

Homebuyers Review™

Address: 26-30 Cubitt Street, Kings X, London, WC1

Grid Reference: 530779,182673

Date: April 8, 2004

Client: Herts & Essex Site Investigations

Report Reference: OHT5VA000DK9

Client Reference: Not Specified



PLANS APPROVED

11 APR 2007



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Expert Assessment

GroundSure's team of environmental consultants has reviewed the data contained within the Homebuyers Review report Ref: OHT5VA000DK9

Dated: April 8, 2004

Based on this information, the level of environmental risk¹ associated with the property 26-30 Cubitt Street, Kings X, London, WC1 has been

Passed

GroundSure consider that the property would not be identified as 'Contaminated Land' as defined under Part IIA of the Environmental Protection Act 1990. Please refer to the Environmental Overview and Guidance section of this report for any recommendations and further actions.

Additional Comments

None Required.

¹ Please note that this assessment takes account of the following data: historical land use, landfill and waste transfer/treatment or disposal sites, scrap yards, current industrial uses (as defined by Kelly's data), IPPC and LAAPC processes, COMAH and NIHHS sites, dangerous substances releases, RAS consents, discharge and red list discharge consents. This information is listed in this report. No assessment has been made of the risk presented by natural hazards such as radon, subsidence or flooding or for past or present coal mining activity. No physical inspection of the property has been carried out.



Environmental Overview and Guidance

GroundSure has thoroughly reviewed the findings of this report and based on the Risk Assessment Team's review there are no significant contaminative concerns that require further consideration.

Please contact the GroundSure Helpline (01273 819700) for further assistance.

Contact Details

GroundSure Helpline

Telephone: 01273 819700
info @ groundsure.com



Environment Agency – North East

Apollo Court - 2, Bishops Square Business Park. St.
Albans Road West, Hatfield, Herts, AL10 9EX Tel:
(01707) 632 300
Thames Tel: (0118) 953 5000



Local Authority -

Camden London Boro Tel: 0207 413 6921

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3109
www.bgs.ac.uk



National Radiological Protection Board

Radon Survey
Chilton, Didcot
Oxon, OX11 0RQ
Tel: 01235 822622
www.nrpb.org.uk



The Coal Authority

200 Lichfield Lane
Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
www.coal-authority.co.uk



Ordnance Survey

Romsey Road
Southampton SO16 4GU
Tel: 023 8079 2725



Getmapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
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Guide to Our Professional Assessment

Introduction

This report is designed for residential conveyancers and their clients and satisfies standard environmental due diligence enquiries, recommended by the Law Society and the Environmental Data Association. This information is not always covered by Standard Con 29 Enquiries made to Local Authorities.

Purpose of this Assessment

As part of this report GroundSure provide a professional assessment of the risks posed by key environmental information which could lead to the property being designated as 'Contaminated Land' as defined under Part IIA of the Environmental Protection Act 1990. This assessment is based on the following data:

1. Historical land use (compiled from 1:10,000 maps)
2. Infilled land (compiled from 1:10,000 maps)
3. Landfill and waste transfer/treatment or disposal sites (including scrap yards)
4. Current industrial uses (as defined by Kelly's data)
5. Integrated Pollution Prevention Controls (IPPCs) and Local Authority Air Pollution Control (LAAPCs)
6. Control of Major Accident Hazards Sites (COMAH) and National Installations Handling Hazardous Substances (NIHHS)
7. Dangerous Substances Inventory Releases (DSI)
8. Radioactive Substance Authorisations (RAS)
9. Discharge and Red List Discharge Consents

From this information GroundSure provide a statement regarding the likely designation of the property under Part IIA of EPA 1990 and the level of risk associated with the property is either **Passed** or **Referred**. If the site is **Referred** it does not necessarily mean that the site is unsuitable for purchase, but only that further assessment of the risk associated with the site is required. When a site is **Referred** then the reasons for this assessment and possible actions to resolve the problem are provided, and the practitioner may, if required, discuss the case with one of the GroundSure consultants. If after further assessment the level of risk at a site is still high, then a site may be **Failed**. In this case GroundSure would recommend environmental insurance to underwrite this risk, and if required provide a quotation from our insurance partner Countrywide Legal Indemnities.

Method Statement

In assessing specific site risk, GroundSure follows principles used extensively throughout the environmental consultancy sector. Our system looks at the potential for specific industries to have generated residual contamination and for this contamination to remain at a site, or to have migrated to neighbouring sites. The system also utilises specific knowledge of the site (built up through database and map interrogation), such as groundwater vulnerability, soil leaching potential and geology. Sites are scored based on this system and if a site scores highly it indicates a high level of risk.

Limitations of the Study

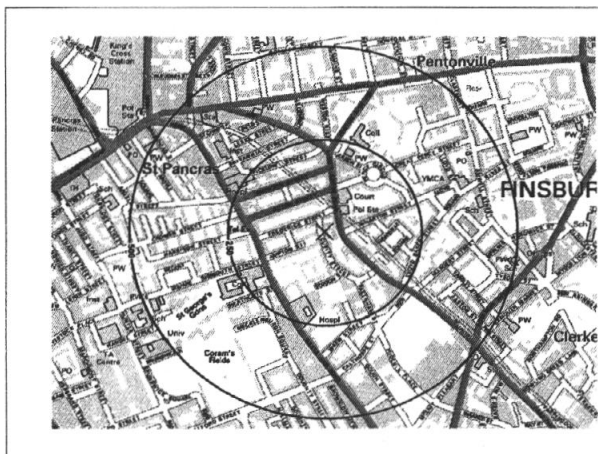
This screening process reviews historical mapping and a range of current databases. The historical land use database reviewed for this study does NOT include 1:2500 or 1:1250 scale maps (except for London and Bristol) that may provide additional detail on land uses. Additionally, this review does NOT include specific enquiries to the Local Authority who may hold additional information and it does NOT include a site visit/inspection. Your attention is drawn to the Terms and Conditions of GroundSure Limited under which this service is provided.

Report Reference: OHT5VA000DK9

Site Location Map



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Site Name: 26-30 Cubitt Street, Kings X, London, WC1

Grid Reference: 530779,182673

Passed

Report Reference: OHT5VA000DK9

Overview of Findings

For detailed guidance on each dataset, please refer to the Summary of Findings sections listed below.

Factor	Assessment	Section
Past Land Use		
1:10,000 scale Historical Data [Nationwide]		
Potentially Contaminative Historical Land Uses	Passed	1.1
1:2,500 scale Historical Data [London and Bristol only]		
Potentially Contaminative Historical Land Uses	Passed	1.1
Potentially Infilled Land (1:10,000 scale survey)	Passed	1.2
Landfill and Waste Sites		
Landfill Sites	Passed	2.1
Waste Treatment, Transfer or Disposal Sites	Passed	2.2
Industrial Sites and Processes		
Potentially Contaminative Industrial Sites	Passed	3.1
Petrol & Fuel Sites	Passed	3.2
Part A Licences [IPC Processes]	Passed	3.3
Part B Licences [LAAPC Processes]	Passed	3.4
Radioactive Substance Authorisations	Passed	3.5
Licensed Discharges	Passed	3.6
Dangerous Substance Inventory	Passed	3.7
Dangerous or Hazardous Sites (COMAH or NIHHS)	Passed	3.8
Natural Hazards & Additional Factors		
Tidal Flooding	No	4.1
River Flooding	No	4.2
Subsidence	Low	4.3
Radon	Less than 1%	4.4
Radon Protective Measures	None	4.5
Mining		
Coal Mining	No	5.1
Shallow Mining	Negligible Risk	5.2
Environmental Setting		
Groundwater Vulnerability and Soil Leaching Potential	No	6.1
Abstraction Licences	No	6.2
River Quality	No	6.3
Air Quality	Yes	6.4

Summary of Findings

1. Past Land Use

1.1 Potentially Contaminative Uses

The systematic analysis of standard 1:10,560 and 1:10,000 historical maps provides the following information.

Are there any potentially contaminative past land uses within 250m of the study site?

Yes

Risk Assessment

Passed

Guidance

These findings are not of concern. No further action is recommended.

Analysis of more detailed 1:2,500 scale historical maps for areas of **London and Bristol** provides the following information.

Are there any potentially contaminative past land uses within 250m of the study site?

Yes

Risk Assessment

Passed

Guidance

These findings are not of concern. No further action is recommended.

1.2 Potentially Infilled Land

Analysis of historical maps at 1:10,000 scale reveals the following information.

Are there areas of potentially infilled land within 250m of the study site?

No

Risk Assessment

Passed

Guidance

GroundSure has searched this database and no data was found. No further action is recommended.

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2. Landfill and Waste Sites

2.1 Landfill Sites

Are there any landfill sites within 500m of the search centre?

No

Risk Assessment

Passed

Guidance

GroundSure has searched this database and no data was found. No further action is recommended.

2.2 Waste Sites

Are there any non-operational waste treatment, transfer or disposal sites within 250m of the search centre?

No

Risk Assessment

Passed

Guidance

GroundSure has searched this database and no data was found. No further action is recommended.

3. Industrial Sites and Processes

3.1 Potentially Contaminative Industrial Sites

Are there any potentially contaminative industrial sites within 250m of the search centre? **Yes**
Risk Assessment **Passed**
Guidance
These findings are not of concern. No further action is recommended.

3.2 Petrol and Fuel Sites

Are there any petrol and fuel sites within 250m of the search centre? **Yes**
Risk Assessment **Passed**
Guidance
These findings are not of concern. No further action is recommended.

3.3 Part A Licences (IPC Processes)

Are there any Part A Licences (IPC Processes) within 500m of the search centre? **No**
Risk Assessment **Passed**
Guidance
GroundSure has searched this database and no data was found. No further action is recommended.

3.4 Part B Licences (LAAPC Processes)

Are there any Part B authorisations within 250m of the search centre? **Yes**
Risk Assessment **Passed**
Guidance
These findings are not of concern. No further action is recommended.

3.5 Radioactive Substance Authorisations

Are there any radioactive substance authorisations within 500m of the search centre? **Yes**
Risk Assessment **Passed**
Guidance
These findings are not of concern. No further action is recommended.

3.6 Licenced Discharges

Are there any Licenced discharges within 250m of the search centre? **No**
Risk Assessment **Passed**
Guidance
GroundSure has searched this database and no data was found. No further action is recommended.

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3.7 Dangerous Substance Inventory

Are there any dangerous substance inventory sites within 500m of the search centre?

No

Risk Assessment

Passed

Guidance

GroundSure has searched this database and no data was found. No further action is recommended.

3.8 Dangerous or Hazardous Sites

Are there any COMAH & NIHHS sites within 500m of the search centre?

No

Risk Assessment

Passed

Guidance

GroundSure has searched this database and no data was found. No further action is recommended.

4. Natural Hazards

4.1 Tidal Flooding

Are there any Environment Agency Tidal Floodplains within 50m of the search centre? **No**

Guidance

The study site does not lie on or within 50m of an indicative tidal floodplain. This does not necessarily mean that the site is free from any flood risk as local hydrological conditions may present a minor risk. You are advised to check with your surveyor regarding the potential for such flooding and to refer to the mapping at the back of this report to ascertain the precise location of any floodplains, if any, within the immediate area. Please note that a map is only provided when a floodplain is present within 500m of the property.

4.2 River Flooding

Are there any Environment Agency River Floodplains within 50m of the search centre? **No**

Guidance

The study site does not lie on or within 50m of an indicative river floodplain. This does not necessarily mean that the site is free from any flood risk as local hydrological conditions may present a minor risk. You are advised to check with your surveyor regarding the potential for such flooding and to refer to the mapping at the back of this report to ascertain the precise location of any floodplains, if any, within the immediate area. Please note that a map is only provided when a floodplain is present within 500m of the property.

4.3 Subsidence

What is the risk of natural subsidence within the search area? **Low**

Guidance

This risk rating is obtained from the amalgamation of six datasets which are supplied and digitally combined by the British Geological Survey (BGS). These datasets include Swell-Shrink Clay, Landslip, Gulls & Cambering, and Compressible Ground Dissolution. The BGS recommended this process as a guide to assessing subsidence risk. Subsidence problems are most common on clay-based soils, mainly in and around London and the South East, although many other factors may contribute to subsidence. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight high-risk areas which may need particular consideration. As the BGS rate the area in which the property is located as of low risk we do not consider that further action is necessary.

4.4 Radon

What is the radon potential within the search area? **Less than 1%**

Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of Radon are much higher than in others and in these cases it can pose a health risk. The data supplied by the National Radiological Protection Board (NRPB) is not able to determine exact Radon levels but shows 5km² areas that are above the 'Action Level' (a level set by the NRPB which indicates that further steps to assess and reduce Radon levels should be considered). As less than 1% of properties in the area may be Radon affected, the NRPB do not consider that further action is necessary.

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4.5 Radon Protective Measures

What level of radon protection is likely to be required at the property?

None

Guidance

Under Building Regulation 211 1999, Radon protective measures are required for some new dwellings and extensions to existing dwellings. However, the property does not appear to be located in an area which requires such protection.

5. Mining

5.1 Coal Mining

Is the property within an area which may be affected by past, present or proposed underground coal mining? **No**
Guidance

The study site is not located in an area which is affected by surface or sub-surface coal mining. No further action is recommended.

5.2 Shallow Mining

What is the risk of subsidence relating to shallow mining within the search area? **Negligible Risk**
Guidance

Many types of mining such as ironstone or limestone extraction take place close to the surface. These types of mining can pose a subsidence risk as they sometimes cause surface collapses. The British Geological Survey (BGS) considers the area in which the property is located to be at negligible risk from shallow mining related subsidence. Therefore, we do not consider that further action is necessary.

6. Environmental Setting

6.1 Groundwater Vulnerability and Soil Leaching Potential

Is there any groundwater vulnerability and soil leaching information for the study site? No

Guidance

Groundwater vulnerability maps are produced by the Environment Agency and provide an indication of the ease with which groundwater in a particular area could become polluted by contaminants spilt on the surface. The presence of information in this section is by itself not a cause for concern. However, this information is useful when assessing the risk presented by surrounding land uses.

6.2 Abstraction Licences

Are there any abstraction Licences within 500m of the search centre? No

Guidance

Under the Water Resources Act 1991, the Environment Agency is required to keep a sustainable balance between water use and the effect that such use might have on river and wetland habitats. Any abstraction from groundwater or a surface watercourse must have a licence from the Environment Agency. The presence of information in this section is not a cause for concern, although the presence of abstractions within the search radius may indicate that the area is more vulnerable to pollution.

6.3 River Quality

Is there any information on river quality within 500m of the search centre? No

Guidance

The General Quality Assessment (GQA) scheme provides a national method for measuring quality in rivers and canals. It enables the Environment Agency and other bodies to assess and monitor the state of water quality.

6.4 Air Quality

Is there any information on air quality within 500m of the search centre? Yes

Distance	Direction	CO Rating	NO Rating	PM10 Rating	SO Rating	VOC Rating
330.0	SW	High	High	High	Medium-High	High

Guidance

This information is based on map estimates of background pollutant concentrations compiled by AEA Technology's National Environmental Technology Centre. Data from approximately 200 monitoring points in combination with other variables were combined to produce the maps. However, as these maps are compiled using computer-modelling techniques, they are not as accurate as actual measured data. High air quality readings are common in urban areas and are not a cause for immediate concern, as air quality can change dramatically across small areas. For example, readings are often high adjacent to major roads but can change dramatically across urban and rural areas. Further, more property specific information regarding air quality may be available from your Local Authority Environmental Health Department.

Further Information

General - All mapped features within this report are given an identification number. This number identifies the feature on the maps which precede the following data sections. All distances provided are in metres and directions are given as compass headings.

Section 1.1 - Historical maps are a widely recognised source of information for investigating site history. Nevertheless, analysis of mapping at 1:10,560 and 1:10,000 scale will not always provide a complete site history. If you are concerned about the former uses of a site, we would advise additional analysis of planning records and/or more detailed historical mapping.

Please note that the number of records identified relates to areas subject to potentially contaminative former activities and these do not necessarily correspond to the number of sites found within these areas. In the case of the 1:2,500 scale data relating to areas of London and Bristol 100m² areas are referenced. In cases where such information requires further clarification, GroundSure analyse original source mapping and will adjust the assessment of the report accordingly.

Section 1.2 - Systematic analysis of historical maps can highlight areas which, over time, were infilled with various materials. Such areas can relate to such features as ditches, ponds, clay pits, brickfields and quarries. Areas of infill do not always refer to landfill sites, although they may sometimes indicate the presence of such sites. Such areas are normally infilled with inert materials, although in some cases contaminative materials may have been used. Sections 1.1 and 1.2 include Systematic Analysis Data licensed from Landmark Information Group Limited © Crown Copyright 2003 and Landmark Information Group Limited © 2003. All rights reserved.

Section 2 - This information is gathered from a wide range of sources including the Environment Agency (EA) and the British Geological Survey. Additionally this section includes information supplied by Landmark Information Group Limited©. Data supplied by Environment Agency and Landmark Information Group Limited© refers to waste management Licences required by anyone involved in waste disposal under the Environmental Protection Act 1990. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites, which were not subject to this legislation.

This section also includes some data on closed landfill sites provided by the Environment Agency. This information was gathered some years ago as part of a Research and Development project. The data has been digitised but only the information concerning currently active landfill sites has been thoroughly quality checked and updated in a more recent project by the Environment Agency. The data on closed landfill sites is still being checked and updated by the Agency in a further project. The Agency does not currently licence the use of closed landfill data in property reports. When the Agency has finalised its internal checking and data cleaning procedures it will release the data for external use. GroundSure use this data because more accurate data is not yet publicly available and will use enhanced Agency data when it is released.

Section 3.1 - The answer to this question is based on searches of current trade directories provided by Kellys.

Section 3.6 - The answer to this question is based on searches of Environment Agency databases referencing discharges to controlled waters (Discharge Consents) as well as controlled discharges of more harmful substances to public sewers (Red List Discharge and Water Industry Referrals).

Sections 4.3 to 4.5 - The answer to these questions is based upon information found within 50m of the search centre.

Sections 5.1 to 5.2 - The answer to these questions is based upon information found within 50m of the search centre.

Section 6.4 - CO (Carbon Monoxide) - Component of vehicle emissions. Can be toxic in high concentrations.

NO_x - (Oxides of Nitrogen) - Component of vehicle and many factory emissions. Can be toxic in high concentrations and is a major cause of acid rain. Can react with other pollutants to cause ground level ozone and smog.

SO_x - (Oxides of Sulphur) - Minor component of vehicle emissions but a major component of industrial emissions, in particular the burning of fossil fuel. Can irritate the lungs and cause asthma. It is also a cause of acid rain.

PM₁₀s - (Small Atmospheric Particles) - Major component of vehicle emissions, particularly diesel cars. Can also arise from other man made and natural processes. Can irritate the lungs and cause adverse circulatory effects. Some such particles have been linked to cancer.

VOCs - (Volatile Organic Compounds) - A wide range of organic compounds such as methane. Vehicle emissions are a major contributor. The major problem with VOC's is their potential for generating ozone, a major factor in smog formation. However, some VOCs are hazardous in themselves.



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1. Past Land Use

1.1 Historical Land Uses

1:10,000 scale survey

The following records have been found within 250m of the property.

Distance	Direction	Use	Date
71.0	E	Railways	1882-1995
124.0	S	Hospitals	1920-1949
126.0	S	Hospitals	1882-1995
242.0	W	Glass & glass products exc. flat glass (manufacture)	1920-1949

1:2,500 scale survey

The following records have been found within 250m of the property.

Distance	Direction	Use	Date
0.0	On Site	"Motor Vehicle Works/Garage" "Unspecified Works"	Map Edition 5
21.0	E	"Motor Vehicle Works/Garage"	Map Edition 4 and Map Edition 5
21.0	E	"Shoe/Boot Works/Factory" "General Industrial Use" "Motor Vehicle Works/Garage"	Map Edition 5
27.0	N	"Locomotives Works/Sheds/Sidings"	Map Edition 5
73.0	S	"Motor Vehicle Works/Garage" "Cloth/Carpet/Clothing/Textiles Works" "Unspecified Works"	Map Edition 5
73.0	S	"Factory"	Map Edition 4
76.0	S	"Unspecified Works" "Depots/Goodsyards/Warehouses"	Map Edition 5
76.0	S	"Print/Litho./Engraving Works" "General Industrial Use" "Motor Vehicle Works/Garage" "Unspecified Works"	Map Edition 5
		"Depots/Goodsyards/Warehouses"	
79.0	W	"Unspecified Works"	Map Edition 5
121.0	E	"Shoe/Boot Works/Factory"	Map Edition 5
127.0	N	"Locomotives Works/Sheds/Sidings"	Map Edition 5
141.0	SE	"Motor Vehicle Works/Garage"	Map Edition 5
150.0	NW	"Motor Vehicle Works/Garage" "Print/Litho./Engraving Works"	Map Edition 5
		"Locomotives Works/Sheds/Sidings" "Unspecified Works"	
174.0	S	"Print/Litho./Engraving Works"	Map Edition 5
		"Depots/Goodsyards/Warehouses" "Unspecified Works"	
174.0	S	"Timber/Wood Works"	Map Edition 2
175.0	NE	"Elec. Generating/Sub Station/Power Station"	Map Edition 5
219.0	NW	"Print/Litho./Engraving Works" "Unspecified Works"	Map Edition 5
227.0	N	"Depots/Goodsyards/Warehouses"	Map Edition 5
227.0	N	"Brewery" [and then] "Depots/Goodsyards/Warehouses"	Map Edition 4 [and then] Map Edition 5
228.0	N	"Elec. Generating/Sub Station/Power Station"	Map Edition 5
		"Foundry/Smetting"	
233.0	E	"Depots/Goodsyards/Warehouses" [and then] "Motor Vehicle Works/Garage"	Map Edition 3 [and then] Map Edition 4
241.0	N	"Iron Works/Mill" "Locomotives Works/Sheds/Sidings"	Map Edition 5
		"Unspecified Works"	
249.0	SW	"Motor Vehicle Works/Garage"	Map Edition 5

1.2 Infilled Land

Database searched and no data found.

2. Landfill and Waste Sites

2.1 Landfill Sites

Landmark Landfill Data

Database searched and no data found.

British Geological Survey / DoE Landfill Site Survey

Database searched and no data found.

Environment Agency Active Landfill Sites

Database searched and no data found.

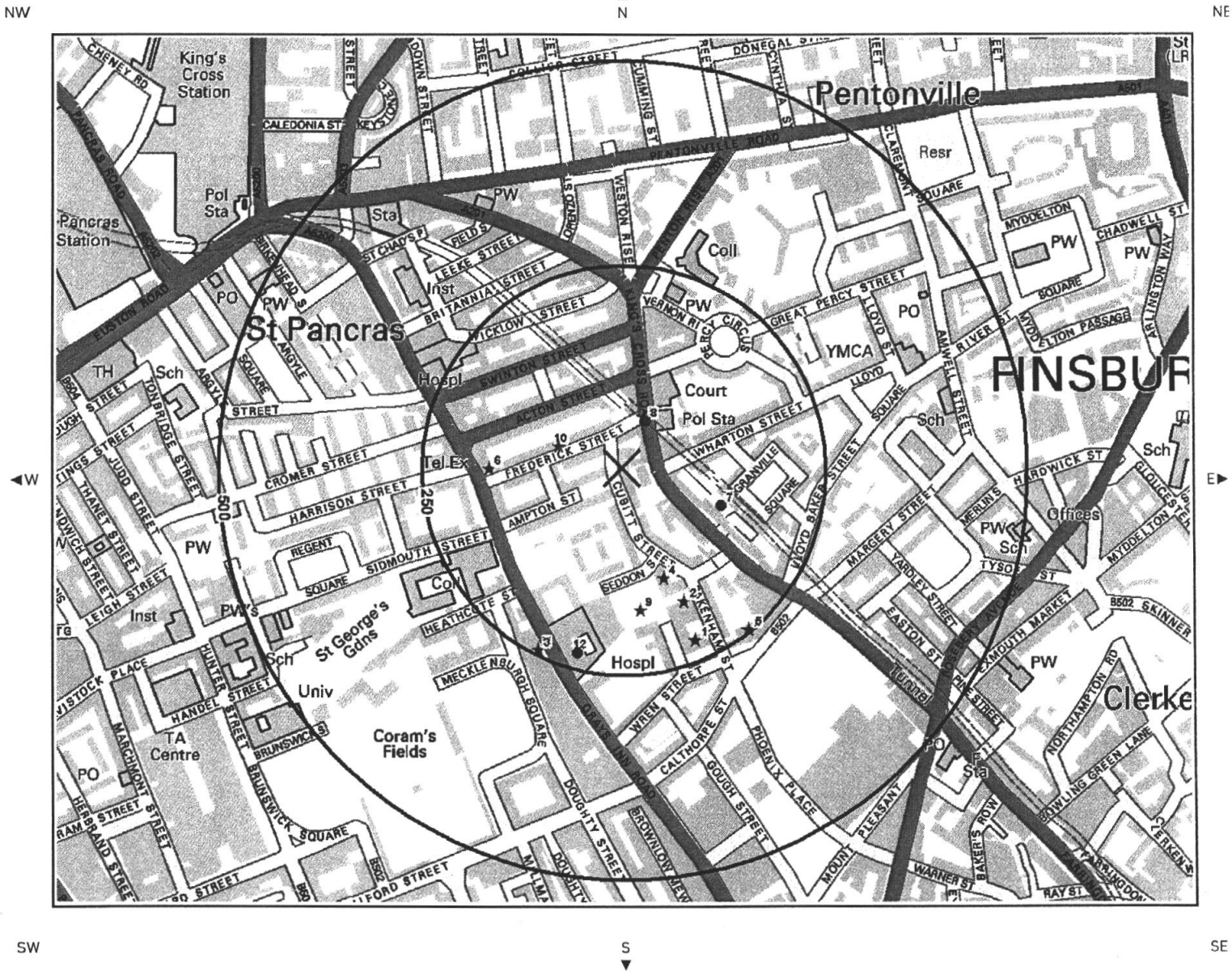
Environment Agency Closed Landfill Sites

Database searched and no data found.

2.2 Waste Treatment, Transfer or Disposal Sites

Database searched and no data found.

Industrial Sites and Processes Map



Mapping sourced from 

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Current Land Use Legend

- | | | |
|--|----------------------------|--------------------------------------|
| ★ Potentially Contaminative Industrial Sites | ● Petrol & Fuel Sites | ■ Dangerous Substance Sites (List 1) |
| ▲ Part A Processes | ★ LAAPC Consents | □ Dangerous Substance Sites (List 2) |
| ● Radioactive Consents (Lower Risk) | ◆ Water Industry Referrals | --- COMAH / NIHS Sites |
| ■ RedList Discharge Consents | ■ Discharge Consents | ▬ Radioactive Consents (Higher Risk) |

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3. Industrial Sites and Processes

3.1 Potentially Contaminative Industrial Sites

The following records are represented as points on the Industrial Sites and Processes map.

ID	Distance	Direction	Company	Address	Postcode	Activity
4	142.0	S	Graham Playford Repairs	Unit 3, 22 Pakenham Street, London, Gtr London, WC1X 0LB	WC1X 0LB	Reconditioning, repair and maintenance services
6	166.0	W	Sign Trading Ltd	294 Gray's Inn Road, London, Gtr London, WC1X 8DX	WC1X 8DX	Road maintenance machinery and equipment & Display stands, signs and articles & Trophies, ceremonial plate, regalia and nameplates
2	178.0	SE	Newman Displays Ltd	23a Pakenham Street, London, Gtr London, WC1X 0LB	WC1X 0LB	Harbour equipment & Signalling and alarm equipment & Equipment for draughtsmen and surveyors.
1	227.0	SE	Thin Layer Components & Devices Ltd	Unit 11, 21 Wren Street, London, Gtr London, WC1X 0HF	WC1X 0HF	Artists materials (trade)
3	245.0	SW	Hubbards Office Furniture Ltd	199 Grays Inn Road, London, Gtr London, WC1X 8UL	WC1X 8UL	Metal surface chemical treatment contractors & Metal surface coating and metallising contractors
5	250.0	SE	Mabrouk Electronics Co. Ltd	51L Calthorpe Street, London, Gtr London, WC1X 0HH	WC1X 0HH	Auxiliary office requisites & Stationery and office requisites (trade) & Office machinery, equipment and furniture (trade)
						Telecommunication installation contractors & Electric controllers, starters and regulators & Metal components and fittings for gates, doors, windows, skylights, shutters, blinds and awnings

3.2 Petrol & Fuel Sites

The following records are represented as points on the Current Land Use map.

ID	Distance	Direction	Company	Address	Status
8	64.0	NE	TEXACO	KINGS CROSS STAR SERVICE STATION, 71-91, KINGS CROSS ROAD, CLERKENWELL, LONDON, GREATER LONDON, WC1X 9LN	Open
7	129.0	E	OBSOLETE	SHELL MOUNT PLEASANT, 39-43, KINGS CROSS ROAD, CUBITT STREET, CLERKENWELL, LONDON, GREATER LONDON, WC1X 9LN	Obsolete

3.3 Part A Licences (IPC Processes)

Database searched and no data found.

3.4 Part B Licences (LAAPC Processes)

The following records are represented as points on the Current Land Use map.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken
10	83.0	W	shell[kings cross rd,wc1	camden	Process:petrol vapour recovery process::
9	174.0	S	texaco[kings cross rd,wc1x 9ln]	camden	Process:petrol vapour recovery process::

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3.5 Radioactive Substance Authorisations

The following category 3 and 4 Radioactive Substance Authorisations are represented as points on the Current Land Use map.

ID	Distance	Direction	Address	Type	Operator	EA Region	Permission Number
12	231.0	S	256 GRAYS INN ROAD LONDON WC1X 8LD		EASTMAN DENTAL INSTITUTE AND HOSPITAL	Thames	AW6731
12	231.0	S	256 GRAYS INN ROAD, LONDON WC1X 8LD		EASTMAN DENTAL INSTITUTE AND HOSPITAL	Thames	AA1783

3.6 Licenced Discharges

Database searched and no data found.

3.7 Dangerous Substance Authorisations

Database searched and no data found.

3.8 Dangerous or Hazardous Sites

Database searched and no data found.

4. - 6. Flooding and Abstraction Licences

4.1 Tidal Flooding

Database searched and no data found.

4.2 River Flooding

Database searched and no data found.

6.2 Abstraction Licences

Database searched and no data found.

NB: Full information for sections 4.3 to 4.5, 5.1 to 5.2, 6.1 and 6.3 to 6.4 are detailed in the 'Summary of Findings' element of this report.