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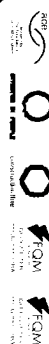
client
Hanover (Scotland)
Housing Association

project
Westquarter Avenue,
Falkirk

title
Extract from Geological Survey
Map (Drift Lithology)

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consulting civil and structural engineers

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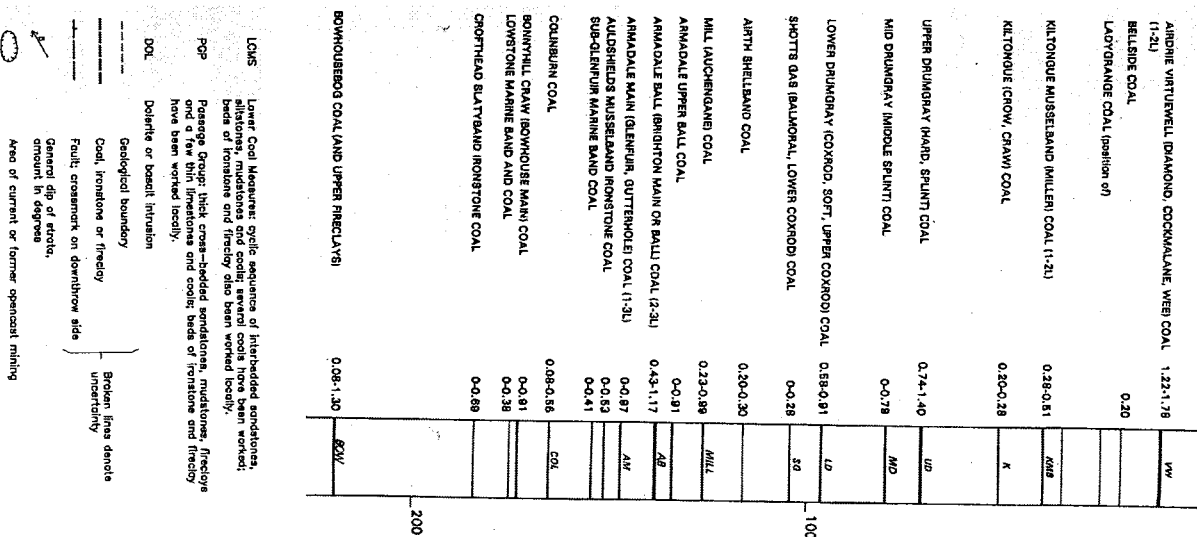
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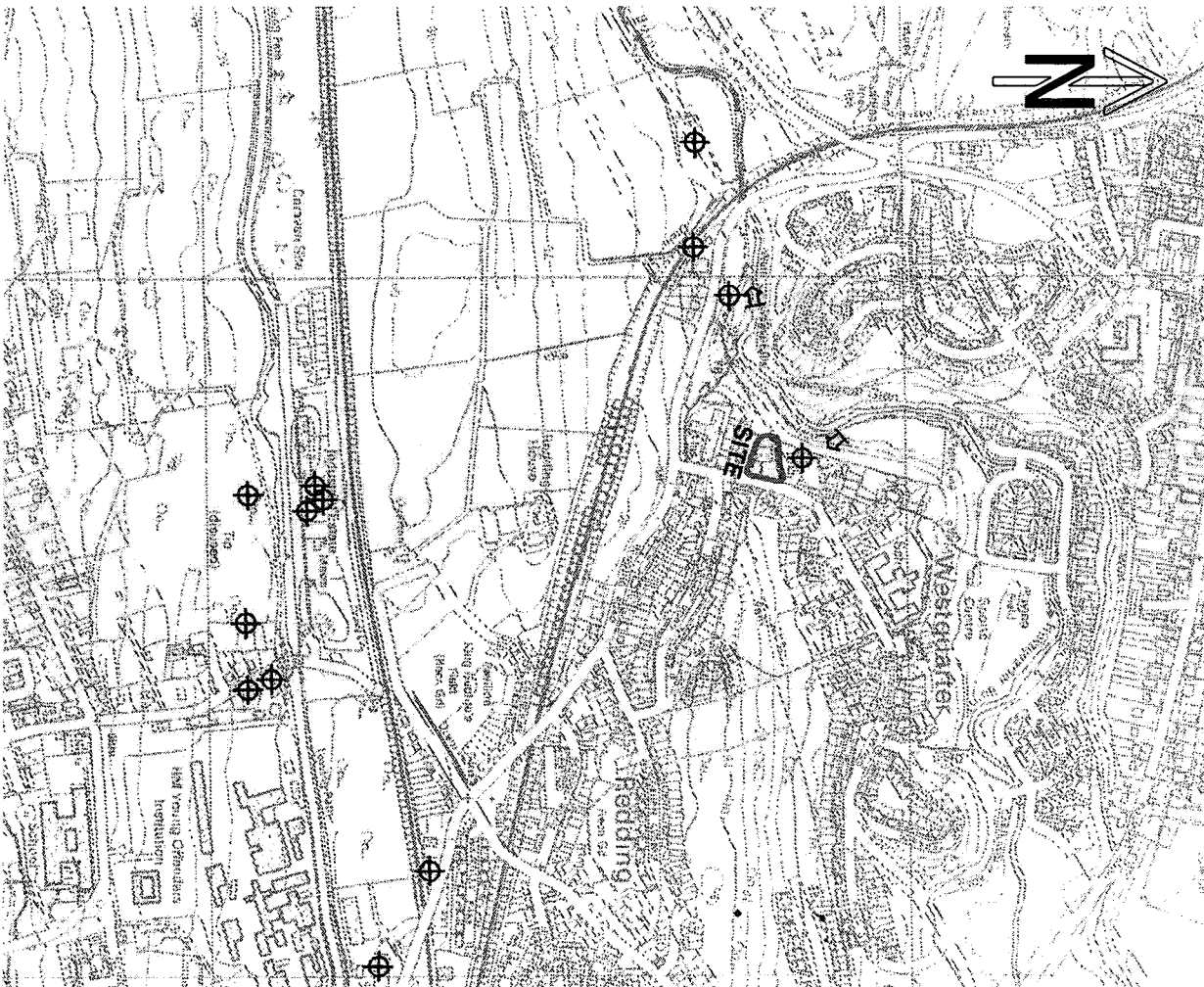
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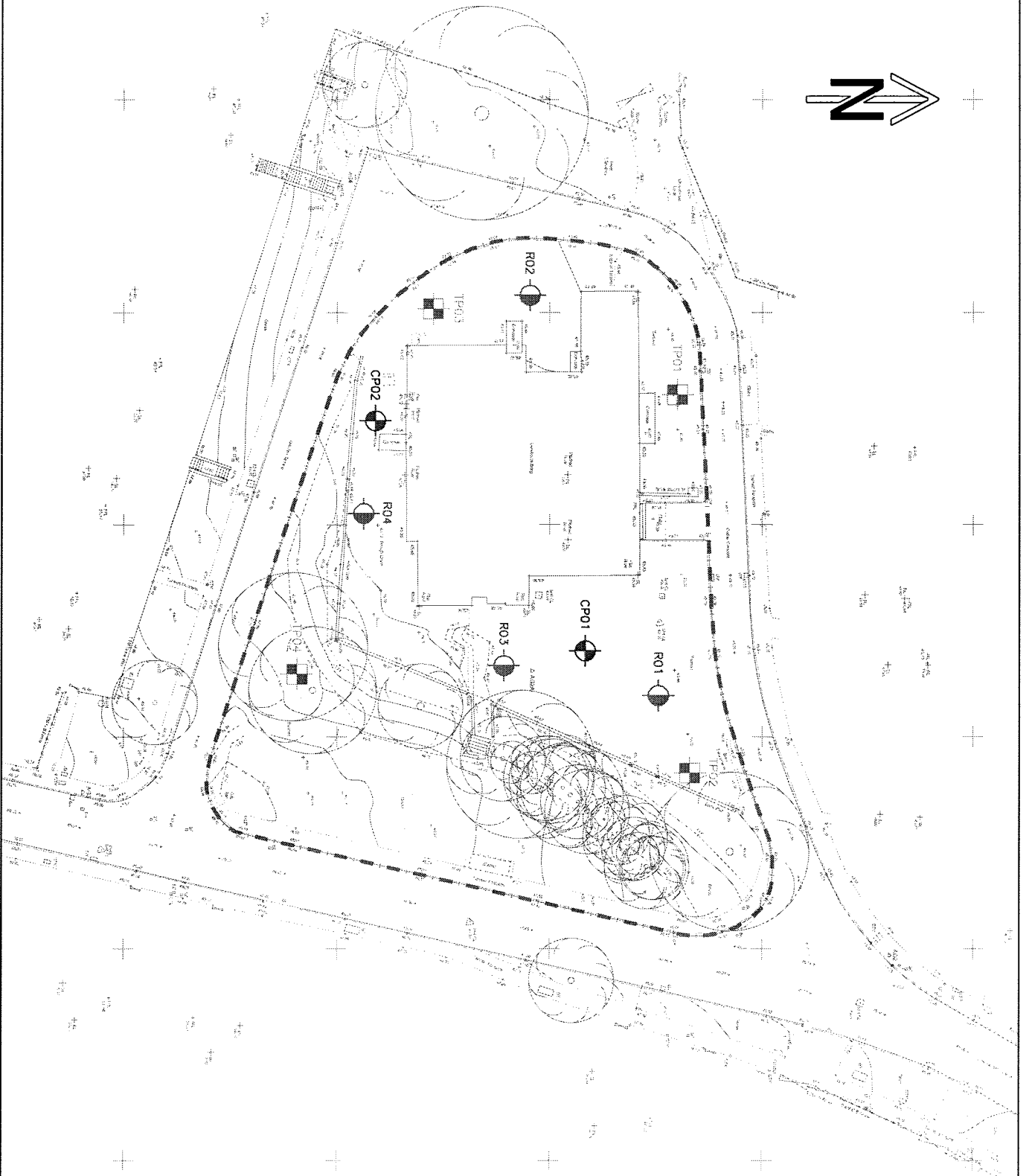
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SITE BOUNDARY
ROTARY BOREHOLE SUNK BY SOIL ENGINEERING GEOSERVICES LTD - MARCH 2014
R01
CABLE PERCUSSIVE BOREHOLE SUNK BY AITKEN LABORATORIES LTD - MARCH 2014
CP01
TRIAL PIT EXCAVATED BY AITKEN LABORATORIES LTD - MARCH 2014

Client

Hanover (Scotland)
Housing Association

Project

Westquarter Avenue,
Falkirk

Title

Site Investigation
Location Plan

Scott Bennett Associates
consulting civil and structural engineers



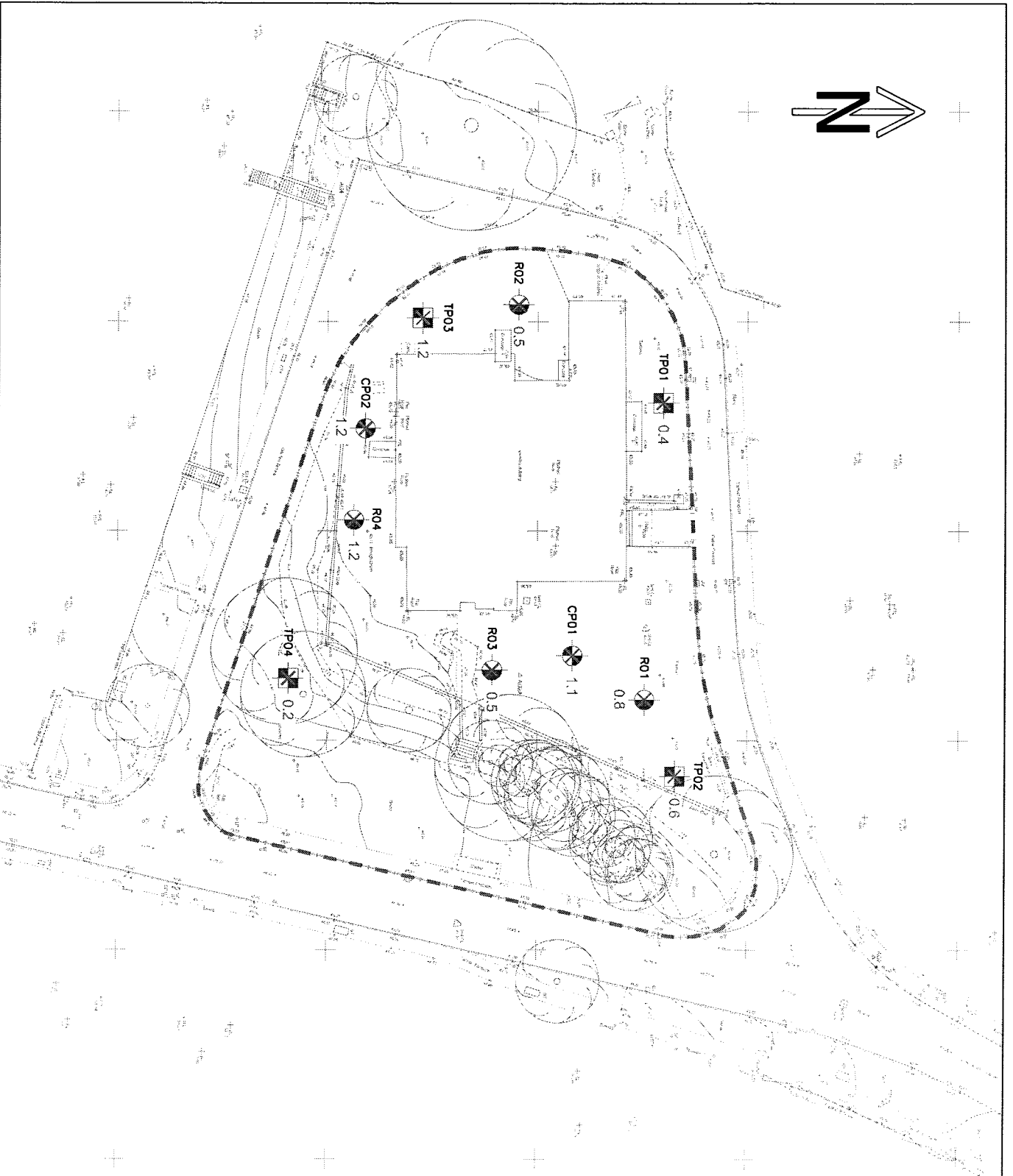
Scott Bennett Associates (Group) 11 Ltd.
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T: 01843 827537, F: 01843 827538, E: enquiries@sbassoc.co.uk
11th Floor, 11th Floor, 11th Floor, 11th Floor



Drawn	checked	date
SMC	AM	12.05.14
Scales		Sheet size A4
1:500		

J2429-SI-Figure 8

Revision
-



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- SITE BOUNDARY
- ROTARY BOREHOLE SUNK BY SOIL ENGINEERING GEOSERVICES LTD - MARCH 2014
- CABLE PERCUSSIVE BOREHOLE SUNK BY AIKEN LABORATORIES LTD - MARCH 2014
- TP01 TRIAL PIT EXCAVATED BY AIKEN LABORATORIES LTD - MARCH 2014
- × 0.5 RECORDED DEPTH TO BASE OF MADE GROUND AT INVESTIGATION LOCATION (m)

client

Hanover (Scotland)
Housing Association

project

Westquarter Avenue,
Falkirk

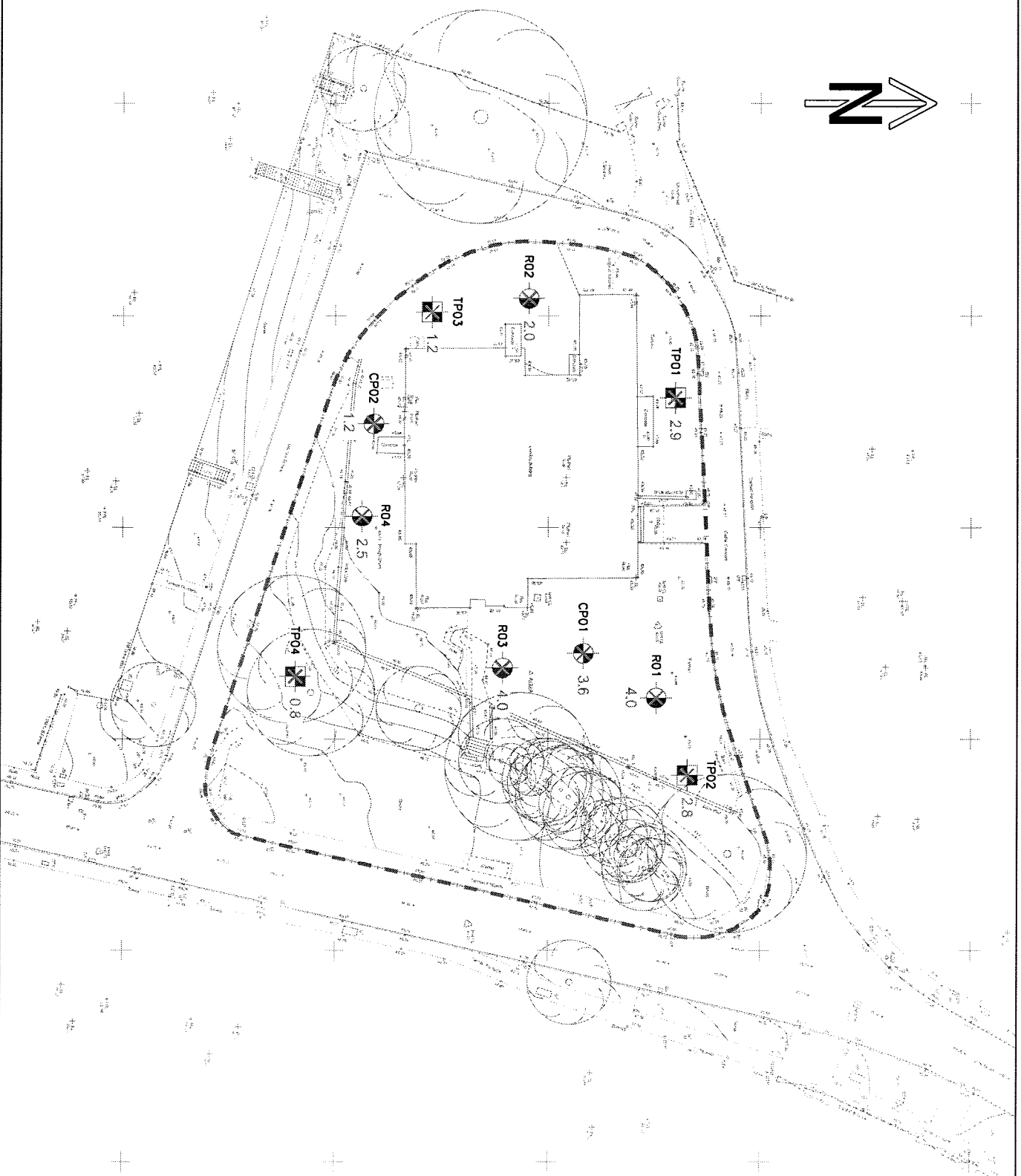
the

Conjectured Thickness &
Distribution of Made Ground

Scott Bennett Associates



Scott Bennett Associates (Group) Ltd, Consulting Engineers
1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 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Notes

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- SITE BOUNDARY
- ROTARY BOREHOLE SUNK BY SOIL ENGINEERING GEOSERVICES LTD - MARCH 2014
- CABLE PERCUSSIVE BOREHOLE SUNK BY AITKEN LABORATORIES LTD - MARCH 2014
- TP01 TRAIL PIT EXCAVATED BY AITKEN LABORATORIES LTD - MARCH 2014
- ✕ 4.0 CONJECTURED DEPTH TO ROCKHEAD (m)

client

Hanover (Scotland)
Housing Association

project

Westquarner Avenue,
Falkirk

title

Conjectured Depth
to Rockhead

Scott Bennett Associates
consulting civil and structural engineers



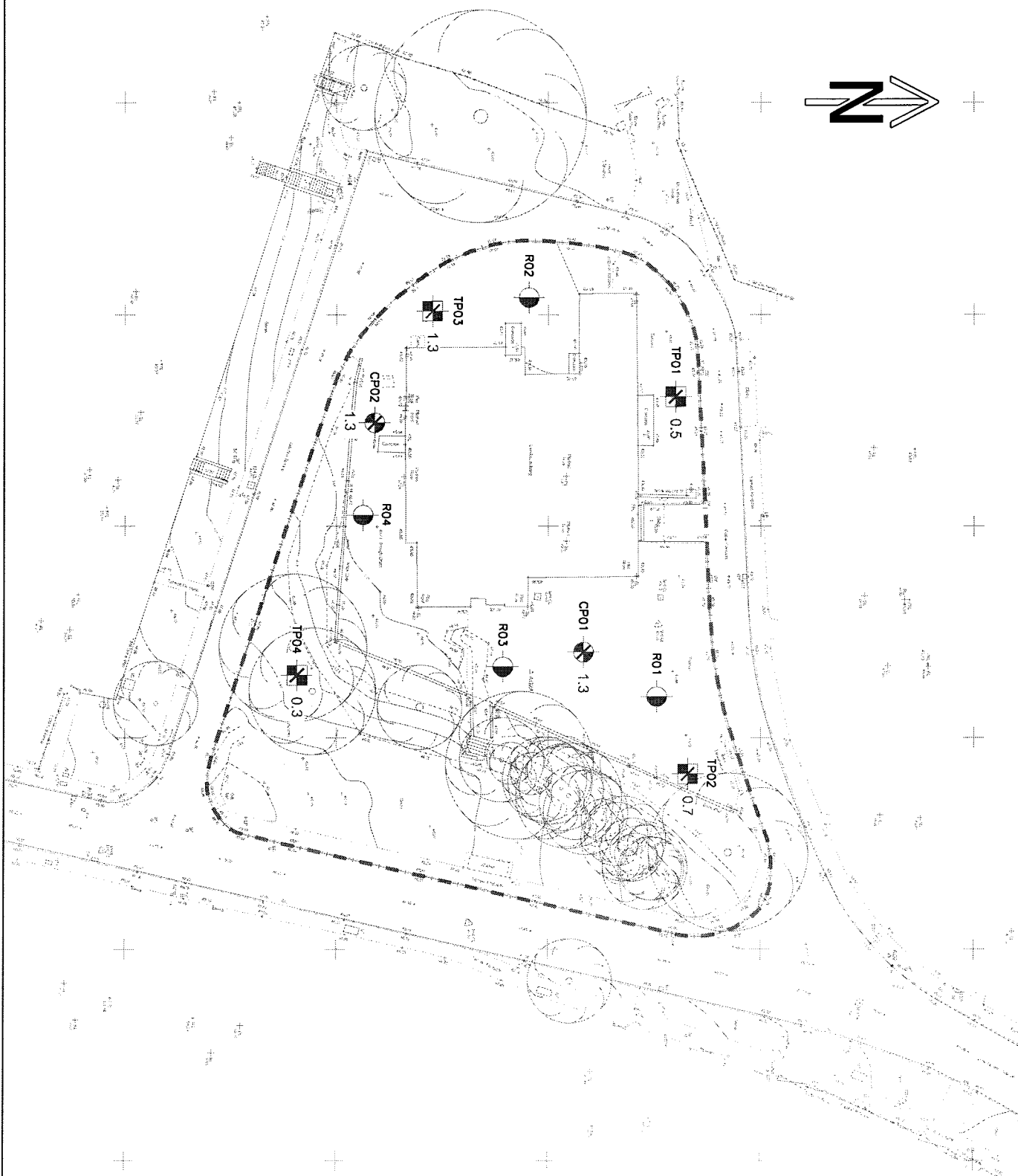
Scott Bennett Associates (Group) Ltd
100 Westquarner Avenue, Falkirk, F11 8PP
T: 01324 627537 F: 01324 627538 E: enquiries@sbassoc.co.uk

SB
SCOTT BENNETT ASSOCIATES
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REGISTERED IN SCOTLAND
NO. 10012240
LIMITED LIABILITY PARTNERSHIP
NO. 10012240

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SMCF	AM	12.05.14
scale: 1:500		sheet size A4

J2429-SI-Figure 10

Revision



Notes

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SITE BOUNDARY
ROTARY BORE-HOLE SUNK BY SOIL ENGINEERING GEOSERVICES LTD - MARCH 2014
CABLE PERCUSSIVE BORE-HOLE SUNK BY AITKEN LABORATORIES LTD - MARCH 2014
TRIAL PIT EXCAVATED BY AITKEN LABORATORIES LTD - MARCH 2014
RECORDED DEPTH TO SOLE PROPOSED ALLOWABLE BEARING CAPACITY OF AT LEAST 100kN/m²

TP01 1.3

client
Hanover (Scotland)
Housing Association

project
Westquarter Avenue,
Falkirk

title
Depth to Competent
Foundation Horizon

Scott Bennett Associates
consulting civil and structural engineers

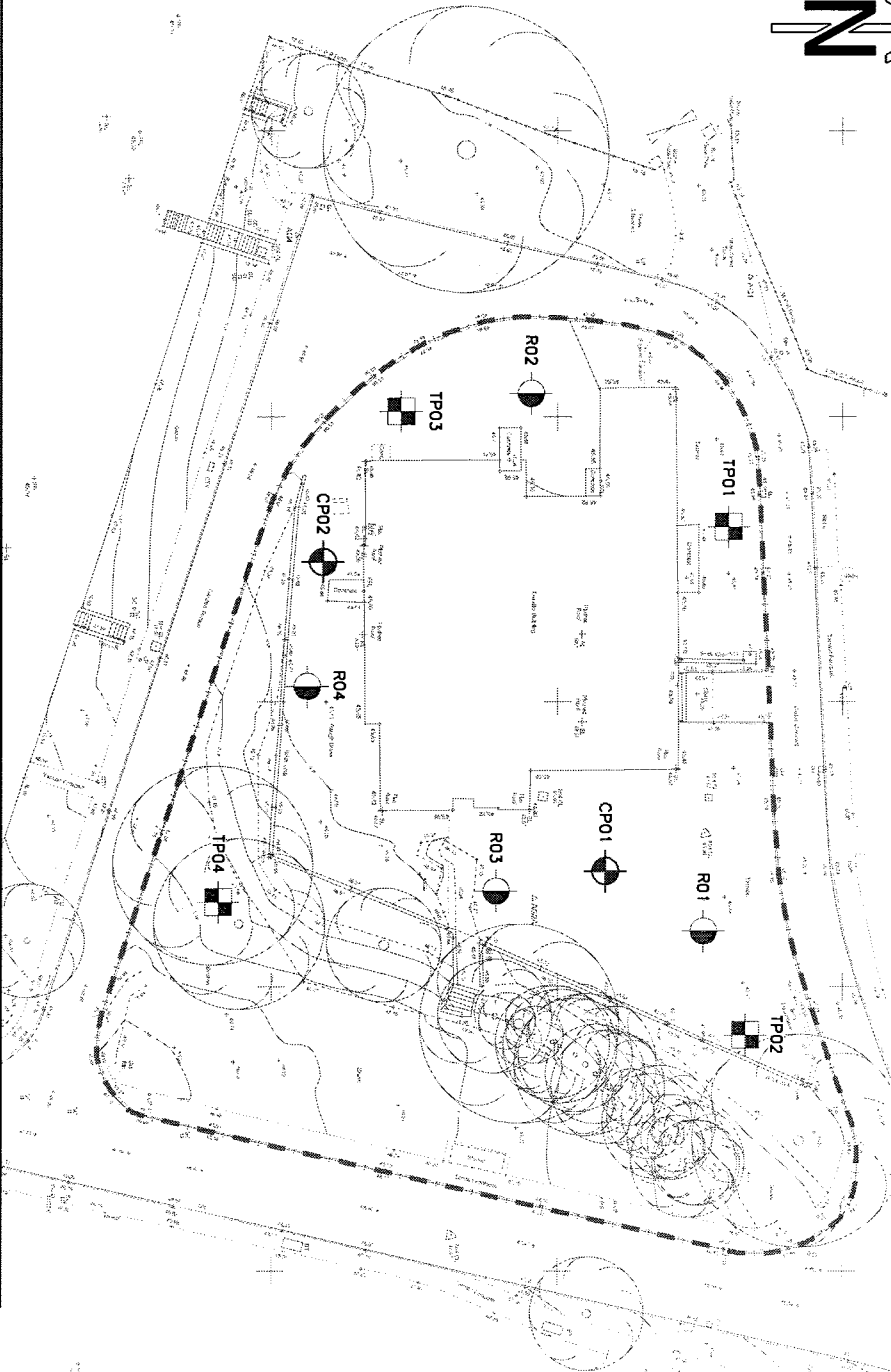
Scott Bennett Associates (Group) Ltd,
100, Dumbarton Road, Glasgow G8 3LN
T: 01463 627937 F: 01463 627938 E: info@scottbennett.co.uk

REGISTERED IN SCOTLAND
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drawn	checked	date
SMCF	AM	12.05.14
scale	1:500	sheet size A4

J2429-SI-Figure 11

Revision



RESULTS OF GAS AND WATER LEVEL MONITORING														
Borehole No.	Date	Time	Weather	Logged by	Atmos. Press. (mbar)	Differential Press. (Pa)		Flow (l/hr)		CH4 (%vol)		CO2 (%vol)		Water Depth (m)
						Peak	S/S	Peak	S/S	Peak	S/S	Peak	S/S	
CP01	27.03.14	13:45	Dry, Overcast	RS	-	-	-	-	-	-	-	-	-	-
	03.04.14	12:30	Damp, Overcast	RS	990	<0.1	<0.1	<0.1	<0.1	<0.1	0.8	0.7	19.4	19.5
	11.04.14	14:30	Dry, Overcast	RS	1018	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	20.4	20.6
	17.04.14	13:30	Dry, Overcast	RS	1010	<0.1	<0.1	<0.1	<0.1	<0.1	0.1	0.1	20.2	20.4
	25.04.14	16:06	Dry, Overcast	SMCF	1012	<0.1	<0.1	<0.1	<0.1	<0.1	1.7	1.7	18.0	18.0
	01.05.14	14:50	Dry, Overcast	RS	1010	<0.1	<0.1	<0.1	<0.1	<0.1	1.2	1.0	19.6	19.9
														Comments
														Could not open cover

Notes

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- SITE BOUNDARY**
- R01** ROTARY BOREHOLE SUNK BY SOIL MONITORING SERVICES LTD - MARCH 2014
- CP01** CABLE PERCUSSIVE BOREHOLE SUNK BY AITKEN LABORATORIES LTD - MARCH 2014
- TP01** TRAIL PIT EXCAVATED BY AITKEN LABORATORIES LTD - MARCH 2014

Client

Hanover (Scotland)
Housing Association

Project

Westquarter Avenue,
Falkirk

Title

Gas Emissions Survey

Scott Bennett Associates
consulting civil and structural engineers



Scott Bennett Associates Group 11 Ltd,
11 Westfield Road, Glasgow G12 8LJ, Scotland
T: 01293 827537 F: 01293 827538 E: enquiries@scottbennett.co.uk



Drawn	checked	date
SMCF	AM	12.05.14
scale	1:500	Sheet size A4

J2429-SI-Figure 12

Revision

Appendix A

Site Walkover and Photographic Record

Site Walkover Survey
Photographic Record



WALKOVER SURVEY

General Details

Site Name	Westquarter Avenue, Falkirk
Project Number	J2429
Date	19 March 2014
Weather	Cold, Dry
Site Area	0.2Ha (approximately)
NGR	291260, 678790
Local Authority Area	Falkirk Council
Photographs	Yes

Site Conditions

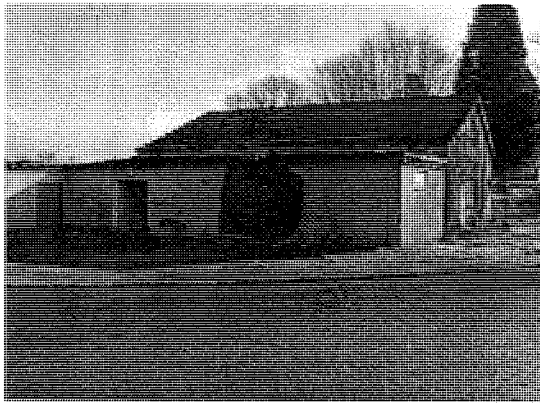
Access to Site	Access would be gained from Garden Terrace off of Westquarter Avenue to the east of the site.
Surface condition	The site is predominantly covered in hardstanding, with an area of overgrown grass to the south.
Surface water and marshy or soft ground	None noted.
Surface topography	Site was of a flat nature with small embankments around the south and east boundaries.
Retaining walls	Small retaining walls were noted along the southern and eastern boundaries.
Vegetation and trees	Opportunistic vegetation is noted across the site, particularly within the southern area. Large mature trees are noted adjacent to both the eastern and western boundaries.
Surface depressions and deep excavations	None noted.
Overhead cables	None noted.
Buried services, manholes, tanks or pits	Manholes are noted within the centre and north east of the site, connecting to foul mains on Westquarter Avenue.
Old foundations	None noted.
Fly tipping and surface contamination	General rubbish was observed within the overgrown grass area to the south of the site.
Existing buildings/ structures	The single story structure of the former site usage still remains within the centre of the site and was secured from public access at the time of the study.
Existing distress and building dilapidation	The building was in a state of disrepair with most of the roof having collapsed.
Mine entries	None noted.
Unusual odours, dust or fumes	None noted.
Plant or machinery	None noted.
Confined space or restricted working area	None noted.

Cont/d.....

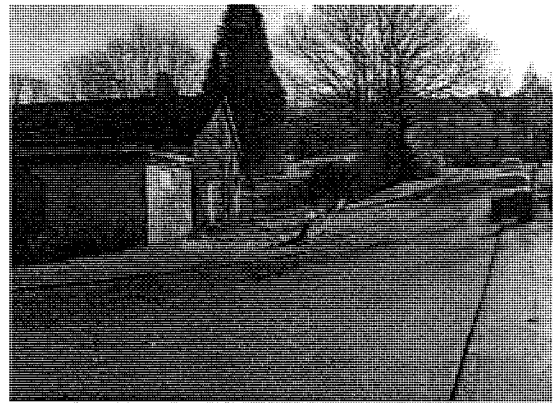


Site Boundaries

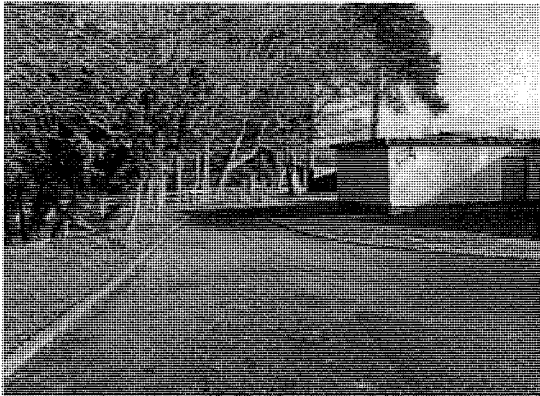
Boundaries & Adjacent Uses	The boundaries of the site are defined by the existing walls and road infrastructure of the former club and surrounding residential areas. Residential properties are present to the north, south and east with woodland noted beyond the western boundary.
Access of Site	Access of the site is unrestricted apart from the areas covered by the current buildings footprint.
Traffic Restrictions	None noted.
Speed Limit	30mph.



1. South west area



2. Access point from south east



3. Western boundary



4. Northern Area



5. Eastern area



6. Centre of site



7. Southern boundary

Appendix B

Relevant Correspondence

Petroleum Response
Environmental Reponse
SEPA Flood Map
BGS Borehole Records
Coal Authority Report



Falkirk Council
Development Services

Development Services, Trading Standards

Enquiries to: Scott Fraser
Tel No: 01324 504781
Fax No: 01324 504790
Email: scott.fraser@falkirk.gov.uk

Scott Bennett Associates Ltd.
No. 19 South Castle Drive
Carnegie Campus
Dunfermline
KY11 8PD

Our Ref: SF/WK000215223

Date: 5th March 2014

Environmental Information Regulations 2004

Dear Craig,

Your Ref. – CS/KH/J2429D – Westquarter Ave., Falkirk (disused social club)

In reply to your letter of 27th February 2014.

This Service does not have any record of petroleum storage tanks, at the site indicated on the location plan you enclosed.

Please do not hesitate to contact me for any further assistance

Yours sincerely

Scott Fraser
Trading Standards Enforcement Officer

Director: Rhona Geisler
Abbotsford House,
David's Loan, Falkirk FK2 7YZ
LP 3 Falkirk-2.
Telephone: 01324 504950
www.falkirk.gov.uk

Enquiries to: Graeme Webster
Direct Dial: 01324 50762
Fax No: 01324 504747
E-mail: graeme.webster@falkirk.gov.uk



Falkirk Council
Development Services

Scott Bennett Associates (Group 1) Limited
F.T.A.O. Craig Stevenson
No. 19 South Castle Drive
Carnegie Campus
Dunfermline
KY11 8PD

Our Refs: EIR 447/GW/GA
Your Refs: CS/KH/J2429D
Date: 28 February 2014

Dear Mr Stevenson

FREEDOM OF INFORMATION (SCOTLAND) ACT 2002 REQUEST
ENVIRONMENTAL INFORMATION (SCOTLAND) REGULATIONS 2004

I refer to your letter dated 27 February 2014, received in this office on 28 February 2014. This requests information under the Freedom of Information (Scotland) Act 2002 (FOI Act).

I have considered your request under the FOI Act. Under section 39(2)(a) of the FOI Act, information is exempt from disclosure under the FOI Act if a Scottish Public Authority is obliged to release that information under the Environmental Information (Scotland) Regulations 2004 (the EIRs). The EIRs set out a separate regime for access by the public to environmental information, and the Scottish Information Commissioner encourages authorities to deal with requests for environmental information under the EIRs rather than the FOI Act. I consider that your request [as it relates to planning matters] is a request for environmental information.

The section 39(2)(a) exemption under the FOI Act is not an absolute one but is subject to the public interest test. In other words, even though the exemption is available to the Council, it still has to consider whether there is a greater public interest in not applying the exemption and releasing the requested information under the FOI Act. As there is a separate statutory right of access to environmental information, then in my view the public interest in maintaining the exemption and allowing access in line with the requirements of the EIRs outweighs the public interest in disclosure of the information under the FOI Act.

I appreciate that from your point of view this is a technical distinction and certainly the interaction between the FOI Act and the EIRs is complicated. However, the end result is that, although I am refusing your request under the FOI Act, I am dealing with it under the EIRs.

The information you have requested is being gathered but there may be a charge. An extract from the Council's publication scheme setting out how the Council will calculate any charge is enclosed. I will contact you again in due course to provide the information requested or to advise you of any charge before the Council can provide the information you are seeking.

Director: Rhona Geisler
Abbotsford House,
David's Loan, Falkirk FK2 7YZ
LP 3 Falkirk-2.
Telephone: 01324 504950
www.falkirk.gov.uk

FREEDOM OF INFORMATION REQUESTS YOUR RIGHT TO COMPLAIN

Introduction

This leaflet is designed to be issued with any notice the Council may send in relation to a request for information made under the Freedom of Information (Scotland) Act 2002. It sets out your rights of recourse should you be dissatisfied with the way the Council has dealt with your request (including inaction) or the extent of the information you have or have not received.

Complaints/Reviews

If you are dissatisfied with the way in which the Council has dealt with your request you may ask the Council to review its actions and/or decisions.

You should request a review by writing (or using some other recordable form) to the Director of Law and Administration Services, Falkirk Council, Municipal Buildings, Falkirk, FK1 5RS (foi@falkirk.gov.uk)

Your requirement for a review must:-

1. be made within 40 working days of receipt of the notice;
2. specify your name and address for correspondence;
3. specify the request for information to which the review relates; and
4. specify the reason for your dissatisfaction.

Your case will be reviewed within 20 working days.

You may also require a review if you have not received a response to your original request within the normal 20 working days of receipt of that request by the Council (40 days if extended by the Council under the Environmental Information (Scotland) Regulations 2004.) Your complaint in that case must be made within 40 working days of the last date you should have received the response.

Application to the Commissioner

Should you be dissatisfied with the review decision or not receive the review decision within the 20 working days (or 40 days if extended under the EIRs) you may apply to the Scottish Information Commissioner for a decision. You should apply to the Commissioner in writing (or in some other recordable form) at:

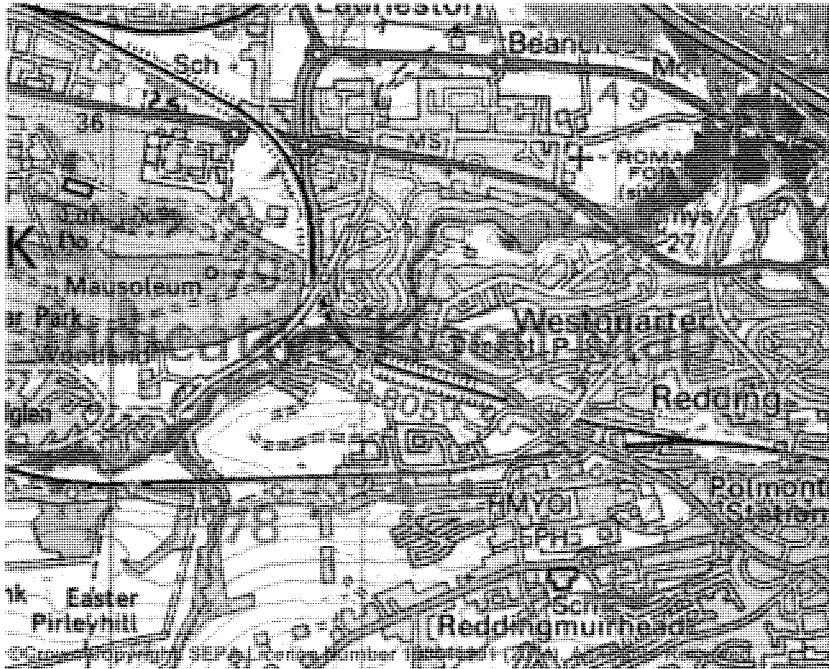
The Scottish Information Commissioner
Kilburn Castle, Doubledykes Road
St Andrews, Fife KY16 9DS
Tel: 01334 464610
Fax: 01334 464611
Email: enquiries@itspublicknowledge.info

Your application must:

1. be made within six months of the review decision or the expiry of the 20 working days within which a review decision should have been made;
2. specify your name and address for correspondence;
3. specify the request for information to which the review relates; and
4. specify the reason for your dissatisfaction.



Flood Maps



Map Legend

Areas that may flood - All Likelihoods

- River
 - High
 - Medium
 - Low
- Surface Water
 - High
 - Medium
 - Low
- Coastal
 - High
 - Medium
 - Low

Disclaimer and Terms and Conditions

All intellectual property rights are owned by SEPA or its licensors. The maps cannot be used for commercial purposes, by value added resellers or for income generating purpose. A full list of terms and conditions is available on <http://www.sepa.org.uk/>

The maps are indicative and of a strategic nature. Whilst all reasonable effort has been made to ensure that the flood maps are accurate for their intended purpose, no warranty is given by SEPA in this regard. Within any modelling technique there is inherent uncertainty. SEPA has assessed the confidence it has in the maps and has shaded areas where data is not appropriate for use or where no data is available. It is inappropriate for these maps to be used to assess flood risk to an individual property.

Acknowledgements

The maps were developed using data from various sources. Full acknowledgement of data providers and participating parties is available from (<http://map.sepa.org.uk/floodmap/map.htm>).

Maps creation dates

The flood maps were last published 15 January 2014. The flood maps reflect the knowledge and data that was available and were able to be incorporated at the time of publication.

For more information please contact flooding@sepa.org.uk.



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 871731 : BGS Reference:
NS97NW5958/1

British National Grid (27700) : 291318,678870

Report an issue with this borehole

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< Prev

Page 1 of 3

Next >

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DAVID POLLOCK & CO. LTD., Saline Street, AIRDRIE
TELEPHONE AIRDRIE 3150

BORE JOURNAL

Site Westquarrior. Date Started _____
Date Finished 12.10.66.
Borehole No. _____ O.D. of Ground Surface _____ Total Depth _____
Type of Boring _____
Water Struck at _____ ft.

Strata	Thickness ft.	Progressive Depth	Remarks
Bore No.1.			
Soil	1 3	1 3	
Clay filling.	4 3	5 6	
Very soft sandy clay.	7 0	12 6	
Fire boulder clay.	11 6	24 0	
Hard sandstone.	14 4	38 4	
Dark fakes.	1 0	39 4	
COAL	2 3	41 7	
Fireclay.	0 11	42 8	
Sandstone.	0 6	43 0	Bore complete.
Bore No.2.			
Soil	0 10	0 10	
Bound clayey sand & gravel.	2 11	6 9	
Bound sand.	2 3	9 0	
Bound clayey sand & gravel.	5 3	14 3	
Hard sandstone.	15 9	30 0	
Sandstone.	3 2	33 2	
COAL	1 10	35 0	
Fireclay.	0 9	35 9	
Sandstone.	0 3	36 0	Bore complete.
Bore No.3.			
Soil	1 0	1 0	
Sandy clay.	2 6	3 6	
Sand and gravel.	8 4	11 10	
Sandstone.	0 10	12 8	
Ironstone.	0 4	13 0	
Dark blaes.	2 1	15 1	
Sandstone.	12 0	27 1	
Broken sandstone.	7 9	34 10	
CAVITY.	3 6	38 4	
Sandstone.	3 8	42 0	Bore complete.

Yew Terrace : Bores
J. Smith, County Architect, Spittal Street, Stirling.
12.10.66
Sent to Mr. J. Smith
14/10/66



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 871732 : BGS Reference:
NS97NW5958/2

British National Grid (27700) : 291270,678830

[Report an issue with this borehole](#)

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Page 1 of 3

Next >

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DAVID POLLOCK & CO. LTD., Saline Street, AIRDRIE
TELEPHONE AIRDRIE 3150

BORE JOURNAL

Site Westquarter. Date Started _____
Date Finished 12.10.66.
Borehole No. _____ O.D. of Ground Surface _____ Total Depth _____
Type of Boring _____
Water Struck at _____ ft.

Strata	Thickness ft. in.	Progressive Depth	Remarks
Bore No.1.			
Soil	1 3	1 3	
Clay filling.	4 3	5 6	
Very soft sandy clay.	7 0	12 6	
Fine boulder clay.	11 6	24 0	
Hard sandstone.	14 4	38 4	
Dark flakes.	1 0	39 4	
COAL	2 3	41 7	
Fireclay.	0 11	42 6	
Sandstone.	0 6	43 0	Bore complete.
Bore No.2.			
Soil	0 10	0 10	
Bound clayey sand & gravel.	5 11	6 9	
Bound sand.	2 3	9 0	
Bound clayey sand & gravel.	5 3	14 3	
Hard sandstone.	15 9	30 0	
Sandstone.	3 2	33 2	
COAL	1 10	35 0	
Fireclay.	0 9	35 9	
Sandstone.	0 3	36 0	Bore complete.
Bore No.3.			
Soil	1 0	1 0	
Sandy clay.	2 6	3 6	
Sand and gravel.	8 4	11 10	
Sandstone.	0 10	12 8	
Ironstone.	0 4	13 0	
Dark blues.	2 1	15 1	
Sandstone.	12 0	27 1	
Broken sandstone.	7 9	34 10	
CAVITY.	3 6	38 4	
Sandstone.	3 8	42 0	Bore complete.

Yew Terrace : Bores
J. Smith, County Architect, Spittal Street, Striching.



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 871733 : BGS Reference:
NS97NW5958/3

British National Grid (27700) : 291265,678825

Report an issue with this borehole

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Page 1 of 3

Next >

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DAVID POLLOCK & CO. LTD., Saline Street, AIRDRIE
TELEPHONE AIRDRIE 3150

BORE JOURNAL

Site Westquarter. Date Started _____
Date Finished 12.10.66.
Borehole No. _____ O.D. of Ground Surface _____ Total Depth _____
Type of Boring _____
Water Struck at _____ ft.

Strata	Thickness ft.	Progressive Depth	Remarks
Bore No. 1.			
Soil	1 3	1 3	
Clay filling.	4 3	5 6	
Very soft sandy clay.	7 0	12 6	
Flint boulder clay.	11 6	24 0	
Hard sandstone.	14 4	38 4	
Dark flint.	1 0	39 4	
COAL	2 3	41 7	
Fireclay.	0 11	42 6	
Sandstone.	0 6	43 0	Bore complete.
Bore No. 2.			
Soil	0 10	0 10	
Bound clayey sand & gravel.	5 11	6 9	
Bound sand.	2 3	9 0	
Bound clayey sand & gravel.	5 3	14 3	
Hard sandstone.	15 9	30 0	
Sandstone.	3 2	33 2	
COAL	1 10	35 0	
Fireclay.	0 9	35 9	
Sandstone.	0 3	36 0	Bore complete.
Bore No. 3.			
Soil	1 0	1 0	
Sandy clay.	2 6	3 6	
Sand and gravel.	8 4	11 10	
Sandstone.	6 10	12 8	
Ironstone.	0 4	13 0	
Dark blaes.	2 1	15 1	
Sandstone.	12 0	27 1	
Broken sandstone.	7 9	34 10	
CAVITY.	3 6	38 4	
Sandstone.	3 8	42 0	Bore complete.

Yew Terrace : Bores
J. Smith, County Architect, Spittal Street, Seirling.
12/10/66
12/10/66



The Coal
Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG

Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**LANDMARK INFORMATION GROUP
LIMITED
SOWTON INDUSTRIAL ESTATE
ABBEY COURT
UNIT 5/7 EAGLE WAY
EXETER
DEVON
EX2 7HY**

Our reference:	51000485440001
Your reference:	53944876_1
Date of your enquiry:	05 March 2014
Date we received your enquiry:	05 March 2014
Date of issue:	05 March 2014

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

J2429, WEST QUARTER AVENUE, FALKIRK,

This report is based on and limited to the records held by the Coal Authority, at the time we answer the search.

Coal mining

See comments below

Information from the Coal Authority

Underground coal mining

Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The 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.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority Terms and Conditions 2006.

The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Location map



Approximate position
of property

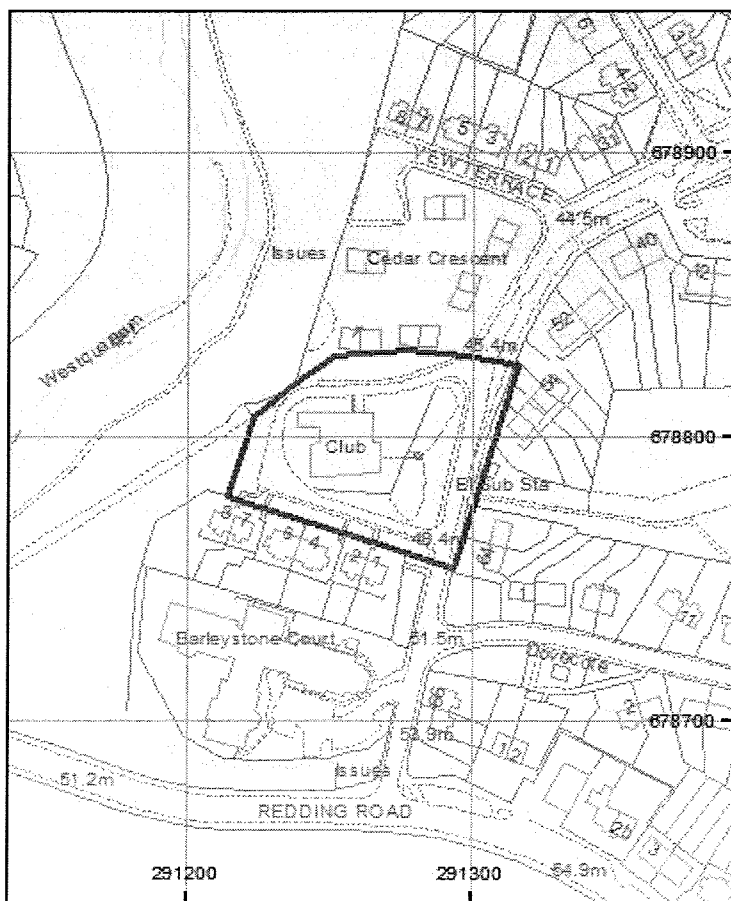


Enquiry boundary

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Ordnance Survey Licence number: 100020315

Key

Approximate position of enquiry
boundary shown



Appendix C

Sitecheck Report

Datasheet

Context

Site History 10000

Site History 2500

Westquarter Avenue, Falkirk

Prepared for:
Mr A Miller
SBA Geo-Environmental
A Division of SBA Group1 Ltd
No 19 South Castle Drive
Carnegie Campus
Dunfermline
Fife
KY11 8PD

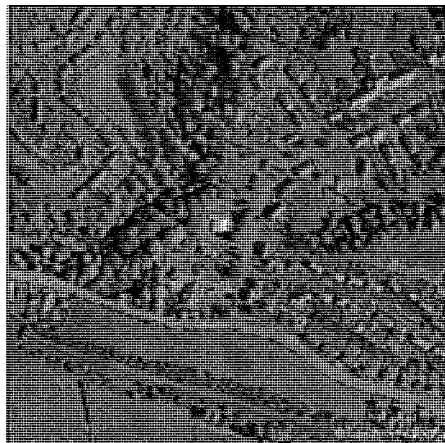
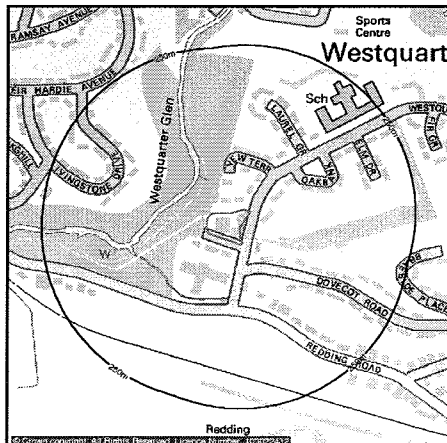
Report Reference: SCD_31327701_3_1

Report Date: 21-MAY-2010

Customer Reference: J2429

National Grid Reference: 291260 678800

Site Area: 2206 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises source, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The accurate large-scale Ordnance Survey map confirms the boundary of the subject site. The descriptive text may identify other features which could be of relevance but not reported. The smaller aerial photo includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	9
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	12
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	15
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	17
This section contains information which may be of use when interpreting the report.	
Useful Contacts	18
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	