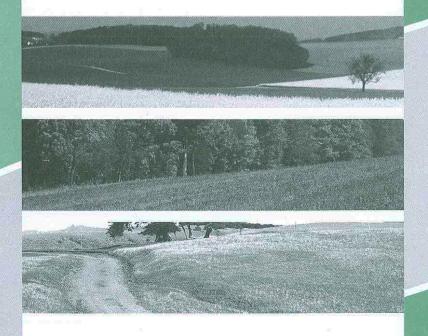
Slope Stability Desk Study Report Proposed Residential Development North Cliff Lodge, Penarth

Prepared for: Celtic Developments Penarth Limited

December 2015

Job No: 13124





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	PP	R. Howells.
PREPARED BY	:	
		(Mr D. Emanuel)
		N. Manus
REVIEWED BY	:	
		(Dr N. Thomas)
		Can Hole
APPROVED BY	:	
		(Dr Gwyn C. Lake)

Executive Summary

Terra Firma Wales Ltd were retained by Scimitar Developments Limited to perform a Desk Study Assessment of the stability of a site at North Cliff, Penarth

The site is situated at a National Grid Reference of 318900 172370. The site currently comprises a domestic property and a large garden set on three levels.

The site locates on the Penarth Escarpment. The escarpment has a history of slope instability including a recent landslide (2013) located immediately northeast of the study site.

The current study site exhibits evidence of ground movement.

The site is considered at High Risk of subsidence related to landslide although it should be noted that 'Highcliff' has experienced no significant movement since it construction. We would recommend that the site be investigated using rotary core boreholes. The boreholes will allow the installation of piezometers and inclinometers to monitor the long term stability of the site.

We anticipate that the final foundation solution will have to be piles to ensure the foundation load are transferred below the slope. Such a foundation solution together with a sympathetic development ethos should reduce the risk of ground movement to an acceptable level. The given foundation solution will be verified by the investigation.

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SECTION 1 Introduction and Proposed Development

Celtic Developments Penarth Limited have requested that a Slope Stability Desk Study be performed for North Lodge, Penarth

The main objectives of the desk study were to:

- Determine the geological setting of the site
- Investigate the history of the site by referring to old Ordnance Survey maps
- Collate information relating to historical subsidence in the vicinity if the site

Based on the desk study information, the following assessment is to be made:

- Identify geotechnical liabilities associated with the site
- Provide provisional recommendations in relation to likely foundation solutions
- Detail recommended further works necessary to assess the ground conditions beneath the site

1.1 Limitations and Exceptions of Desk Study

Celtic Developments Penarth Limited has requested that a Slope Stability Desk Study be carried out in order to determine the geological setting, past history and recommended further works for stability assessment for the study site.

The desk study has been conducted and this report has been prepared for the sole internal reliance of Celtic Developments Penarth Limited and their design and construction team. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Terra Firma (Wales) Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The report represents the findings and opinions of experienced geo-environmental and geo-technical consultants. Terra Firma (Wales) Limited does not provide legal advice and the advice of lawyers may also be required.

SECTION 2 Review of Existing Data

2.1 Physical Setting

The site is located at the top of the Penarth Escarpment, at the eastern end of North Cliff Drive, at an approximate National Grid Reference of 318900, 172370. The site is located on three terraces. The upper, middle and lower terraces have an approximate altitude of 37m AOD, 29m AOD and 20m AOD respectively.

A masonry retaining wall in a poor state of repair separates the middle and lower terraces. The southern and northern areas of the site are heavily wooded with dense vegetation. North Cliff Lodge locates on the upper terrace.

The site has an approximate plan area of 0.64 Ha.



The site location is presented in Figure 2.1.

Figure 2.1. Site Location (NTS)

Historical 1:1,250 and 1:2,500 Scale maps of the site have been provided by Landmark Information Group, presented in **Annex A**. The relevant editions are summarised below:

1880

2.2

The 1:2,500 Scale 1880 map shows the site to be part of the garden of Cliff Villa, located east of the site. The far northeast of the site extends onto the slope and beyond, onto the boulders of the shoreline to the northeast of the site. Custom House is shown to locate at the base of the slope to the north of the site. Pathways are shown to traverse the slope. A quarry is shown approximately 100m west of the site.

1900

The 1:2,500 Scale 1900 edition shows Cliff Villa to have been renamed Northcliff. A lifeboat station has been added to the base of the escarpment, with a number of its buildings extending onto the far northeast of the site. The quarry is no longer identified west of the site.

1920

The 1: 2,500 scale 1920 map shows the site as previously described.

1942

The 1: 2,500 scale 1942 edition shows a building to have been constructed within the west of the site. A distinct line runs across the site which may represent the retaining wall located on site today. The shape of the main building identified as Northcliff house has been shown to have changed since the previous edition and surrounding buildings appear to have been replaced by new buildings.

1955

The 1:1,250 and 1:2,500 scale 1955 edition shows the site as previously described apart from some minor alterations to the foot print of the building at the west of the site.

1990, 1992 and 1995

The 1:1,250 and 1:2,500 scale 1990, 1992 and 1995 editions show the site to contain North Cliff Lodge in the west of the site as previously described. The northwest of the site's boundary is formed by Northcliffe Drive, and a small square building to the south of the road extends onto the site. A small road providing access to a car park extends onto the southwest of the site. Dyfed flats are indicated at the site of the former Northcliff house.

2.3 Current Use and Site Conditions

The site was visited on 23rd October 2015. The site currently comprises a domestic property with a large garden. The garden in divided into terraces with the lower terrace accessed via steps from the mid-terrace. A stone retaining wall separates the lower and mid terrace. Significant cracking is apparent in the retaining wall.



Plate 2.1. Cracking in retaining wall.

Cracking was also noted in the ground above the retaining wall and evidence of ground movement was also apparent in the garden steps.

There is, however, discernible evidence of movement within 'Highcliff'.

A higher terrace locates behind the house, and this area has significant tree cover.

2.4 Environmental Setting

2.4.1 Geology

A 1:50,000 Scale Geology Report was purchased from landmark Information Group.

The Geology Report shows the site to be underlain by rocks of the Penarth Group and, possibly the St Marys Well Bay Member in the southwest of the site (i.e. the highest point of the site).

The site is not shown to have superficial cover. Roughly east-west trending faults are shown to locate approximately 150m south of the site.

2.4.2 Previous Subsidence Events

In 2006 Thomas *et al* published a paper titled 'Implications of urban development on escarpment instability'. The paper detailed that between 1859 and 1865 the Penarth Dock was developed and railway sidings and shunting yards, associated with the adjacent Penarth Dock, ran along the base of the escarpment.

Historically limestone was also quarried from the escarpment. The toe of the escarpment has therefore been subject to haphazard excavation historically.

Thomas *et al* (2006) record at least three previous slope failure events preceding their paper which, itself, details a fourth event in 2004. During an inspection of the slope, Thomas *et al* (2006) encountered morphological evidence of a large scale historical failure in the slope previously obstructed by vegetation.

In 2013 Terra Firma Wales Ltd were engaged to assess a landslide at Penarth Marina, located immediately east of the current study site. A failure had occurred on the slope and Terra Firma Wales Ltd performed an inspection of the slope and the surrounding area. Landslide morphology was apparent and features including tree 'piston gripping' (i.e., curvature in the base of trees as they correct themselves to vertical following historical ground movement events) was noted adjacent to the slide, indicating further historical land movement to the northwest of the 2013 landslide.



Plate 2.2. 2013 Landslide adjacent to study site.

During the walkover of the current study site significant damage to a retaining wall, gaps between the retaining wall and the stairs and cracking in the ground of the mid level terrace were noted.

2.4.2 **Previous Subsidence Events** (Continued)



Plate 2.3. Evidence of Ground Movement during October 2015 visit.

2.4.3 Hydrogeology

The groundwater elevation beneath the site is currently unknown to Terra Firma Wales Ltd. During the 2013 landslide areas of seepage were noted in the face following the failure. An inspection chamber and damaged pipe work were noted in the slope and it is conceivable that these may have directed water in to the landslide.

Thomas et al (2006) note that the 2004 landslide was preceded by a period of heavy rain and this may have contributed to the failure.

SECTION 3 Conclusions and Recommended Further Works

3.1 Conclusions

The current study site locates within an area with a known history of landslide events, including a slide adjacent to the site in 2013 and there is evidence of ground movement within the study site.

The site is therefore considered to be at High Risk of ground movement associated with landslide. The risk will therefore need to be assessed to quantify this risk.

The landslide complex is likely to extend beyond the site and the system will have to be considered as a whole if any engineering works are undertaken not only within the study site but also within the slopes above and below the site. For example, excavation below the study site could reduce the factor of safety of the study site.

3.2 Recommended Further Works

We would recommend that an intrusive investigation be performed to determine the ground conditions beneath the site and also to install monitoring instrumentation to assess seasonal groundwater variation beneath the site and to assess whether any deep seated movement is underway.

Given the geology of the site drilling will have to be performed using Rotary Core Drilling Techniques. Upon completion of drilling inclinometers and piezometers can be installed in the boreholes to assess groundwater levels and ground movement respectively.

Undisturbed samples of soil and rock should be taken to determine effective shear strength parameters.

A programme of monitoring, extending at least 12 months, should be implemented after the drilling. It is recommended that at least 6 months of monitoring should have taken place prior to construction.

The shear strength parameters and groundwater information can then be used in a computer slope stability analysis on the pre and post development ground profiles.

Morphological mapping of the site and beyond should be performed and linked into the existing morphological map prepared for the 2013 landslide.

3.3 Anticipated Foundation Solutions

We anticipate that given the evidence detailed above it will be necessary to employ a foundation solution that will transfer the foundation load to depth, below any potential slip surface.

We therefore anticipate that any new development will require pre-bored steel cased piled foundations. Such a foundation would not further load any landslip and also provide a degree of lateral support. Such a foundation solution together with a sympathetic development ethos should reduce the risk of ground movement to an acceptable level.

Thomas et al (2006) identified the potential for deep seated failures and pile lengths may, therefore, extend to considerable depth.

Retaining structures on site may also be required to be founded on piles. The final foundation solution will be verified by the investigation works.

Depending on the outcome of the further investigations, further slope stabilisation measures may be recommended for the site.

The stability of the site has to be viewed in terms of a broader system including the slope beyond the site. Consequently any development within the slope below the site should take consideration of its potential effect of the study site. Groundwater can be a major contributor to ground instability and we do not recommend the use of soakaways at the site. In addition, any drainage pipes running close to or through the slope should be inspected to confirm their integrity.

ANNEX A ENVIROCHECK HISTORY REPORT

Historical Mapping Legends

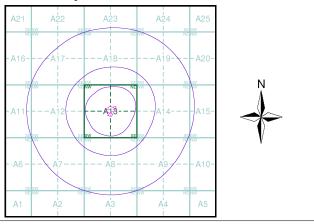
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Glamorganshire	1:10,560	1885	3
Glamorganshire	1:10,560	1901	4
Glamorganshire	1:10,560	1922	5
Glamorganshire	1:10,560	1922	6
Glamorganshire	1:10,560	1938	7
Glamorganshire	1:10,560	1947	8
Historical Aerial Photography	1:10,560	1947	9
Historical Aerial Photography	1:10,560	1947	10
Ordnance Survey Plan	1:10,000	1964 - 1965	11
Ordnance Survey Plan	1:10,000	1970 - 1974	12
Cardiff	1:10,000	1982	13
Ordnance Survey Plan	1:10,000	1984	14
Ordnance Survey Plan	1:10,000	1993 - 1996	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2015	17

Historical Map - Slice A



Order Details

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 National Grid Reference:
 318910, 172360

 Slice:
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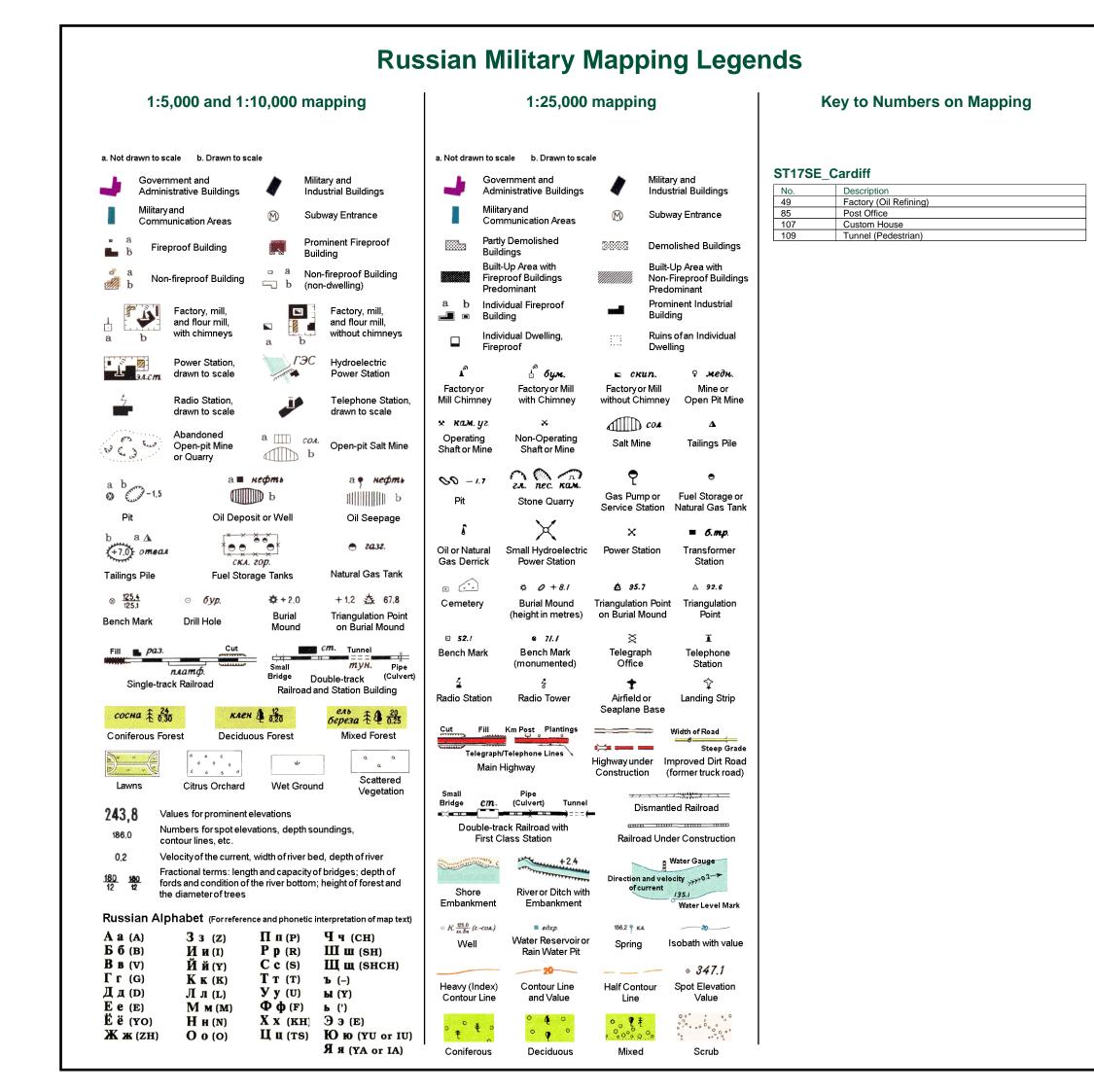
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Site Details

Northcliffe Lodge, Northcliffe Drive, PENARTH, South Glamorgan, CF64 1DQ



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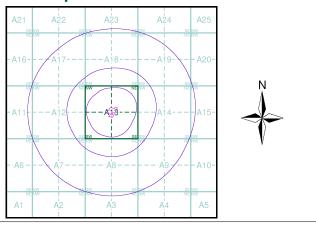




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Mapping Type	Scale	Date	Pg
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Ordnance Survey Plan	1:10,000	1993 - 1996	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2015	17

Russian Map - Slice A



Order Details

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 Customer Ref:
 13124

 National Grid Reference:
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 Slice:
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 Search Buffer (m):
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Site Details

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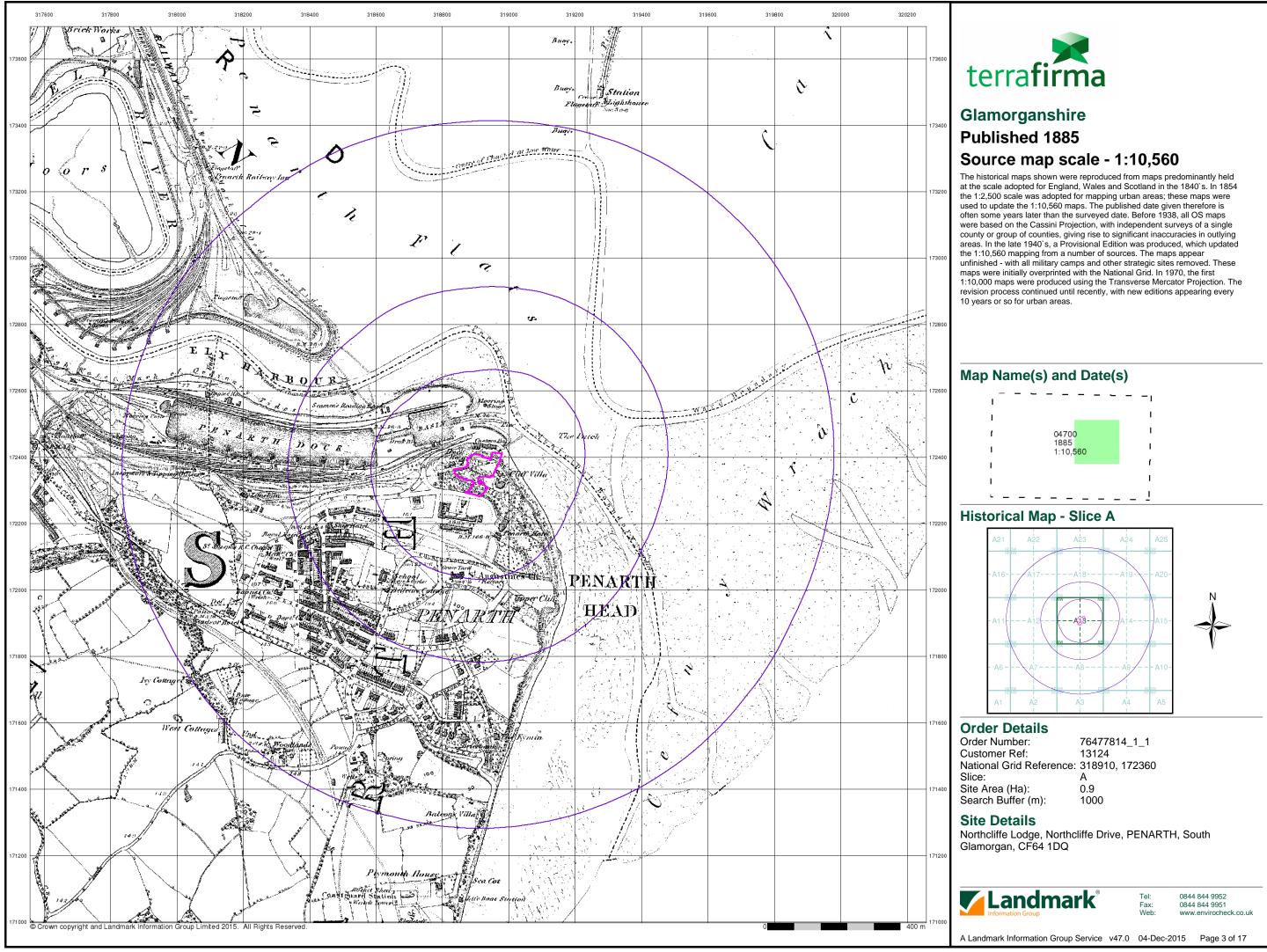


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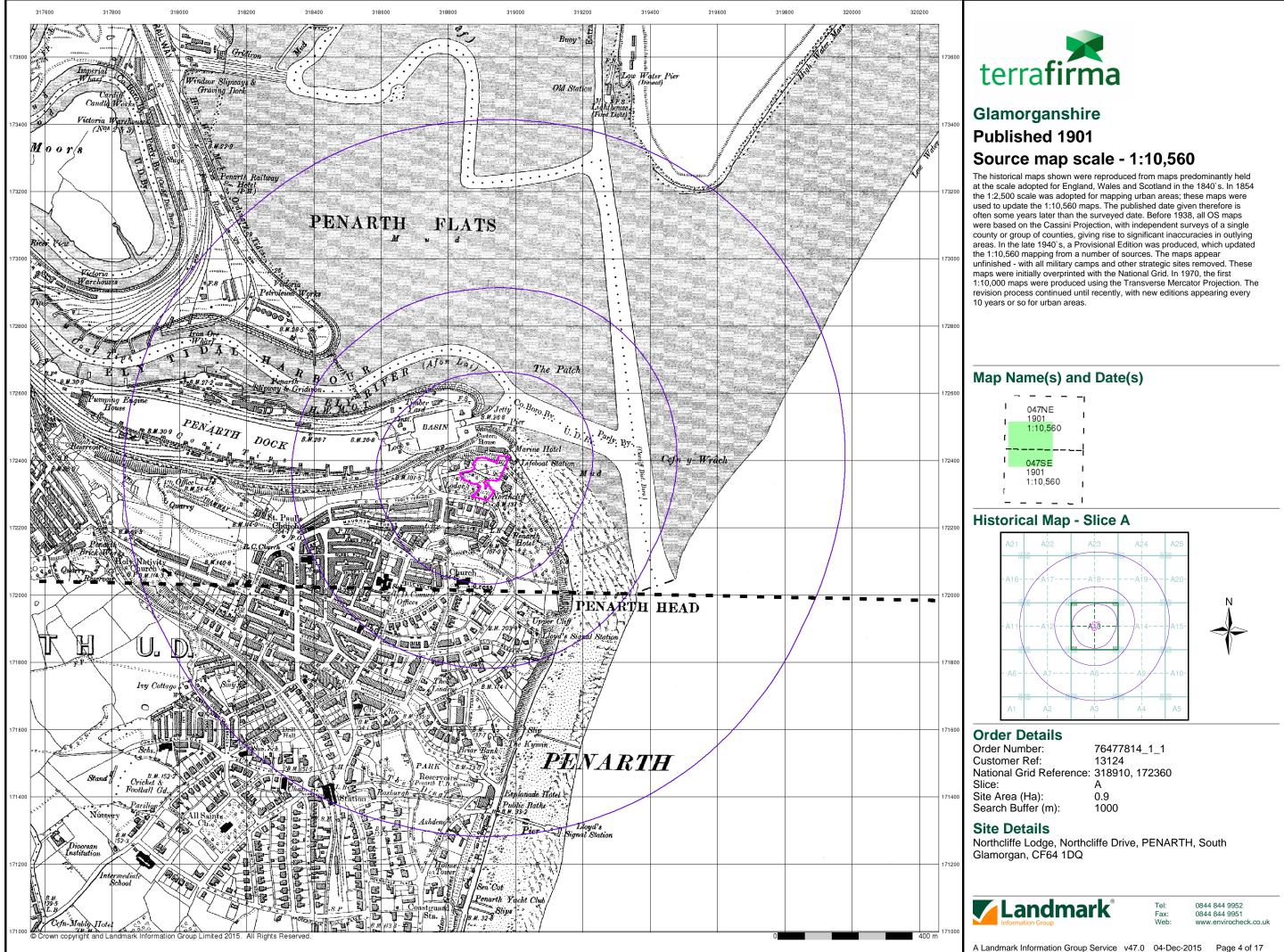
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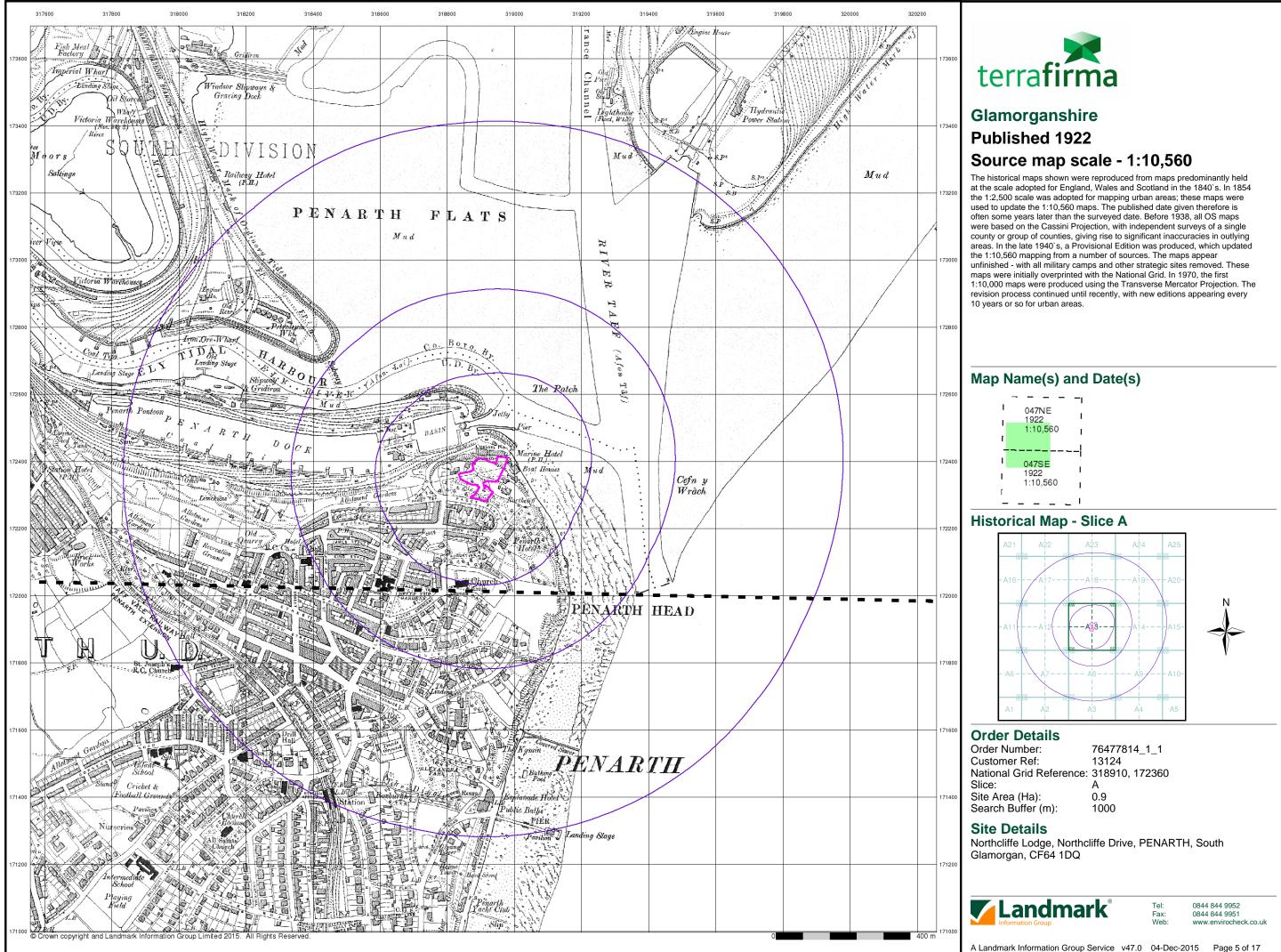
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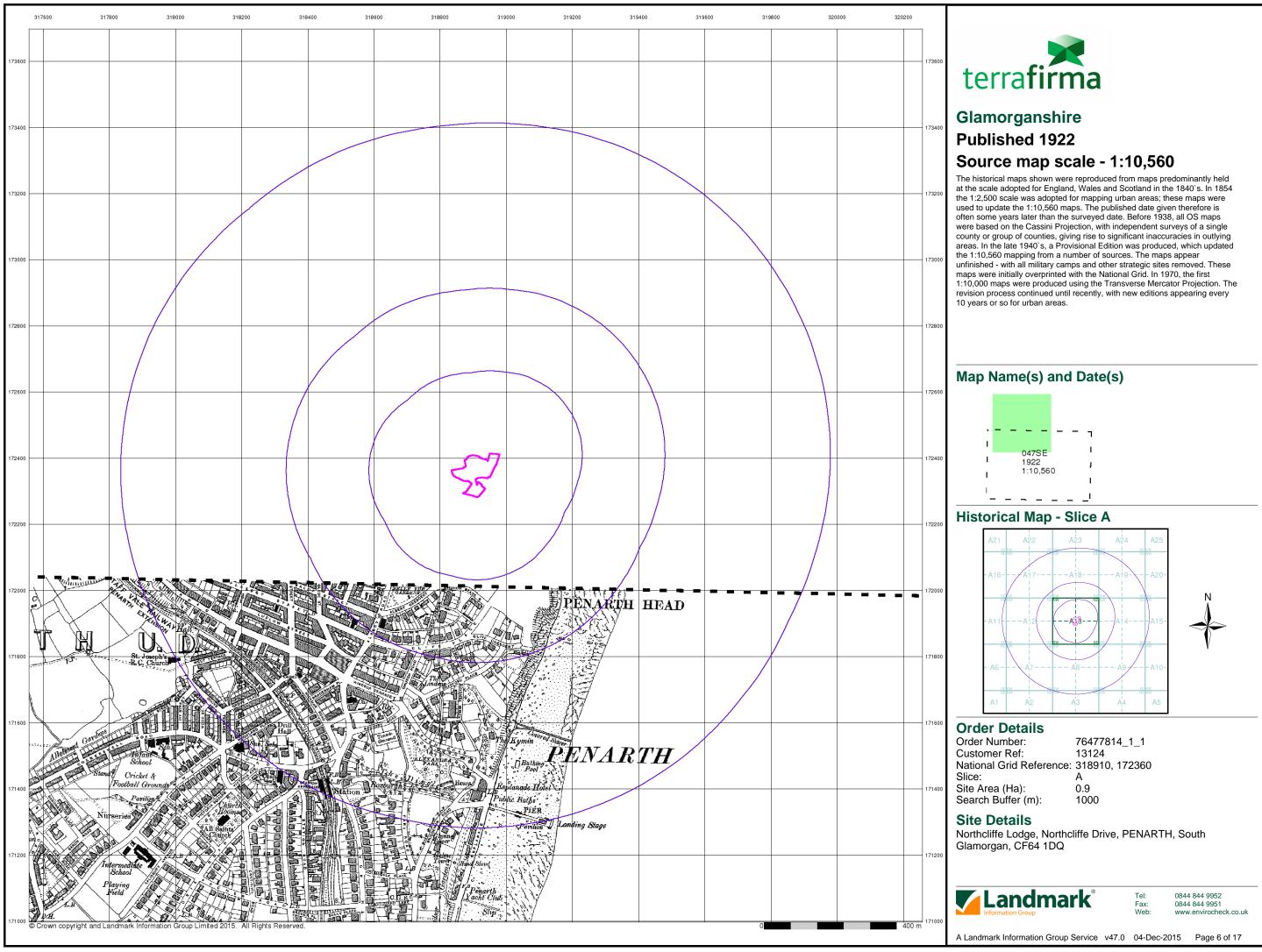




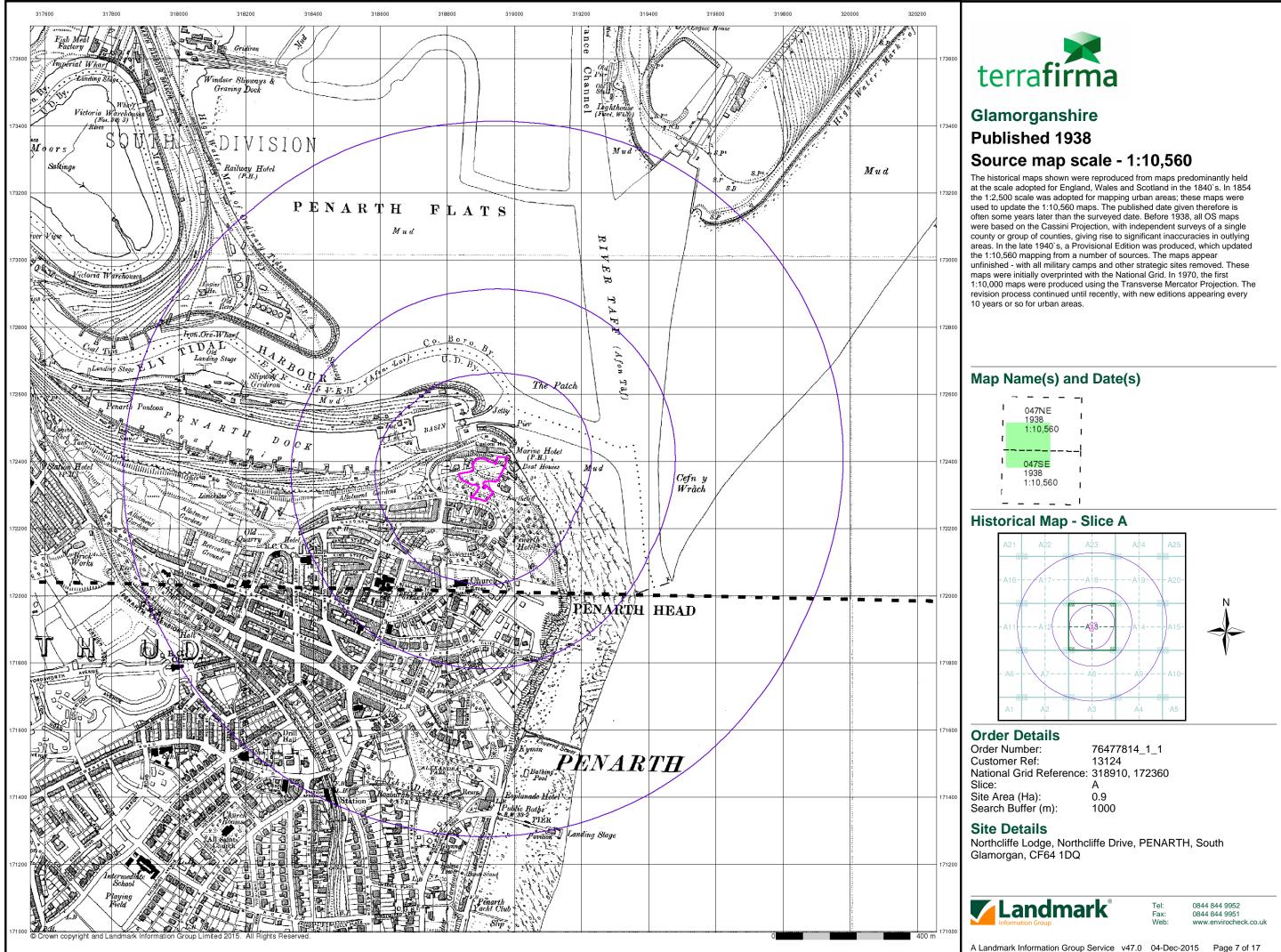




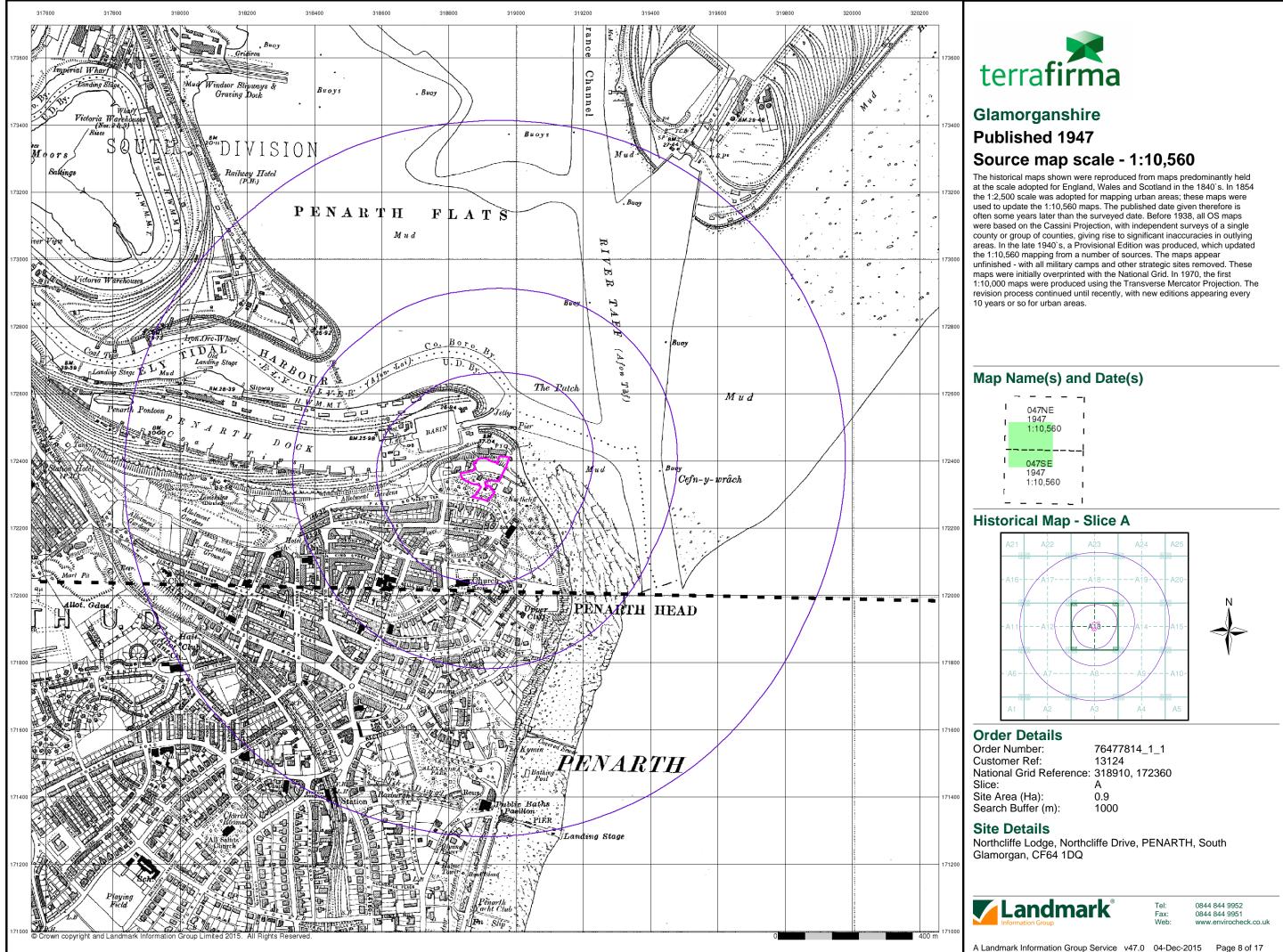




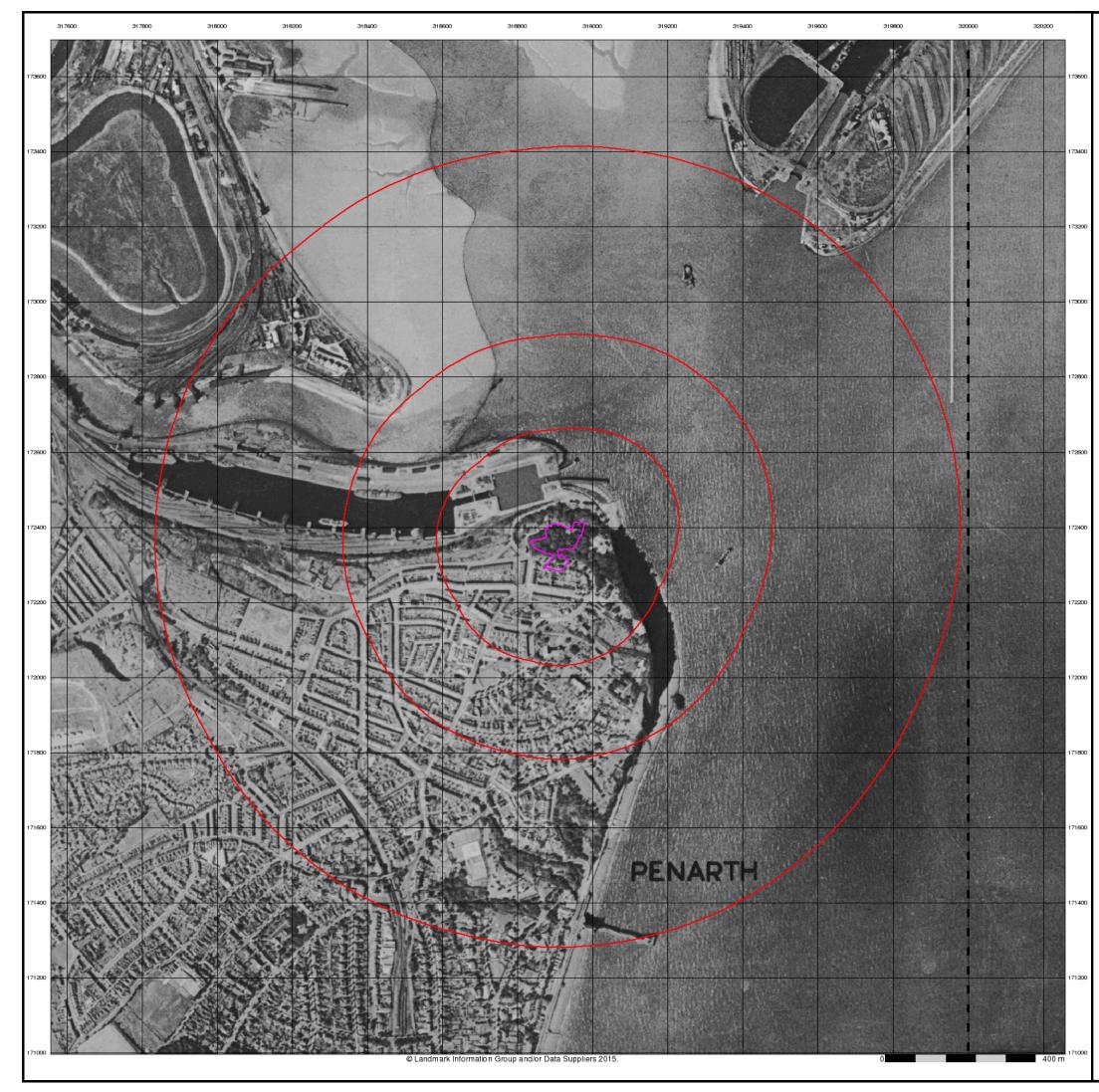










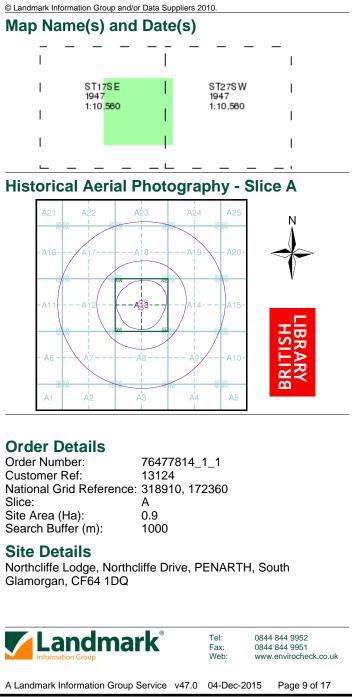


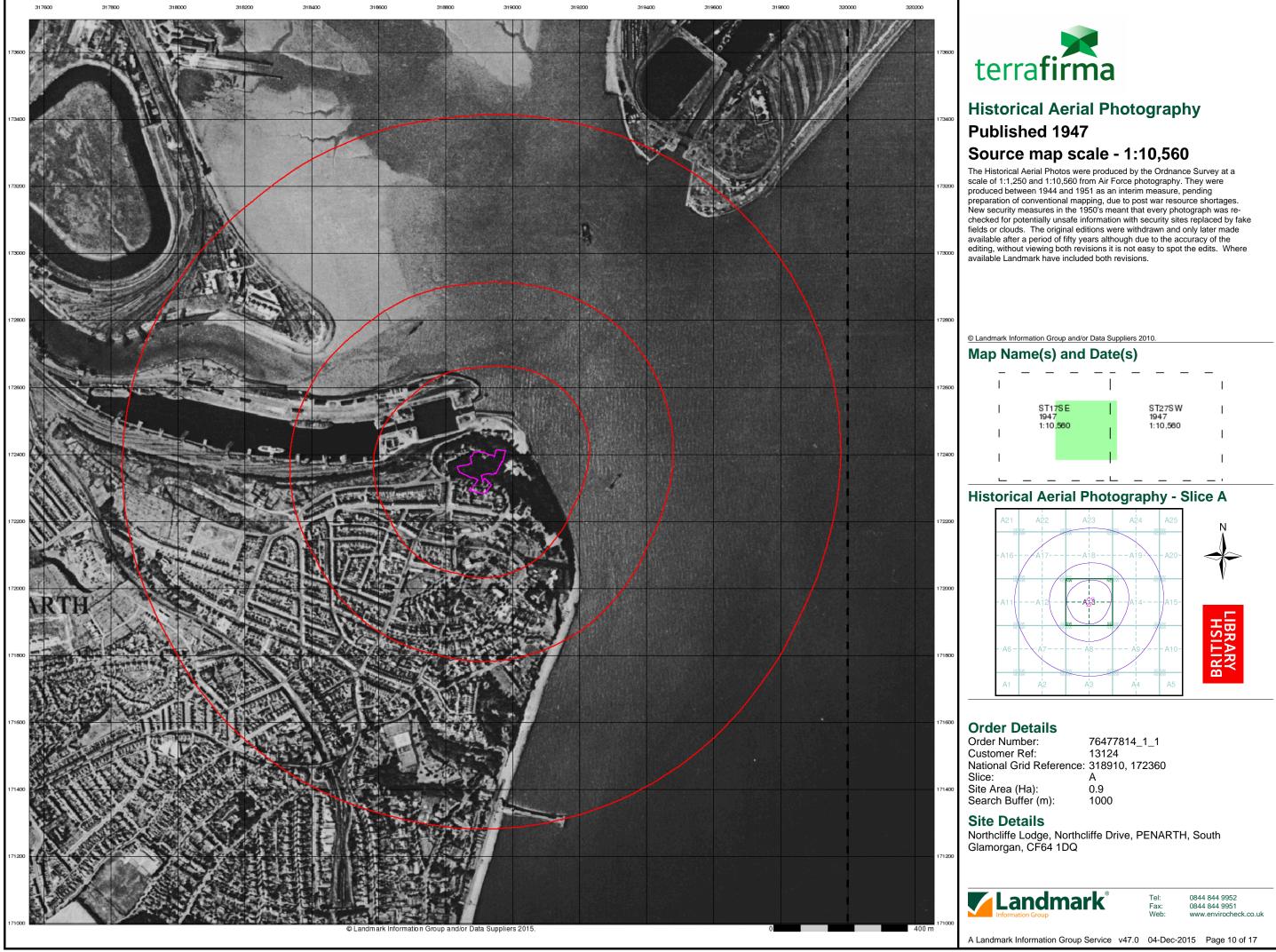


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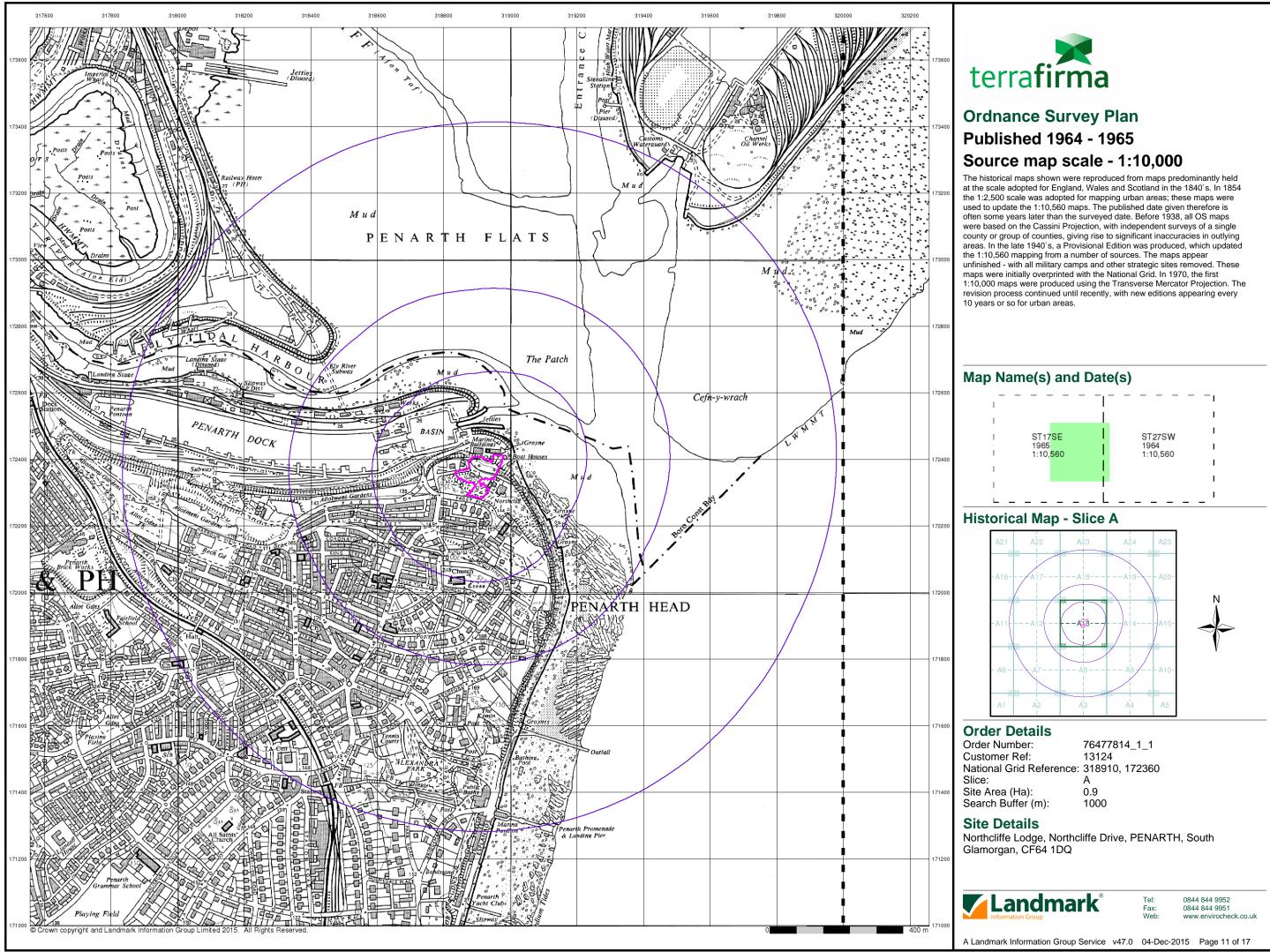
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The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was rechecked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

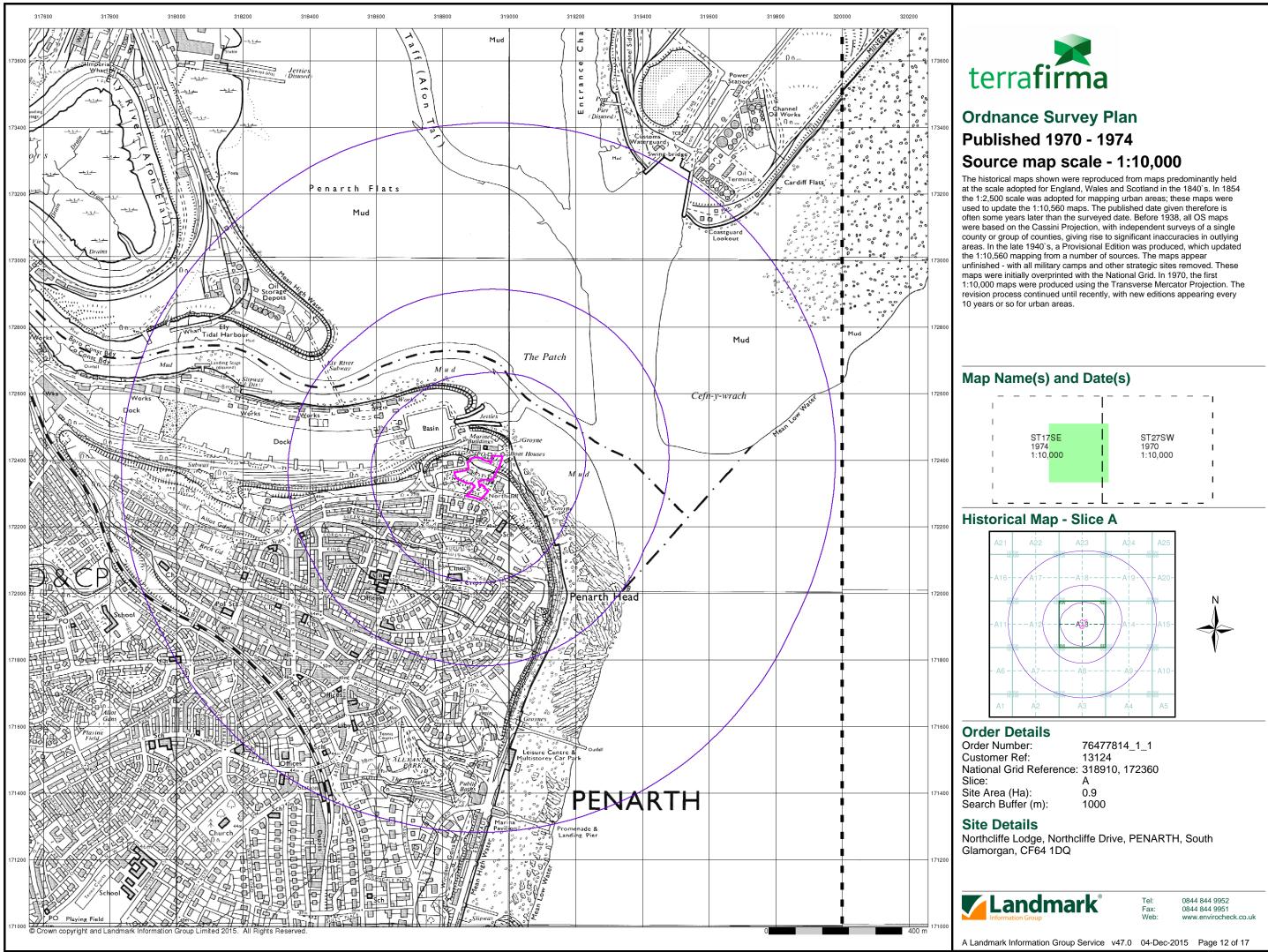




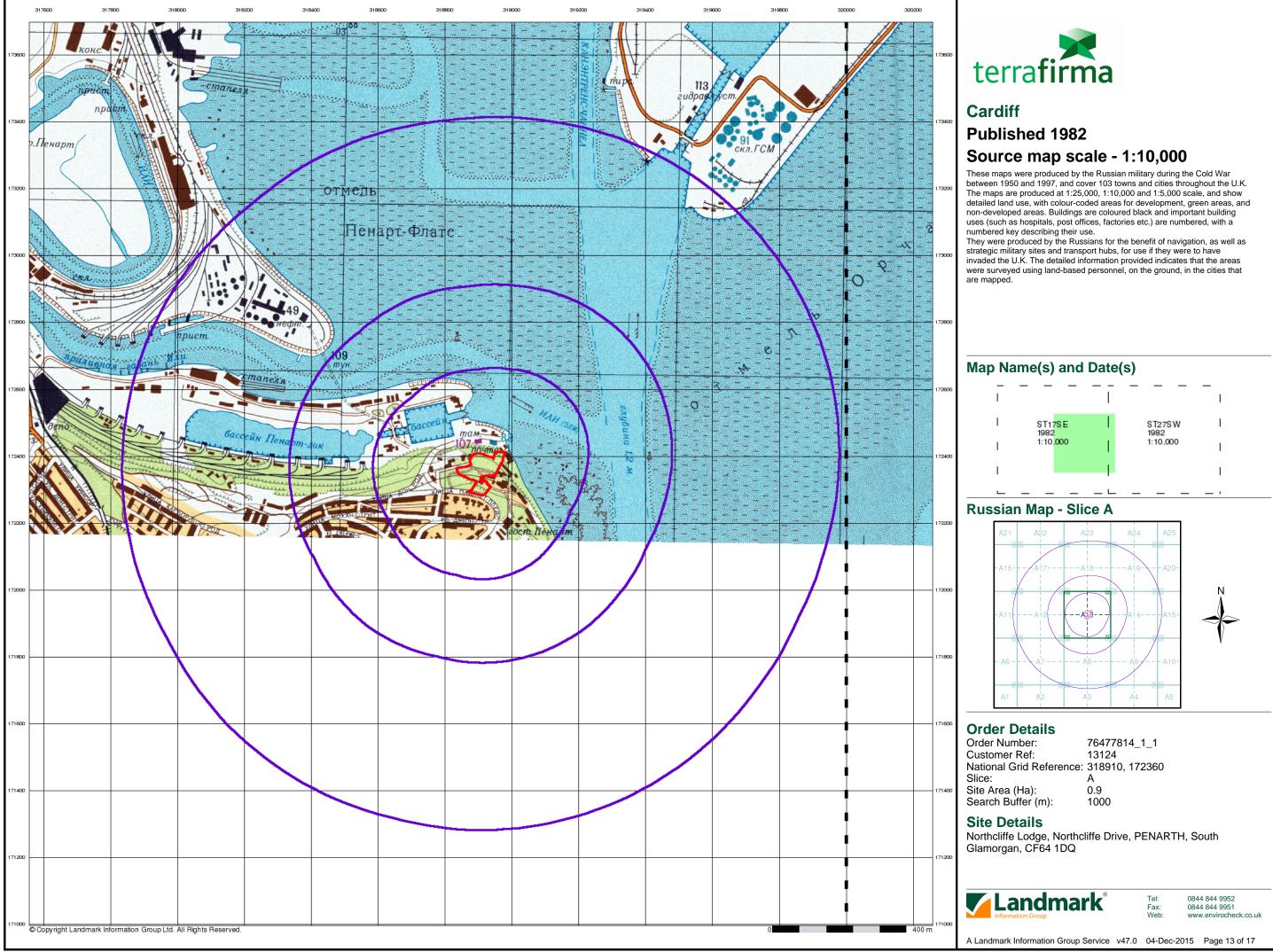




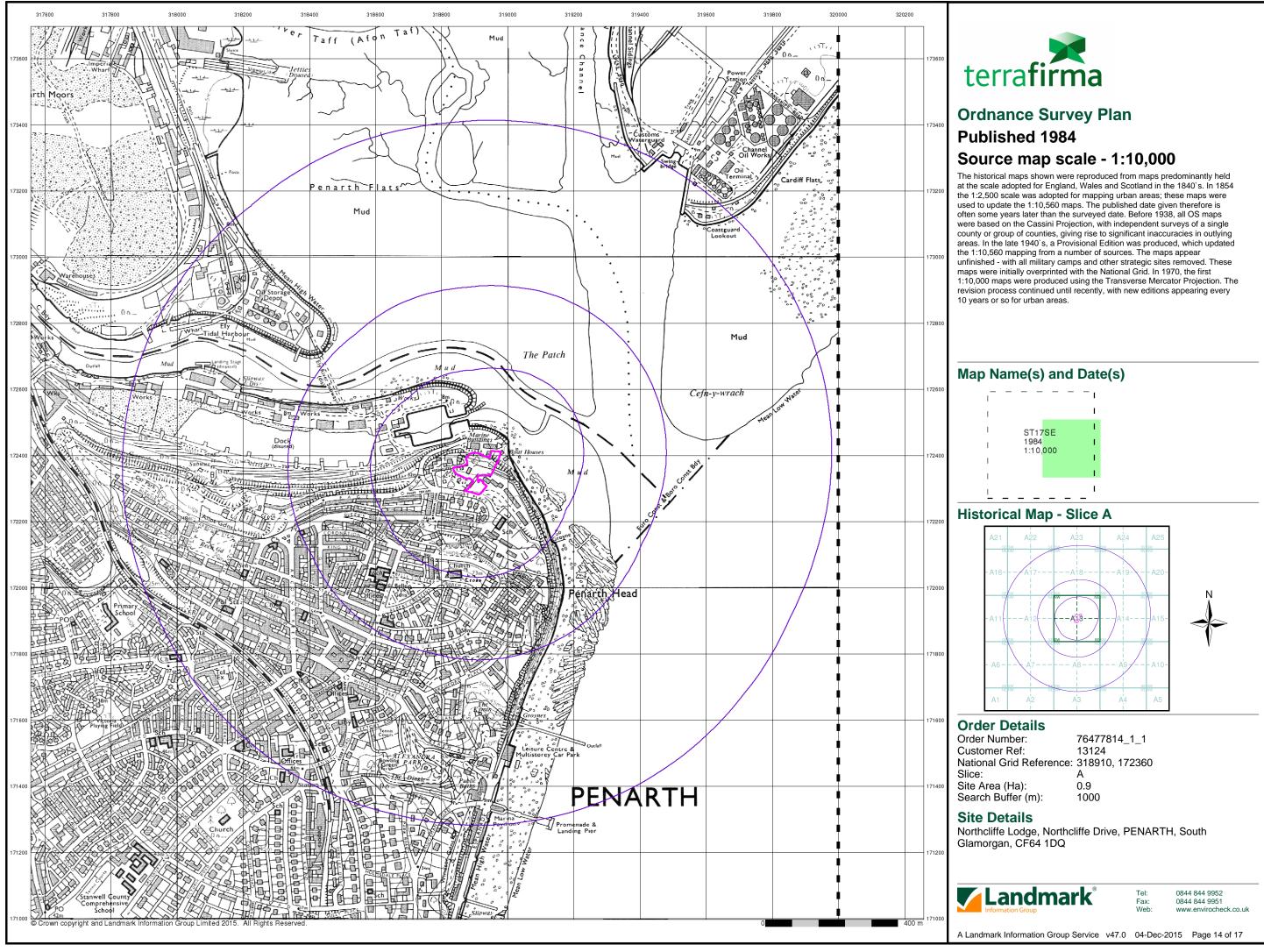




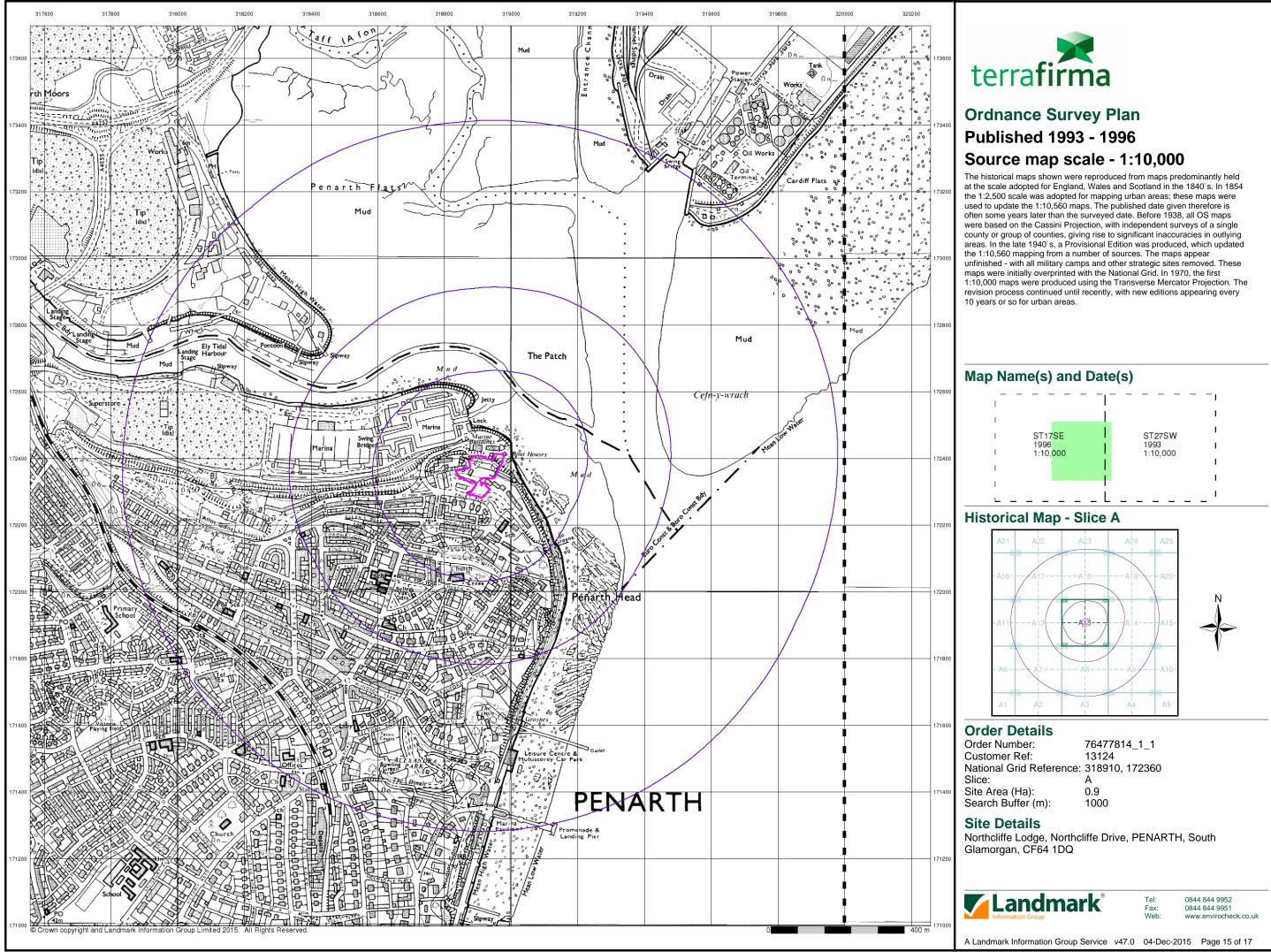




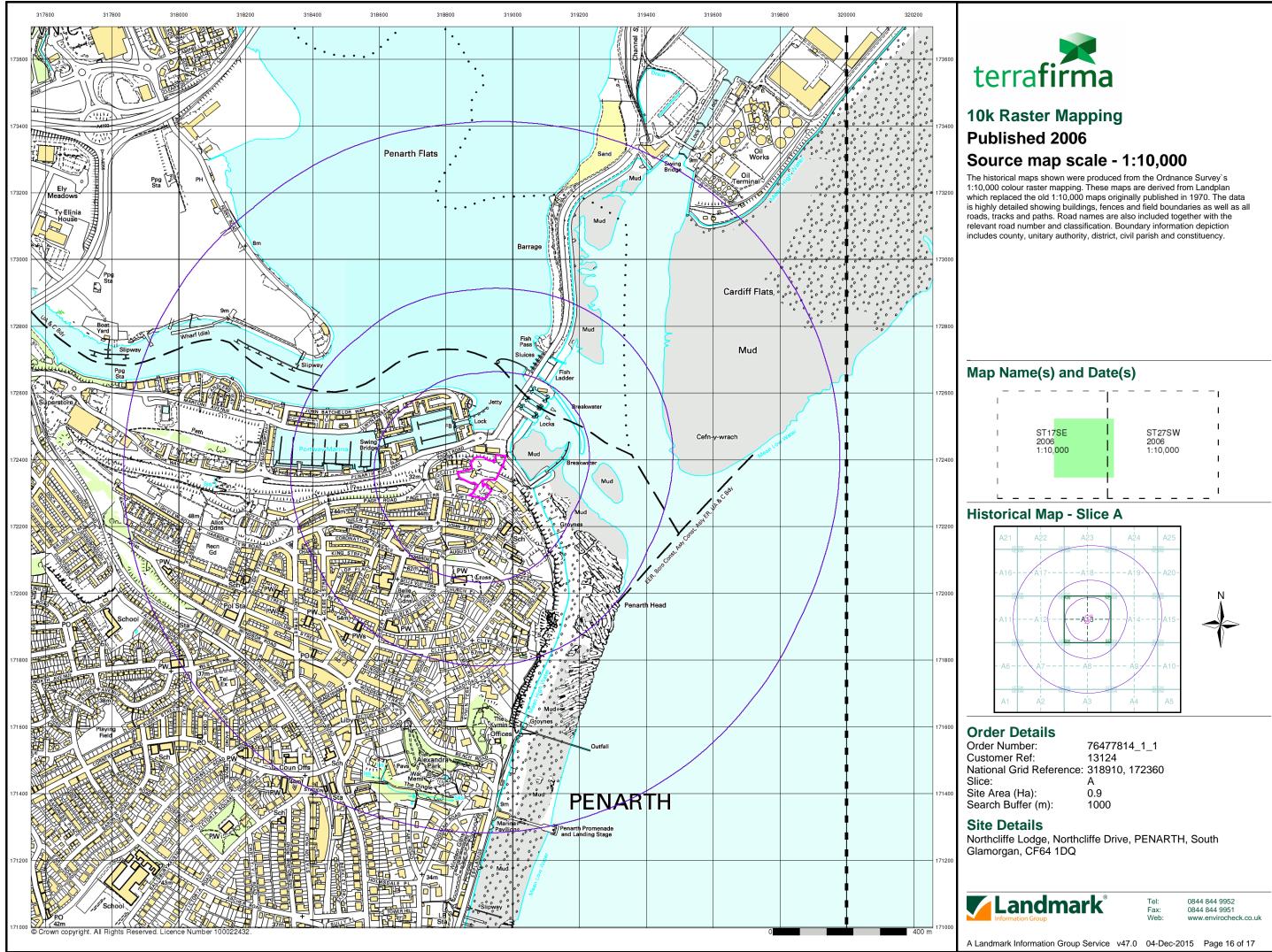




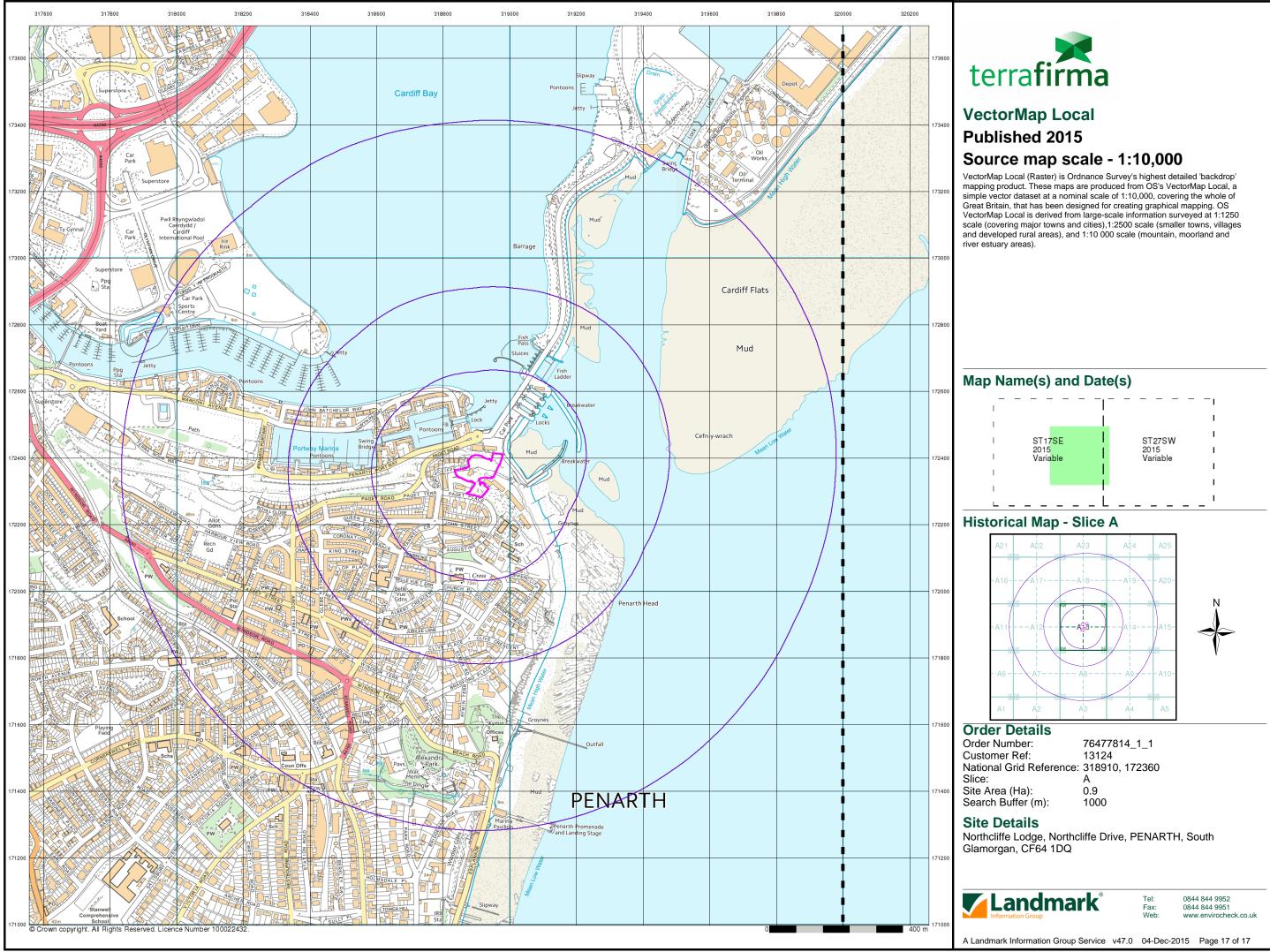




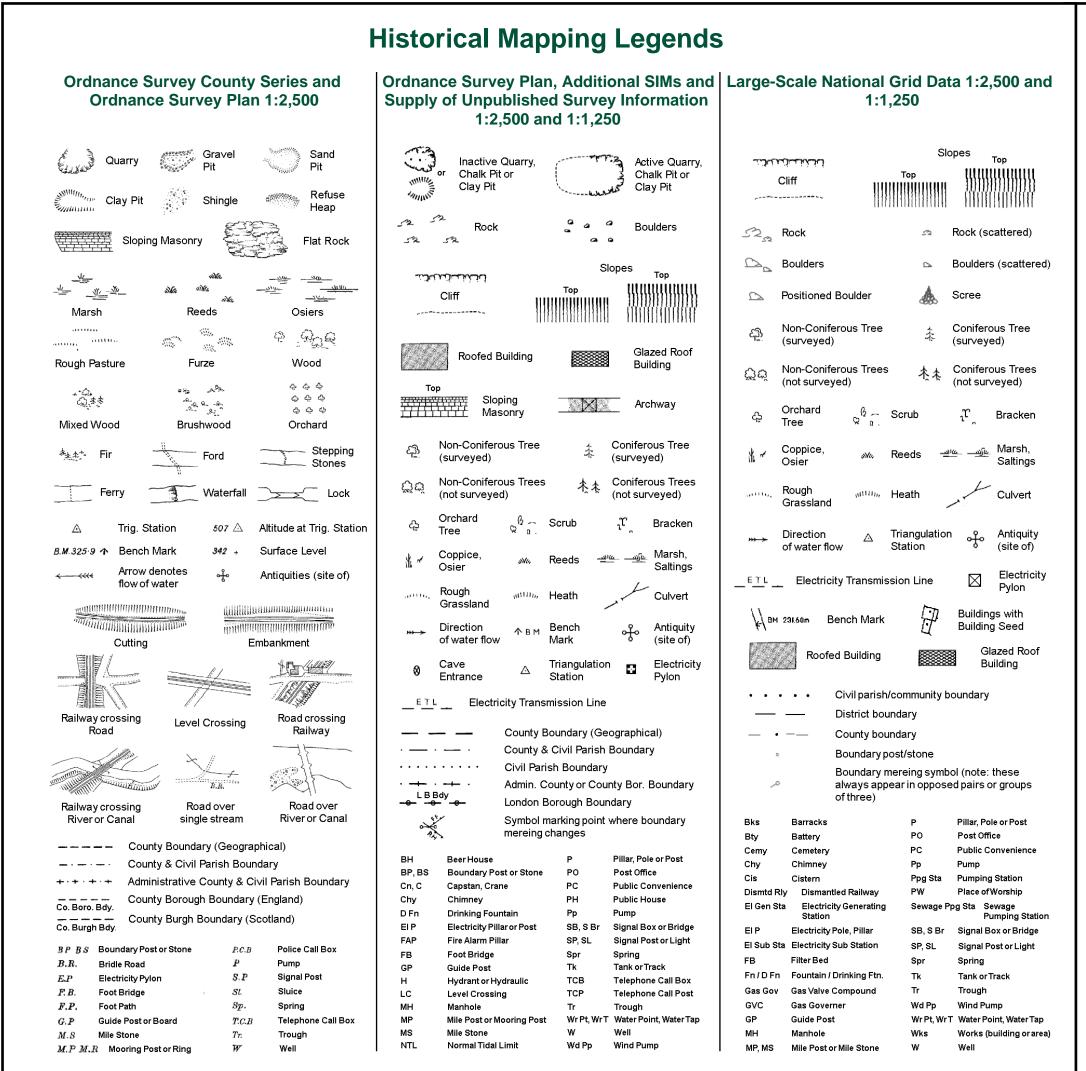










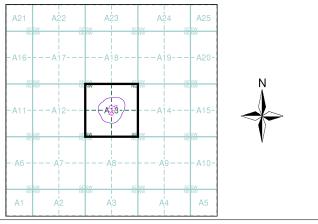




Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
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Glamorganshire	1:2,500	1900	3
Glamorganshire	1:2,500	1920	4
Glamorganshire	1:2,500	1940 - 1942	5
Ordnance Survey Plan	1:1,250	1954 - 1955	6
Ordnance Survey Plan	1:2,500	1955	7
Additional SIMs	1:1,250	1955 - 1989	8
Ordnance Survey Plan	1:1,250	1973 - 1976	9
Ordnance Survey Plan	1:1,250	1990	10
Additional SIMs	1:1,250	1990	11
Additional SIMs	1:1,250	1990	12
Large-Scale National Grid Data	1:1,250	1992	13
Large-Scale National Grid Data	1:1,250	1993 - 1995	14

Historical Map - Segment A13



Order Details

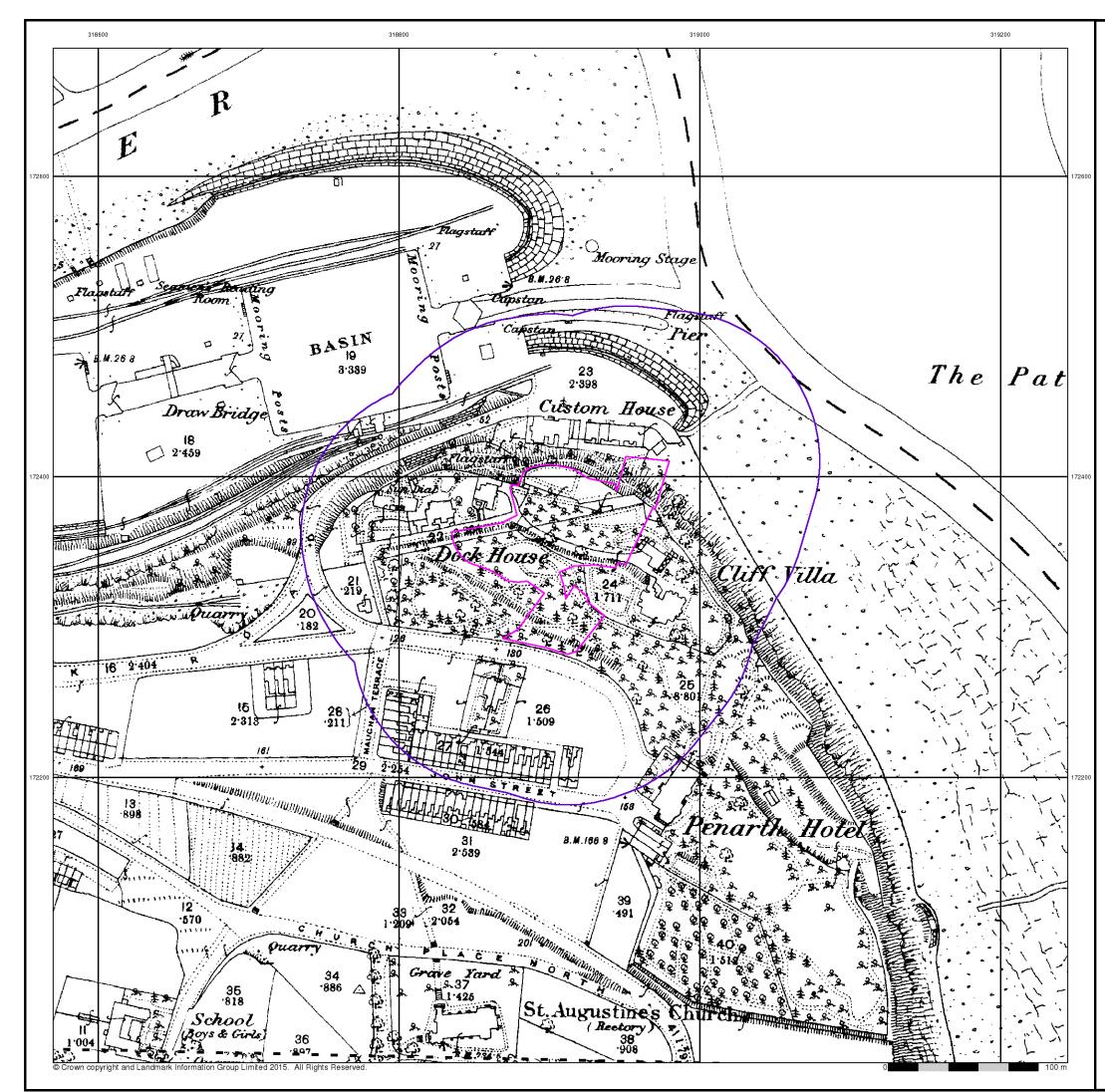
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Search Buffer (m):	100

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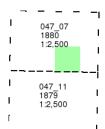


Published 1879 - 1880

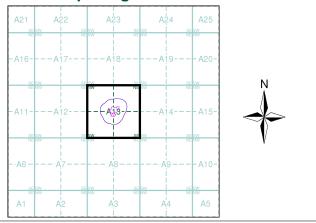
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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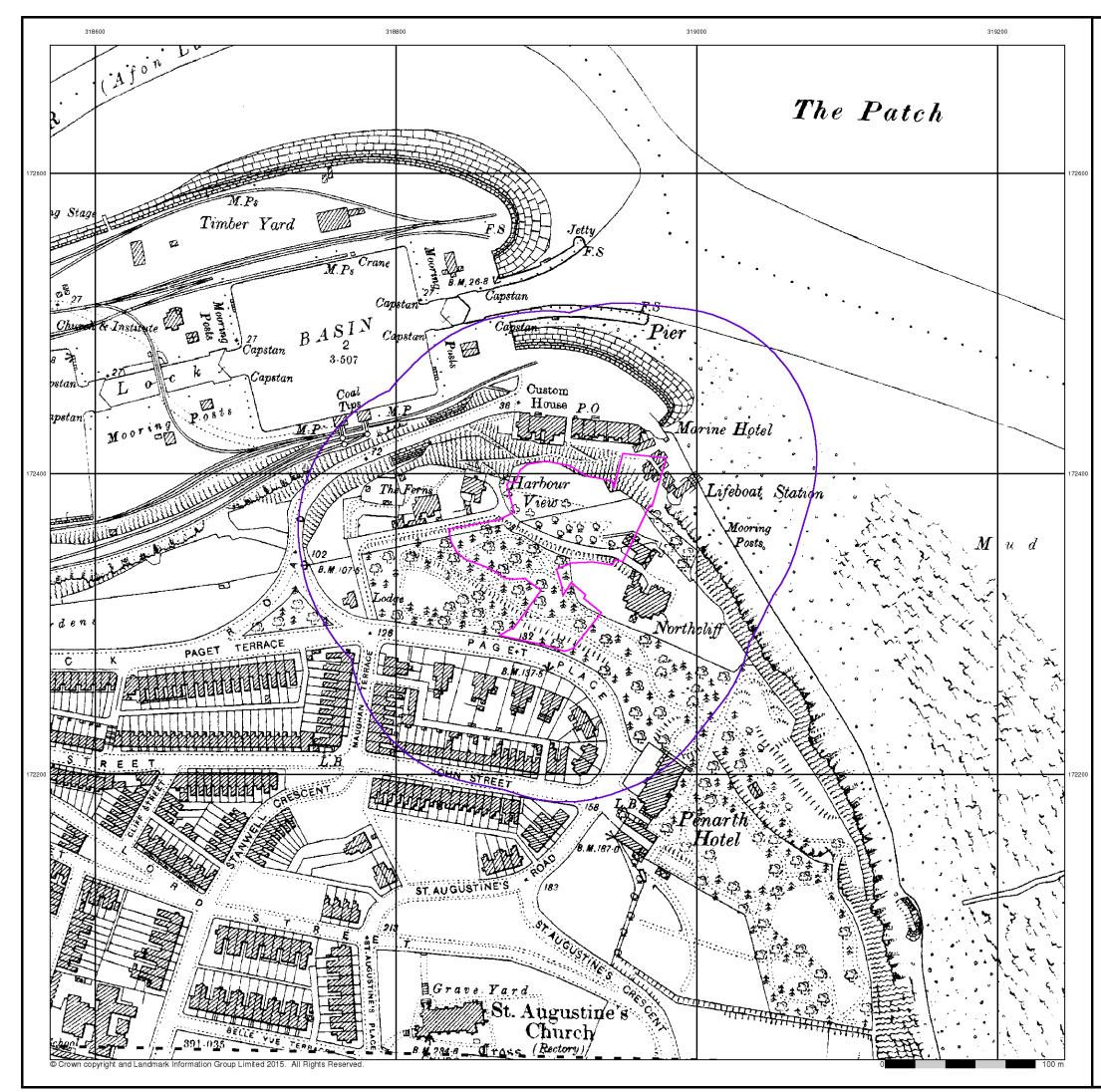
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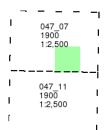


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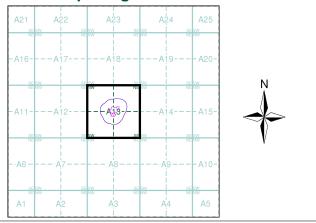
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

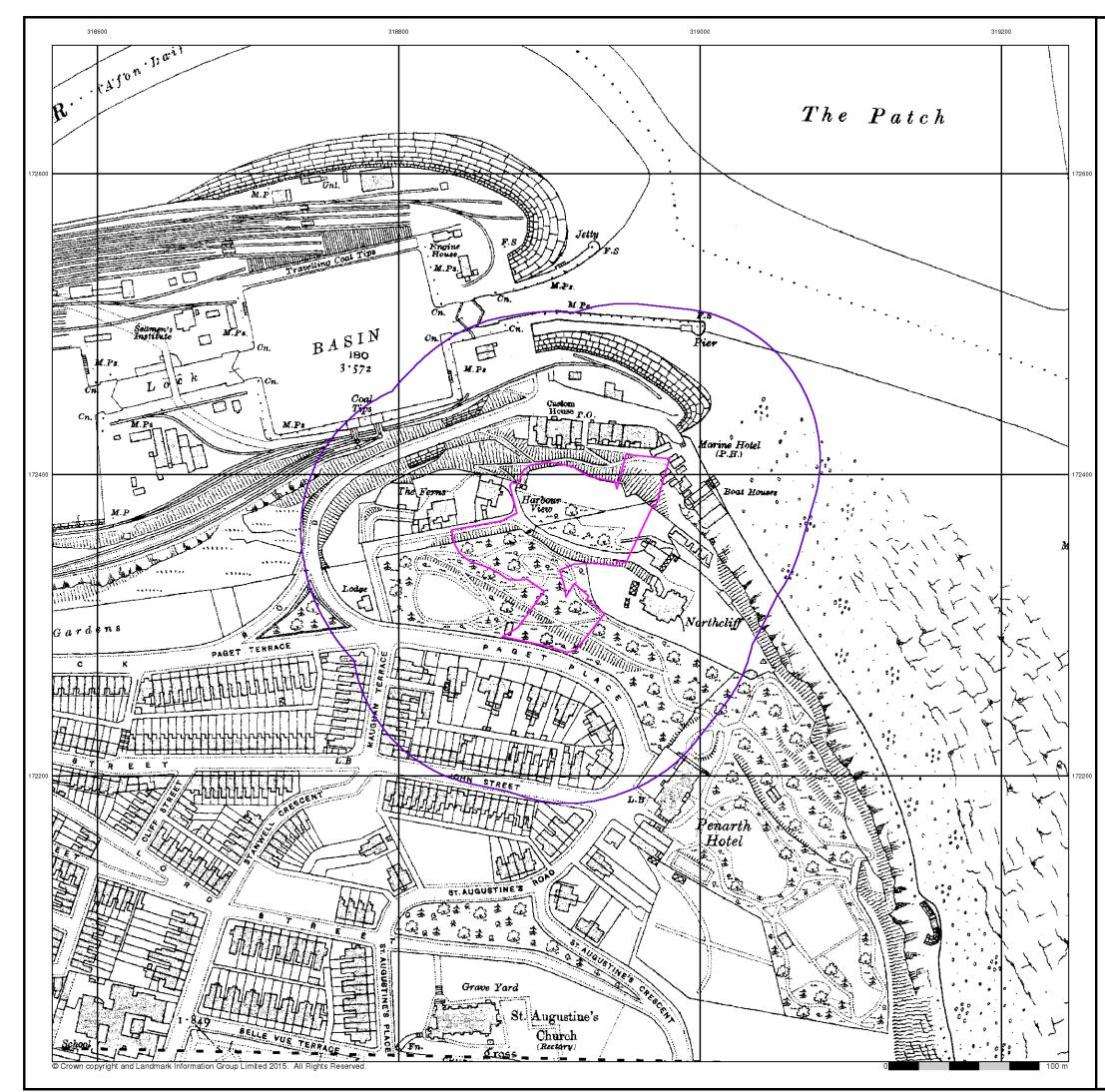
Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	Α
Site Area (Ha):	0.9
Search Buffer (m):	100

Site Details

Northcliffe Lodge, Northcliffe Drive, PENARTH, South Glamorgan, CF64 1DQ



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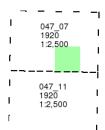


Published 1920

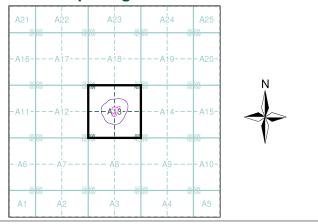
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

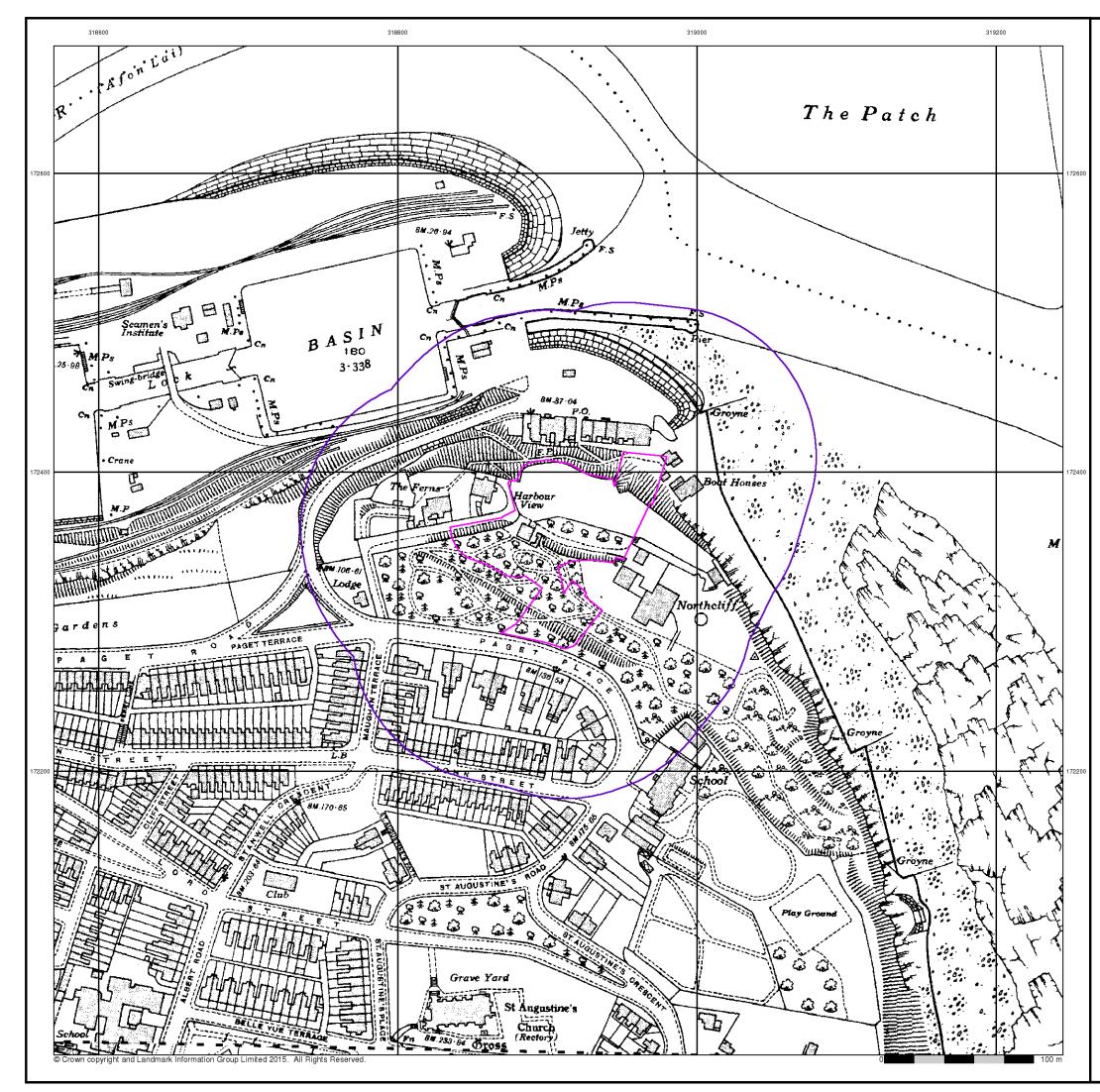
Order Number:	76477814_1_1
Customer Ref:	13124
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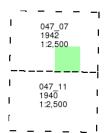


Published 1940 - 1942

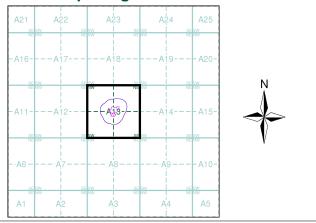
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

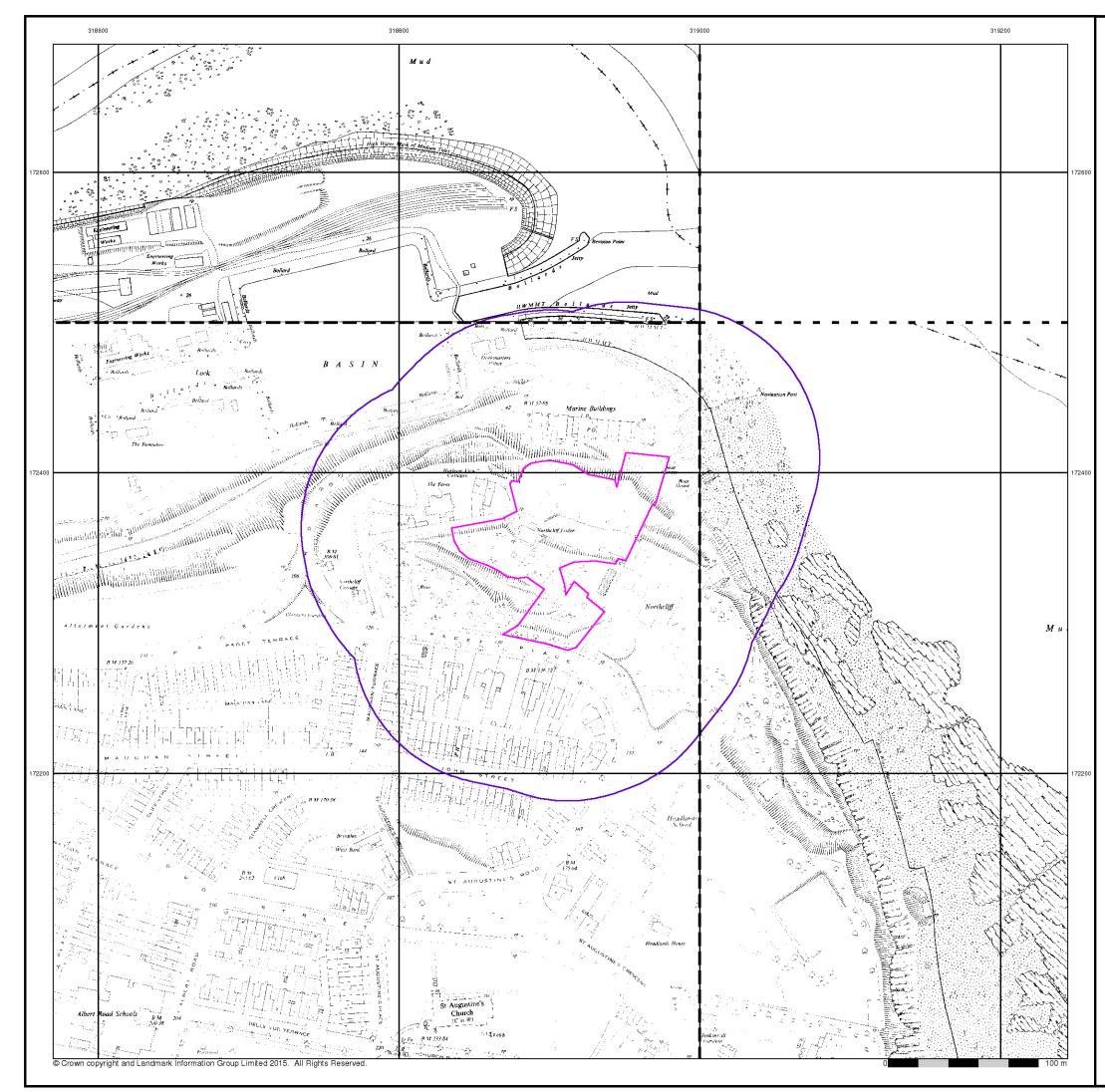
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Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	Α
Site Area (Ha):	0.9
Search Buffer (m):	100

Site Details

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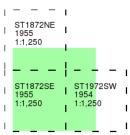




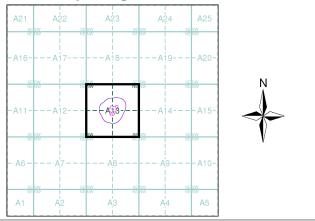
Ordnance Survey Plan Published 1954 - 1955 Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

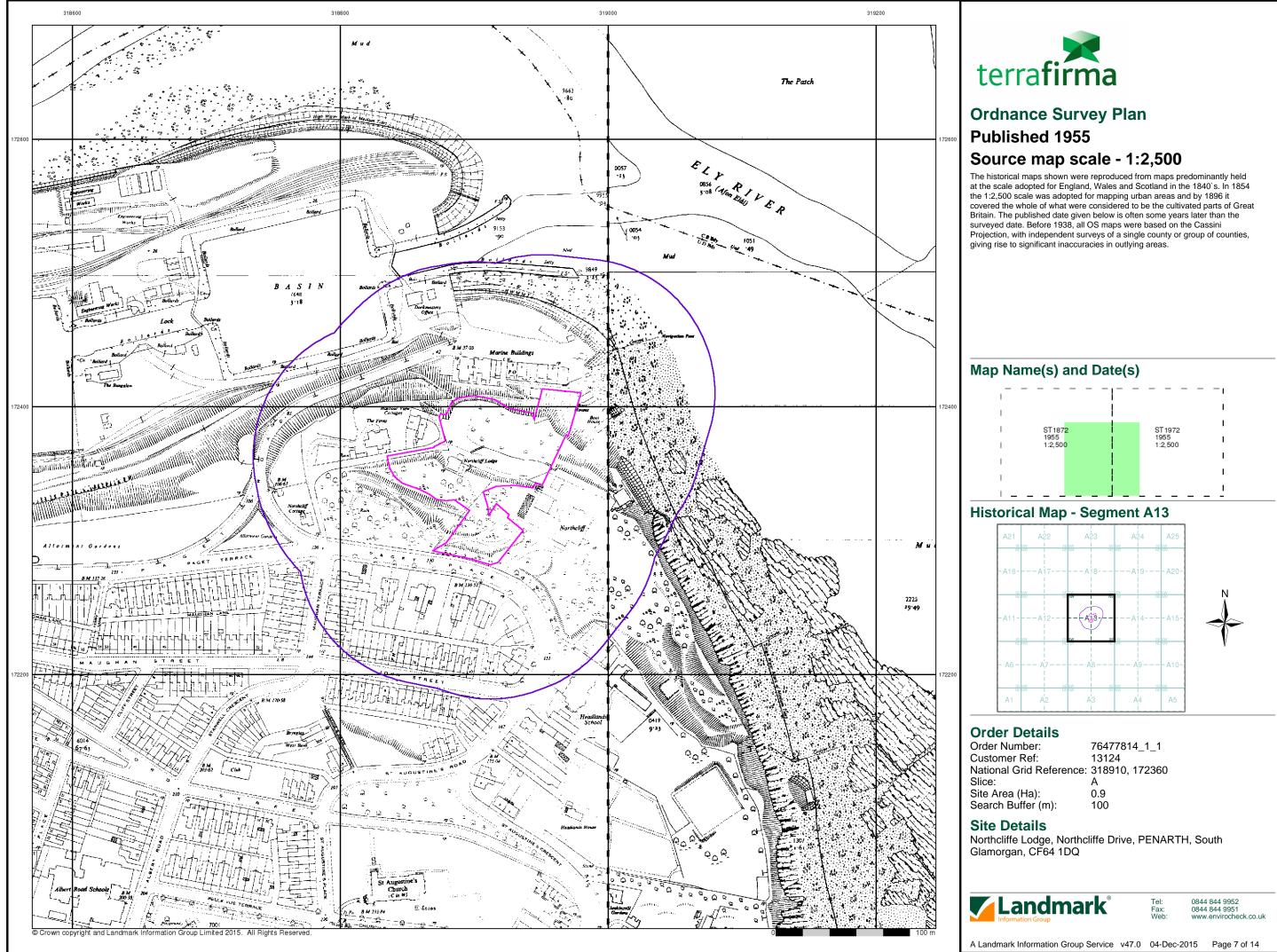
Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	Α
Site Area (Ha):	0.9
Search Buffer (m):	100

Site Details

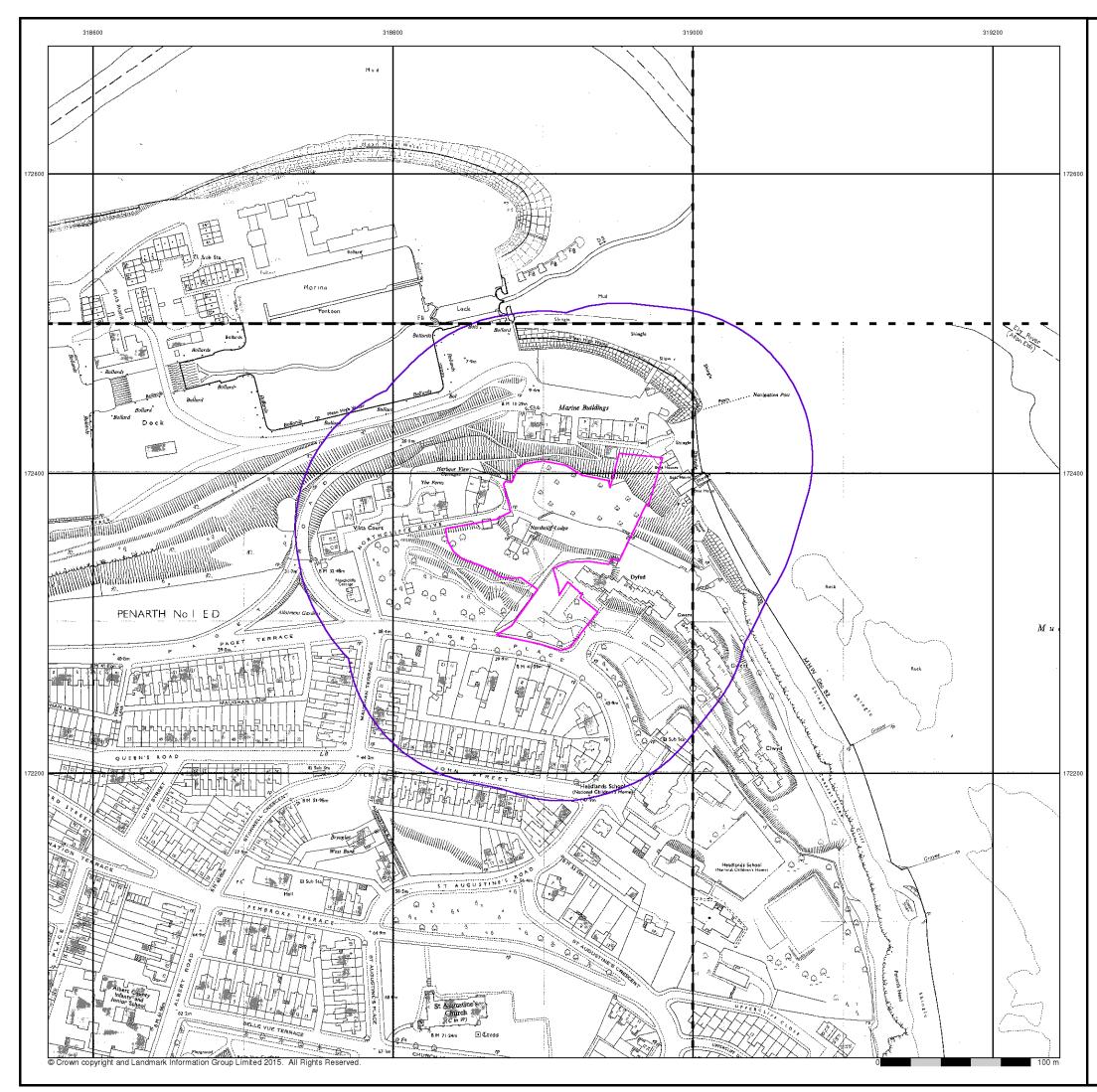
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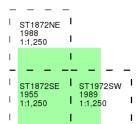


Additional SIMs Published 1955 - 1989

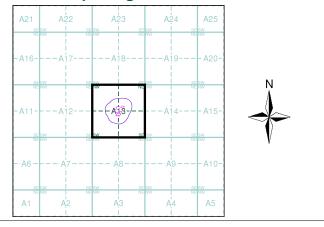
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

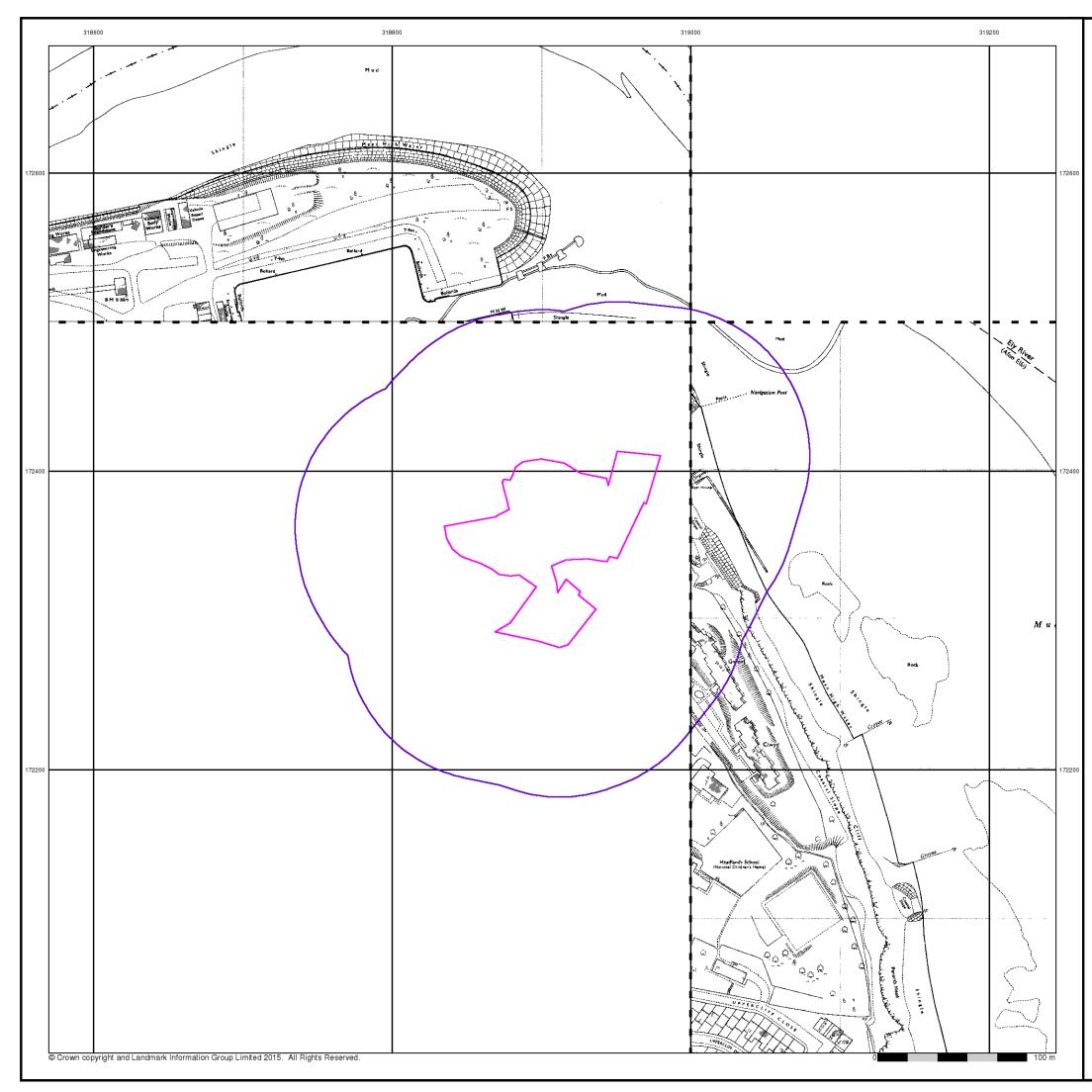
Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	Α
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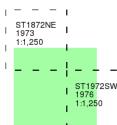




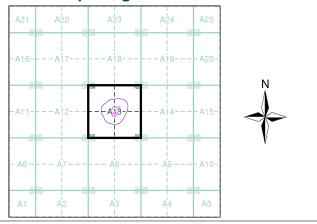
Ordnance Survey Plan Published 1973 - 1976 Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

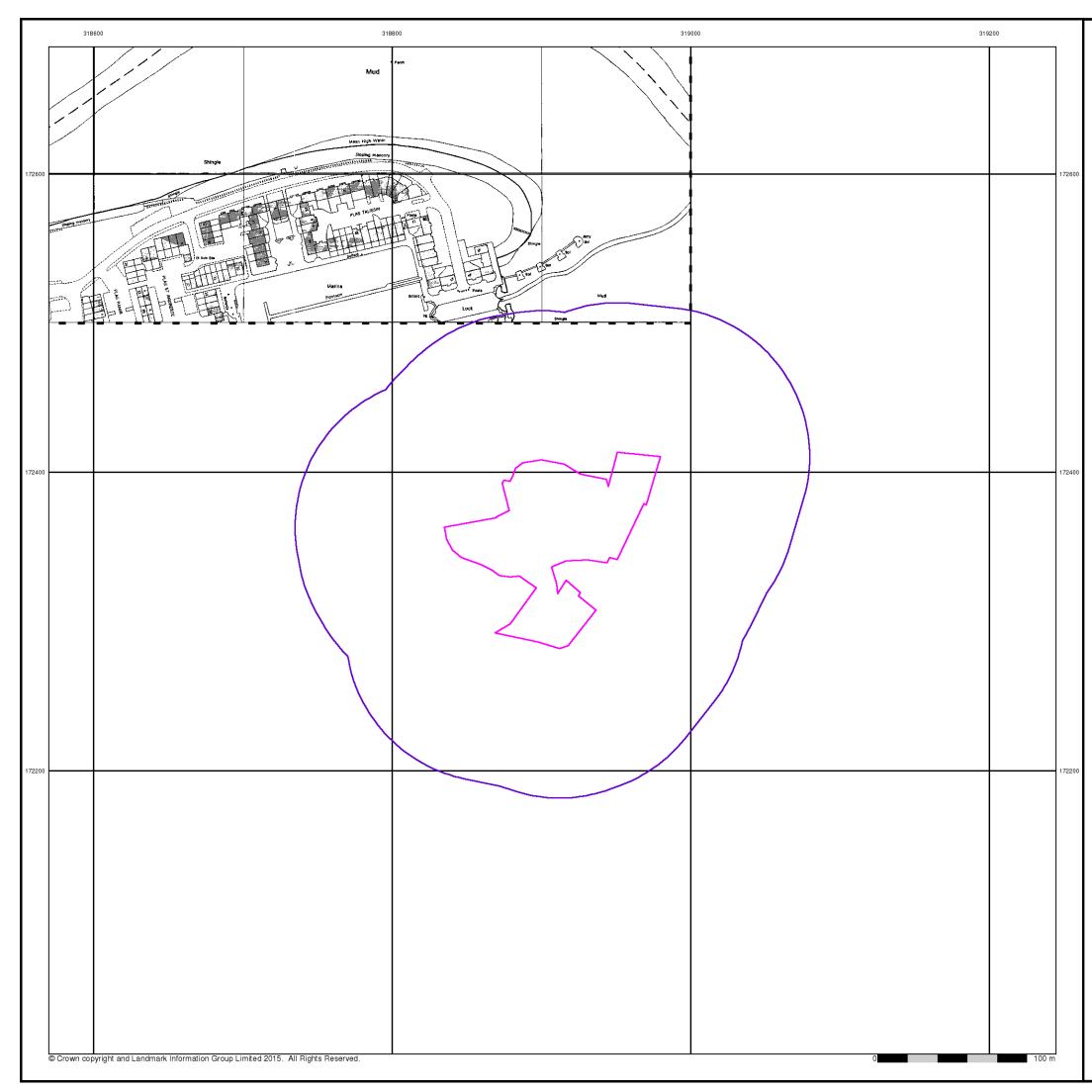
Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	A
Site Area (Ha):	0.9
Search Buffer (m):	100

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Ordnance Survey Plan Published 1990

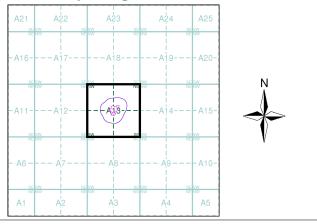
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

ST1872NE 1990 1:1,250

Historical Map - Segment A13



Order Details

Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	Α
Site Area (Ha):	0.9
Search Buffer (m):	100

Site Details

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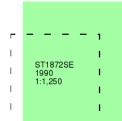
Additional SIMs

Published 1990

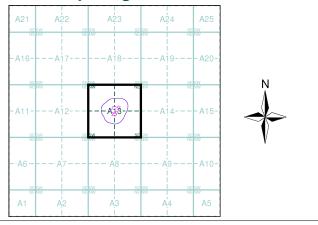
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	A
Site Area (Ha):	0.9
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Site Details

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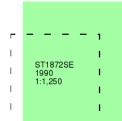
Additional SIMs

Published 1990

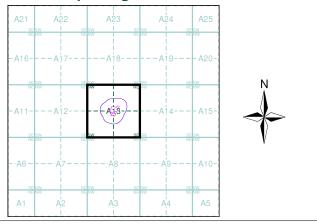
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



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Slice:	Α
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Search Buffer (m):	100

Site Details

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Large-Scale National Grid Data Published 1992

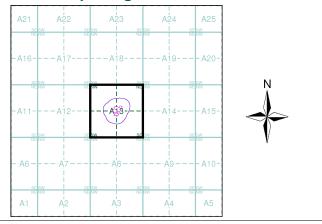
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

_			-	_	—
I	ST1872NE			72NW	I
I	1992 1:1,250		992 1,25	0	Т
I		1			Т
_			_	_	_
1	ST1872SE			_ 72SW	_ I
 	ST1872SE 1992 1:1,250	. i	GT193 1992 1:1,25		-
 	1992	. i	992		– 1 1

Historical Map - Segment A13



Order Details

Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	A
Site Area (Ha):	0.9
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Site Details

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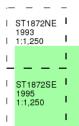




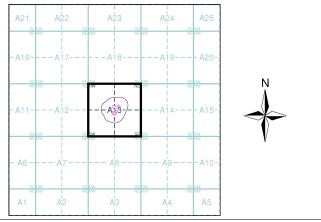
Large-Scale National Grid Data Published 1993 - 1995 Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

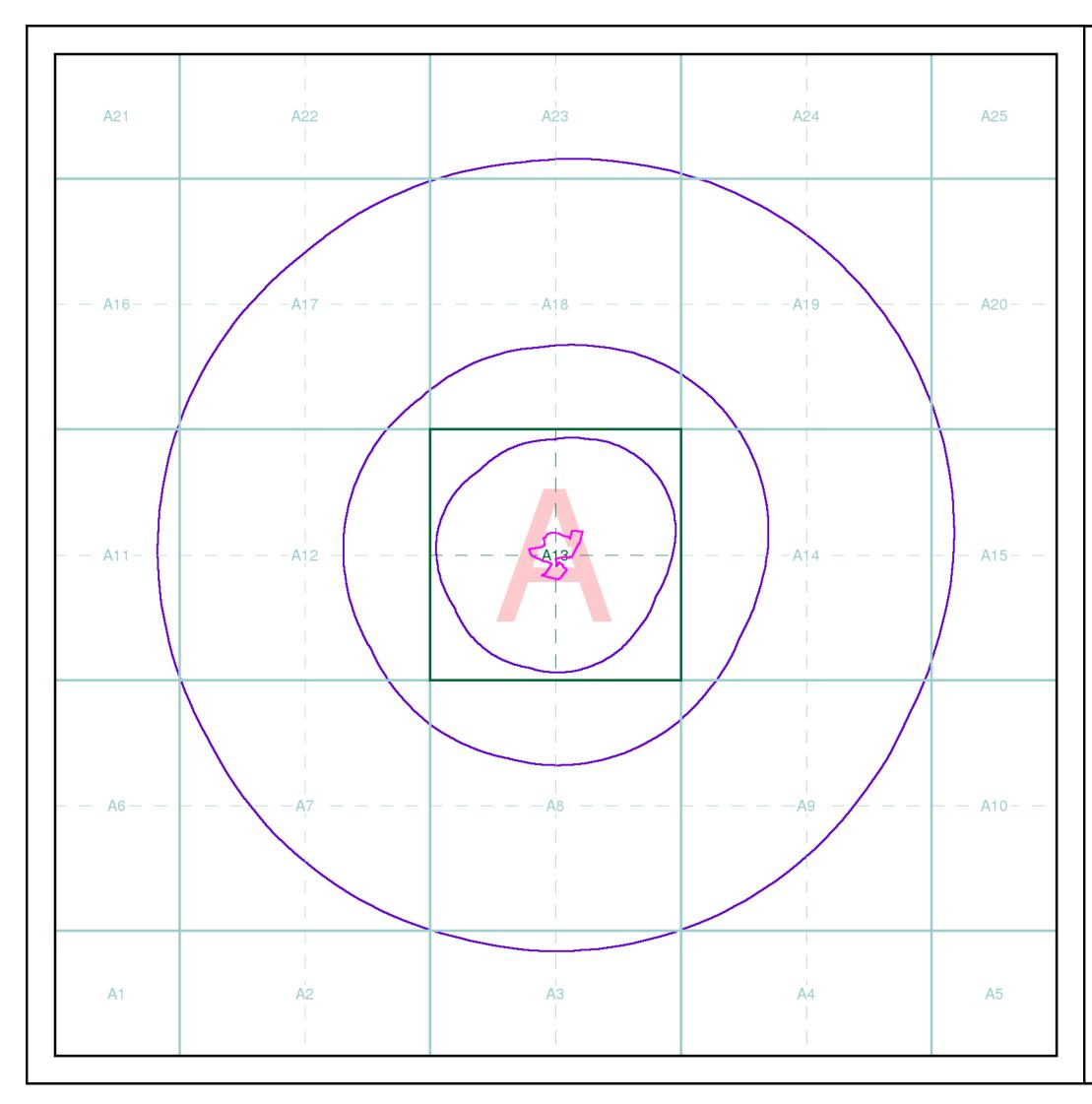
Order Number:	76477814_1_1
Customer Ref:	13124
National Grid Reference:	318910, 172360
Slice:	A
Site Area (Ha):	0.9
Search Buffer (m):	100

Site Details

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Index Map

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

Slice

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

Segment

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

Quadrant

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

A selection of organisations who provide data within this report:





British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Ms H Brooke-Smith, Terra Firma (Wales) Ltd, 5 Deryn Court, Wharfdale Road, Pentwyn, Cardiff, CF23 7HB

Order Details

 Order Number:
 76477814_1_1

 Customer Ref:
 13124

 National Grid Reference:
 318910, 172360

 Site Area (Ha):
 0.9

 Search Buffer (m):
 1000

Site Details

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A Landmark Information Group Service v47.0 04-Dec-2015 Page 1 of 1