

This aerial photography was produced from a series of photographs provide a seamless, full coverage of the area in Great Britain



421 600

421 400

Historical Aerial Photo

A21	A22	A23	A24	A25
A16	A17	A18	A19	A20
A11	A12	A13	A14	A15
A6	A7	A8	A9	A10
A1	A2	A3	A4	A5

Order Details

- Order Number: 3
- Customer Ref: 2
- National Grid Reference: 4
- Slice: A
- Site Area (Ha): 0
- Search Buffer (m): 1

Site Details

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene
	MGR	Made Ground (Undivided)	Artificial Deposit	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Not Supplied - Quaternary
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	FHR	Falhouse Rock	Sandstone	Not Supplied - Westphalian
	PLOM	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Not Supplied - Westphalian
	PLOM	Pennine Lower Coal Measures Formation	Sandstone	Not Supplied - Westphalian
	BRSR	Birstall Rock	Sandstone	Not Supplied - Westphalian
	LPE	Lepton Edge Rock	Sandstone	Not Supplied - Westphalian
	CLRK	Clifton Rock	Sandstone	Not Supplied - Westphalian
	TKS	Thick Stone	Sandstone	Not Supplied - Westphalian
		Faults		
		Rock Segments		



Geology 1:50,000 Maps

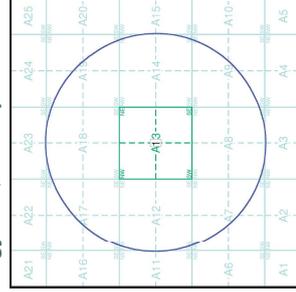
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology, are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	177
Map Name:	Huddersfield
Map Date:	2003
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

Order Number: 375267509_1_1
 Customer: 25-306
 National Grid Reference: 420450, 421530
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details:

42, Robin Royd Lane, MIRFIELD, WF14 0LG



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

V15.0 - 24-Apr-2025



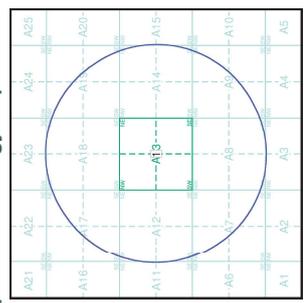
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A

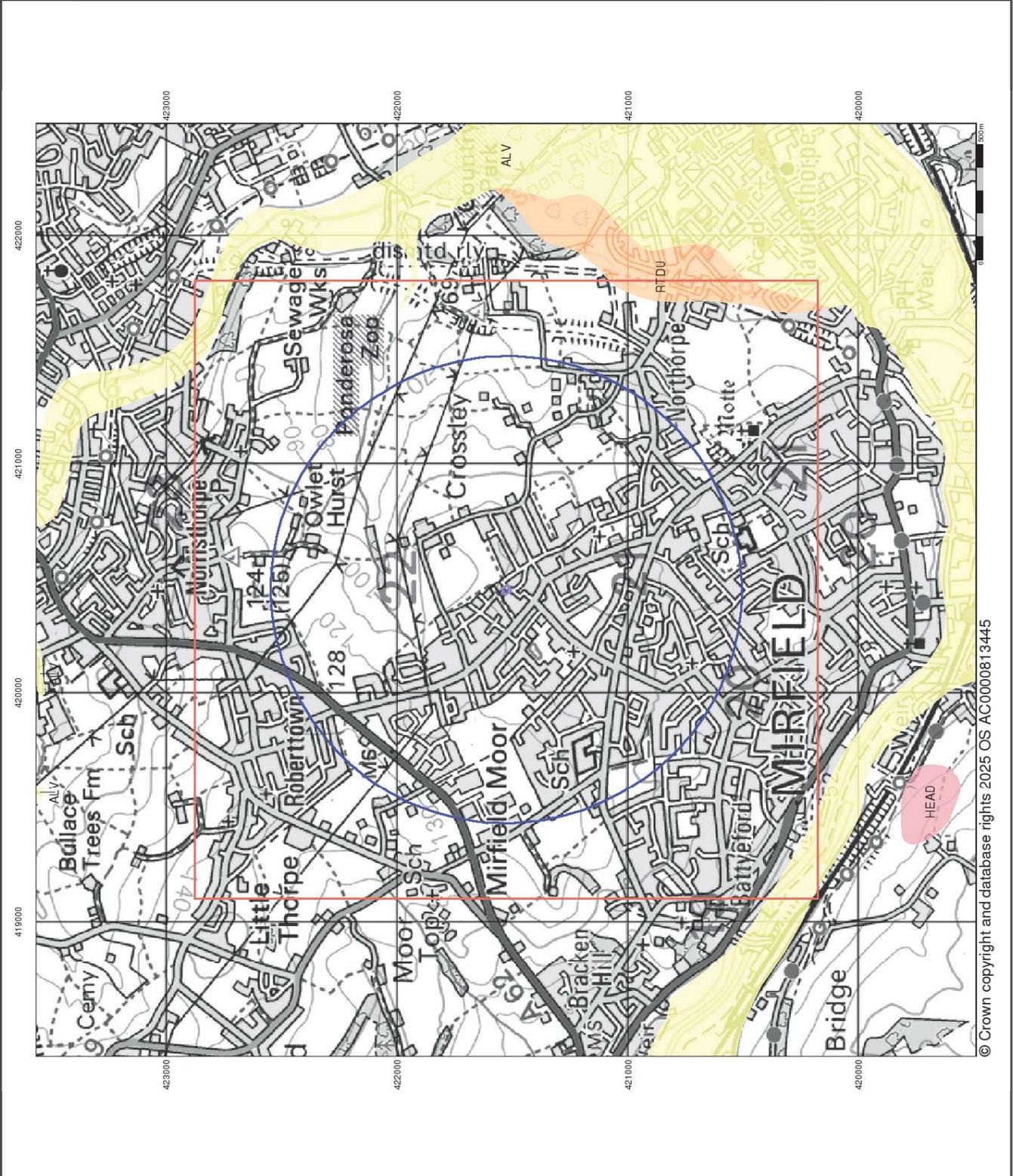


Order Details:
 Order Number: 375267509_1_1
 Customer Reference: 25-306
 National Grid Reference: 420450, 421530
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details:
 42, Robin Royd Lane, MIRFIELD, WF14 0LG



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





Bedrock and Faults

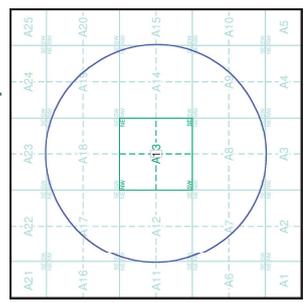
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Cretaceous, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

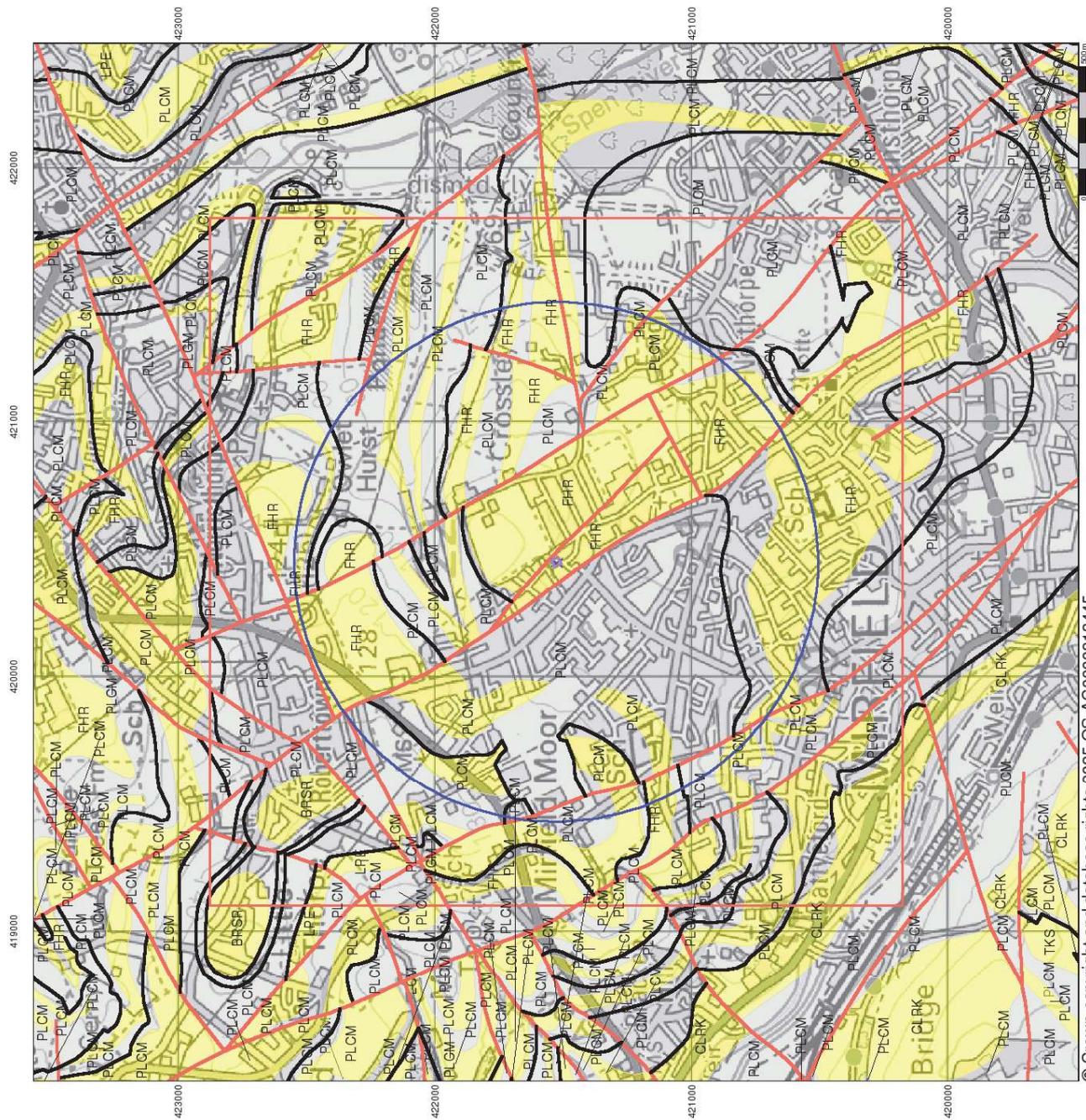
Order Number: 375267509_1_1
 Customer Reference: 25-306
 National Grid Reference: 420450, 421530
 Slice: A
 Site Area (Ha): 0.09
 Search Buffer (m): 1000

Site Details:

42, Robin Royd Lane, MIRFIELD, WF14 0LG



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



Issued by UK Health Security Agency and British Geological Survey. This is Based upon Crown Copyright and is reproduced, where applicable, with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right 2014MOU512.

Address searched: 42 Robin Royd Lane, Mirfield, WF14 0LG

Date of report: 19 May 2025

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 1-3%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or <https://www.ukradon.org>

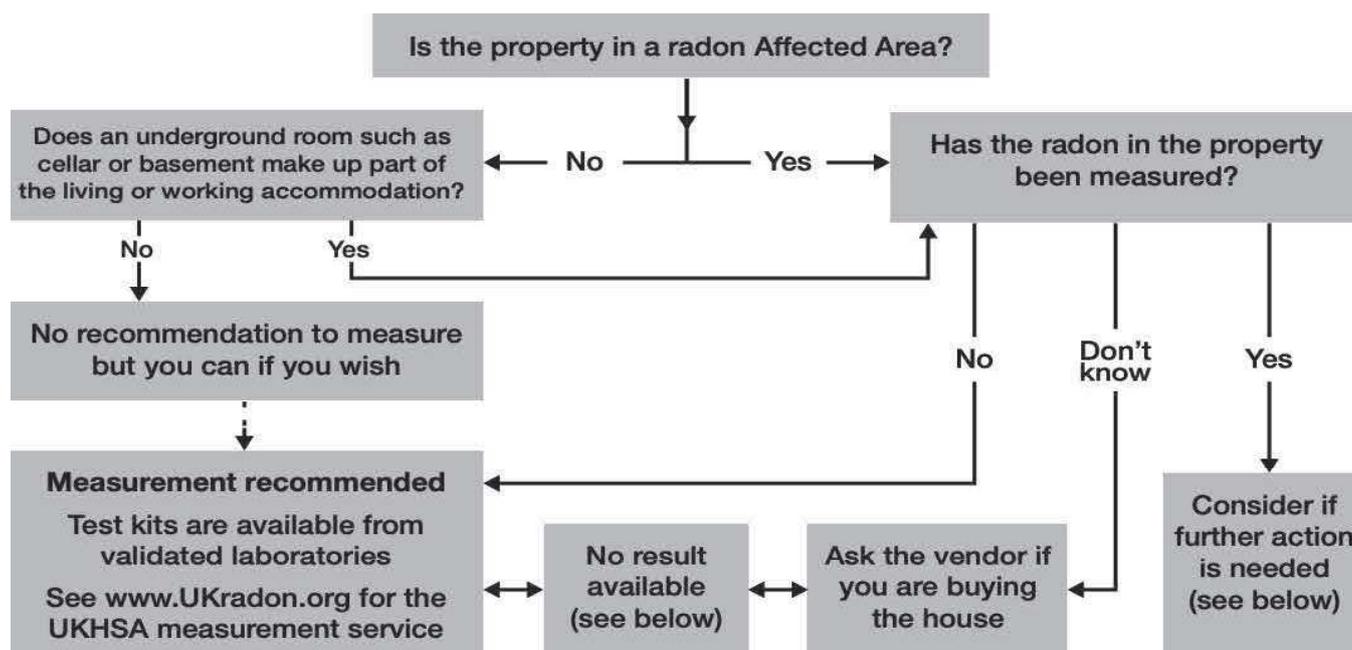
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: <https://www.ukradon.org>

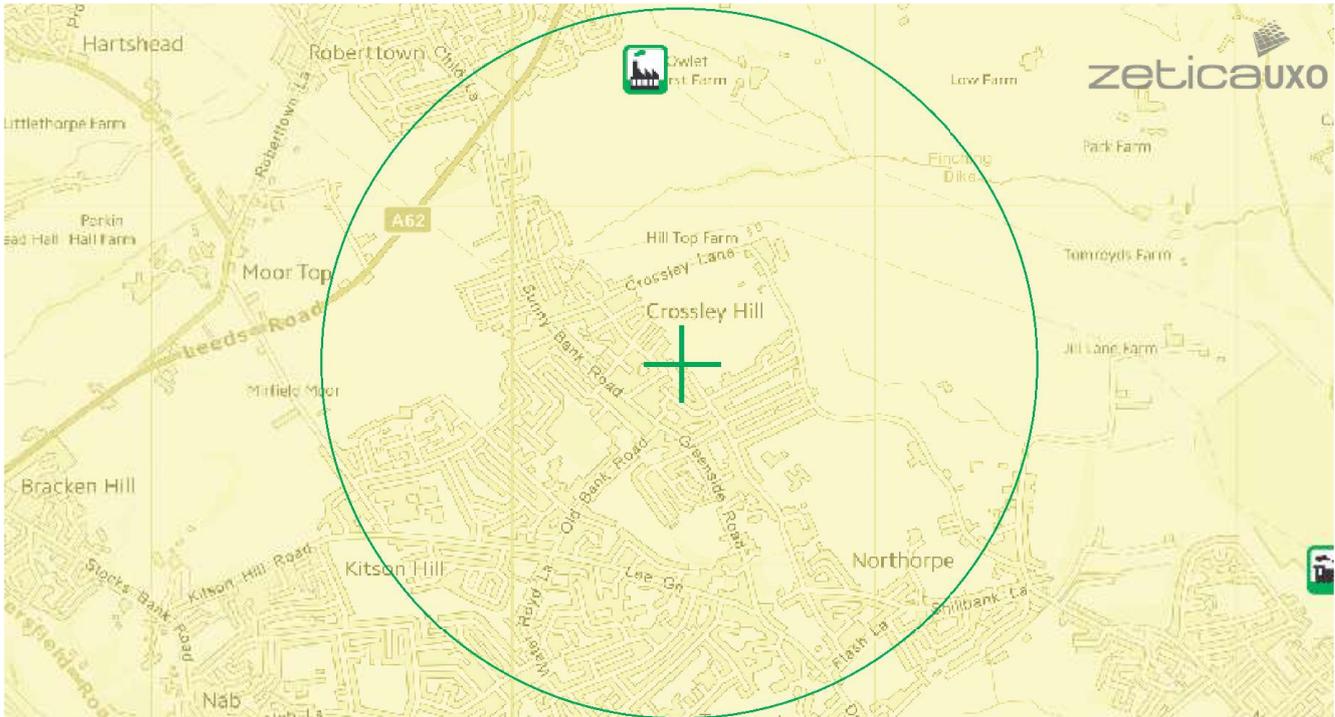
Building Research Establishment: <http://www.bre.co.uk/page.jsp?id=3137>

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: WF14 0LG,
Map Centre: 420433,421563



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

- | | | | |
|------------------|----------------------|--------------------------|--------------|
| Military | Industry | UXO find | Other |
| Transport | Docks | Luftwaffe targets | |
| Utilities | Bombing decoy | Airfields | |

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

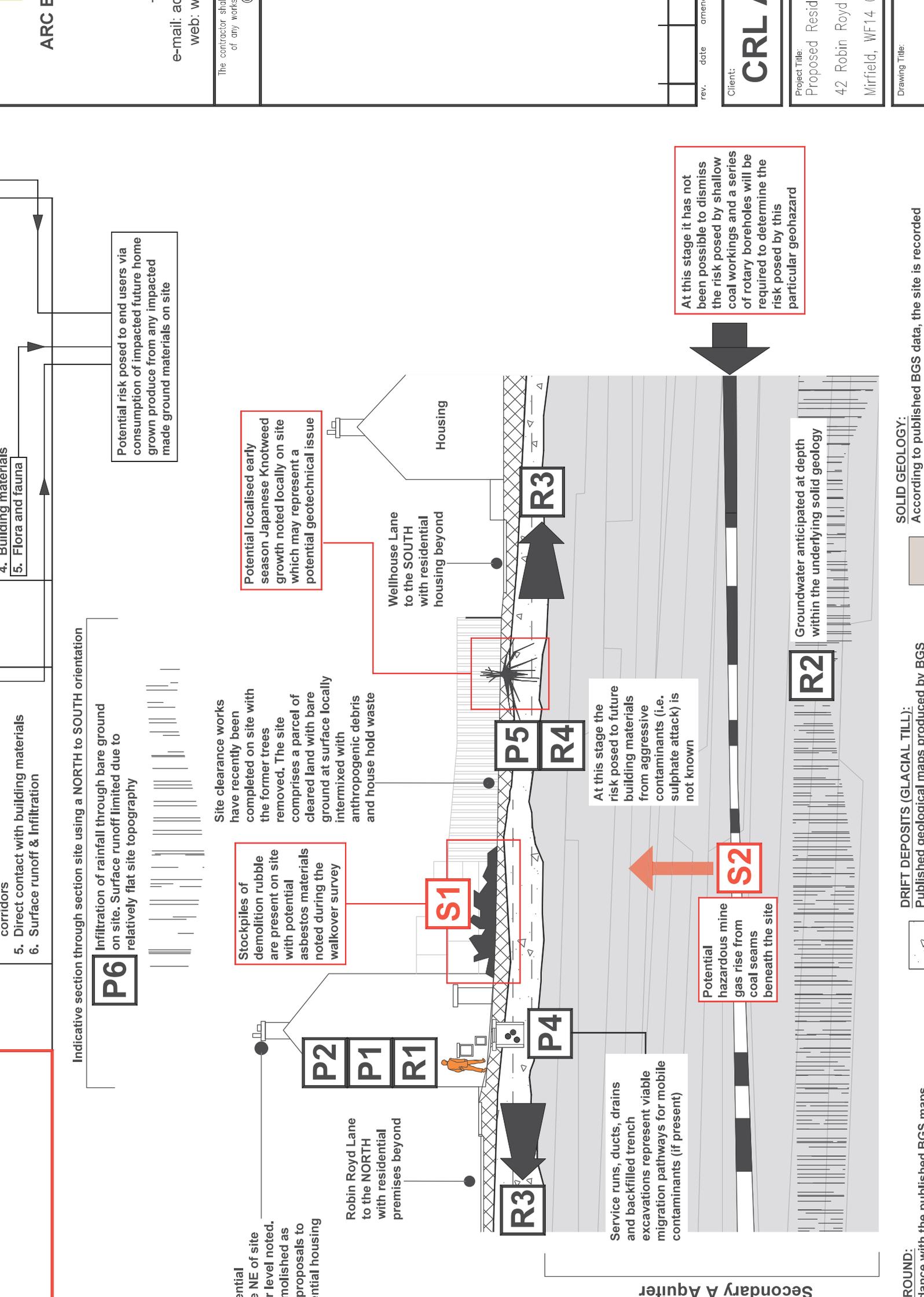
tel: [+44 \(0\) 1993 886682](tel:+441993886682) email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

APPENDIX IV

Conceptual Site Model (CSM)



- 4. Building materials
- 5. Flora and fauna
- 5. Direct contact with building materials
- 6. Surface runoff & Infiltration

Potential risk posed to end users via consumption of impacted future home grown produce from any impacted made ground materials on site

Potential localised early season Japanese Knotweed growth noted locally on site which may represent a potential geotechnical issue

At this stage it has not been possible to dismiss the risk posed by shallow coal workings and a series of rotary boreholes will be required to determine the risk posed by this particular geohazard

Indicative section through section site using a NORTH to SOUTH orientation

P6 Infiltration of rainfall through bare ground on site. Surface runoff limited due to relatively flat site topography

Site clearance works have recently been completed on site with the former trees removed. The site comprises a parcel of cleared land with bare ground at surface locally intermixed with anthropogenic debris and house hold waste

Stockpiles of demolition rubble are present on site with potential asbestos materials noted during the walkover survey

At this stage the risk posed to future building materials from aggressive contaminants (i.e. sulphate attack) is not known

Potential hazardous mine gas rise from coal seams beneath the site

Groundwater anticipated at depth within the underlying solid geology

Service runs, ducts, drains and backfilled trench excavations represent viable migration pathways for mobile contaminants (if present)

Potential NE of site level noted. demolished as proposals to potential housing

Robin Royd Lane to the NORTH with residential premises beyond

Wellhouse Lane to the SOUTH with residential housing beyond