

PHASE I DESK STUDY

Former Griffin Inn, Mill Street, Frizington CA26 3SQ

For

Smith & Love Planning Consultants

February 2022

22/1242.1.1

Geo² Remediation Limited

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Smith & Love Planning Consultants

Phase I Desk Study

Former Griffin Inn, Mill Street, Frizington CA26 3SQ

February 2022

Report ref no. 22/1242.1.1

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Issue No.	Date	Description
1.1	28/02/2022	First Issue



Smith & Love Planning Consultants

Phase I Desk Study

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1.0 Introduction

Geo² Remediation Limited was commissioned by Smith Love to conduct a Phase 1 Desk Study of a site occupied by the now closed Griffin Inn and the operational SPAR and Post Office, Mill Street, Frizington, CA26 3SQ. The site is 0.25 hectares in area and located at grid reference 303360, 517190. The study was undertaken prior to redevelopment to a Petrol Filling Station (PFS) for a continuing commercial use.

The Phase I Environmental Assessment, consisting of a desk study, was conducted to establish evidence of potential contamination, if any, resulting from the site's past and current landuse. The desk study was also undertaken to identify possible sensitive receptors that may be at risk within the locality of the site.



2.0 Site Reconnaissance

2.1 Site Use and Location

The site is situated approximately 6.1km east of the town of Whitehaven. Figures 1 and 2 in Appendix A show the location of the site. The site consisted of the closed Griffin Inn and the SPAR/ Post Office with parking and access to the residential properties to the north at the time this study was undertaken.

The area shown within the bold site boundary on Figure 2 in Appendix A, will be referred to throughout this document as 'the site'.

The site is accessed via two ingress and egress points, the first is located to the west of the site by the Griffin Inn building from Mill Street. The second is located to the south-eastern site corner in front of the SPAR/Post Office from Main Street. The site is currently accessible for pedestrians.

2.2 Surrounding Land Uses

The surrounding landuses are summarised in Table 2.

Direction	Landuse			
North	Residential Properties			
East	Residential properties and Main Street (A5086)			
South	Residential Properties			
West	Residential Properties with rough grassland beyond.			

Table 2. Landuses in the Surrounding Area

2.3 Site Topography

The site appears to be undulating, with an overall slope to the west.

2.4 Site Walkover

A walkover inspection was carried out by Geo² on the 12th of January 2022 by a competent and qualified geo-environmental engineer. During the site walkover the current use of the site, along with any areas of potential contamination were identified, these are outlined below:

- The Griffin Inn on the site was observed to be currently disused, with the building secured;
- Due to the age of the building, the use of ACMs cannot be ruled out
- No visual or olfactory evidence of current or historical contaminative activities, or fly tipping, were identified during the site walkover, with all site structures as per mapping.

2.5 Proposed Redevelopment

It is understood that the site is proposed to be redeveloped into a PFS. The Griffin Inn is to be demolished and an extension to the SPAR/Post Office building is proposed.

Plans of the proposed redevelopment is included as Figure 4, in Appendix A.



3.0 Desk Study

Information regarding the environmental setting of the site was obtained from the Envirocheck report, which collated information from a variety of sources. A copy of the Envirocheck report is presented in Appendix C.

Where indicated in the following sections, the data from the Envirocheck report has been supplemented with additional information obtained from freely available on-line data.

3.1 Site Geology

The BGS online mapping tool indicates that the bedrock underlying the site consists of the Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone. Sedimentary bedrock formed approximately 310 to 318 million years ago in the Carboniferous period.

The BGS online mapping indicates that superficial deposits underlying the site are Till, Devensian (Diamicton). Superficial deposits formed up to 2 million years ago in the Quaternary period.

The Envirocheck report, which is presented in Appendix C, indicates that the site has a 'very low' to 'no hazard' potential for all ground stability hazards. However, a high hazard potential for compressible ground exists 159m north-west of the site.

There are seven (7) BGS Recorded Mineral Sites within 1,000m of the site. The nearest of these is located 592m to the east and relates to the ceased underground iron ore mine.

The site is described as being in an area which might be affected by coal mining. As such a Consultants Coal Mining Report has been obtained from the Coal Authority, and a summary is presented below. This report is included in Appendix D.

- The property is in an area which could be affected by past underground mining.
- A seam at 100m to 110m depth may intersect the site which was lost worked in 1861.
- The property is not within a surface area that could be affected by present coal mining
- The report indicates that there are no recorded mine entries within 20m of the boundary of the site
- The Coal Authority has no record of any mine gas emissions requiring action.
- There are no probable unrecorded shallow workings.
- 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.
- The property is not within an area where a notice to withdraw support has been.
- 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.
- A structural engineer should be consulted to ensure appropriate development advice is adopted.

The site is in a lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). As such, no radon protection measures are necessary in the construction of new homes or extensions.



3.2 Site Hydrogeology

The bedrock beneath the site is classified as a Secondary - A Aquifer which is described by the Environment Agency as permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The superficial deposits underlaying the site are classified as a Secondary – Undifferentiated Aquifer, described by the Environment Agency as been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

The Secondary – A bedrock aquifer is considered to have medium vulnerability.

There are no groundwater abstraction points registered within 1,000m of the site.

3.3 Site Hydrology

The nearest surface water feature is Lingla Beck 146m west of the site.

There are no registered surface water abstraction points located within 1,000m of the site.

The Envirocheck report indicates that the site is situated in an area with limited potential for groundwater flooding. No specific mention of surface water flooding is noted.

There are six (6) discharge consents located within 1,000m of the site. The nearest is located 155m west of the site and is related to United Utilities Water Limited and Public Sewage: Storm Sewage Overflow.

3.4 Waste

There are no BGS recorded landfill sites within 1,000m of the site.

There are two (2) historical landfill sites within 1,000m of the site. The closest of these is located 494m south-east of the site and is named Yeathouse Quarry This was operational between 31st January 1985 and 31st October 1992, accepting waste including inert, industrial, commercial and household waste.

There are three (3) areas of local authority landfill sites. The closest of these is located 377m south-east of the site.

There are fourteen (14) records of potentially infilled land (non-water) within 1000m of the site. The closest of these is located 303m south-east of the site and relates to unknown filled ground.

There are three (3) areas of potentially infilled land (water) within 1,000m of the site. The closest of these is 243m south-east of the site and relates to unknown filled ground.

There is one (1) registered waste transfer site within 1000m of the site. This is located 614m east of the site and relates to Cumbria Waste Management Ltd. There are no known restrictions on sources of waste.

Two (2) licensed waste management facilities are within 1000m of the site. The nearest of these is located 614m east of the site are relates to Cumbria Waste Management Ltd and relates to household waste. The licence status is 'Modified'.



3.5 Other Potentially Contaminative Land uses

There are two (2) historical Petrol Filling Station located within 1000m of the site which are no longer active. The nearest was located 347m west of the site.

Seven (7) commercial services are listed within 1000m of the site. The nearest of these is located 96m south-east of the site and relates to A Stephen Burns, a construction company.

3.6 Other Receptors

The site is not within an environmentally sensitive area.

One Site of Special Scientific Interest is located within 1000m of the site. This is located 627m east of the site.

No areas of Ancient Woodland, Sites of Special Scientific Interest, National Parks or Special Areas of Conservation exist within 1000m of the site.

3.7 Unexploded Ordnance

The site is listed as falling within a low risk of unexploded bombs based on evidence from Zetica UXO (online).



4.0 Site History

Details regarding the development of the site, its immediate surroundings and potentially contaminative land uses were obtained from a review of historical maps.

Copies of the maps are provided as Appendix C and a summary is provided in Tables 3a and 3b. All distances are approximate and are relative to the site, unless otherwise stated.

Date	Onsite	Offsite	
1863-1874	Two small collections of buildings are present. The Griffin inn to the north-west and a collection to the south of the site.	Main Street, Mill Street and Frizington Road exist in their modern-day locations, Hayston House is located 200m north- east of the site. A Methodist Chapel is labelled 150m north-east of the site with some buildings beyond. Dike nook is labelled 300m east of the site. A railway is located 750m east of the site. Iron shaft 700m east.	
1899	All buildings onsite now labelled as Griffin Hotel	Residential buildings now line both sides of Main Street and Frizington Road. Old mine shafts (iron ore) are labelled 210m east and south-east. St Pauls school is labelled 200m south- east.	
1900	No significant Changes	Gravel pit labelled 900m north-east. Lonsdale Iron Ore Mine Pit No 3 labelled 750m east. Railway labelled as mineral railway. Yeathouse Quarry labelled 750m east. Morobray Iron Ore Mine Pit No 3 labelled 800m south. Numerous mine shafts and pits are labelled over 750m east and south of the site.	
1925	SPAR/Post Office building has been constructed in it's modern day location	No significant changes.	
1926	No significant changes.	s. North Park and South Park are labelled 750m and 1250m sou west of the site respectively.	
1938	No significant changes.	No significant changes.	
1957	No significant changes.	Yeathouse Quarry now labelled as disused.	
1961-1962	No significant changes.	Large scale residential development has occurred to the east of the site. A factory has been constructed 150m south of the site.	
1966	No significant changes.	Collection of residential properties have been constructed to the immediate north of the site	
1971	No significant changes.	The dyke 300m east has been infilled and labelled as burial ground.	
1981-1985	Small building to the south of the site has been demolished.	More residential properties have been constructed to the north of the site.	
1991	No significant changes.	Residential properties have been constructed to the east of the site (200m away).	
1993	No significant changes.	No significant changes.	
1995	No significant changes.	No significant changes.	

Table 3a. Summary of review of historical maps.



Date	Onsite	Offsite
1996	No significant changes.	No significant changes.
2000	No significant changes.	No significant changes.
2006	No significant changes.	No significant changes.
2021	No significant changes.	No significant changes.

Table 3b. Summary of review of historical maps.

The site history indicates that the Griffin Inn was already present when early mapping began with a smaller building to the south of the site. The SPAR/Post Office building was constructed circa 1925. The small building to the south of the site was demolished sometime between 1981 and 1986 site has some small buildings within the boundary that encroached from offsite to the south. The buildings to the south were demolished around 1977 and the site was redeveloped in 1990. In 2019 the Black Bull Hotel was demolished. This means there is no clear onsite source of contamination.

The area around the site has become successively more developed throughout historical maps, with significant mining and residential development.

The predominant potentially contaminative historical activity occurring onsite is the development and demolition of the small building to the south of the site. The infilled land 300m east and development of the surrounding area are the only offsite activities identified with potential to have impacted the site. All other potentially contaminative landuses identified in the historical map review are considered to be too distant from the site to have potentially impacted upon it.



5.0 Hazard Identification

UK legislation and guidance on assessing potentially contaminated land recommends the use of a risk assessment process based on a review of source/pathway/receptor relationships for various environmental media. The first stage of any risk assessment is to identify, using the desk study data and site information, the presence and extent of any hazard at the site, theoretical or demonstrable.

A key component of the overall risk assessment process is identification of "significant contamination linkages" between contaminants and receptors. This can be accomplished through development of a site-specific conceptual model in which the potential contaminants, pathways and receptors identified on-site are described.

Each element can be defined as follows:

- **Contaminant source:** A substance either on or under the land and which has the potential to cause harm or pollution to human or environmental receptors.
- **Pathway:** A route or means by which a receptor can be exposed to or affected by a source.
- **Receptor:** A living organism or an ecological system or, controlled water, or property including buildings, crops and livestock.

The presence of all three of the above elements identifies a contamination linkage and a potentially unacceptable risk.

5.1 Contaminant Source

The desk study identified that no significant source of contamination exits onsite.

The predominant off-site risks are related to the construction of the surrounding buildings and the possibility of ground gas generation from the infilled dyke 300m east.

There is a potential for asbestos to have been used in the fabric of historical buildings onsite. If demolition works have been conducted to code with the appropriate removal of any asbestos this should not pose a risk to the site.



5.2 Receptors or Point of Exposure

Potential receptors both on and offsite that could be affected by contamination hazards at the site are listed below:

• Surface waters

The nearest surface water is the beck located 146m west to the west of site. This water body may act as a receptor to any contamination from the site. Migration of on-site contamination could occur via site drainage, made ground or through the underlying aquifer. Any impact may affect the amenity of this resource, water quality or aquatic life.

Groundwater as a resource

The bedrock underlying the site is listed as a Secondary - A Aquifer, noted as being Medium Vulnerability. The superficial deposits underlying the site are listed as a Secondary – Undifferentiated Aquifer.

Any impact to groundwater may affect the quality of the resource, impact future users, or impact local groundwater abstraction points.

Current site users

This will include exposure of current users on the site. The proposed redevelopment of the site will result in almost entirely hardcover and will effectively sever many pathways. Site users in any landscaped areas could potentially be exposed to any contamination present within the soil.

Neighbouring site users

The nearest residential properties are to the immediate north and north-west of the site. This receptor is considered significant as any contamination could potentially migrate into neighbouring properties, placing residents at risk of exposure.



5.3 Contamination Pathways

Potential pathways by which any identified contamination may manifest itself in the environment are as follows:

Groundwater migration

Records suggest that the underlying geology has the potential to provide a pathway for vertical migration and could therefore provide a potential threat to the water body within bedrock.

Accumulation of volatile vapours and tainting of potable water

Volatile compounds may generate potentially harmful vapours which may accumulate within future buildings onsite or current buildings offsite.

Shallow contamination or ground gases may migrate along, or within, water pipes or ducting, potentially providing a preferential pathway and permitting tainting of buried water pipes. Exposure to contaminated material may lead to tainting of potable water supplies.

• Direct contact, inhalation and ingestion

This may occur during redevelopment works at the site or in the event of a future change of landuse. This pathway is not considered to be currently active due to the predominantly unexposed surface and hardcover landuse of the site but may become active during any redevelopment or in future landscaped.



5.4 Initial Contaminant Linkages

All contamination linkages arising as a result of the interconnection of the contaminant source, contamination pathways and potential receptors detailed above are summarised in Table 4, below.

Linkage No.	Source	Pathway	Receptor
1		Leaching to groundwater	Surface waters – beck 146m to the west of the site.
2		followed by migration within the aquifer.	The Secondary-A Aquifer and Secondary – Undifferentiated Aquifer as a resource.
3	Historical commercial site use, including the construction of buildings	Exposure to harmful	Current and future site users, principally within future buildings onsite.
4	small building to the south of the site.	ground gas and tainting of water supply.	Neighbouring residents on nearby properties.
5		Direct contact, inhalation and ingestion.	Site users in landscaped areas.
6	Infill of dyke 300m east.	Exposure to harmful vapours, hazardous ground gas and tainting of water supply.	Current and future site users, principally within future buildings onsite.

Table 4. Identified Contamination Linkages



6.0 Qualitative Risk Assessment

Each of the identified plausible contamination linkages in the preliminary conceptual site model is reviewed based upon the findings of the site investigation which allows a greater understanding of the ground conditions at the site, site observations, soil and groundwater quality and chemical analysis. This review, discussed for each contamination linkage in Tables 5 a-f, allows a qualitative risk assessment to be undertaken.

A qualitative risk assessment is undertaken in line with guidance provided in *Guidance for the Safe Development of Housing on Land Affected by Contamination* (EA / NHBC, 2008). The purpose of this assessment is to determine the relative significance of the identified contamination linkages by assessing the probability of an impact occurring and by assessing the perceived severity of an impact to a receptor. The classification of these two factors is detailed in Appendix E.

Those linkages considered of low risk or less on the basis of the additional site data will not be considered any further in this assessment. Linkages considered to be more significant are identified as presenting a potentially significant hazard (PSH) which may present a potentially unacceptable risk to the identified receptor. In these instances, further works may be considered necessary.

Source-	Historical commercial site use, including the construction of buildings and demolition of a small building to the south of the site.				
Pathway-1	Leaching to groundwater followed by migration within the aquifer.	Receptor-	Surface waters – beck 146m to the west of the site.	Probability	Severity
The underlying geology enables contaminants to have the potential to migrate				Unlikely	Medium
water body (Beck), which is 146m to the west of site.			Classifi	cation	
reduced probability that the site could impact the water quality or aquatic life of the surface water.			Low	risk	

Table 5a. Qualitative Risk Assessment



Source-	Historical commercial site use, including the construction of buildings and demolition of a small building to the south of the site.				
Pathway-2	Leaching to groundwater followed by migration within the aquifer.	Receptor-	The Secondary-A Aquifer and Secondary – Undifferentiated Aquifer as a resource.	Probability	Severity
Likely permeable strata may permit transmission of contaminants vertically into				Unlikely	Medium
the aquifer. However, as no significant potential source was identified onsite. Any impact to the underlying aguifer from current and historical activities may			Classifi	cation	
damage the quality of the protected water resource, which is listed as medium vulnerability.			Low	risk	

Table 5b. Qualitative Risk Assessment

Source-	Historical commercial site use, including the construction of buildings and demolition of a small building to the south of the site.				-
Pathway-3	Exposure to harmful vapours, hazardous ground gas and tainting of water supply.	Receptor-	Current and future site users, principally within future buildings onsite.	Probability	Severity
It is possible that vapours and gases may gain entrance through cracks or				Low Likelihood	Mild
service ducts and potentially may lead to the tainting of water supply pipes. Any such impact may be capable of causing harm to human health.			Classifi	cation	
No onsite significant potential source was identified, meaning the risk of exposure to harmful vapours, hazardous ground gas and tainting of water supply is unlikely to be significant.			Low	risk	

Table 5c. Qualitative Risk Assessment



Source-	Historical commercial site use, including the construction of buildings and demolition of a small building to the south of the site.				
Pathway-4	Exposure to harmful vapours, hazardous ground gas and tainting of water supply.	Receptor-	Neighbouring residents on nearby properties.	Probability	Severity
Site neighbours are potentially at risk from any migrating contamination from the site. The presence of residential properties to the immediate north of the			Low Likelihood	Mild	
site r	epresents a sensitive poten	tial receptor fo	or contamination.	Classifi	cation
Theoretically it is possible that contaminants and their vapours may gain entrance through cracks or service ducts and potentially may lead to the tainting of water supply pipes. Any such impact may be capable of causing harm to human health. However, given the perceived low risk of gas generating deposits on the site, this hazard is considered minor.			Low	risk	

Table 5d. Qualitative Risk Assessment

Source-	Historical commercial site use, including the construction of buildings and demolition of a small building to the south of the site.			_	
Pathway-5	Direct contact, inhalation and ingestion.	Receptor-	Site users in landscaped areas.	Probability	Severity
				Low Likelihood	Mild
Potentially contaminative material used as fill from the historical development of the site may become exposed during future redevelopment, or in landscaped areas. The proposed redevelopment does not include significant areas of landscaping. Considering the absence of a significant source at the site and proposed hard cover of the site, any exposure is unlikely to be significant or likely.				Classification	
				Low	risk

Table 5e. Qualitative Risk Assessment



Source-	Infill of dyke 300m east.				
Pathway-8	Exposure to harmful vapours, hazardous ground gas and tainting of water supply.	Receptor-	Current and future site users, principally within future buildings onsite.	Probability	Severity
It is possible that vapours and gases associated with the infill of the dyke may				Low Likelihood	Mild
migrate onto the site and gain entrance through cracks or service ducts and potentially may lead to the tainting of water supply pipes. Any such impact may be capable of causing harm to human health.			Classific	ation	
However, the infilled dyke is 300m away which will reduce the amount of ground gas reaching the site and the proposed commercial use of the site will reduce any exposure.			Low r	isk	

Table 5f. Qualitative Risk Assessment

Table 6 overleaf summarises the relative significance of each contaminant linkage and which are deemed to present a potentially significant hazard (PSH). These linkages should be considered for further assessment or remedial works in order to mitigate these identified risks. Those without the potential to cause significant harm will not be considered any further.



Linkage No.	Source	Pathway	Receptor	PSH?
1		Leaching to groundwater	Surface waters – beck 146m to the west of the site.	×
2	Historical	followed by migration within the aquifer.	The Secondary-A Aquifer and Secondary – Undifferentiated Aquifer as a resource.	×
3	commercial site use, including the construction of buildings and	Exposure to harmful vapours, hazardous	Current and future site users, principally within future buildings onsite.	×
4	demolition of a small building to the south of the site.	ground gas and tainting of water supply.	Neighbouring residents on nearby properties.	×
5		Direct contact, inhalation and ingestion.	Site users in landscaped areas.	×
6	Infill of dyke 300m east.	Exposure to harmful vapours, hazardous ground gas and tainting of water supply.	Current and future site users, principally within future buildings onsite.	×

Table 6. Summary of Qualitative Risk Assessment



7.0 Conclusions

7.1 Summary

A desk study was conducted on the site occupied by the closed Griffin Inn and the operational SPAR and Post Office, Mill Street, Frizington, CA26 3SQ. The purpose of the investigation was to assess the potential for a risk to be posed to human health and sensitive environmental receptors from historical and current use of the site and surrounding area.

The site history indicates that the site consisted of two buildings when early available maps began, these were the Griffin Inn and a small building to the southern corner of the site. The SPAR building was constructed circa 1925. The small building to the south of the site was demolished between 1981 and 1985.

Onsite current and historical activities are not considered likely to present a significant source of land contamination.

The nearby infill of the dyke is considered to be main contaminative landuses which may have had the potential to impact upon site, however given the distance to this potential source and the proposed hardcover commercial redevelopment of the site, the risk is considered to be low.

The risk to human health is considered **low**, the risk posed to controlled waters and the environment is considered to be **low**.

7.2 Recommendations

On the basis of the Phase I Desk Study, Geo² recommend the following:

- Appropriate guidance should be sought during any redevelopment works and a watching brief should be followed.
- Prior to demolition, an appropriate asbestos demolition survey should be undertaken.
- Whilst undertaking any redevelopment work, it is also recommended that an appropriate site-specific health and safety assessment should be made.
- Given the findings of the Consultants Coal Mining Report, it may be prudent to seek appropriate technical guidance on historic coal mining activity in the area prior to redevelopment.



8.0 Limitations

Geo²s' conclusions, recommendations and opinions are based on information gathered at the time of the study from a variety of third party sources.

A portion of this report is based solely upon information provided by third parties. The information has not been independently verified by Geo². Whilst this report and the opinions given in it are accurate to the best knowledge of Geo², Geo² cannot guarantee the completeness or accuracy of any descriptions, opinions or conclusions based solely upon information that has not been independently verified.

The recommendations contained within this report represent our professional opinions. These opinions were arrived at in accordance with currently accepted industry practices and hydrological and engineering practices at this time. As such they are not a guarantee that the site is free of hazardous materials or conditions.

Geo² prepared this report for our Client; any third parties using this report do so entirely at their risk. Geo² makes no warranty or representation whatsoever, express or implied, with respect to the use by a third party of any information contained in this report or its suitability for any purpose. Geo² assumes no responsibility for any costs, claims, damages or expenses (including any consequential damages) resulting from the use of this report or any information contained in this report by a third party.

This report was prepared by

<u>23.02.2022</u> Date

Seb Gledhill

This report was reviewed by

Adam Wilson

<u>28.02.2022</u> Date



9.0 References

British Standards Institute

BS10175:2011 "Investigation of potentially contaminated land sites - code of practice"

British Geological Society

Geology of Britain Viewer

Desk Study Data

Envirocheck Report

Envirocheck Historical Maps

Coal Authority Report

Environment Agency

Environment Agency, Land Contamination Risk Management (LCRM) Guidance, 2020

What's in your backyard - online

Zetica UXO Risk Map - online



Appendix A

Figures





Figure 1 - Site Location



Figure 2 - Site Location

Ref: http:// www.natureonthemap.naturalengland.org.uk



Figures 1 & 2 Site Location -Former Griffin Inn, Mill Street, Frizington CA26 3SQ

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www.geo2.co.uk

Location Plan near CA26 3SA



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Scale: 1:1250, paper size: A4





Prepared by: Abigail Kos, 02-09-2021







Notes: Do not scale from this drawing. This drawing is to be read in conjunction with all relevant design team specifications and drawings. All dimensions are to be checked on site prior to commencement of work any variations to be notified to the Project Architect. All components and materials are to be stored, protected, handled and installed in accordance with the manufacturer's recommendations. © Harry Watters & Livesey Ltd

















HWL	client M & L Richardson & Son		PROJECT NAME Spar Store Post Office \$ PFS Frizington	
	drawing name Proposed Building plan \$ Site Elevations		scale : 00 A	drawn by KMc
	date Jan 2022	job number 453	dwg № 8	rev № P2
HARRY WALTERS & LIVESEY Ltd	Registered Office ● James Hall Spar Distribution Centre Bowland View Fulwood ● Preston ● Lancashire ● PR2 5QT ● Company No. 06235823		K.M. McFadyen, Dip. Arch. R.I.B.A. Tel No: 01772 706696 Email: office@HWL1.com	