.
Natural and Mining Related Hazards	This section contains information on natural and mining related hazards which may affect the Site. These include flooding, subsidence, radon and mining. If no data is identified then the section will be omitted.

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	N/A
Local Authority Integrated Pollution Prevention and Controls	0	0	N/A
Integrated Pollution Controls	0	0	N/A
Integrated Pollution Prevention And Control	0	0	N/A
Registered Radioactive Substances	0	0	N/A
Discharges	**On-site**	**1-250m**	**251-500m**
Discharge Consents	0	0	N/A
Water Industry Act Referrals	0	0	N/A
Hazardous Sites	**On-site**	**1-250m**	**251-500m**
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	**On-site**	**1-250m**	**251-500m**
Contaminated Land Register Entries and Notices	0	0	N/A
Local Authority Pollution Prevention and Control Enforcements	0	0	N/A
Enforcement and Prohibition Notices	0	0	N/A
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	0
Prosecutions Relating to Authorised Processes	0	0	N/A
Prosecutions Relating to Controlled Waters	0	0	N/A

Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	N/A
Licenced Waste Management Facilities (Landfill Boundaries)	0	0	N/A
Licenced Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	N/A
Registered Waste Treatment or Disposal Sites	0	0	N/A
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	0	N/A
Fuel Station Entries	0	0	N/A
Other Features	**On-site**	**1-250m**	**251-500m**
Telecommunication Base Stations	0	0[1]	N/A
Gas Pipelines	0	0	N/A
Gas Feeders	0	0	N/A

[1]Telecommunication base stations are only searched to a radius of 100m from the Site boundary.

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	N/A
Historical Tanks And Energy Facilities	0	2	N/A
Potentially Infilled Land	**On-site**	**1-250m**	**251-500m**
Former Marshes	0	0	N/A
Potentially Infilled Land (Non-Water)	0	0	N/A
Potentially Infilled Land (Water)	0	0	N/A

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	0	1	0
Bedrock Aquifer Designations	1	0	0
Groundwater Vulnerability	1	0	N/A
Geology	**On-site**	**1-250m**	**251-500m**
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:625,000 Solid Geology	1	N/A	N/A

Environmentally Sensitive Features

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	N/A
Environmentally Sensitive Areas	0	0	N/A
Forest Parks	0	0	N/A
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
National Parks	0	0	N/A
National Scenic Areas	0	0	N/A
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	1	N/A	N/A
Ramsar Sites	0	0	0
River Quality Biology Sampling Points	0	0	N/A
River Quality Chemistry Sampling Points	0	0	N/A
Nearest Surface Water Feature	0	0	N/A
Sites of Special Scientific Interest	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Source Protection Zones	0	0	N/A

Natural and Mining Related Hazards

Flooding	On-site	1-250m	251-500m
Extreme Flooding From Rivers Or Sea Without Defences	0	0	0
Flooding From Rivers Or Sea Without Defences	0	0	0
Areas Benefiting From Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0

Natural and Mining Related Hazards

Pluvial Flooding (1 in 75 year rainfall event)	0	2	0
Pluvial Flooding (1 in 200 year rainfall event)	0	2	0
Pluvial Flooding (1 in 1000 year rainfall event)	0	2	0
Subsidence	**On-site**	**1-250m**	**251-500m**
Collapsible Ground Stability Hazards	1	0[2]	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	0	N/A
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	0	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	0	N/A
Non-Coal Mining Hazards	1	0	N/A
Radon	**On-site**	**1-250m**	**251-500m**
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	**On-site**	**1-250m**	**251-500m**
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	1	N/A	N/A
Natural and Mining Cavities	0	0	N/A
Mining Instability	1	0	N/A
BGS Recorded Mineral Sites	0	0	N/A

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.
Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.

[2]Ground stability hazards are only searched to a radius of 50m from the Site boundary.

Current Land Use within 250m
General
Site Boundary
Search Buffer
Bearing Reference Point
Grid Lines
Reference Number
Waste/Landfill Sites
BGS Recorded Landfill Site
Point Location of Registered Landfill Site
EA Historic Landfill (Polygon)
Point Location of BGS Recorded Landfill Site
EA Historic Landfill (Buffered Point)
Licenced Waste Management Facilities (Location)
Licenced Waste Management Facilities (Landfill)
Point Location of Local Authority Recorded Landfill Site
Local Authority Recorded Landfill Site
Point Location of Registered Waste Transfer Site
Registered Waste Transfer Site
Point Location of Registered Waste Treatment or Disposal Site
Registered Waste Treatment or Disposal Site
Registered Landfill Site Potential Landfill Buffer
Registered Landfill Site
Statutory Authorisations
Local Authority Pollution Prevention and Control
Contaminated Land Register Entry or Notice
Point Location of Contaminated Land Register Entry or Notice
Registered Radioactive Substance
Discharge Consents
Discharge Consent
Water Industry Act Referral
Industrial Processes
Integrated Pollution Control
Integrated Pollution Control Registered Waste Site
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Storage of Hazardous Substances
COMAH
Explosive Site
Planning Hazardous Substance Consent
NIHHS
Contraventions
Local Authority Pollution Prevention and Control Enforcement and Prohibition Notice
Planning Hazardous Substance Enforcement
Substantiated Pollution Incident Register
Prosecution Relating to Authorised Processes
Prosecution Relating to Controlled Waters
Potentially Contaminative Use
Potentially Contaminative Use
Gas Pipeline
Fuel Station Entry
Gas Site
Miscellaneous
BGS Recorded Mineral Site
Telecommunication Base Station
250m
ROUGH ALL RO
PH
THORPE RISE
DOVEDALE CL
WEAVER CLOSE
HAMMERSLEY HAYES ROAD
Sunways
LANE
Br
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Historical Land Uses within 250m

Historical Land Use

Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Map ID	Details	Distance	Direction
1	Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971.	187m	SE
2	Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1957.	218m	SE

Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	Unproductive Strata The rock layers or drift deposits have a low permeability that have negligible significance for water supply or river base flow.	164m	S

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	-

Groundwater Vulnerability

Map ID	Details	Distance	Direction
	Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 17 Derbyshire & North Staffordshire.	On Site	-

Geology

Low Permeability Drift Deposits

Map ID	Details	Distance	Direction
	Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Map Sheet: Sheet 17 Derbyshire & North Staffordshire, Scale: 1:100,000.	185m	S

BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Pennine Lower Coal Measures Formation And South Wales Lower Coal Measures Formation (Undifferentiated).	On Site	-