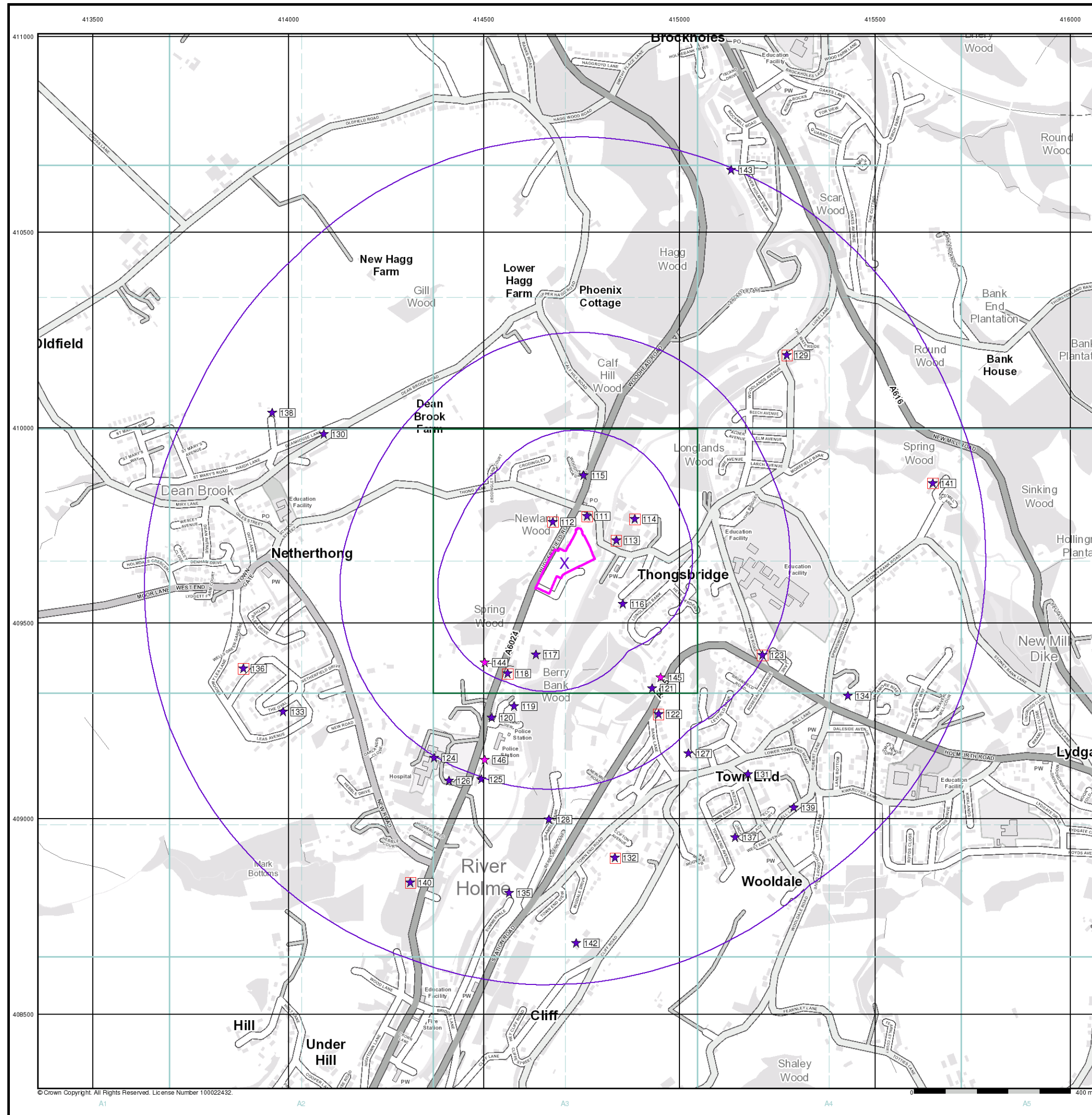




ARP GEOTECHNICAL LTD

Industrial Land Use Map

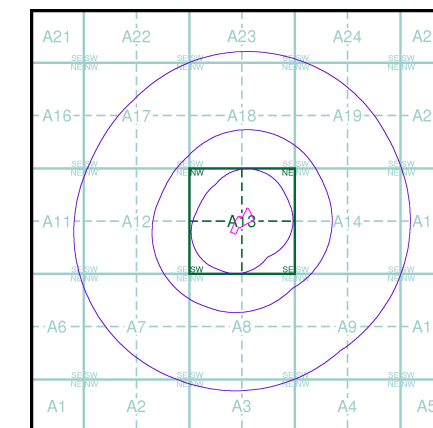
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

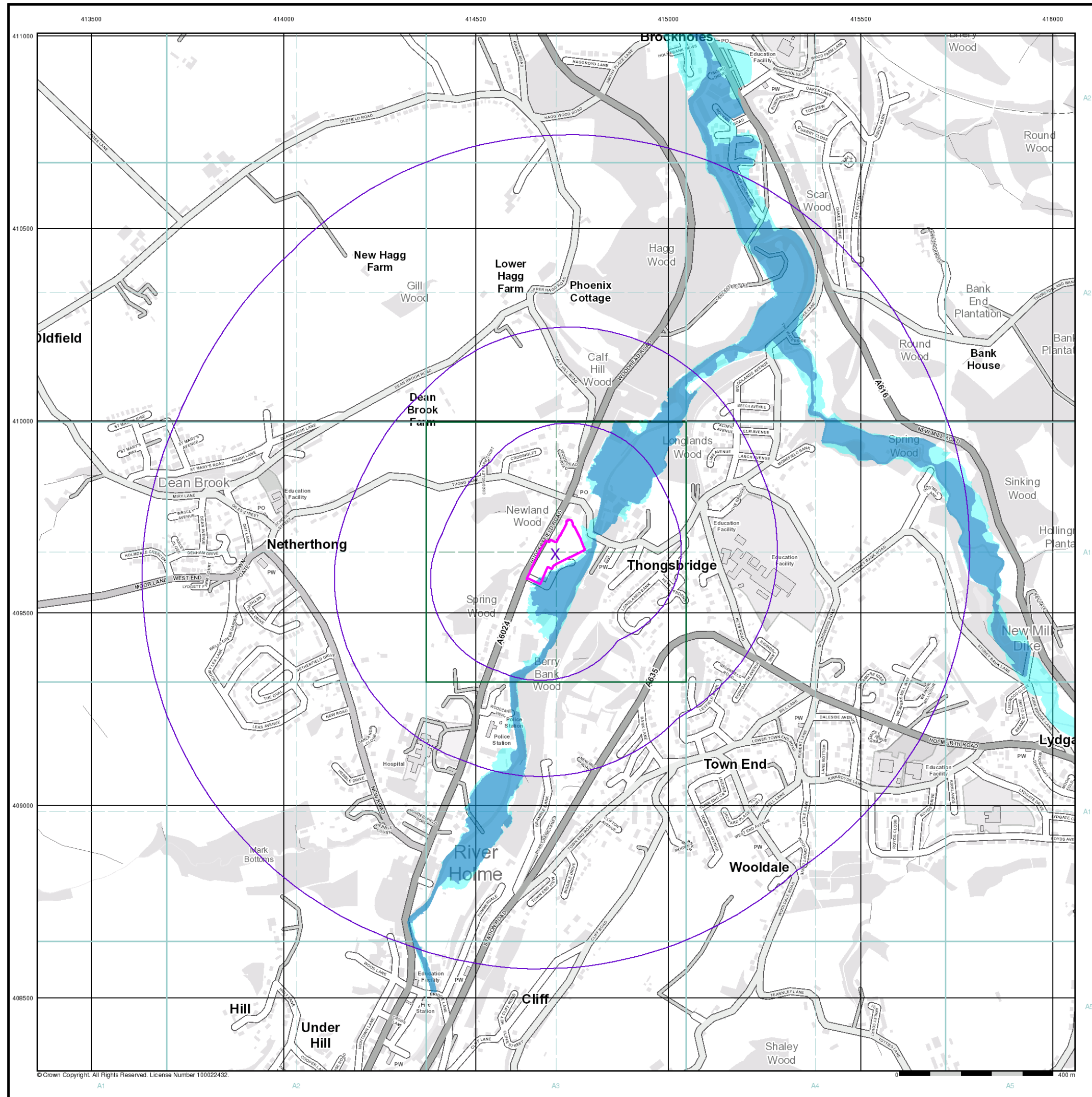
Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW



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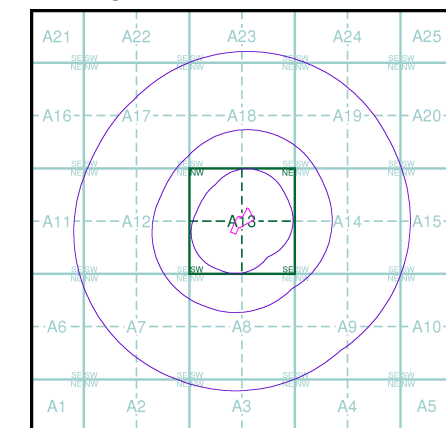
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A

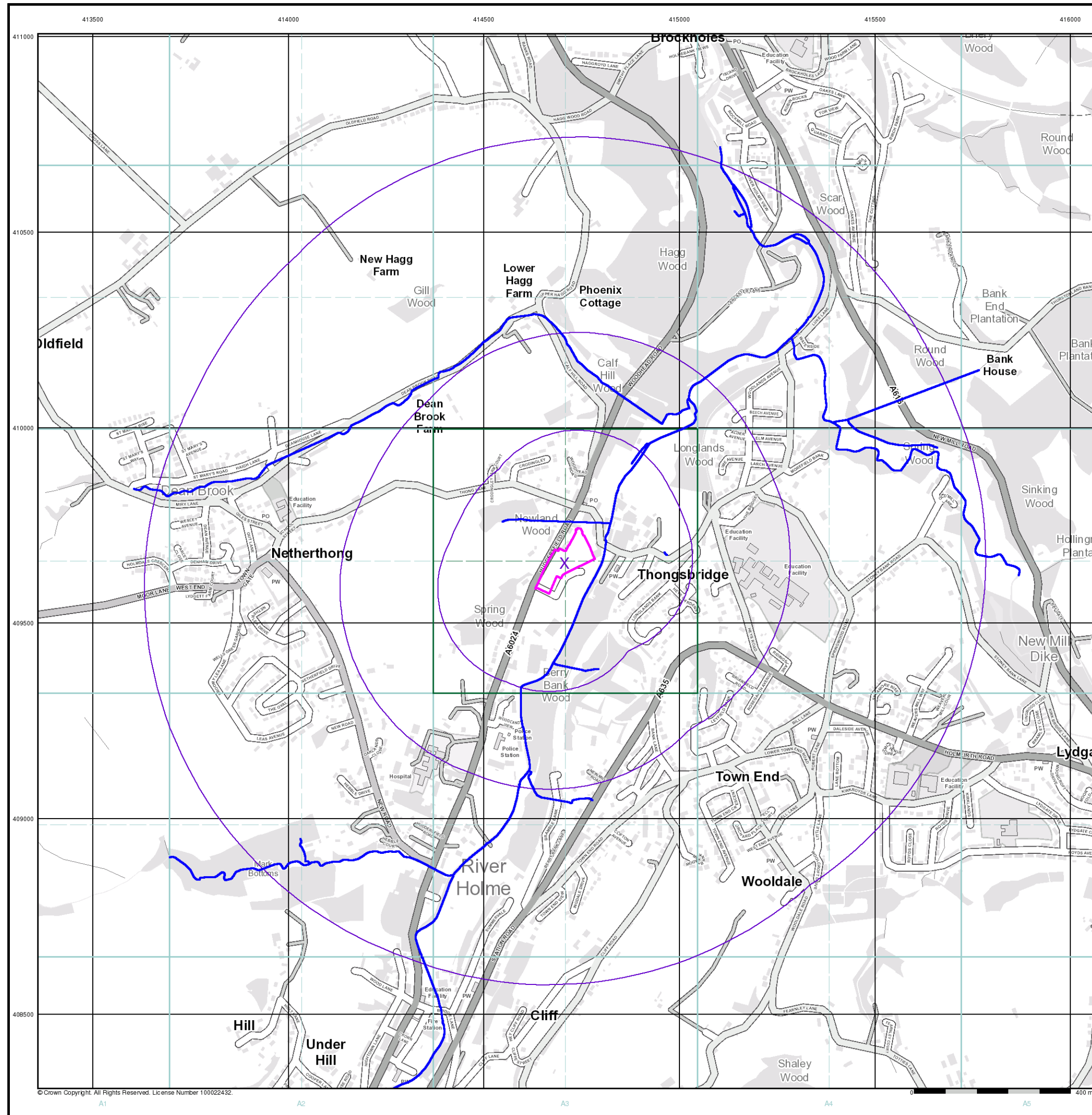


Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW



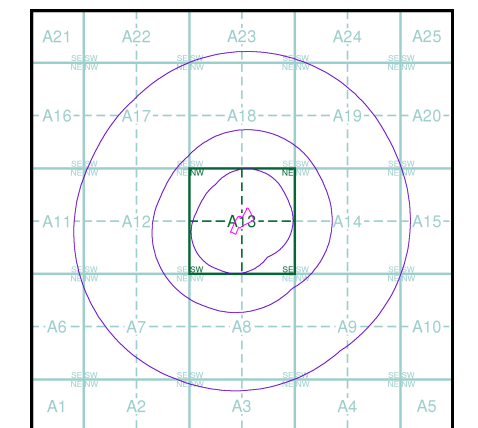
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

OS Water Network Map - Slice A

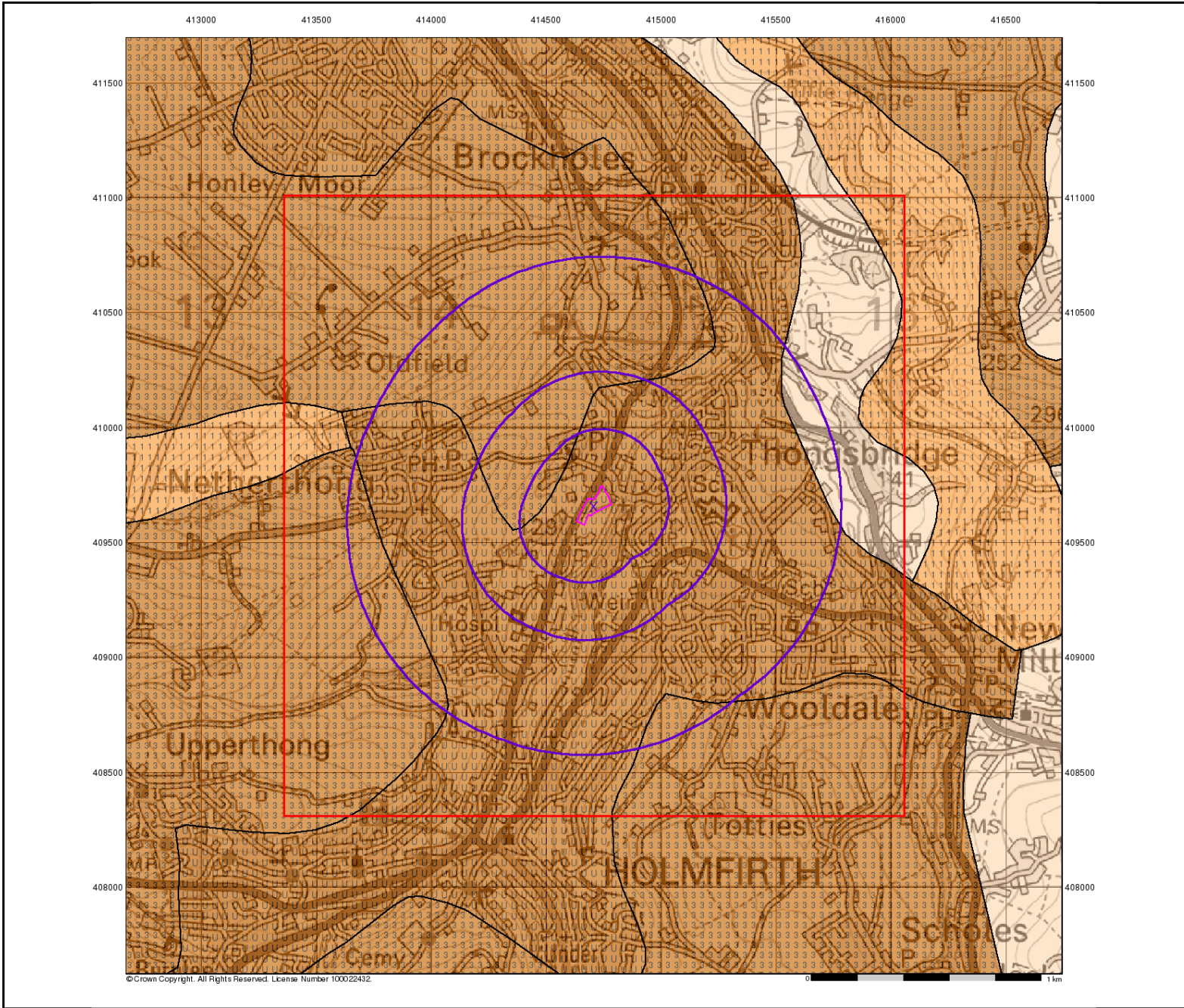


Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW



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Groundwater Vulnerability

General

Specified Site Specified Buffer(s) Bearing Reference Point

Slice Map ID

Agency and Hydrological

Geological Classes

Major Aquifer (Highly Permeable)

Minor Aquifer (Variably Permeable)

Non Aquifer (Negligibly Permeable)

Water or Sea

Drift Deposit

Soil Classes

High (H) 1, 2, 3, U

Intermediate (I) 1, 2

Low

High (H) 1, 2, 3, U

Intermediate (I) 1, 2

Low

Site Sensitivity Context Map - Slice A

Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

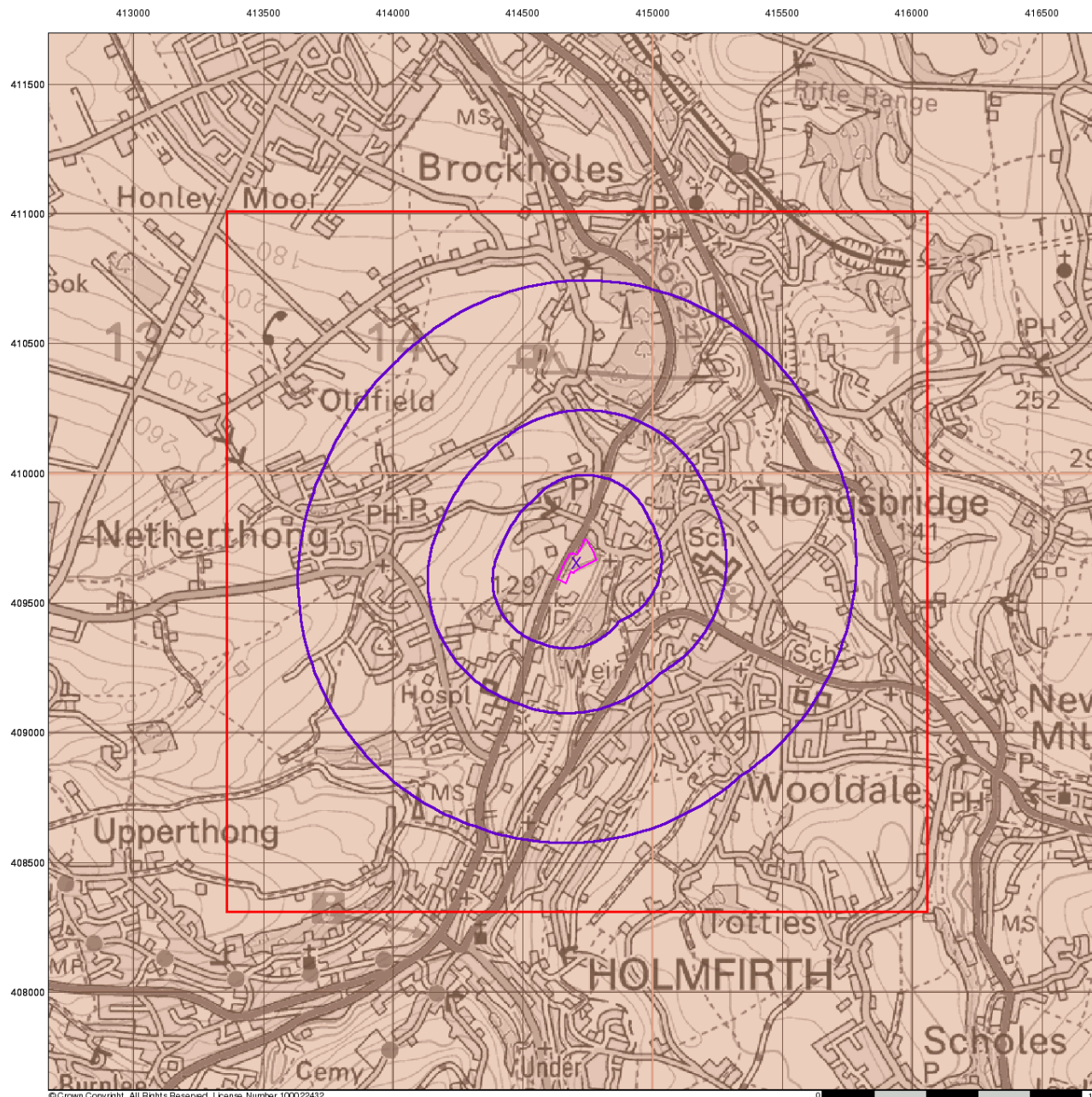
Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW

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INFORMATION GROUP

A Landmark Information Group Service v15.0 06-Aug-2018

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0 1 km

Bedrock Aquifer Designation

General

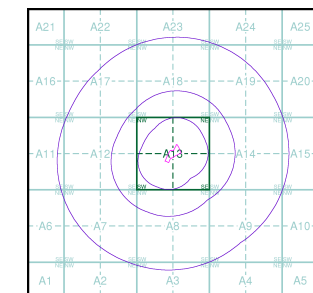
- ▮ Specified Site ○ Specified Buffer(s) X Bearing Reference Point
- ▮ Slice B Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

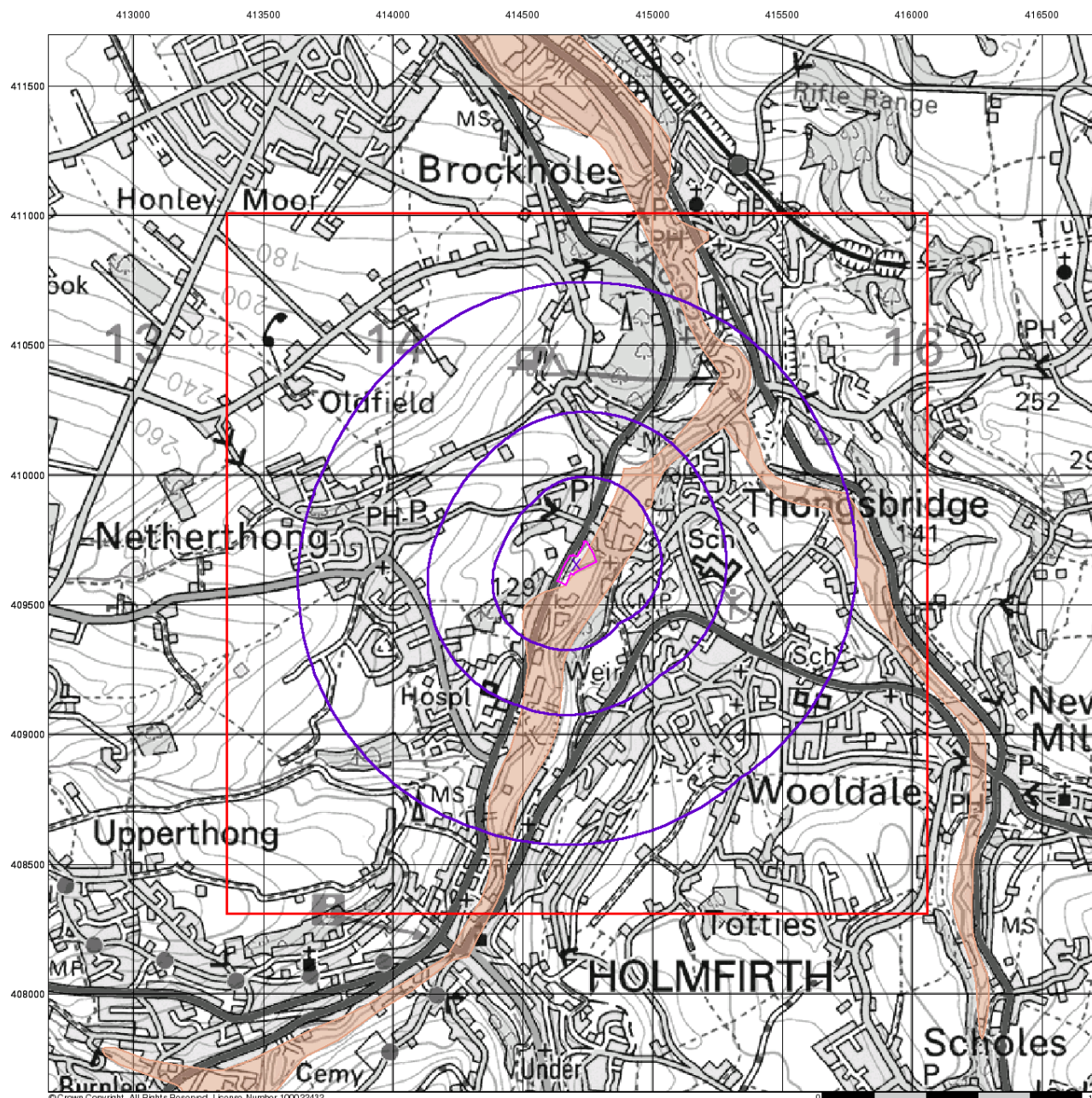


Order Details

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Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW



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Superficial Aquifer Designation

General

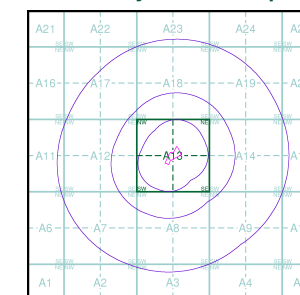
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

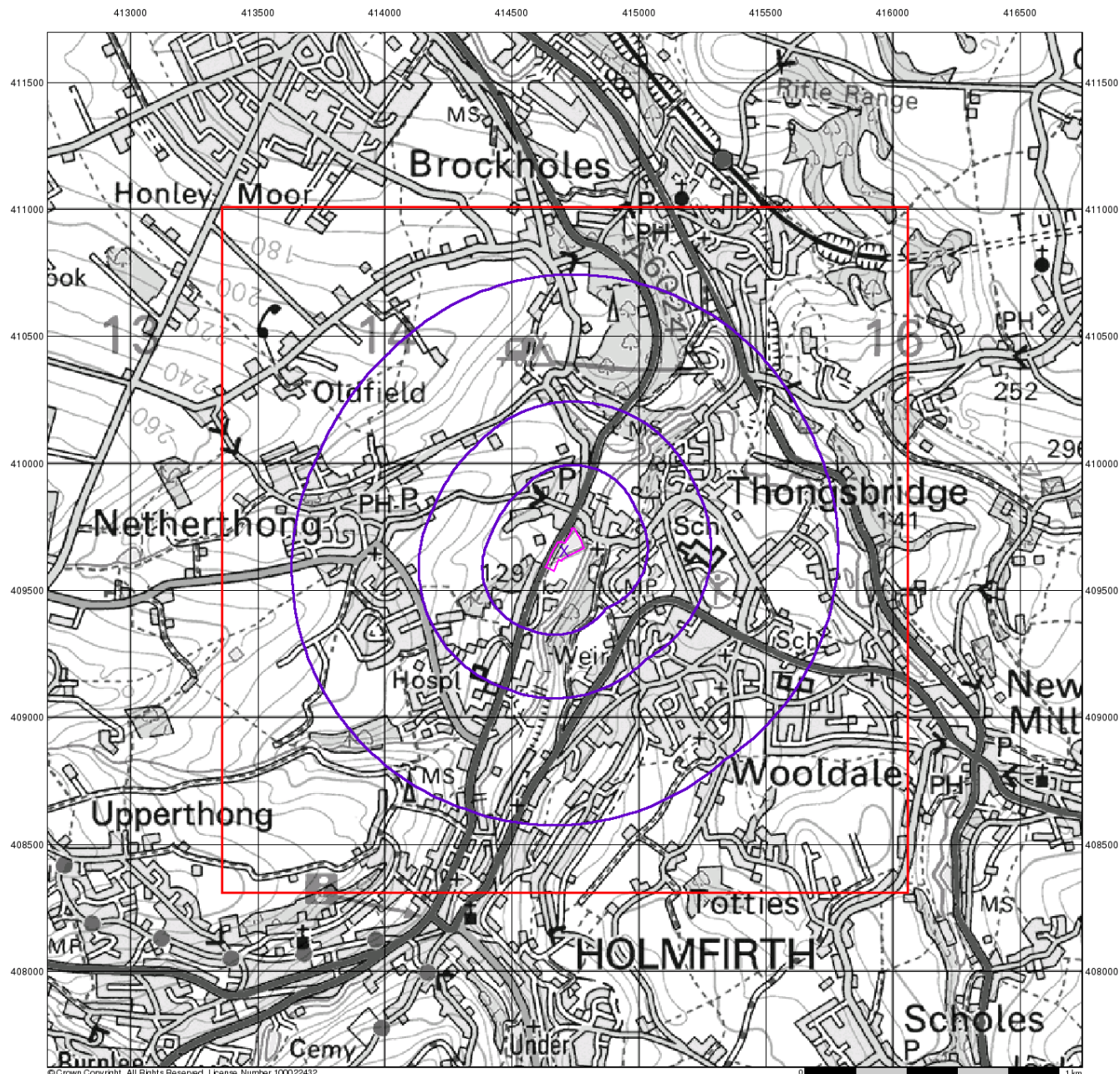


Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW



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Source Protection Zones

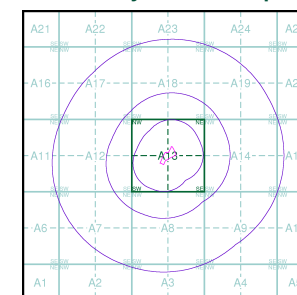
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A

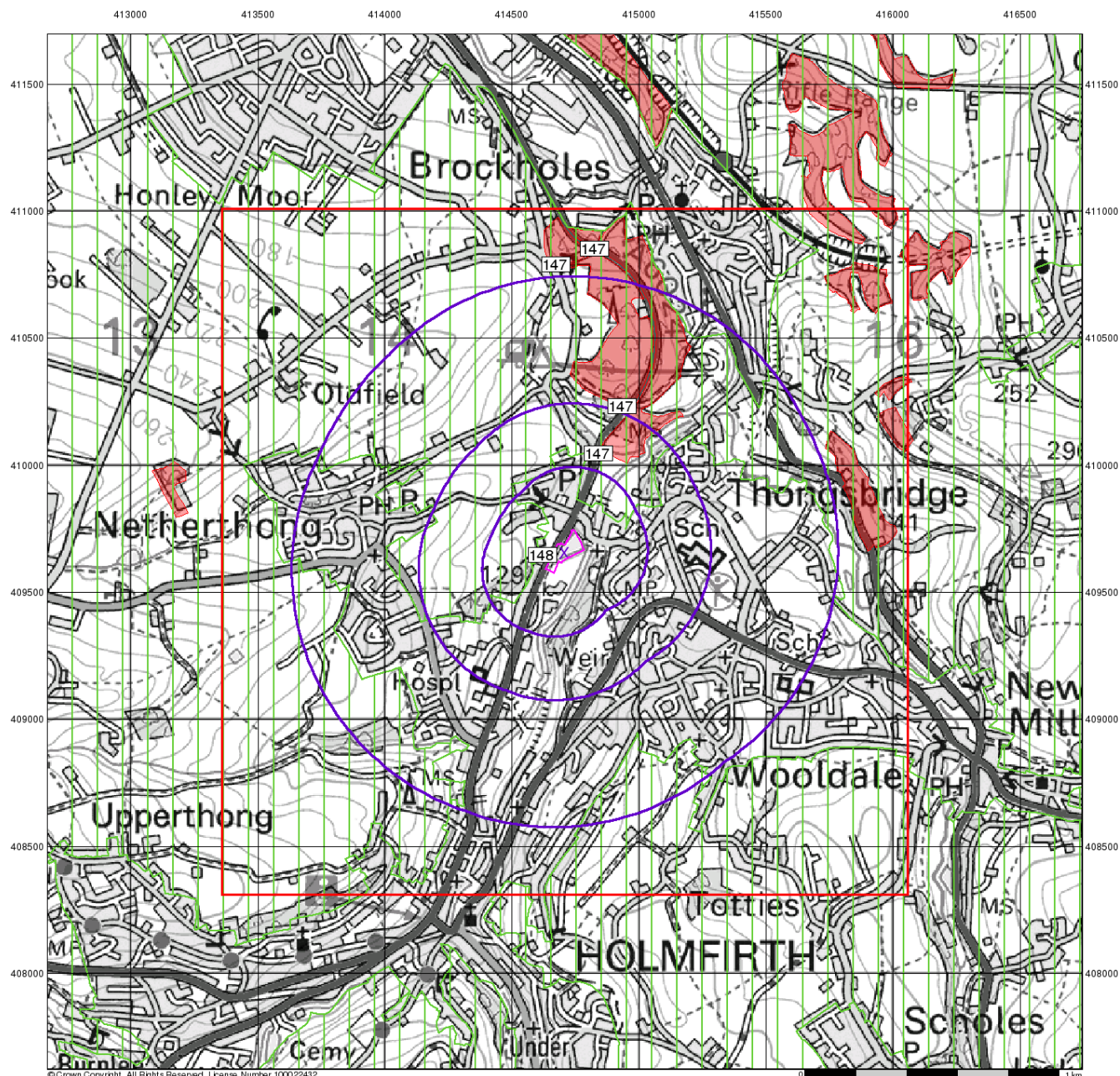


Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

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Sensitive Land Uses

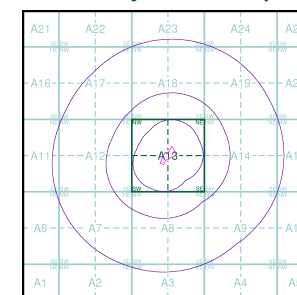
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

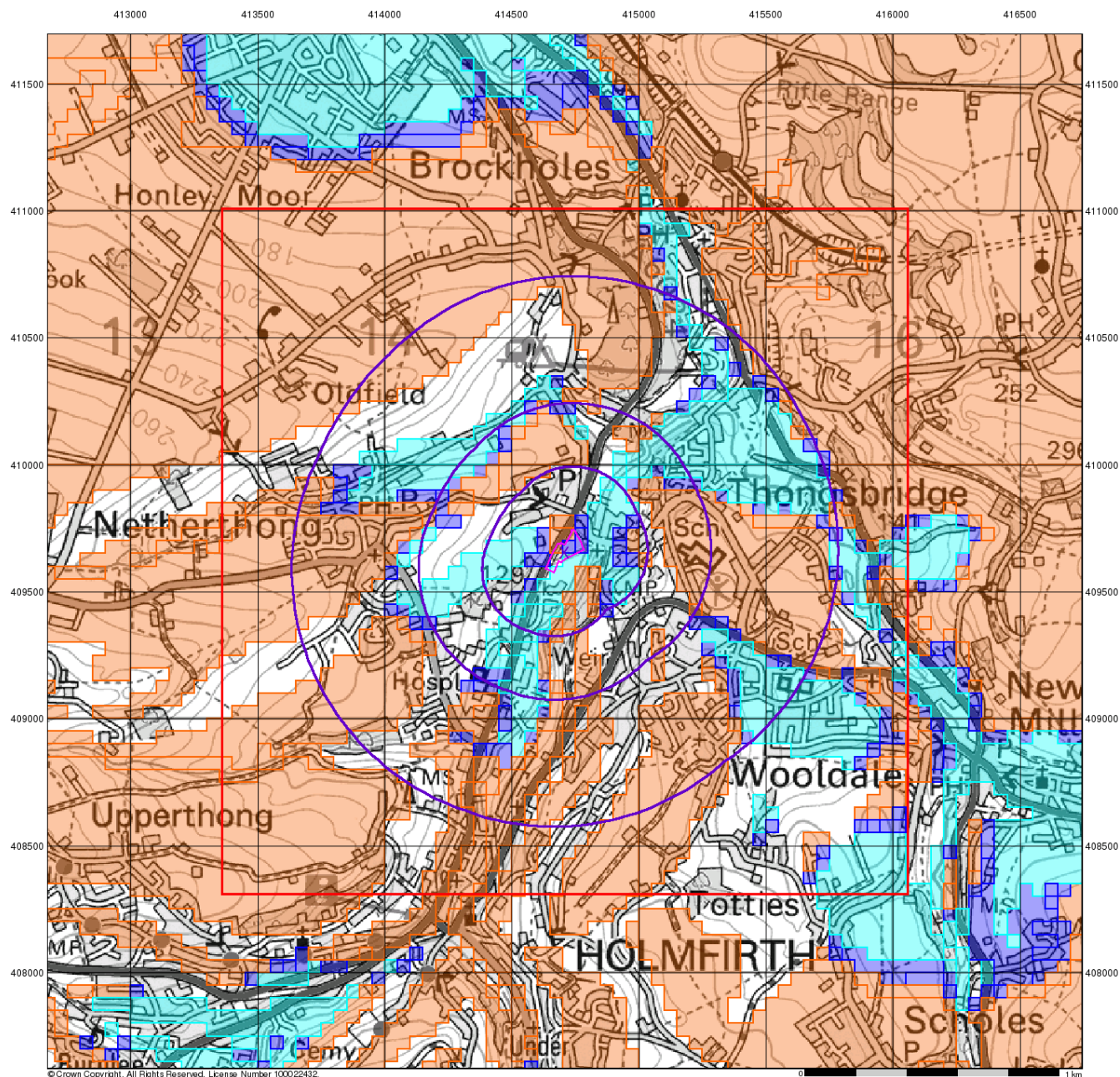


Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409650
Slice: A
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

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BGS Flood GFS Data

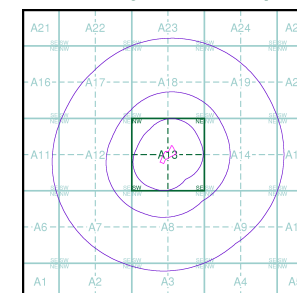
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

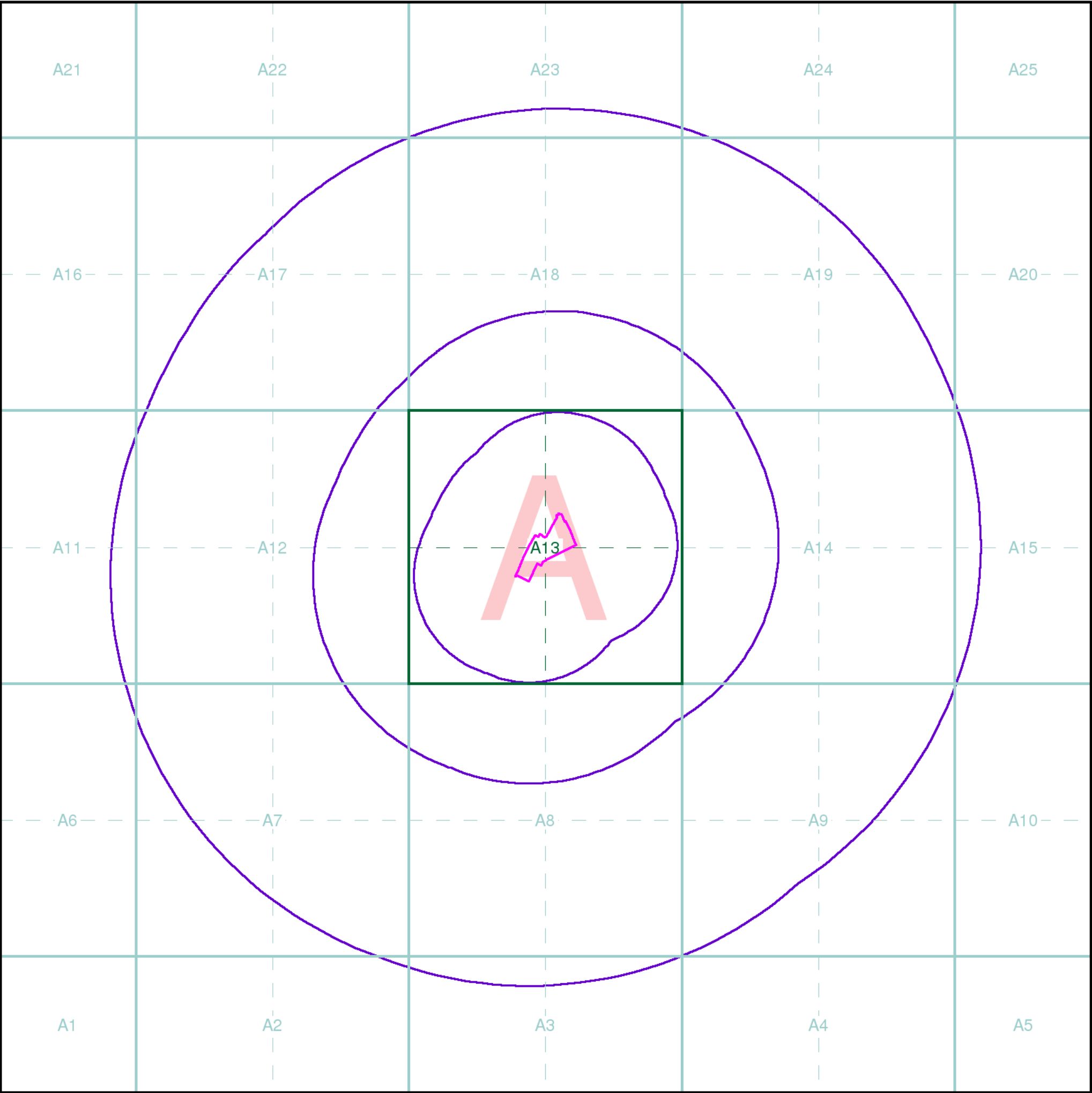
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 Customer Ref: MSD/01
 National Grid Reference: 414710, 409650
 Slice: A
 Site Area (Ha): 0.95
 Search Buffer (m): 1000

Site Details

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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr J Race, ARP Geotechnical Ltd, Northwest House, 5-6 Northwest Business Park, Servia Hill, Leeds, LS6 2QH

Order Details

Order Number: 175761950_1_1
Customer Ref: MSD/01
National Grid Reference: 414710, 409660
Site Area (Ha): 0.95
Search Buffer (m): 1000

Site Details

Thongsbridge Mills, Thongsbridge, HOLMFIRTH, HD9 7RW

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



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Web: www.envirocheck.co.uk

APPENDIX G

RISK CATEGORISATION TABLES

Severity of Consequence

Severe	Short term (acute) risks to human health, likely to result in significant harm. Major pollution of (watercourses or groundwater)
Medium	Long-term (Chronic) damage (significant harm) to human health. Pollution of sensitive water resources.
Mild	Pollution of non-sensitive water resources.
Minor	Non-permanent health effects easily prevented by use of personal protective equipment during site works.

Probability of Risk Event Occurring

High Likelihood	There is a pollutant linkage and an event that either appears very likely in the short term, almost inevitable in the long term, or there is evidence of harm or pollution at the receptor.
Likely	There is a pollution linkage and all the elements are present and in the right place, so that a risk event is possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which a risk event could occur. However, it is not certain that such an event would take place even over a longer period, and even less likely in the short term.
unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term.

Comparison of Probability Against Severity of Consequence

		Severity of Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/ Low Risk
	Likely	High Risk	Moderate Risk	Moderate/ Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/ Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/ Low Risk	Low Risk	Very Low Risk	Very Low Risk

Risk Categories - Definitions

Very High Risk	High probability that severe harm could arise to a receptor, or there is evidence that severe harm is already occurring. Urgent investigation is required and urgent remediation is likely to be required.
High Risk	Harm is likely to arise to a receptor. Urgent investigation is required and remediation may be necessary in the short term and likely over the longer term.
Moderate Risk	Possible that harm could arise to a receptor, but low likelihood that such harm would be severe. Harm is likely to be mild. Investigation normally required to clarify risk. Some remedial works may be required in the long-term.
Moderate/ Low Risk	Possible that harm could arise to a receptor, but where a combination of likelihood and consequence results in a risk that is above low, but is not of sufficient concern to be classified as mild. Limited further investigation may be required to clarify the risk. If necessary, remediation works are likely to be limited in extent.
Low Risk	Possible that harm could arise to a receptor. Such harm, at worst, would normally be mild.
Very Low Risk	Low possibility that harm could arise to a receptor. Such harm is unlikely to be any worse than mild.

A P P E N D I X H

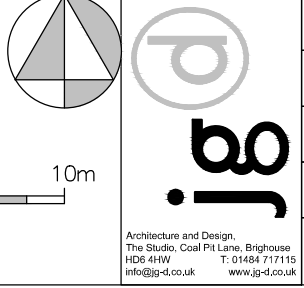
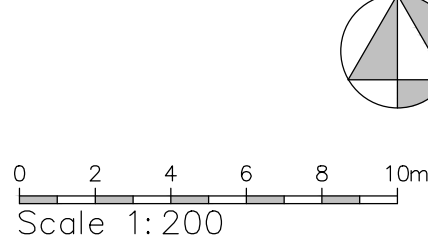
I N D I C A T I V E P R O P O S E D S I T E L A Y O U T



Parking Standards:	
For Unit A:	
DIY Shop 1/ 20sqm	12 spaces
For units B - F:	
DIY/Trade Counter 1/ 20sqm	4 spaces
B1/Use (light industrial) 1/ 50sqm	6 spaces
BB Mezzanine (storage) 1/ 150sqm	1 space
Total	67 spaces

Drawings based on Ordnance Survey (Streetside License No 100047474) and preliminary survey – design and drawing content subject to further Site Surveys, Structural Surveys, Site Investigations, Planning and Statutory Requirements and Approvals.

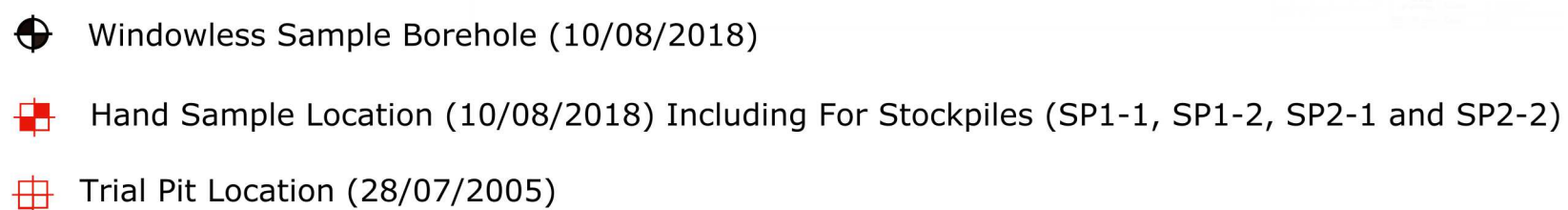
Thongsbridge Mills	Rev. Des.	Date
--------------------	-----------	------



Project	Proposed B1 Retail Units at Thongsbridge Mills, Thongsbridge
Client	Mr S Marsden Unit 1, Thongsbridge Mills Business Park, Holmfirth HD9 7RW
Dwg Title	(17562)11_Ground Floor as proposed
Scale	1: 200 @ A0
Date	May 18

APPENDIX J

BOREHOLE AND TRIAL PIT LOCATION PLAN AND LOGS



Title SITE INVESTIGATION LOCATION PLAN		 ARP GEOTECHNICAL LTD CHARTERED CONSULTING ENGINEERS Northwest House • 5-6 Northwest Business Park • Servia Hill • Leeds LS6 2QH Telephone : 0113 245 8498 • Fax : 0113 244 3864 • E-Mail : leeds@arpassociates.co.uk	Scale AS SHOWN
Project THONGSBRIDGE MILLS, THONGSBRIDGE	Client MR S MARSDEN		Date NOVEMBER 18
			Job No. MSD/01