

P3331.5.1

Leaside Business Centre, 43-44 Gillender Street, London, E14 6RP

Phase 1 Geoenvironmental Desk Study

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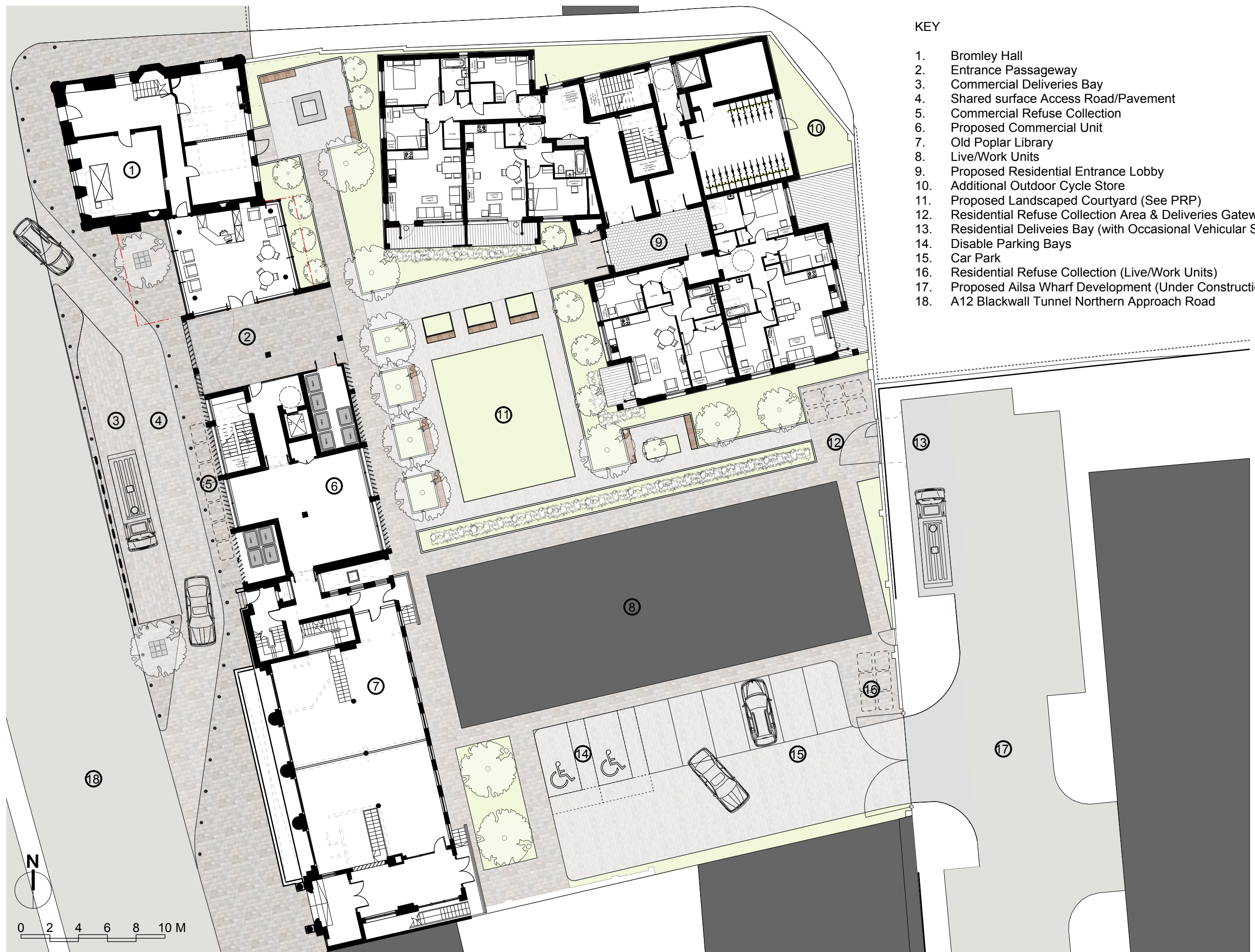


Part 3 of 7



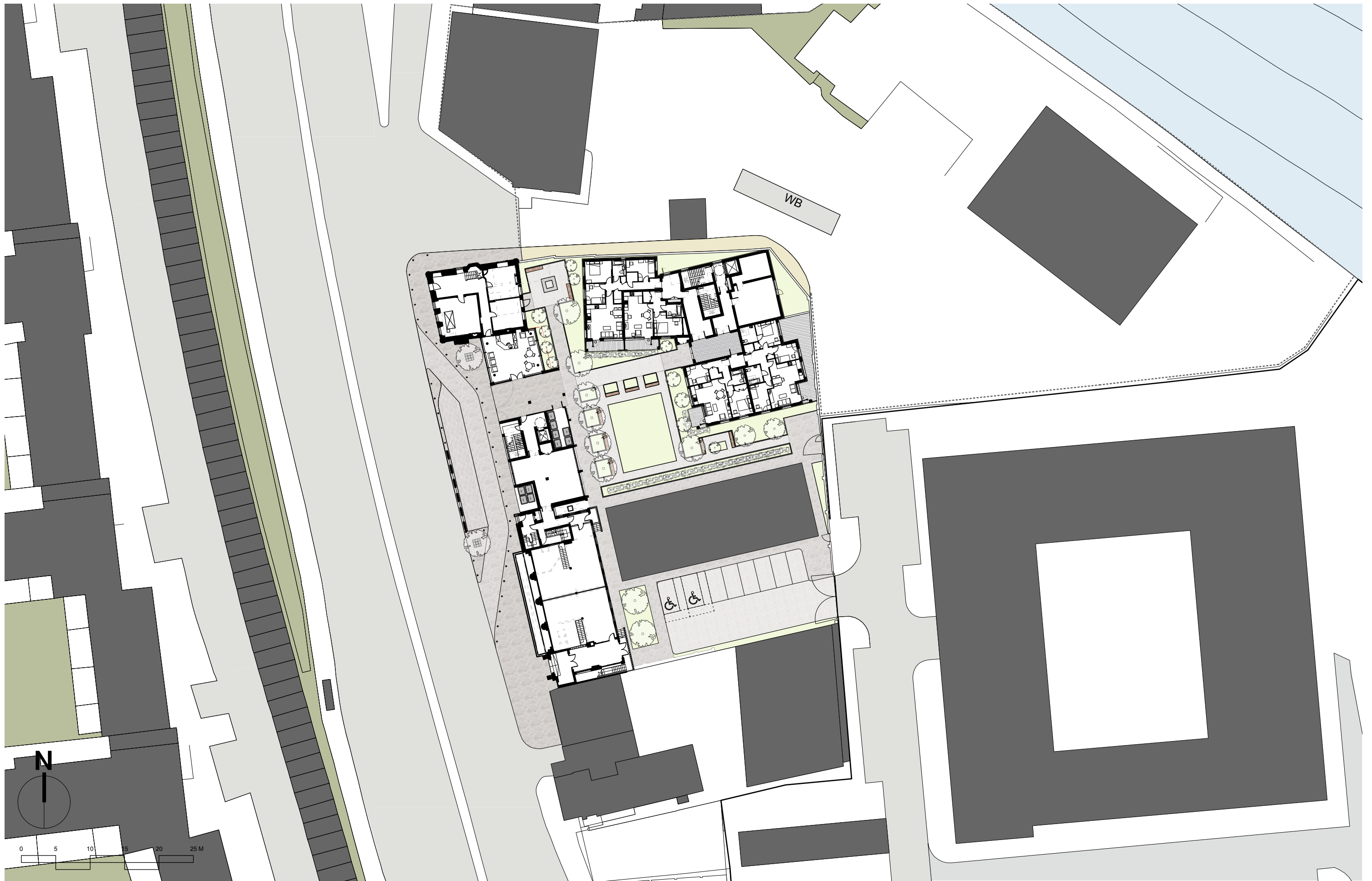
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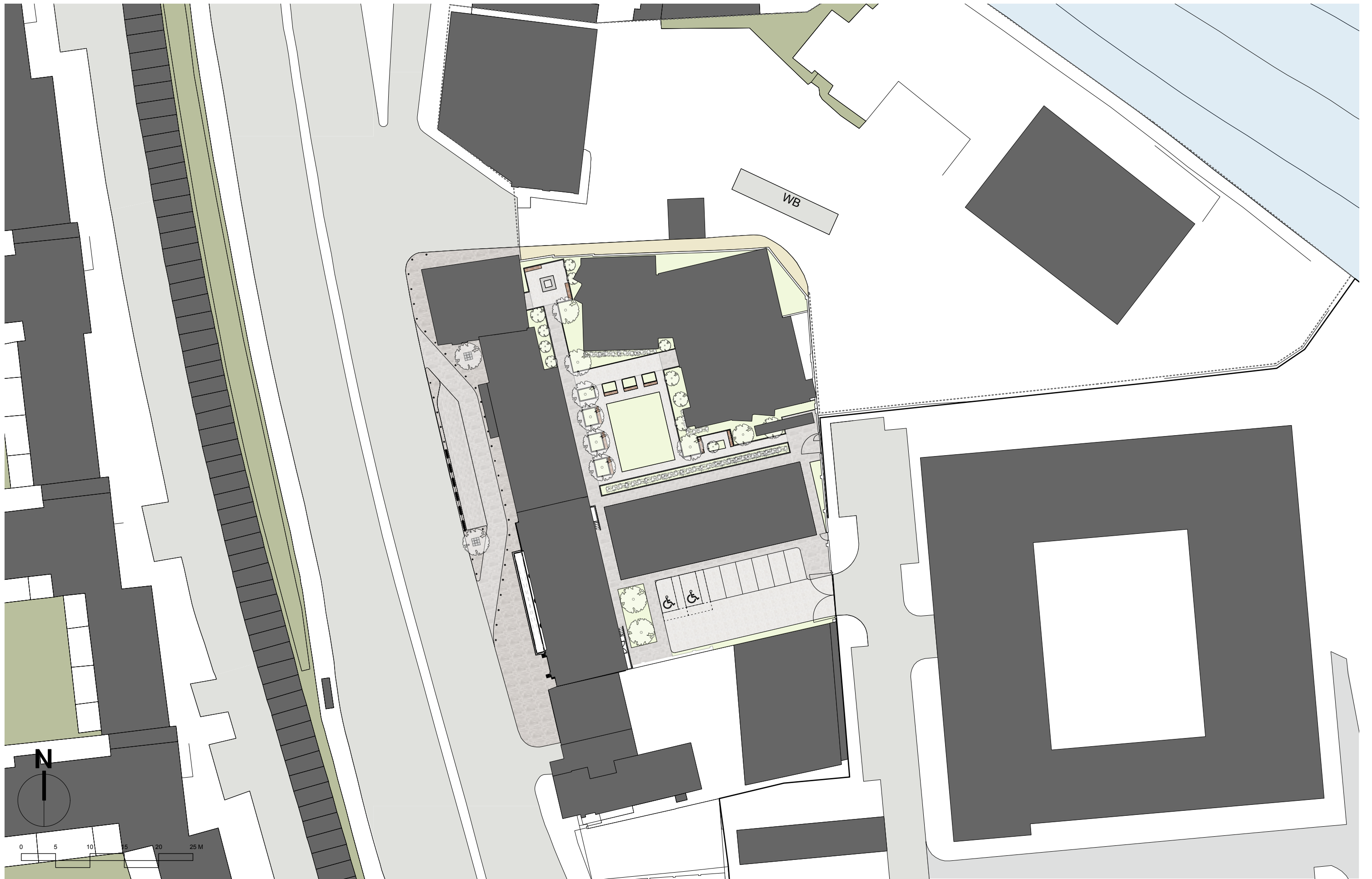
1. Bromley Hall
2. Entrance Passageway
3. Deliveries Bay
4. Shared surface Access Road/Pavement
5. Disabled Parking Bays with Protective Barrier
6. Bin Collection Area
7. Commercial Unit
8. Old Poplar Library
9. Live/Work Units
10. Proposed Residential Entrance Lobby
11. Additional Outdoor Cycle Store
12. Proposed Landscaped Courtyard (See PRP)
13. Area reserved for future Refuse Store & Deliveries Zone
14. Area cleared for Proposed Car Park
15. Proposed Ailsa Wharf Development (Under Construction)
16. A12 Blackwall Tunnel Northern Approach Road

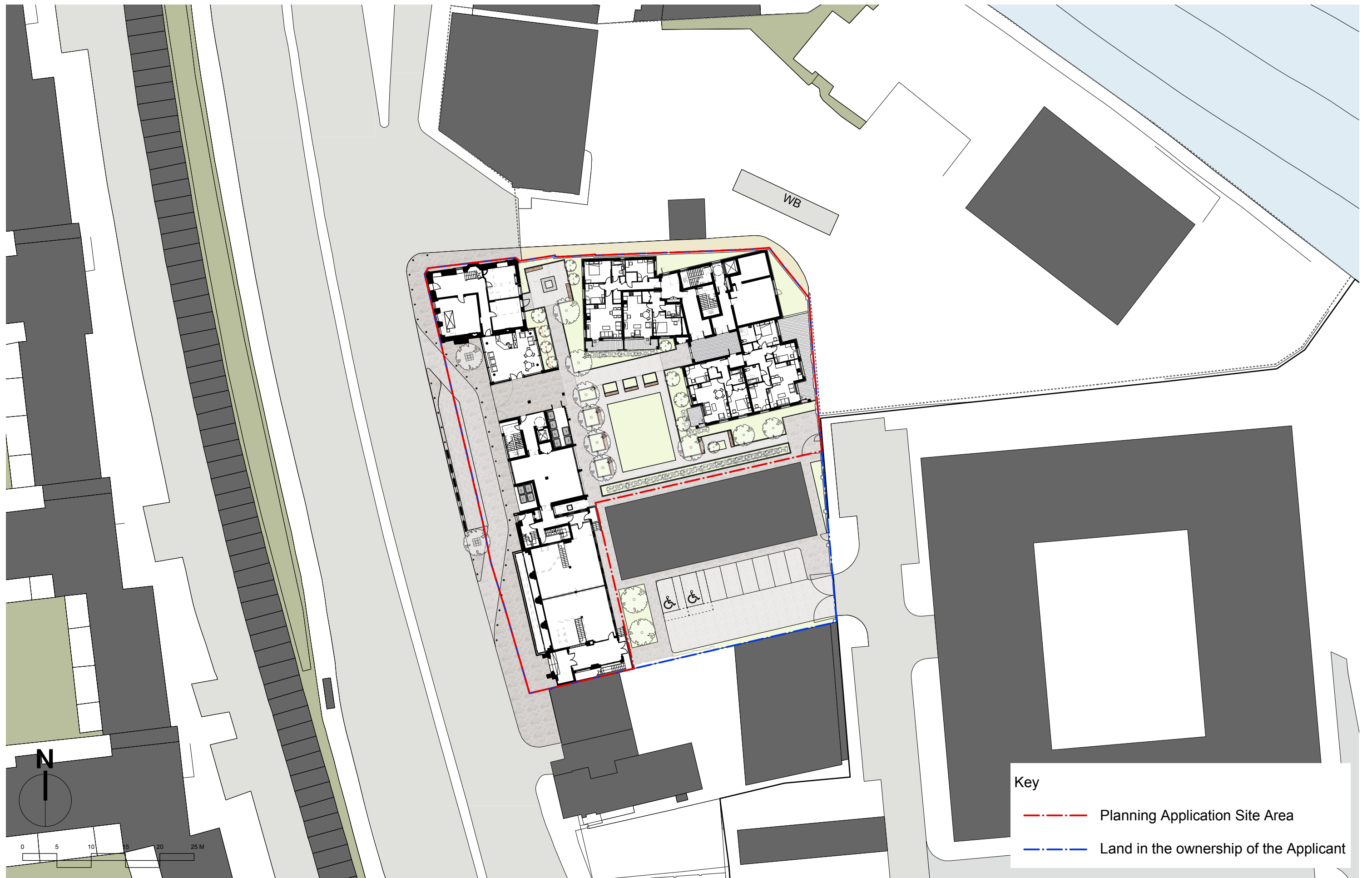


KEY

1. Bromley Hall
2. Entrance Passageway
3. Commercial Deliveries Bay
4. Shared surface Access Road/Pavement
5. Commercial Refuse Collection
6. Proposed Commercial Unit
7. Old Poplar Library
8. Live/Work Units
9. Proposed Residential Entrance Lobby
10. Additional Outdoor Cycle Store
11. Proposed Landscaped Courtyard (See PRP)
12. Residential Refuse Collection Area & Deliveries Gateway
13. Residential Deliveies Bay (with Occasional Vehicular Site Access)
14. Disable Parking Bays
15. Car Park
16. Residential Refuse Collection (Live/Work Units)
17. Proposed Ailsa Wharf Development (Under Construction)
18. A12 Blackwall Tunnel Northern Approach Road







Key

- - - - - Planning Application Site Area
- - - - - Land in the ownership of the Applicant

AA	de Vries	581	Wanderer Cuckoo
AB	Black	582	Blackbird
AC	Black	583	Blackbird
AD	Black	584	Blackbird
AE	Black	585	Blackbird
AF	Black	586	Blackbird
AG	Black	587	Blackbird
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PW	Black	979	Blackbird
PX			

NOTES

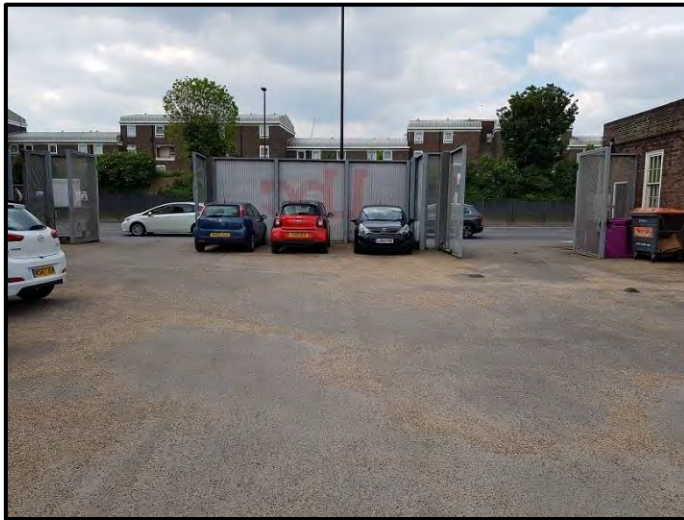
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SHEET LAYOUT
NOT TO SCALE

LEASIDE BUSINESS
CENTRE
GILLENDR STREET
LONDON
E14 6RN
TOPOGRAPHICAL SURVEY

SUBMITTED FOR PROJECT NAME 2.00.00000000 100 100 100		SUBMITTED ON DATE	
NO.	DATE	REVISIONS	
DRAWING NO		L 8442/1	
SCALE		1 : 200 @A0	
SEE ALSO DWG NOS		L 8442/ES	
SHEET		1 of 1	
REF NO		L 8442	

Appendix 2 Photographs



Photograph 1:

View of entrance and parking area looking west towards A12.



Photograph 2:

Bromley House in the north-west of site, looking north-west.



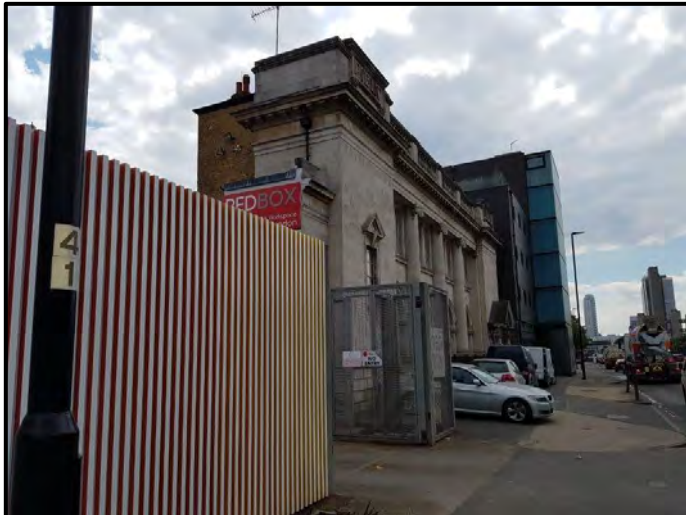
Photograph 3:

Shipping containers on the northern boundary of the site, looking north-east.



Photograph 4:

Container work units “Red Box Container Futures” in north-east of site, looking east.



Photograph 5:

Old Poplar Library looking south along eastern boundary of site.



Photograph 6:

Live/work unit building in the south-east of site with as associated gravel-surfaced courtyard area. Looking west along southern boundary with Old Polar Library at far end of courtyard.



Photograph 7:

Rear of Red Box Container
Futures looking south along
eastern boundary.

Appendix 3 GroundSure Historical Maps and Reports



AGB Environmental Ltd

A G B ENVIRONMENTAL LTD, 341, EXNING
ROAD,
NEWMARKET, CB8 0AT

Groundsure
Reference:

GS-6041225

Your Reference:

P3331_-_PO6656

Report Date

20 May 2019

Report Delivery
Method:

Email - pdf

Enviro Insight

Address: LEASIDE BUSINESS CENTRE, 43-44 GILLENDEY STREET, LONDON, E14 6RN

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Address: LEASIDE BUSINESS CENTRE, 43-44 GILLENDEY STREET, LONDON, E14 6RN

Date: 20 May 2019

Reference: GS-6041225

Client: AGB Environmental Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 07-Jun-2015

Grid Reference: 538195,181889

Site Size: 0.3289ha

Report Reference: GS-6041225

Client Reference: P3331_-_PO6656

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	2	32	111	163
1.2 Additional Information – Historical Tank Database	0	44	92	230
1.3 Additional Information – Historical Energy Features Database	0	0	58	109
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	1
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	13	0	0	9
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	0	7	20	32
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	10
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	2
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	1	0
2.2 Records of COMAH and NIHHS sites	1	0	0	1
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	2	27	8
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	2	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	3	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	2	4	5	10	7

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	3	23	Not searched
4.2 Records of Petrol and Fuel Sites	0	1	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	2
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology				0-500m		
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site				Identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	27
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	Yes	Yes	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	4	16	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding						
7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Low					
7.4 Flood Defences within 250m of the study site	Identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	Identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Potential at Surface					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Moderate					

Section 8: Designated Environmentally Sensitive Sites						
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	5
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	1	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	High
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	High
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	None identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.