

**ENVIRONMENTAL SCREENING FOR:**

**BUILDING 2 AND EXTERNAL LANDSCAPING  
LEEDS CITY OFFICE PARK  
HOLBECK  
LEEDS  
LS11 5BD**

**ON BEHALF OF:**

**CANADA LIFE LIMITED**

**PROJECT REF: 7951**

**REPORT DATE: 13 MARCH 2026**



**wilbourn & co**

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## **1.0 INTRODUCTION**

- 1.1 Further to instructions received from Canada Life Limited, Wilbourn & Co Limited has undertaken an Environmental Screening for the property known as Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD.
- 1.2 It is understood that the client has requested this report as part of a due diligence exercise.
- 1.3 This is not a detailed Land Quality Statement or environmental assessment, but a preliminary appraisal based on the available current and historical Ordnance Survey maps, published archive information and reviewed by Wilbourn & Co Limited.
- 1.4 Environment Agency and other relevant data have also been analysed and interpreted. A search radius of 250 metres (500 metres for landfills) has been adopted to identify features which may impact upon the site, although where none have been identified within 500 metres or 1 kilometre, this has also been stated.
- 1.5 A site inspection has been undertaken by Wilbourn & Co Limited in which the Property Observation Checklist has been completed. This checklist forms part of the Royal Institution of Chartered Surveyors (RICS) guidance note "*Environmental Risks and Global Real Estate*" 1st Edition published 2018.
- 1.6 The property is located at the junction of the A653 Meadow Lane (leading to Dewsbury Road) which leads to Junction 4 of the M621. The M621 forms part of the M1 to the south of the city centre, as indicated on Drawing No. 1. The site has a very gentle gradient to the south and is situated at an approximate height of 27 metres Above Ordnance Datum. The National Grid Reference for the site is SE 301 327. The property comprises offices in multi-occupation together with car parking and extensive landscaped areas.
- 1.7 The conclusions reached in this report are necessarily restricted to those which can be determined from the information consulted above and may be subject to amendment in the light of additional information becoming available.
- 1.8 Wilbourn & Co are unaware of any conflict of interest in the preparation of this report.



## **2.0 SITE HISTORY**

2.1 Map extracts referred to below and attached are both from the Ordnance Survey and British Gas archives which gave details as to the distribution of town gas production uses.

### **Extract from Ordnance Survey of 1845 (Drawing No. 2)**

2.2 It is understood that the gas works was opened in 1835 following the earlier development in York Street in 1821.

2.3 The site is developed over much of the western part. The northern area comprises residential property probably back to back housing located along a series of streets.

2.4 The subject site comprises a coal staithe use.

2.5 The North Midland Railway Station is located to the south east with miscellaneous commercial and industrial buildings

### **Extract from Ordnance Survey of 1850 (Drawing No. 3)**

2.6 This edition confirms the date of the retort house as being between 1835 and 1850. Timber sheds, and yards are noted. Housing is being developed to the north alongside a school and church.

2.7 The subject site bisects a reservoir, but it is likely the land is in use as a coal stocking area supporting the gas works use.

### **Extract from Ordnance Survey of 1889 (Drawing No. 4)**

2.8 The Gas Works became owned by Leeds City Corporation in 1870.

2.9 The site by this date is fully developed and the gas works has increased in size. The area to the north is occupied by a series of terraced residential properties and a church, with the timber shed and yard having been redeveloped as 'back to back' type residential property.

2.10 The gas works comprises a series of retort houses located on the southern and western side with purifiers and a lime shed located to the east on the subject site. A railway or tram line crosses into the site from the south and extends along the eastern margin. An old coal staithe is located to the north-east and the reservoir at the southern end appears to have been filled and developed for an unspecified building

### **Extract from Ordnance Survey of 1890 (Drawing No. 5)**

2.11 The buildings on this extract are more clearly identified and include a school, church and residential streets within the northern part of the site with residential uses extending along the western margin. The gas works facilities generally occupy the southern half of the site.

2.12 Two circular shaped structures are now indicated within the gas works, to the east of the subject site. Some of the railway or tram lines on the eastern side of the site have been dismantled and a mill pond is now identified on the southern boundary of the site on the site of the former reservoir which supported a Foundry.

2.13 Beyond the site the union iron foundry is identified adjoining the site to the south, beyond which exists Holmes Street. A large reservoir and a circular shaped structure similar to those within the site are also shown beyond Holmes Street.

2.14 Meadow Lane is shown adjoining the site to the west, beyond which what appears to be an area of mixed use is indicated incorporating both residential and works premises.



**Extract from Ordnance Survey of 1905 (Drawing No. 6)**

- 2.15 One of the residential streets within the central part of the site is shown to have been demolished and now forms a yard area relating to the gas works (now identified as Leeds Corporation Gas Works).
- 2.16 The two circular shaped structures (gasholders) previously located within the gas works have been removed and replaced by an extension to the large retort house. The gasholders have been relocated to the south on the site of a large reservoir beyond Holmes Street,
- 2.17 Elsewhere within the surrounding area the Midland Goods Station has expanded significantly to the east of the site where numerous railway sidings are shown.

**Extract from Ordnance Survey of 1921 (Drawing No. 7)**

- 2.18 The site continues to be occupied by residential properties to the north with a gas works to the south. The retort houses continue to be present on the western side with the purifiers on the eastern side. Railway sidings continue to pass from the southern gas works through the site adjacent to the eastern boundary. The mill pond at the southern end of the site is now identified as a reservoir
- 2.19 Union Mills (now Vanguard House) is associated with the adjacent reservoir. A number of other works are located to the west including a screw works, machine works and engineering works. Further works are located to the north of the site boundary.
- 2.20 The gas works continues to extend to the south of the site area where a chemical works is also now identified. The chemical works would have been processing by-products from the town gas production process.

**Extract from Ordnance Survey of 1930 (Drawing No. 8)**

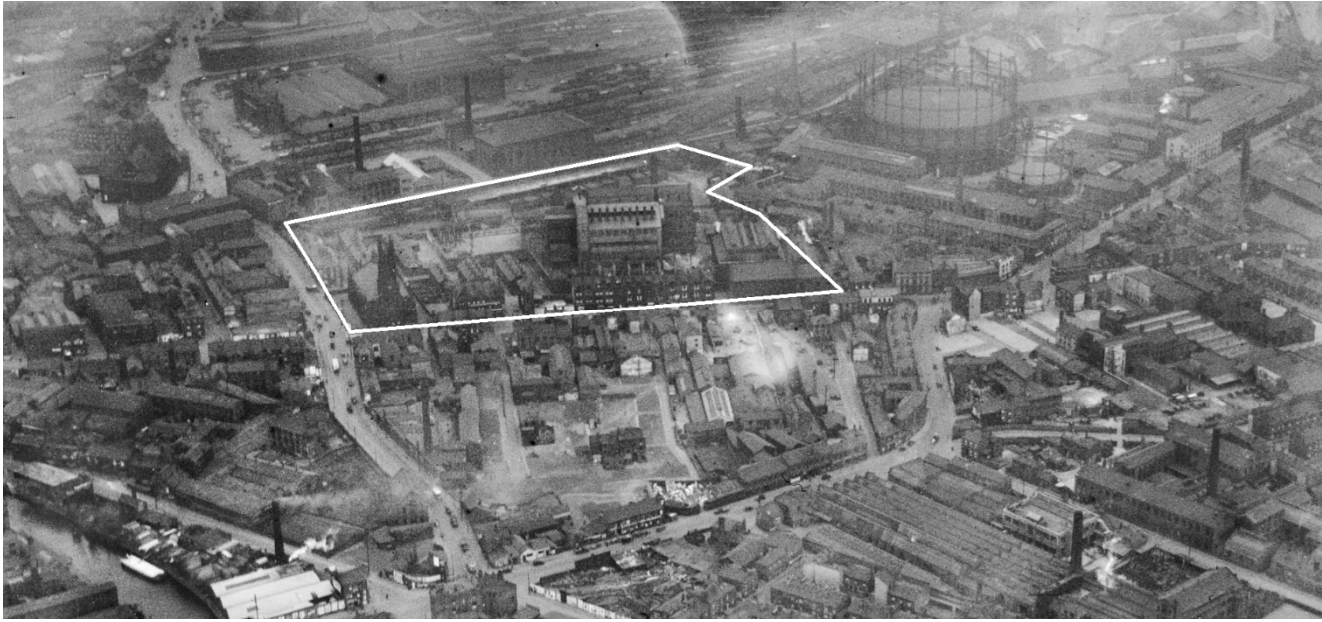
- 2.21 Local authority owned or civic buildings and utilities were often highlighted in bold on an Ordnance Survey plan. Thus, the neighbouring schools and churches are so highlighted along with the extent of the gas works.

**Extract from Ordnance Survey of 1932 (Drawing No. 9)**

- 2.22 The residential area located to the north and west continues to be present although it has reduced in size due to the increase in the growth of the gas works.
- 2.23 The layout of the gas works appears to have changed with sidings shown around the retort houses located in the centre of the site. The purifiers located on the eastern side of the site continue to be present, as do the railway sidings, although there has been some rationalisation of the internal layout.



2.24 This is confirmed by the following oblique aerial image



2.25 The surrounding area appears to be little changed from earlier extracts.

**Extract from Ordnance Survey of 1935 (Drawing No. 10)**

2.26 There are no material changes from the preceding extract of the Ordnance Survey.

**Extract from Ordnance Survey of 1953 (Drawing No. 11)**

2.27 This detailed extract shows the residential property, church and school continuing to remain within the north and western parts of the site. The gas works continues to have a similar layout as in the earlier map extracts.

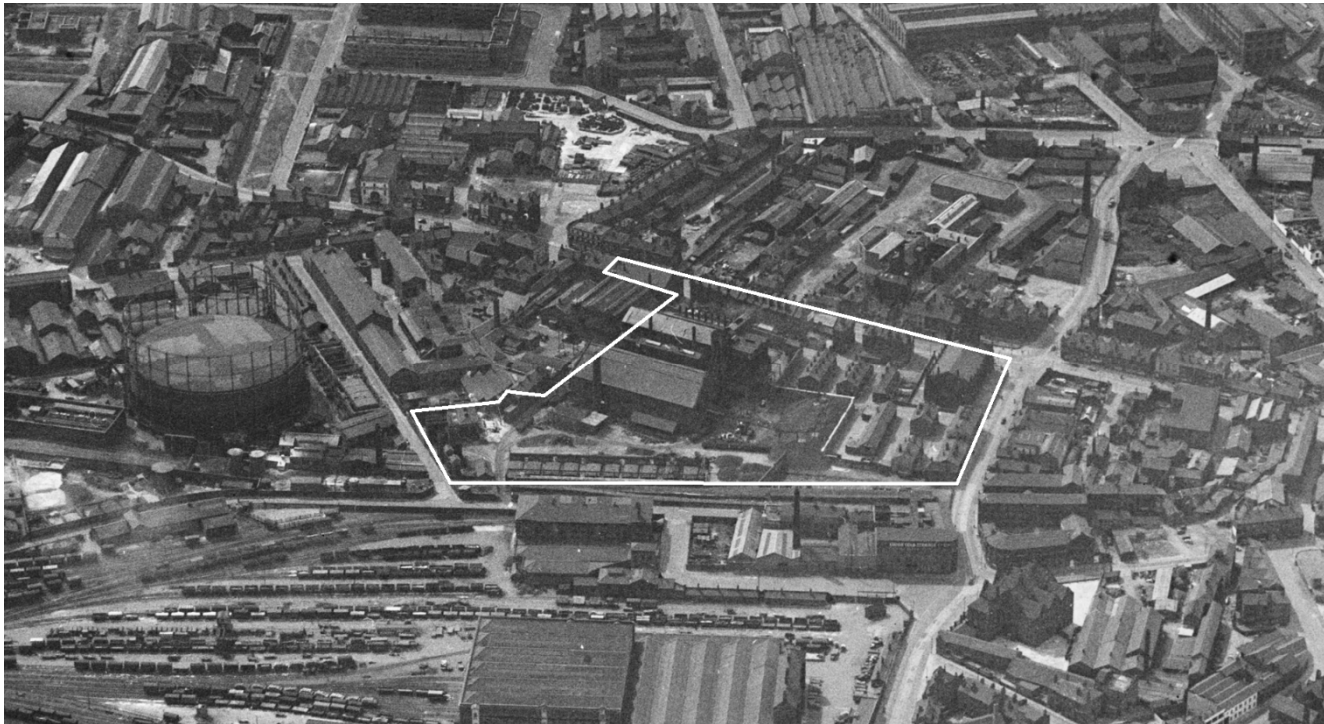
2.28 A number of tanks are identified including the purifier tanks along the eastern part of the site and gas washers and coolers to the south and south-west. The railway sidings have been removed by this date from the eastern site boundary. The small reservoir is indicated to have been filled and developed as part of a blind factory.

2.29 The surrounding area shows the chemical works to the south and a large gasometer and numerous small tanks. A screw and nail works, clothing factories and cooperage also exist to the south of the site boundary.

2.30 A filtrate works is identified to the east which may have been part of the gas works operation. Railway sidings and further works lie to the north-east.



2.31 This is illustrated by the following aerial extract with the camera facing west as follows:



**Extract from Ordnance Survey of 1954 (Drawing No. 12)**

2.32 There are no material changes from the preceding extract of the Ordnance Survey.

**Extract from Ordnance Survey of 1962 (Drawing No. 13)**

2.33 Residential properties within the northern part of the site have been demolished. The gas works facilities located to the south and east of the site have also changed in that the purifier tanks adjacent to the eastern boundary have been removed.

2.34 It is likely that this is part of the rationalisation associated with the development of the Natural Gas network

**Extract from Ordnance Survey of 1968 (Drawing No. 14)**

2.35 The large structures located within the central part of the site at the northern end of the gas works have been demolished and this part of the gas works has been redeveloped to include three circular shaped structures and a number of other unspecified rectangular shaped structures. This would have been part of the conversion of the site for North Sea Gas storage and distribution.

2.36 Residential development still appears to exist along the western margin of the site and at the northern end of the site where the school and church remain.

2.37 The surrounding area comprises factories and works to the south with the large gasometer further to the south. The works and warehouse also remain to the east with railway sidings thereafter. Works are located to the north and west of the site.

**Extract from Ordnance Survey of 1970 (Drawing No. 15)**

2.38 This detailed extract of the site shows a series of circular shaped tanks to the west, rectangular shaped tanks to the centre of the site and chimneys along the eastern side of the site. The rectangular shaped buildings on the eastern side of the site area are



understood to have contained hydrocarbons. The factory at the southern end of the site is now identified as a warehouse.

- 2.39 An area of the site within the north-eastern corner has also been redeveloped for two large and two smaller unspecified buildings.
- 2.40 Beyond the site, the numerous small tank structures and works buildings associated with the gas works to the south of Holmes Street have been removed. A cooling tower and electricity substation are now shown within this area.
- 2.41 Many of the buildings adjoining the site beyond Meadow Lane to the west have now been demolished and only a public house, joinery works and engineering works remain. A further area has also been developed beyond Great Wilson Street to the north where a small garage is identified.

**Extract from Ordnance Survey of 1979 (Drawing No. 16)**

- 2.42 This shows the site cleared of the three circular shaped tanks to the west and the smaller rectangular shaped structures to the east with the exception of one. The church within the north-western corner has also been demolished since the earlier extract.
- 2.43 The area to the south of the site has been comprehensively rationalised where the gasometer is no longer present and many of the sidings relating to the Hunslet Lane Goods Station to the east have been cleared.
- 2.44 A small part of the gas works beyond Holmes Street to the south is now identified as a gas valve compound.

**Extract from Ordnance Survey of 1980 (Drawing No. 17)**

- 2.45 A small part of the gas works beyond Holmes Street to the south is now identified as a gas valve compound.
- 2.46 A large brewery (Tetley) is now located to the north of the site boundary with works located to the west and south and the goods station to the east

**Extract from Ordnance Survey of 1991 (Drawing No. 18)**

- 2.47 This incomplete extract shows another building at the southern end of the site to have been demolished where three circular shaped water tanks are now identified. Near this location the pre-existing warehouse is now identified as a garage. The site is no longer identified as a gas works.
- 2.48 Residential development remains with a frontage to Meadow Lane and industrial units established to the east.

**Aerial Photograph Circa. 2002 (Drawing No. 19)**

- 2.49 Leeds City Office Park phases 1&2 have been successfully constructed which includes the subject building.
- 2.50 A significant regeneration programme is underway with major new commercial buildings being built to the west and the Asda headquarters to the Northwest.
- 2.51 The Crown Point Retail Park is located to the east and remnants of the former gas works are visible to the south



**Aerial Photograph Circa. 2006 (Drawing No. 20)**

- 2.52 The Phase 3 building with its car parking has been constructed.
- 2.53 To the south the pressure regulation system of National Grid is visible on the remnant of the former gas works. Vanguard House is also visible which was formerly the Union Mills.
- 2.54 Commercial projects are continuing to be developed locally.

**Aerial Photograph Circa. 2018 (Drawing No. 21)**

- 2.55 The site and surrounding area are the hub of major commercial investment.

**Aerial Photograph Circa. 2018 (Drawing No. 22)**

- 2.56 There are no material changes from the preceding aerial extract but regeneration of neighbouring land is taking place,

**Aerial Photograph Circa. 2018 (Drawing No. 23)**

- 2.57 There are no material changes from the preceding aerial extract.

**Extract from Ordnance Survey of 2019 (Drawing No. 24)**

- 2.58 There are no material changes from the preceding extract of the Ordnance Survey.



### 3.0 SITE INSPECTION

#### Introduction

- 3.1 An inspection of the property both internally and externally, has been undertaken by Wilbourn & Co on two occasions as follows:
- With the attendance of the site representative, Andy Merritt of British Gas PLC, on 1<sup>st</sup> August 2019.
  - An externally only visit on 3<sup>rd</sup> March 2026
- 3.2 In carrying out the inspection the RICS Property Observation Checklist was completed to record any visible contamination features. Photographs taken during the course of the site inspection are presented in Appendix A.
- 3.3 Access to the site was gained from a vehicular entrance off Kidacre Street which was secured by a 24 hour manned security barrier. The perimeter of the property was delineated by landscape features.
- 3.4 The observed uses within the property and in the site vicinity are noted as follows :-

	Observed current use of the subject property		Evidence seen of such uses having taken place within the vicinity	
	Yes	No	Yes	No
Industry/manufacturing?		✓	✓	
Waste management?		✓		✓
Mineral extraction?		✓		✓
Vehicle maintenance or refuelling?		✓		✓
Brownfield?		✓		✓
Is the property near water?		✓		
Is the property in a hollow or at the bottom of a hill where flood water could collect?		✓		
Are you aware of any flood events affecting the property or immediate area?	✓			
Is the property protected by flood defences?	✓			
Observable evidence of flooding?		✓		
Have you obtained flood data specific to the property?	✓			



### **Buildings**

- 3.5 The property comprises a steel frame office building with curtain walling cladding a concrete floor above which is a raised floor for data purposes. The heating source is gas.
- 3.6 The property is partially occupied by British Gas and was used as administrative offices and a call centre. Many of the floors are now vacant.
- 3.7 No contaminative processes are carried out on site.
- 3.8 A cafeteria existed which provided prepared foodstuffs and a grease trap was included within the kitchen pot wash area.
- 3.9 Only small quantities of solvents are kept for cleaning purposes.
- 3.10 Air monitoring of the property was undertaken by the onsite management team every 2/3 weeks. There is no knowledge of whether this regime is being maintained.
- 3.11 Water monitoring is undertaken as part of Programmed Environmental Maintenance, tap temperatures were undertaken weekly by the onsite team. In addition, Clearwater was appointed to take samples quarterly. The system was chlorinated by Clearwater every 12 months. There have been no legionella issues according to the onsite representative. There is no information whether the occupier is maintaining this regime.
- 3.12 British Gas operate 2No emergency generators and these each have a purpose built self-contained bund inside a housing especially constructed for that purpose. Each tank contains 6,500 litres. These tanks supply 2No 1000litre day tanks located inside the purpose built generator house located externally adjacent to the eastern elevation. Both facilities are secure. No oil contamination was observed, and no olfactory odours noted. The external reinspection on 3<sup>rd</sup> March reiterated that no oil staining nor olfactory odours were detected or observed.
- 3.13 Within the car park area located at ground floor level there is an AdBlue tank.
- 3.14 Spill kits are available.

### **Asbestos**

- 3.15 No obvious evidence of asbestos containing materials was noted during the course of the site inspection, although the building is considered to be of such an age that the possibility of asbestos materials within the building fabric cannot be discounted.

### **External Areas**

- 3.16 The inspection of 3<sup>rd</sup> March revealed that there is an extensive car park area comprising brick pavements and no evidence of damaged surface caused through either contamination or settlement was noted.
- 3.17 The landscaped areas are mature and flourishing. There was no evidence of vegetation die-back nor subsidence.
- 3.18 A pond feature exists to the west and this has no evidence of oily sheens or any contamination.
- 3.19 Although the waste management contractors are not known no waste abuses were noted.



**Flooding**

3.20 The onsite representative revealed that notwithstanding the last significant flood in Leeds, the Boxing Day 2015, which followed the course of the River Aire, the site was never threatened with being flooded. There have been no flood events from any mechanism.

**Summary**

3.21 In summary at the time of inspection the property appeared to be tidy, well secured and generally well managed. The buildings also appeared to be in a good general state of repair and well maintained. No contaminative features were observed.

3.22 There were also no obvious signs of vegetation dieback or surface instability apparent.

**Surrounding Uses**

3.23 In terms of surrounding uses the site is located in an area dominated by offices retail and residential developments.



## 4.0 **GEOLOGY MINING AND GROUND STABILITY**

### **Geology**

- 4.1 An assessment of the geology relating to the site has been made based on the published 1:10,000 series British Geological Survey (BGS) map and researched information.
- 4.2 Reference has also been made to historic site investigation data relating to the site dating from 1993 and 1994, together with data provided from ground investigations undertaken in May and June 2001. The latter involved the drilling of 6 cable percussive boreholes to depths of between 8 and 10.10 metres and the excavation of 10 trial pits to depths of between 1.5 and 4.4 metres. Such information came from records held by British Gas Property plc and are no longer available.
- 4.3 From the above information, it is anticipated that the sequence of strata beneath the site and any foundations or hardstanding, in order of successive depth, is as follows :-

- **Made Ground** present throughout the site at an average depth of 2.5 metres and prior to the remediation contract in 1994 comprised clayey sand with gravel of brick concrete, timber, ash, glass and clinker, or brick and concrete gravel with clayey sand.

The site investigation works undertaken in May and June 2001 relating to the southern and south-western parts of the site revealed the Made Ground to generally comprise a firm brown clayey brick rubble fill with some concrete, clayey sand and gravel, gravely sand and sandstone cobbles with rare occurrences of bubble wrap, plastic sheeting and fragments of pipe and coal.

- **River Alluvium** of the Quaternary to thicknesses of between 4.8 and 6.62 metres and comprising yellow orange brown weathered sandy clay and sand, gravel and cobbles above a dark grey/black stained sandy gravel with cobbles and boulders, often with an organic odour.
- **Lower Coal Measures** of the Carboniferous encountered from below 8.8 –9.3 metres during the most recent site investigation in 2001 and comprising mudstone and sandstone with commercial coals. The Crow Coal crosses the south-eastern corner of the site and an adjacent borehole on Crown Retail Park indicates the coal to be 0.5 metres thick at 11 metres depth.

- 4.4 A fault is seen on a geological map to cross the north-western part of the site running from the south-west to the north-east. The throw does not appear to be great and the fault is marked on the plans as being conjectural.

### **Mining**

#### **Coal and Ground Stability Report**

- 4.5 A Coal and Ground Stability Report dated 13<sup>th</sup> March 2026 has been obtained from the Coal Authority, a copy of which is presented as Appendix B.
- 4.6 The report reveals based on records in possession of the Coal Authority that the site is not located within the likely zone of physical influence at the surface from historic underground mining.
- 4.7 However, the report reveals that the property is located in an area where coal is believed to exist at or close to the surface that may have been worked at some time in the past.



- 4.8 Reserves of coal are indicated to exist in the locality which could be worked at some time in the future subject to feasibility, licences and planning consents. Given the climate emergency this is highly unlikely.
- 4.9 The Authority has no record of any notice of the risk of the land being affected by subsidence being given under S.46 of the Coal Mining Subsidence Act 1991.
- 4.10 The Authority has also revealed that they have no knowledge of any mine entries either in or within a 20 metre radius of the boundary of the site, although the report states that records may be incomplete, as a consequence of which there may exist in the local area mine entries of which the Coal Authority have no knowledge.
- 4.11 The report reveals that there are no known faults or other lines of weakness at the surface due to coal mining that have made the property unstable.
- 4.12 The report also reveals that the site is not located within the area of any former opencast coal workings and the site is not located within the vicinity of any historical, present or proposed opencast coal workings.
- 4.13 Records in possession of the Authority do not disclose any damage notice or claim having been given, made or pursued for the property in respect of subsidence since 1 January 1984 and there is no current Stop Notice delaying the start of remedial works or repairs to the property.
- 4.14 There is also no record of any request having been made to execute preventative works before coal is worked under S.33 of the Coal Mining Subsidence Act 1991.
- 4.15 There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.
- 4.16 The property has not been subject to remedial works by or on behalf of the Authority, following the reporting of an alleged coal mining related hazard under its Emergency Surface Hazard Call Out procedures.

### **Ground Stability**

#### **Shrinkable Clay**

- 4.17 In respect of the information provided by the BGS the report reveals that the property is in an area underlain by clay which can swell or shrink if the moisture content changes. However, according to the report, the clay deposits in this area are considered to be mainly of 'low plasticity' which means that they are unlikely to cause ground movement.

#### **Running Sand**

- 4.18 The report reveals that the property is in an area underlain by sand. If voids are present some sands may flow if they come into contact with water. However, according to the report, the sand deposits in this area are unlikely to cause ground movement.

#### **Deposits Which Could Compress**

- 4.19 The report reveals that the property is not in an area underlain by deposits which could compress and cause ground movement.

#### **Deposits Which Could Collapse**

- 4.20 The report reveals that the property is not in an area underlain by deposits which could collapse and cause ground movement.



**Natural Landslide Activity**

- 4.21 The report reveals that the property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity. However, according to the report, landslide activity is unlikely to occur.

**Soluble Rocks**

- 4.22 The report reveals that the property is not in an area underlain by soluble rocks.



## 5.0 HYDROLOGY AND HYDROGEOLOGY

### Hydrology

- 5.1 The nearest watercourse to the site is considered to be River Aire the nearest point of which is located approximately 175 metres to the north of the site. The River Aire flows in a general south-easterly direction from this location.
- 5.2 No water quality information is available from the Environment Agency under the Agency's chemical General Quality Assessment Scheme classification because the European Water Framework Directive (WFD) requires the Environment Agency to look at over 30 measures, grouped into ecological status (this includes biology as well as 'elements' like phosphorus and pH) and chemical status ('priority substances'). The WFD covers estuaries, coastal waters, groundwater and lakes as well as rivers. As a result, assessment techniques have been reviewed and new ones developed for indicators not assessed before.
- 5.3 Environment Agency data available to Wilbourn & Co has revealed no Consented Discharges to Controlled Waters from the site within a 250 metre radius under the Water Resources Act 1991.
- 5.4 Environment Agency data available to Wilbourn & Co has revealed no entries on the Dangerous Substances List I & II which relates to the consenting of dangerous substance discharges to surface water from the site within a 250 metre radius.
- 5.5 Environment Agency data available to Wilbourn & Co has revealed no licensed surface water abstractions under the Water Resources Act 1991 within a 500 metre radius of the site.
- 5.6 Environment Agency Data has revealed that the property is not within a Drinking Water Protected Area (Surface Water). Drinking Water Protected Areas (Surface Water) are, within the Water Framework Directive, where raw water is abstracted from rivers and reservoirs. Raw water needs to be protected to ensure that it is not polluted which could lead to additional purification treatment. To do this water companies and the Environment Agency identify raw water sources that are 'at risk' of deterioration which would result in the need for additional treatment. These zones are areas where the land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. This data includes what substances are causing the drinking water protected area to be 'at risk'.
- 5.7 Environment Agency data also reveals that the property is not located within the Total Catchment of a Drinking Water Safeguard Zones (Surface Water) in respect of a drinking water protected area (Surface Water), which are at risk of failing the drinking water protection objectives. These non-statutory Safeguard Zones are where action to address water contamination will be targeted, so that extra treatment by water companies can be avoided.
- 5.8 Environment Agency data available to Wilbourn & Co has 3No entries the Substantiated Pollution Incident Register with an impact on water within a 250 radius of the site which had an impact on water resources. These are located as being at or near Granary Wharf 200m to the Northwest. The pollutants involved oils and biodegradable wastes. The last event was 15<sup>th</sup> January 2005. No pollution events have been associated with the subject site.
- 5.9 In respect of flooding, the Environment Agency Flood Map has been consulted which identifies the extent of the natural floodplain and this takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. The Environment Agency publish 2 plans which are
  - For determining the implications for Land Use Planning, and;



- A Flood Hazard Map defined under Flood Risk Regulations 2009 and the EU Directive 2007/60/EC on the assessment and management of flood risks
- 5.10 The Environment Agency define a floodplain as 'the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas'. On rivers this will normally be the area affected by a river during a flood that has at least a 1 in 100 year return period. In coastal areas the floodplain will be the area affected by the sea during a flood that has at least a 1 in 200 year return period. In addition the Environment Agency has defined areas that are likely to be affected by a major flood with up to a 1 in 1000 year return period. This interpretation is used for the purposes of complying with the Planning framework set out by the National Planning Policy Framework 2012.
- 5.11 The Environment Agency Flood Map in respect of determining the implications for land use planning for the area has been reviewed by Wilbourn & Co, and this indicates that the site is located within Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year and for planning purposes in an area that is unlikely to flood except in extreme conditions.
- 5.12 This particular map published by the Environment Agency is for land-use planning purposes only. If a development is being contemplated it will be essential to undertake a more detailed flood risk assessment to show how the flood risk to the site, or elsewhere as a result of proposed changes to the site, can be managed as part of the development proposal. This is mandatory within the National Planning Policy Framework. Local planning authorities will use this map alongside an up-to-date Strategic Flood Risk Assessment to:
- identify when a flood risk assessment is required
  - identify when a consultation with the Environment Agency is needed
  - apply the sequential test in the absence of a suitable Strategic Flood Risk Assessment
- 5.13 The Flood Hazard Map defined under Flood Risk Regulations 2009 and the EU Directive 2007/60/EC on the assessment and management of flood risks indicates that the property may be located within an area of Low risk which means that each year, this area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).
- 5.14 The Environment Agency publish a surface water flooding map indicating the likelihood of surface water flooding based on data supplied by lead local authorities who are responsible for managing the risk of such events. Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. It is possible to see the approximate areas that would flood, and which parts would be shallower or deeper. However the potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore much more difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.
- 5.15 In this case the property maybe located in an area of Low risk means that each year, this area has a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).
- 5.16 The data analysed by Wilbourn & Co identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. A large reservoir is one that holds over 25,000 cubic metres of water, equivalent to approximately 10 Olympic sized swimming pools. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the



Reservoirs Act 1975 in England, the Environment Agency ensures that reservoirs are inspected regularly and essential safety work is carried out.

- 5.17 Since this is a worst case scenario, it's unlikely that any actual flood would be this large and the flooding is predicted using advanced modelling techniques to ascertain if a property or site is at risk. In this case the site is not located in the potential path which water would follow if a reservoir dam or embankment was to fail in the vicinity of the property.
- 5.18 Based on the above information, it is considered that the site is not located in a sensitive area in terms of surface water resources and the risk of flooding from main rivers is considered to be low to medium although the site did not flood during the Boxing Day 2016 floods.
- 5.19** No significant potential sources of contamination have been identified within the site from the available information and the potential risk to surface water resources from the site is considered to be low.

### **Hydrogeology**

- 5.20 The Aquifer Designation map also identifies that the superficial (drift) deposits are classified as Secondary A (formerly minor aquifer). Secondary A aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
- 5.21 The Environment Agency Aquifer Designation Map (replacing the former Groundwater Vulnerability Maps from 1 April 2010) identifies the site to be underlain by bedrock classified as Secondary A Aquifer (formerly minor aquifer). Secondary A aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
- 5.22 At this particular location it is considered that the Secondary A Aquifer is made up of the River Alluvium and Lower Coal Measures formations.
- 5.23 The former Groundwater Vulnerability map also identifies the site to be underlain by soils of high leaching potential. These are soils which have the ability to move pollutants rapidly to underlying strata or to shallow groundwater.
- 5.24 The Groundwater Vulnerability map shows the vulnerability of groundwater to a pollutant discharged at ground level. The potential impact of groundwater pollution is considered using the aquifer designation status which provides an indication of the scale and importance of groundwater for potable water supply and/or in supporting baseflow to rivers, lakes and wetlands. It identifies the risk category in this case to be MEDIUM in the context of the following hierarchy of vulnerability

High – These are high priority groundwater resources that have very limited natural protection. This results in a high overall pollution risk to groundwater from surface activities. Operations or activities in these areas are likely to require additional measures over and above good practice pollution prevention requirements to ensure that groundwater isn't impacted.

Medium-high – These are high priority groundwater resources that have limited natural protection. This results in a medium-high overall pollution risk to groundwater from surface activities. Activities in these areas may require additional measures over and above good practice to ensure they do not cause groundwater pollution.



Medium – these are medium priority groundwater resources that have some natural protection resulting in a moderate overall groundwater risk. Activities in these areas should as a minimum follow good practice to ensure they do not cause groundwater pollution.

Medium-low - these are lower priority groundwater resources that have some natural protection resulting in a moderate to low overall groundwater pollution risk. Activities in these areas should follow good practice to ensure they do not cause groundwater pollution.

Low – these are low priority groundwater resources that have a high degree of natural protection. This reduces their overall risk of pollution from surface activities. However, activities in these areas may be a risk to surface water due to increased run-off from lower permeability soils and near-surface deposits. Activities in these areas should be adequately managed to ensure they do not cause either surface or groundwater pollution.

Unproductive - areas comprised of rocks that have negligible significance for water supply or baseflow to rivers, lakes and wetlands. They consist of bedrock or superficial deposits with a low permeability that naturally offer protection to any aquifers that may be present beneath

- 5.25 Environment Agency data reveals that the site is not located within any of the nearly 2000 Source Protection Zones which have been identified in England and Wales as major groundwater sources (wells, boreholes or springs) used for public drinking water supply.
- 5.26 The property is not situated within a Drinking Water Groundwater Safeguard Zones (SgZs). These are established around public water supplies where additional pollution control measures are needed. The Water Framework Directive requires that Drinking Water Protected Areas are identified and that they are given the necessary protection with the aim of avoiding deterioration in their quality in order to reduce the level of purification treatment required in the production of drinking water.
- 5.27 Environment Agency data available to Wilbourn & Co has revealed no licensed groundwater abstractions under the Water Resources Act 1991 within a 500 metre radius of the site.
- 5.28 Based on the above information, it is considered that the site is not be located in a sensitive area in terms of groundwater resources.
- 5.29 The site has been comprehensively remediated, and no significant potential sources of contamination have been identified within the site from the available information and the potential risk to groundwater resources from the site is considered to be low.
- 5.30 It is also considered that the urban and industrial nature of the catchment may have had a localised detrimental impact on groundwater quality in the area.



## **6.0 ADDITIONAL INFORMATION**

- 6.1 The influencing distance of a gassing landfill is dependent on a number of variables, including the type of waste, geology, hydrogeology, site engineering etc. Therefore, owing to the specific nature of each of these factors, it is not possible to guarantee that a site is not within the influencing distance of a known landfill site. However, it is normal practice to consider the 250 metre consultation zone around the property.
- 6.2 Where records without plans identify landfilling operations within a 500 metre radius of the site these have been considered as they may encroach within the adopted 250 metre radius consultation zone.
- 6.3 Environment Agency data reviewed by Wilbourn & Co has not identified the existence of any waste management facilities within a 500 metre radius of the site.
- 6.4 Environment Agency data reviewed by Wilbourn & Co has revealed no registered landfill sites or historical landfill sites within a 500 metre radius of the site.
- 6.5 The 'Indicative Atlas of Radon in England and Wales', prepared by the Radiation Protection Division of the Health Protection Agency and the British Geological Survey, report reference HPA-RPD-033 and dated November 2007, which indicates that the site is located in a Radon Affected Area. This is because between 1 and 3% of homes tested for radon within the 1 kilometre grid square in which the site is located, are anticipated to be above the Action Level for homes of 200 Bq m<sup>-3</sup>. However, it should be noted that the Action Level for radon in the workplace is 400 Bq m<sup>-3</sup>.
- 6.6 Environment Agency data available to Wilbourn & Co has revealed no entries on the Substantiated Pollution Incident Register with an impact on air and land resources within a 250 radius of the site,
- 6.7 On 6<sup>th</sup> April 2008, the Environmental Permitting Regulations (EPR) came into force in England and Wales. These regulations created a new permitting regime combining waste management licensing with the permitting previously carried out under Integrated Pollution Prevention & Control Regulations (IPPC).
- 6.8 A search of the Environmental Permitting Regulations (Waste) register has revealed no entries within 250 metres of the subject site.
- 6.9 Environment Agency data available to Wilbourn & Co has revealed no Environmental Permitting Regulations – Industry (Formerly IPPC) for Part A1 activities under the Pollution Prevention and Control Act 1999 within a 250 radius of the site.



## 7.0 RISK ASSESSMENT

- 7.1 The site was formerly a gas works and the risk associated with such land uses is high. The gas works began life in private ownership until 1870 when it was bought by Leeds Corporation (now Leeds city Council) and subsequently nationalised by British Gas Corporation in 1947. Town Gas production ceased in the 1960s when it was converted to act as a distributor node for North Sea gas and subsequently closed in the late 1980s/90's.
- 7.2 Archives reveal that the phase 3 development area to the west originally formed part of an extensive gas works and that the part currently occupied by Building 2 was subjected to a programme of reclamation in 1994 by Edmund Nuttall in consultation with the regulatory authorities. This is believed to have involved removal of all above ground and sub-surface structures, remediation of soil contaminants to varying depths above groundwater level, but no remediation of groundwater.
- 7.3 The phase 3 development area was investigated in 2001 and the soil analysis identified significant elevations in PAHs at shallow depth beneath the area of the proposed building footprint. PAH contamination of soils was also more significant and widespread beneath the proposed car park area where a smaller number of significant elevations in benzene, copper, lead, cyanide and thiocyanate were also identified.
- 7.4 Groundwater was monitored at 6-10 monthly intervals since the investigation of 2001 and measured at depths ranging from 3.96 to 5.38m. Chemical analysis revealed gradual improvement in water quality within the phase 3 area with the exception of one location beneath the proposed phase 3 building footprint area (BH3) which remained significantly elevated in a range of organic parameters.
- 7.5 A quantitative risk assessment report on groundwater was prepared by Golder Associates in November 2004 indicated a low risk to the Carlsberg Tetley Brewery abstraction borehole located 330m to the north-east, but suggested a localized source of soil contamination close to what was BH6 on the subject site. Carlsberg Tetley have ceased production from their site and this has now been regenerated for mixed uses.
- 7.6 A trial trenching exercise was therefore undertaken within the proposed building footprint area from 23 November 2004 which identified a hard dark grey/black bituminous conglomerate with a distinctive naphthalene odour at a point approximately 20m to the south-east of BH6. This material was encountered at depths of 3.2-3.5m and was approximately 0.2-0.5m thick. This was excavated out in a southerly direction where the contamination became more widespread and extended into the groundwater. This material was stockpiled subsequently removed to landfill.
- 7.7 The archives referred to above are no longer available.
- 7.8 The Environment Agency confirmed acceptance of the environmental works undertaken and the remedial strategy with respect to controlled waters and a regime for further groundwater monitoring was agreed. A copy of their letter dated 21<sup>st</sup> December 2004 which was copied to Leeds City Council is attached at Appendix C
- 7.9 On 24<sup>th</sup> February 2006 the Environment Agency wrote to Sarah Stanton in Leeds City Council confirming that Planning Conditions should be discharged. A copy of this letter (without its letterhead) is attached at Appendix C
- 7.10 In September 1996 the Government published a 'Consultation on draft statutory guidance on contaminated land'. A second draft consultation document was published in September 1999. This guidance represents the framework for the identification and control of contaminated land where it constitutes harm and was issued as DETR (now DEFRA) Circular 02/2000 on 20 March 2000 and finally came into force in England under Statutory Instrument 2000 No. 340 (C.8) on 1 April 2000. In April 2012 new Guidance was implemented by DEFRA.



- 7.11 A four category test has been introduced to help regulators decide when land is and is not contaminated. "Category 1" and "Category 2" sites will constitute contaminated land, whereas "Category 3" and "Category 4" sites will not be contaminated land. It is likely that developers, when remediating sites as a planning requirement, will be required to remediate to Category 3 standard. Category 3 sites may include land where the risks are not low, but the regulator nonetheless considers that intervention is not warranted. In practice, however, it is possible that occupiers will want developers to remediate sites to a higher standard.
- 7.12 In this case in the opinion of Wilbourn & Co this property could be construed as a Category 4 site. The property is not contaminated land.
- 7.13 In terms of Flood risk the property has been classified as Flood Risk 2 on the flood risk scale developed by Wilbourn & Co. The property is considered to have a low risk (between 1 in 1000 and 1 in 100) chance of flooding. Insurance premiums should be available at a reasonable economic cost although an excess may apply. This may have a limited impact on the value of the asset
- 7.14 It is important to note that the flood risk levels only take into account of Environment Agency flood risk data. There is still the possibility that the property may suffer from other mechanisms, and no property can be regarded as being entirely free of risk from flooding.
- 7.15 In the opinion of Wilbourn & Co as a result of this report there is no quantifiable impact on the valuation issues raised VPS 2 Inspection VPS 3 Reporting VPGA 2 5.3 and 6.1 (for secured lending) VPGA 8 1.2 (b) and (c); VPGA 8 2.6 (a) (b) (c); VPGA 2.6 of the RICS Global Valuation Standards (The Red Book) as updated on 31st January 2022.
- 7.16 With regard to the risk classification developed by Wilbourn & Co in the context of the occupiers continued use of the premises without any redevelopment, it is considered that the site has a LOW environmental risk given the information in this preliminary appraisal. This risk classification is designed to consider the environmental risk to the future owner in the context of the existing use where no alternative use strategy is proposed. This may be set in the following hierarchy of risk as follows:-

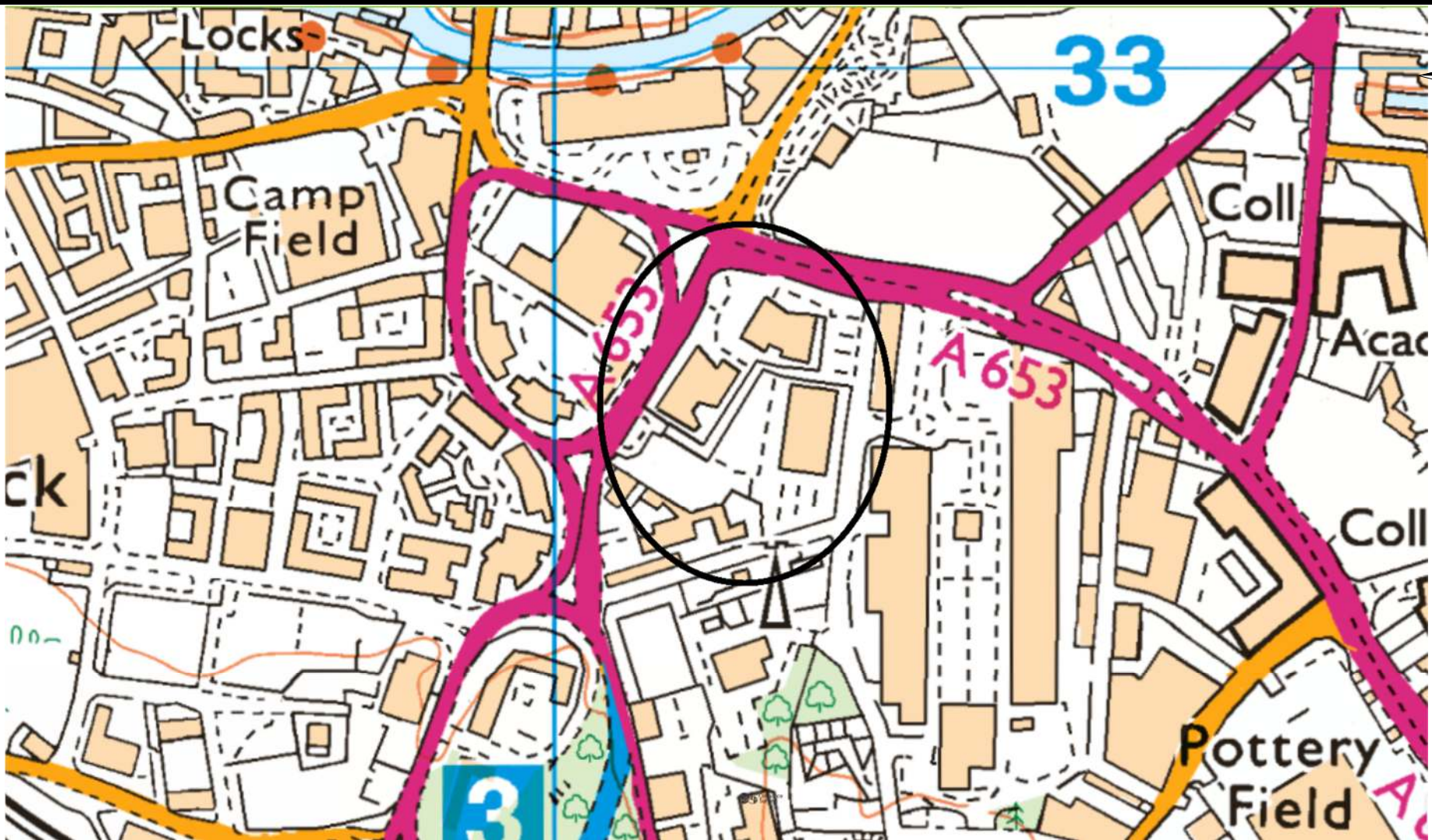
<b>HIGH</b>	Significant risk of negative environmental impacts resulting from either: <ul style="list-style-type: none"><li>• poor on-site management</li><li>• non-compliance with environmental obligations or</li><li>• risk of exposing hazardous chemicals to the environment</li></ul> with significant potential for environmental pollution or other external risks. Historical uses present a potential for significant environmental damage. Significant on-site risk management arrangements required in the short term.
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<b>MEDIUM</b>	Risk of negative environmental impacts resulting from some unfulfilled site management or environmental obligations where there may be a limited history of contaminative use. Potential for negative environmental impacts from external sources. Some on-site risk management arrangements required in the medium term.
<b>LOW</b>	Little risk of contamination with low potential for contamination caused by activities of the occupier. Limited history of contamination and no risk of external negative environmental impacts. Site generally well managed with all basic site management issues addressed and few or no remedial measures necessary.

Philip E Wilbourn BSc CEnv FRICS  
Chartered Environmental Surveyor

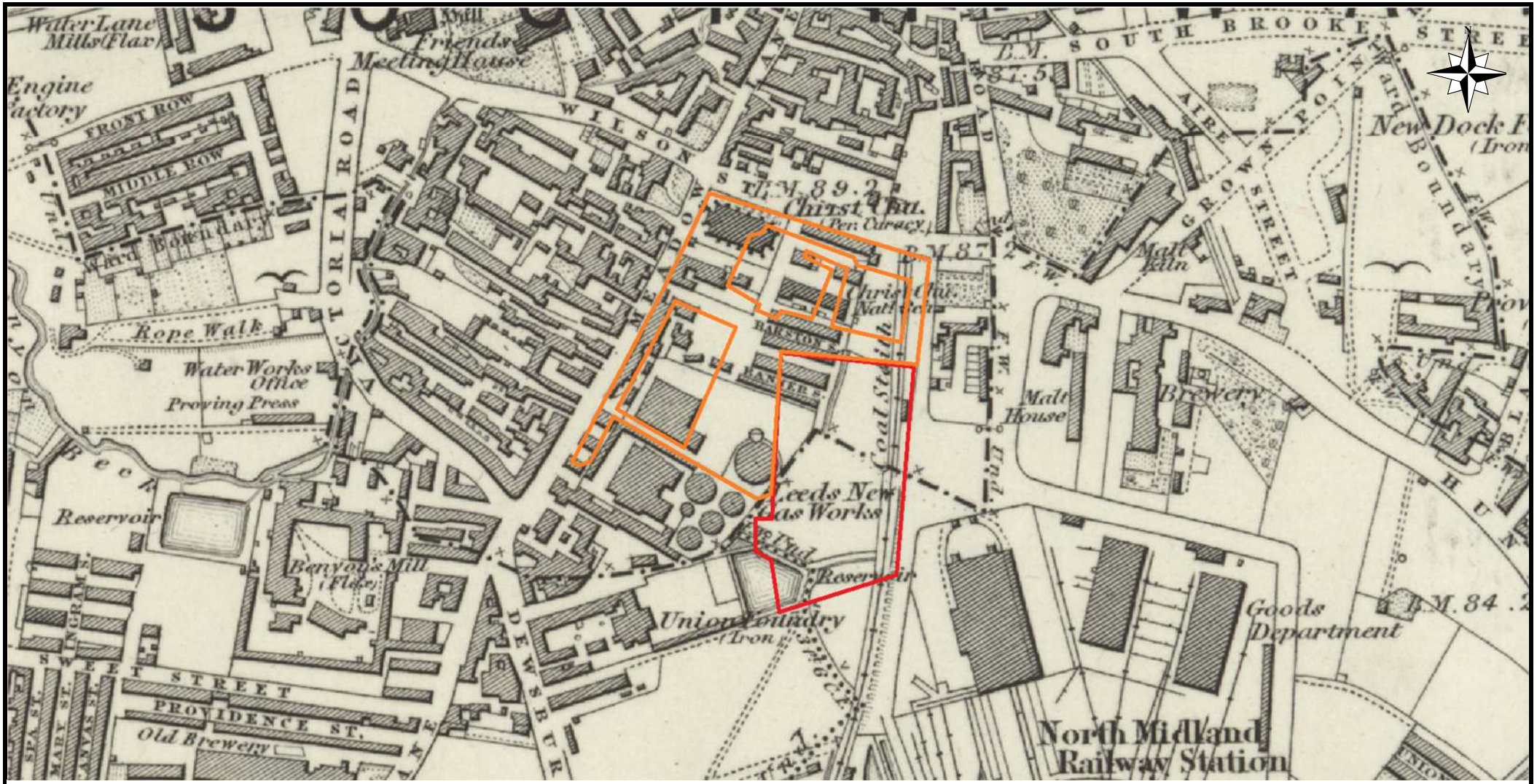
Laura Wilbourn MSc MRICS  
Chartered Surveyor



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Client:	<b>Canada Life Limited</b>	Title:	<b>Site Location Plan</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>		
Date:	<b>13 March 2026</b>	Drawing	<b>1</b>
Scale:	<b>[SCALE]</b>	Figure:	<b>---</b>



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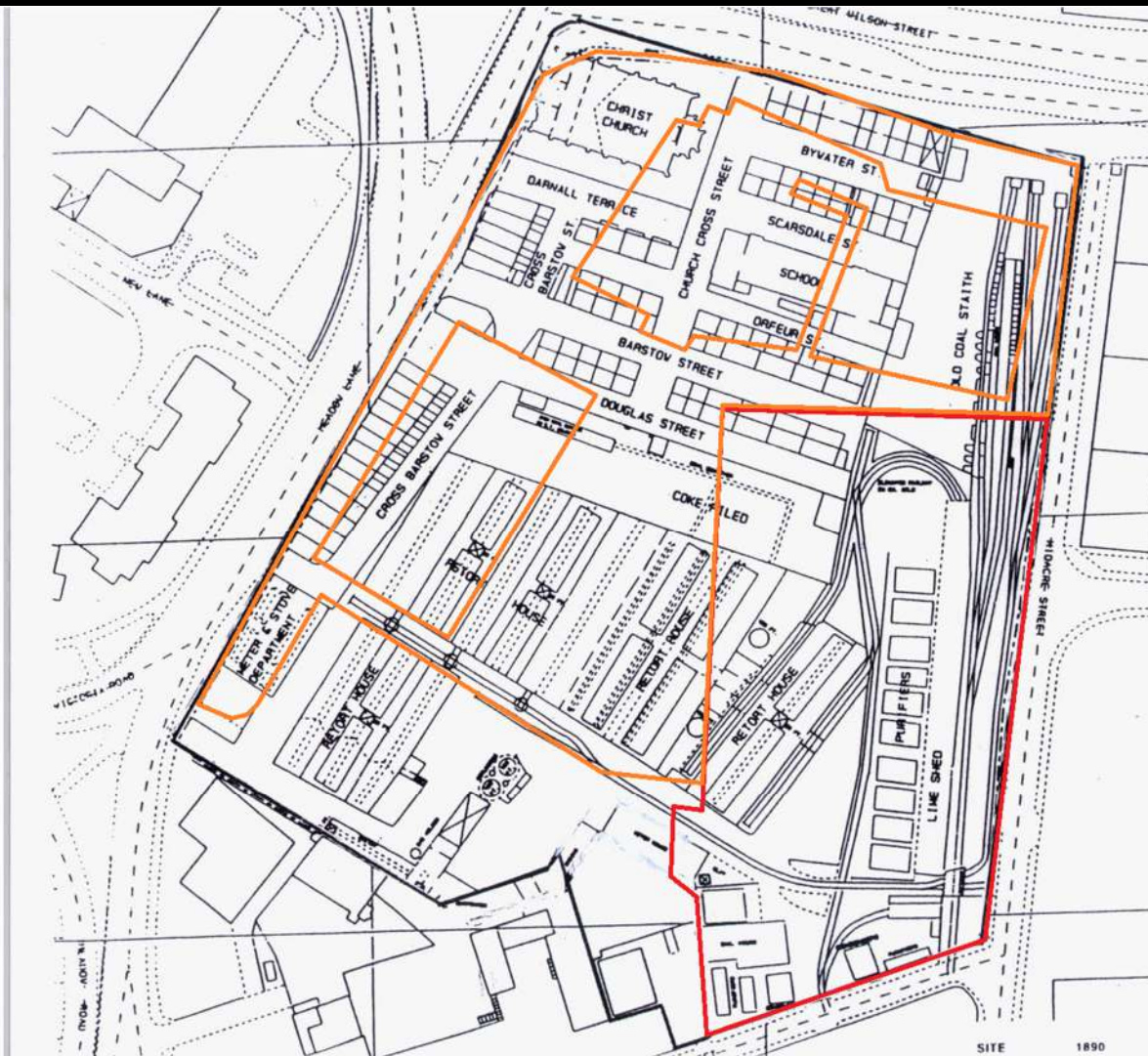
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	<b>2</b>
Date:	<b>13 March 2026</b>	Site Location	



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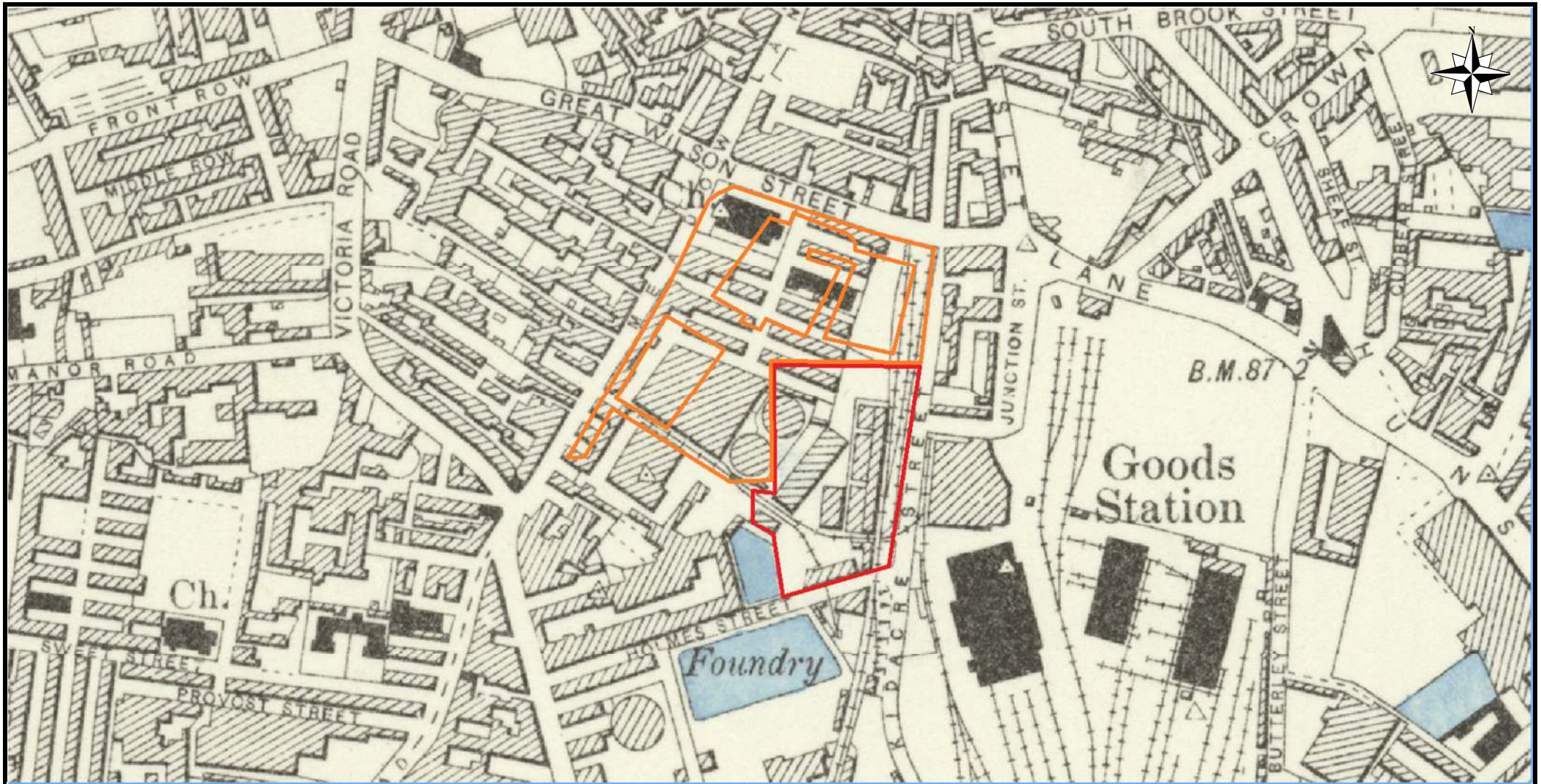
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Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
Date: <b>13 March 2026</b>	Drawing: <b>3</b>
	Site Location 



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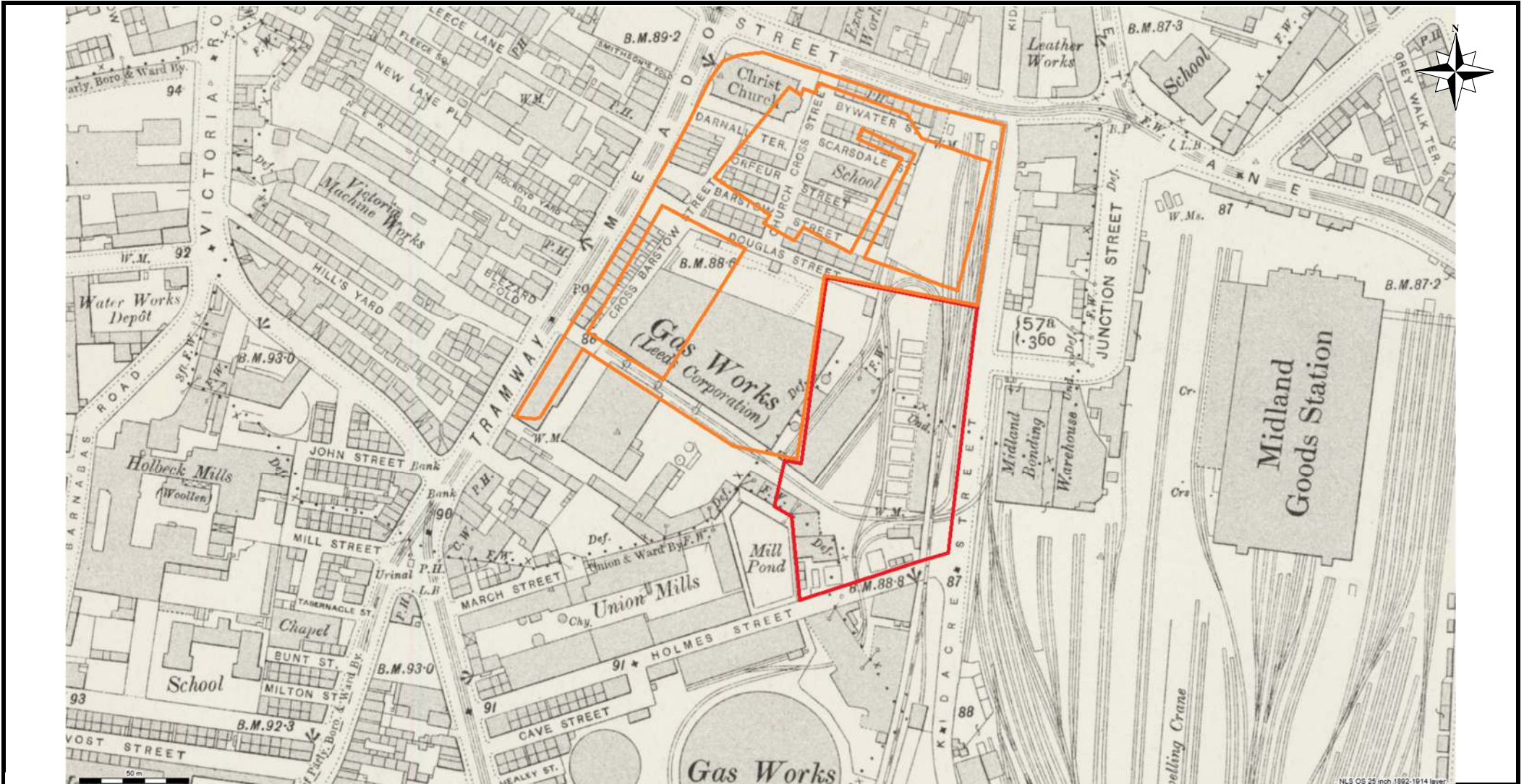
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>		
Date:	<b>13 March 2026</b>	Drawing:	<b>4</b>
		Site Location	



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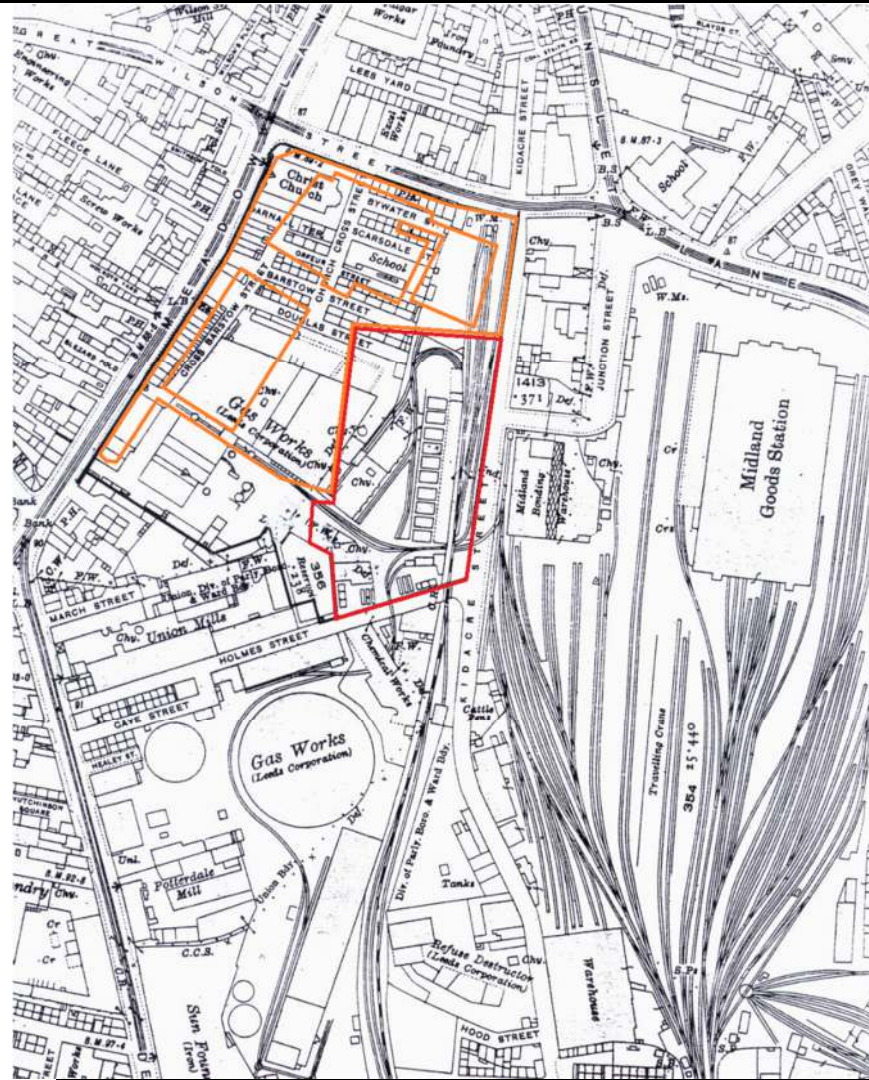
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	<b>5</b>
Date:	<b>13 March 2026</b>	Site Location	



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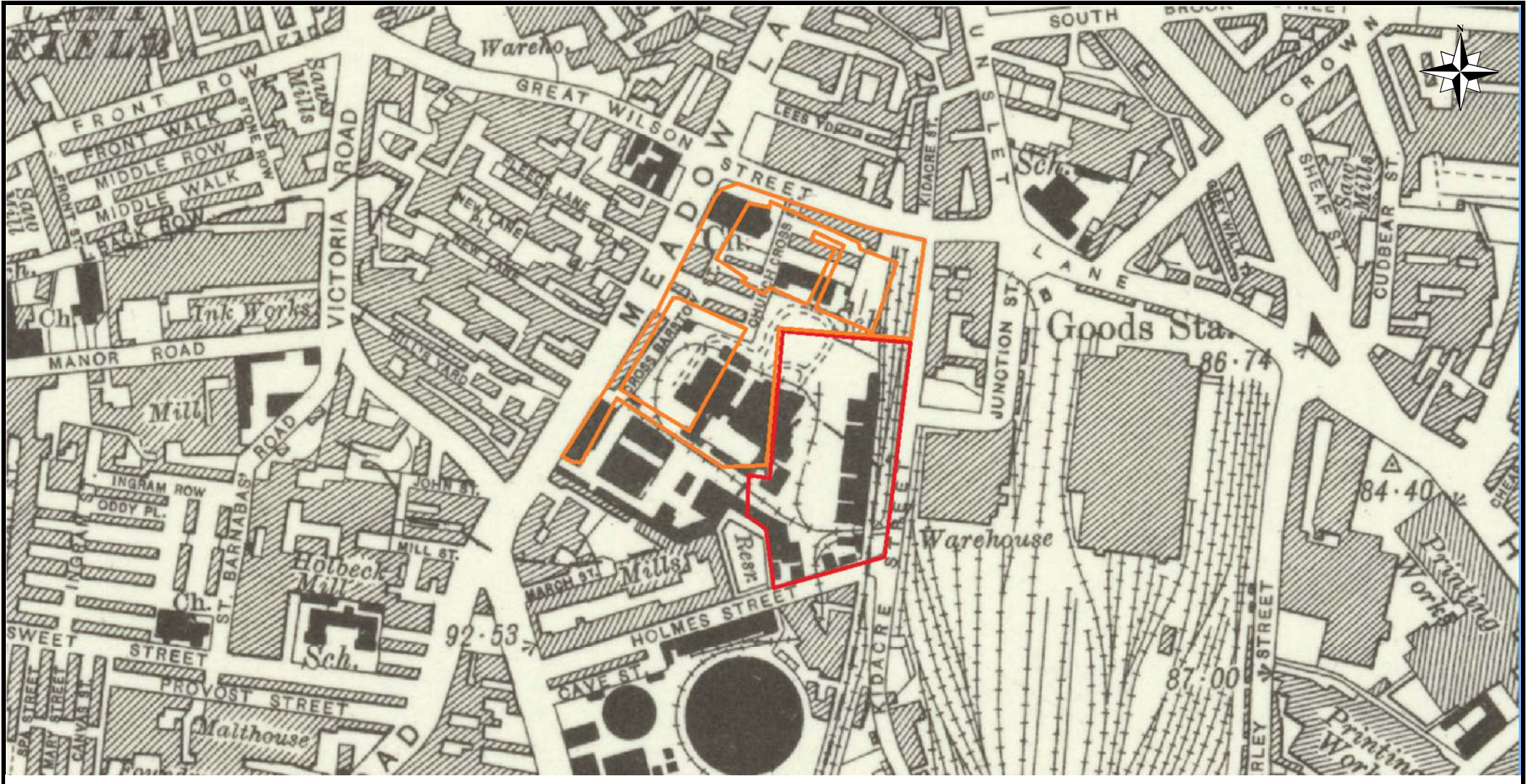
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	<b>6</b>
Date:	<b>13 March 2026</b>	Site Location	



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Client:	<b>Canada Life Limited</b>	Title:	<b>Extract From Ordnance Survey of 1921</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>		
Date:	<b>13 March 2026</b>	Drawing:	<b>7</b>
		Site Location	

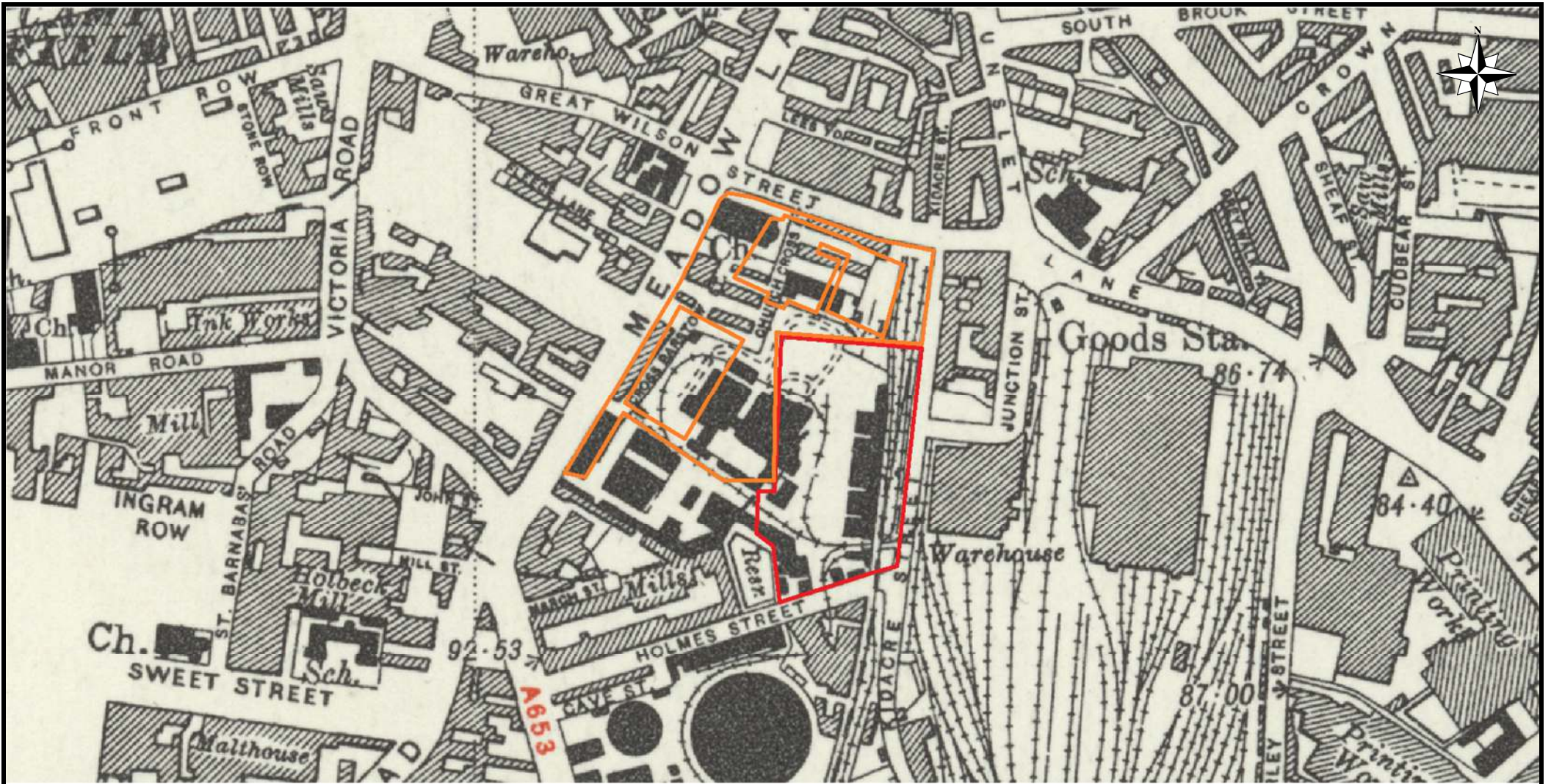


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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	
Date:	<b>13 March 2026</b>	Site Location	

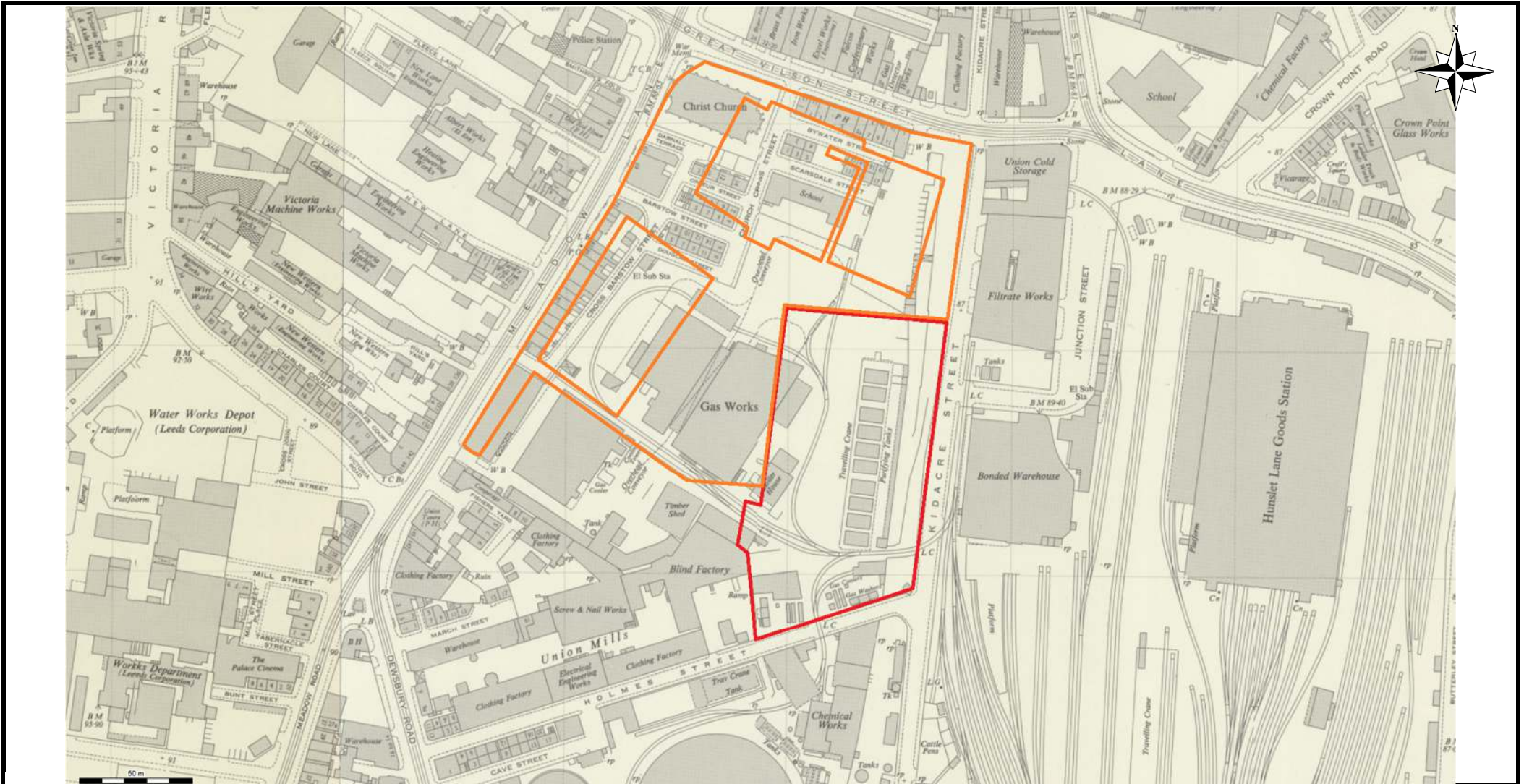




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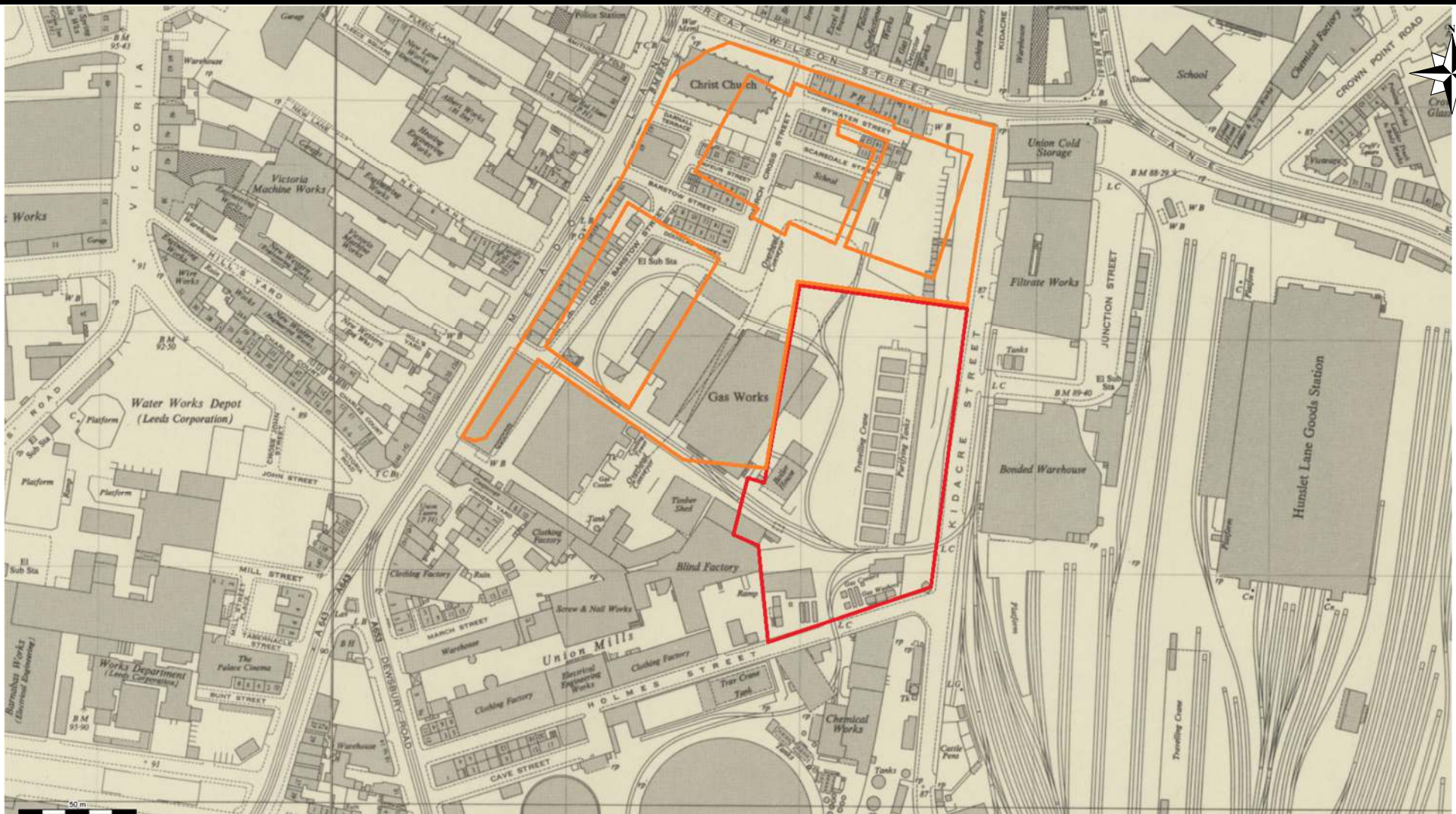
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	
Date:	<b>13 March 2026</b>	Site Location	



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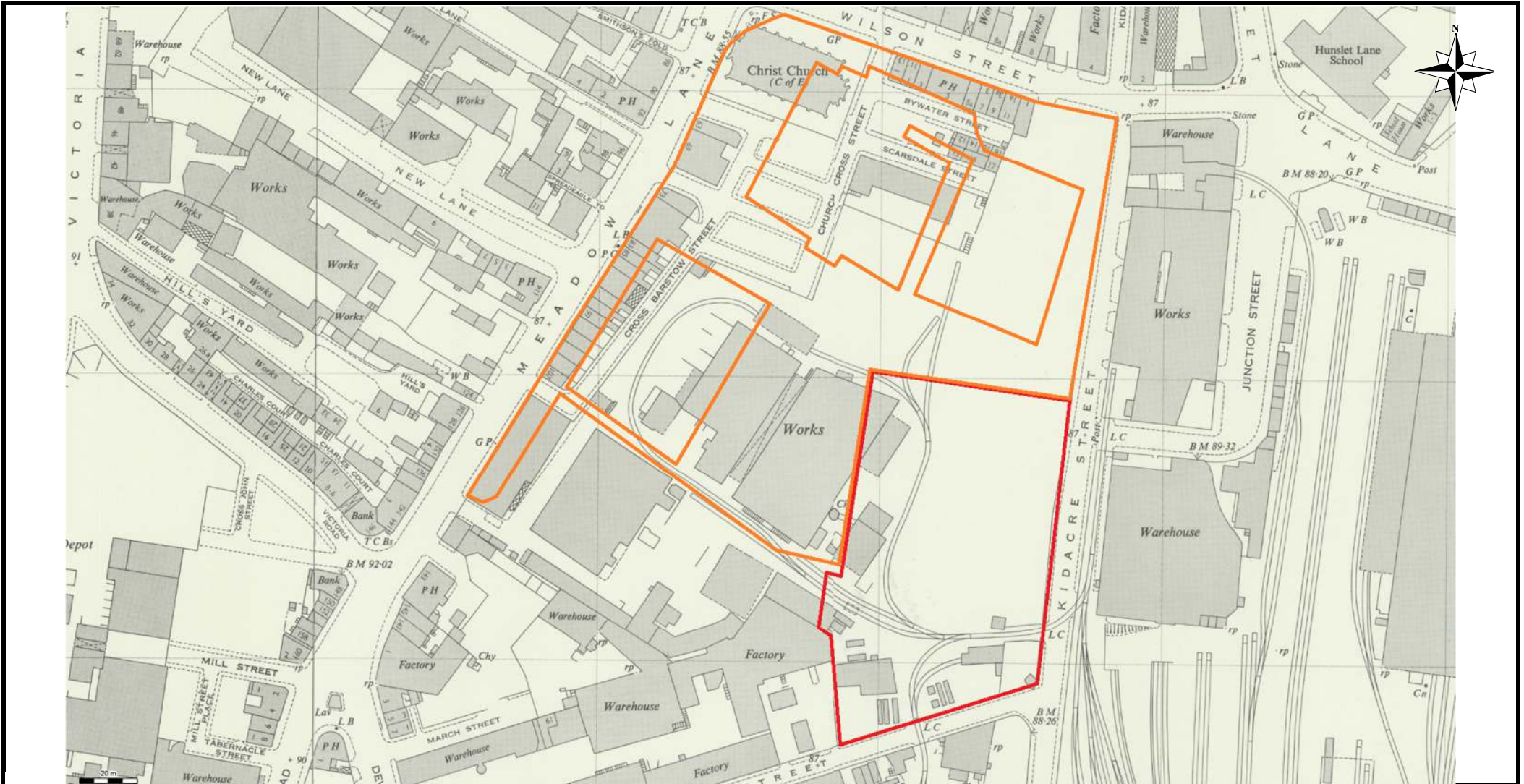
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	<b>11</b>
Date:	<b>13 March 2026</b>	Site Location	



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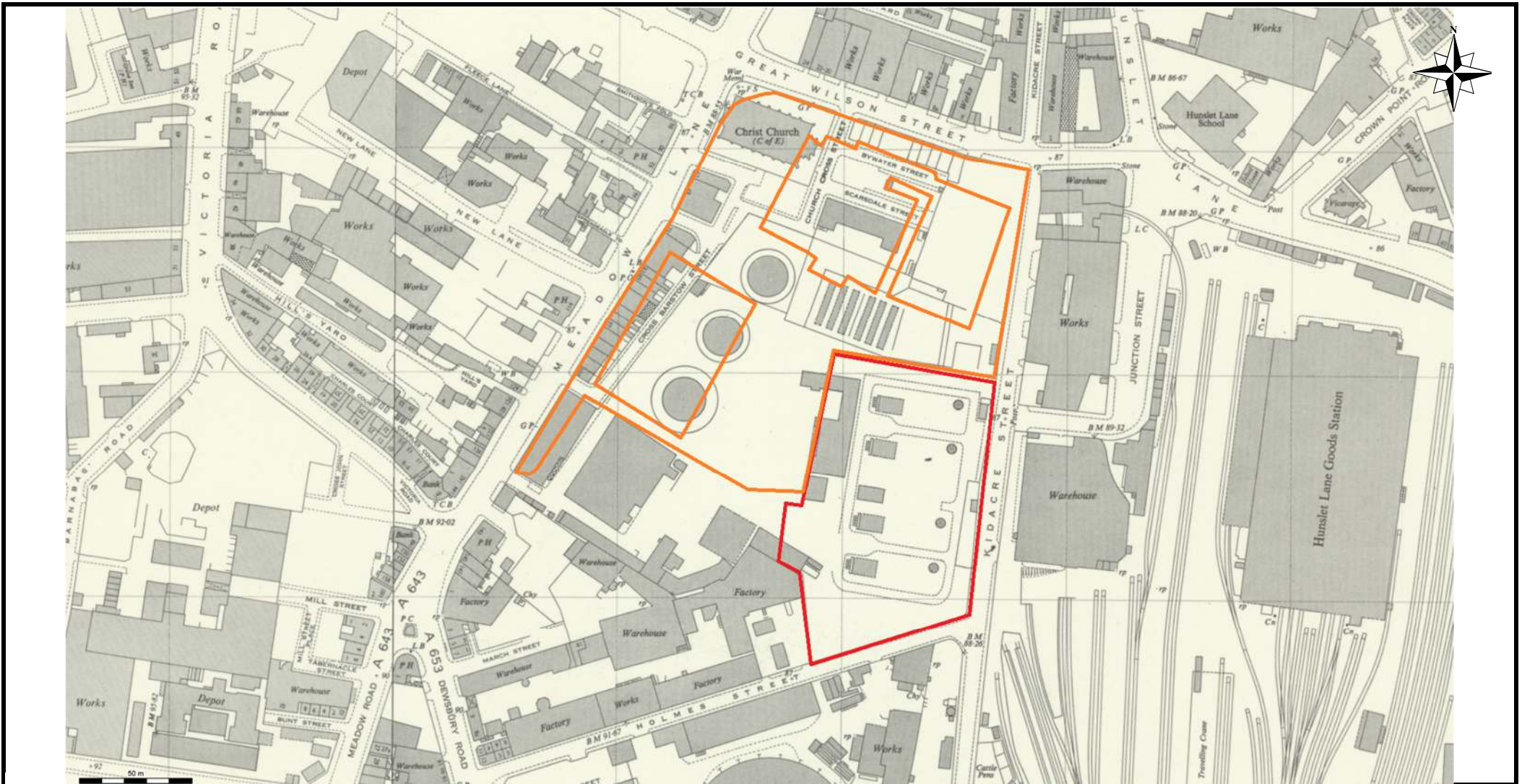
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	
Date:	<b>13 March 2026</b>	Site Location	



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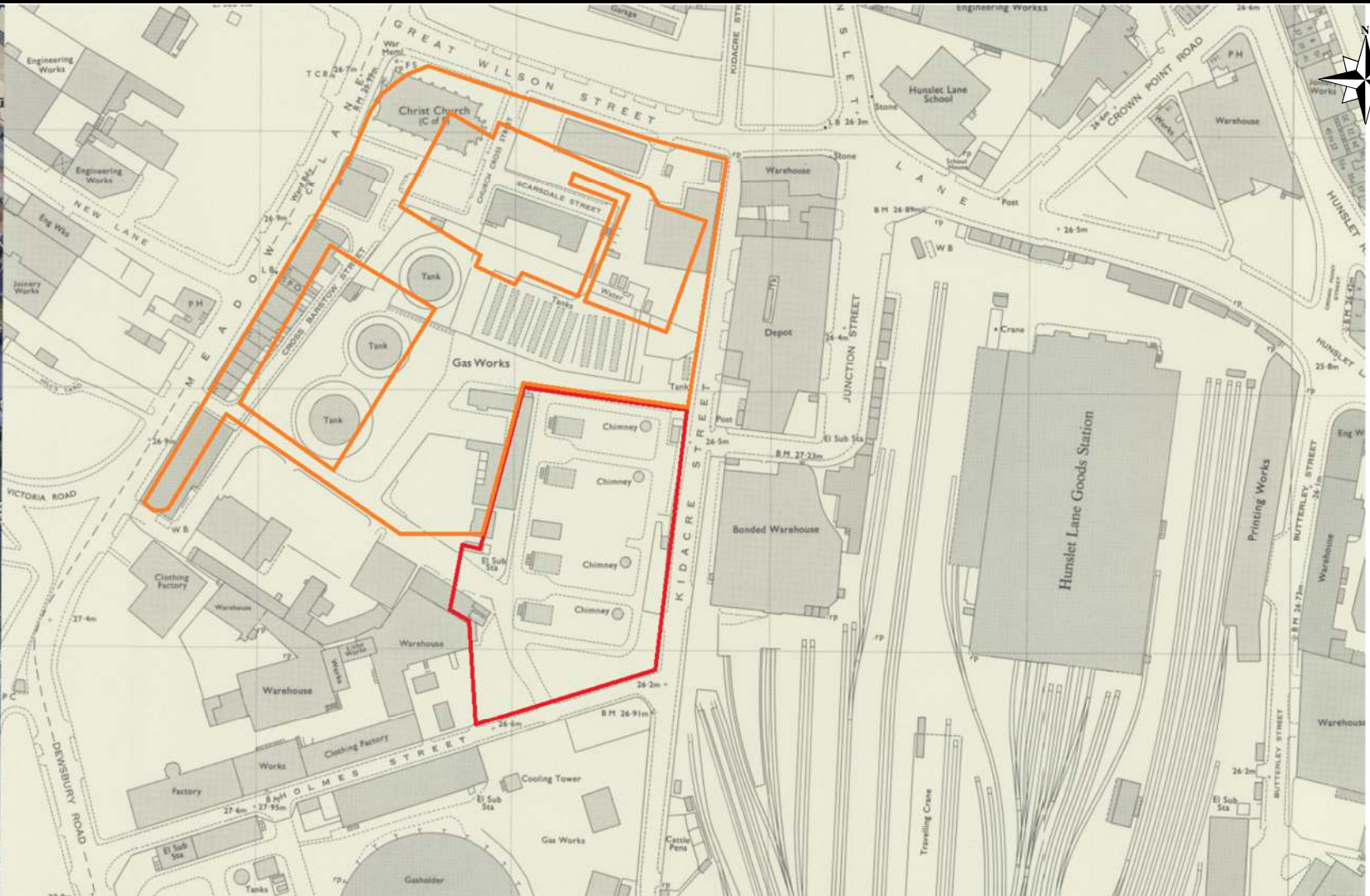
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
Date:	<b>13 March 2026</b>	Drawing: <b>13</b>
		Site Location 



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Client:	<b>Canada Life Limited</b>	Title:	<b>Extract From Ordnance Survey of 1968</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	
Date:	<b>13 March 2026</b>	Site Location	

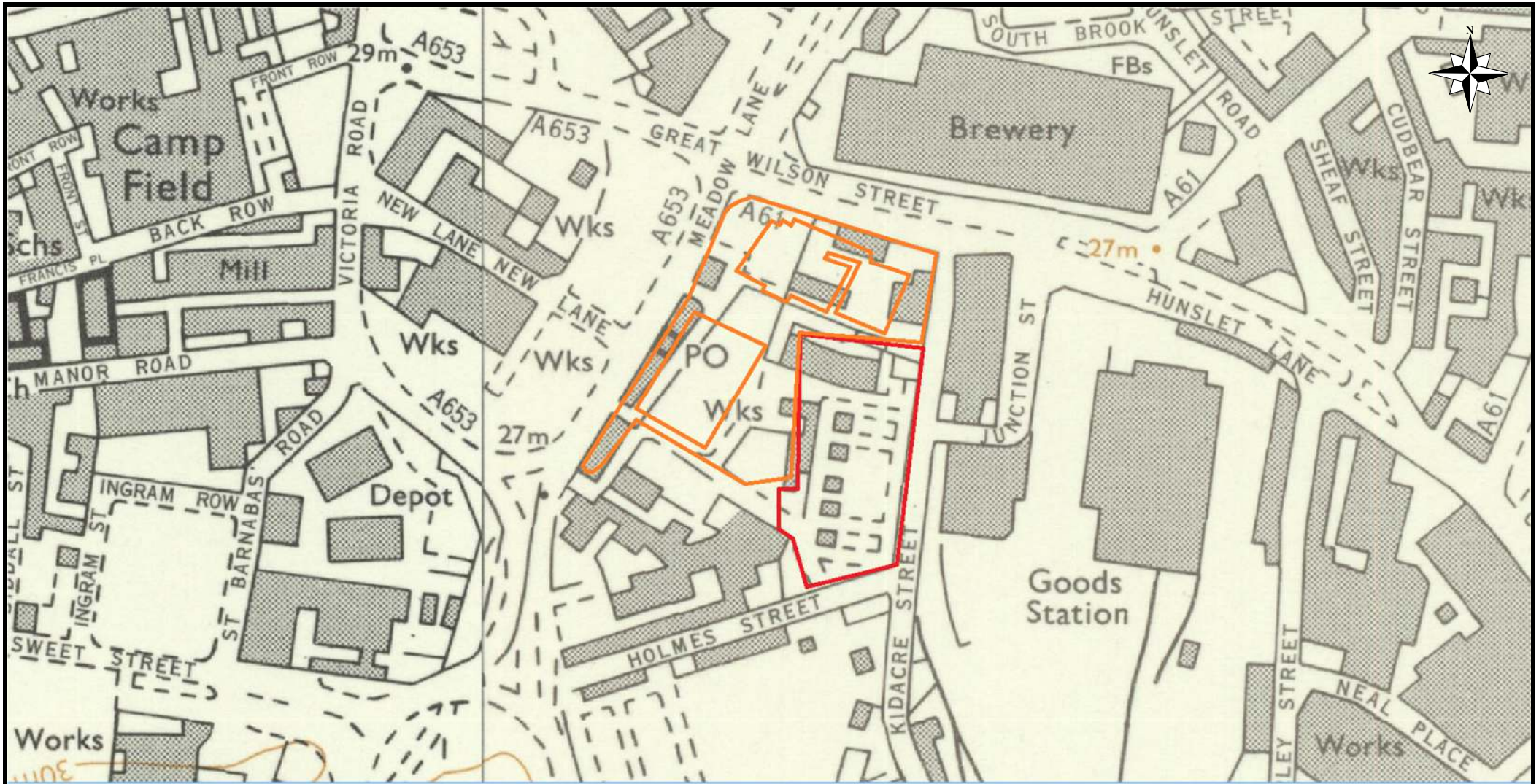


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Client:	<b>Canada Life Limited</b>	Title:	<b>Extract From Ordnance Survey of 1970</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	<b>15</b>
Date:	<b>13 March 2026</b>	Site Location	

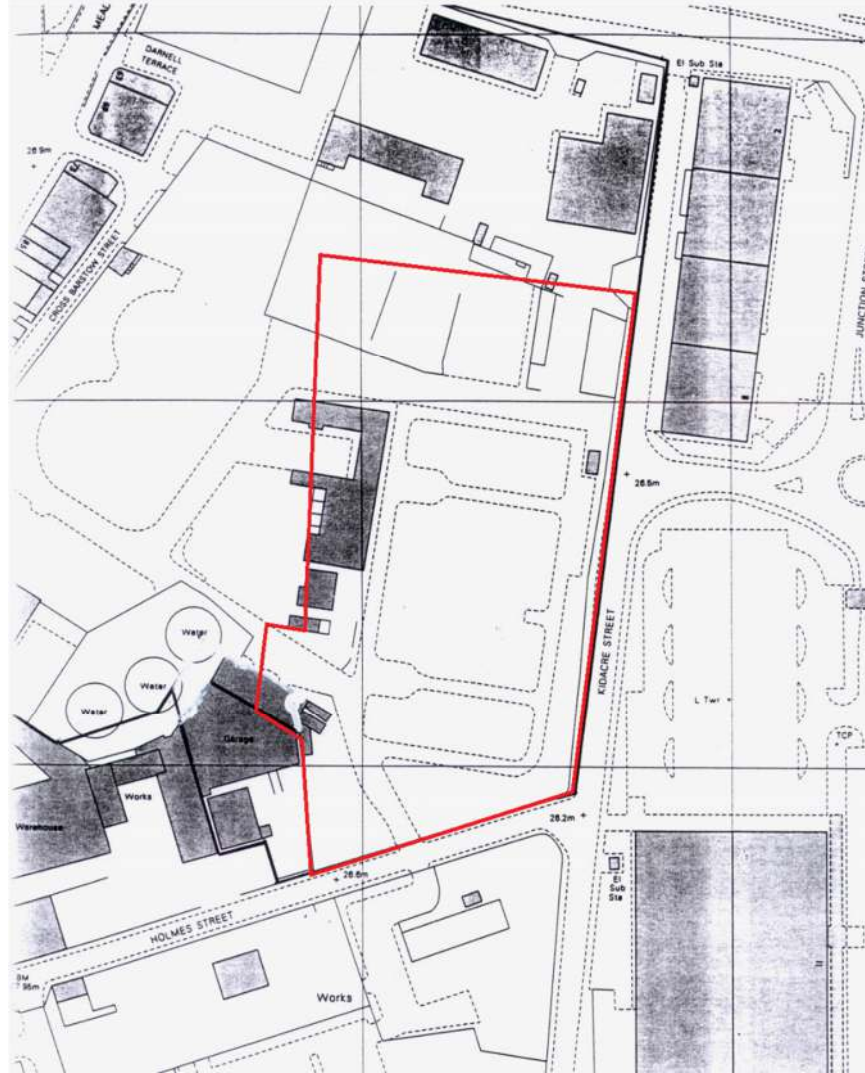




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Client:	<b>Canada Life Limited</b>	Title:	<b>Extract From Ordnance Survey of 1980</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	Drawing:	<b>17</b>
Date:	<b>13 March 2026</b>	Site Location	



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Client: <b>Canada Life Limited</b>	Title: <b>Extract From Ordnance Survey of 1991</b>
Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
Date: <b>13 March 2026</b>	Drawing: <b>18</b>
	Site Location 



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Client: **Canada Life Limited**

Project: **Building 2 Leeds City Office Park  
Holbeck Leeds LS11 5BD**

Date: **13 March 2026**

Title:

**Aerial  
Photograph  
Extract from  
2002**

Drawing:

**19**

Site Location





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Client: **Canada Life Limited**

Project: **Building 2 Leeds City Office Park  
Holbeck Leeds LS11 5BD**

Date: **13 March 2026**

Title:

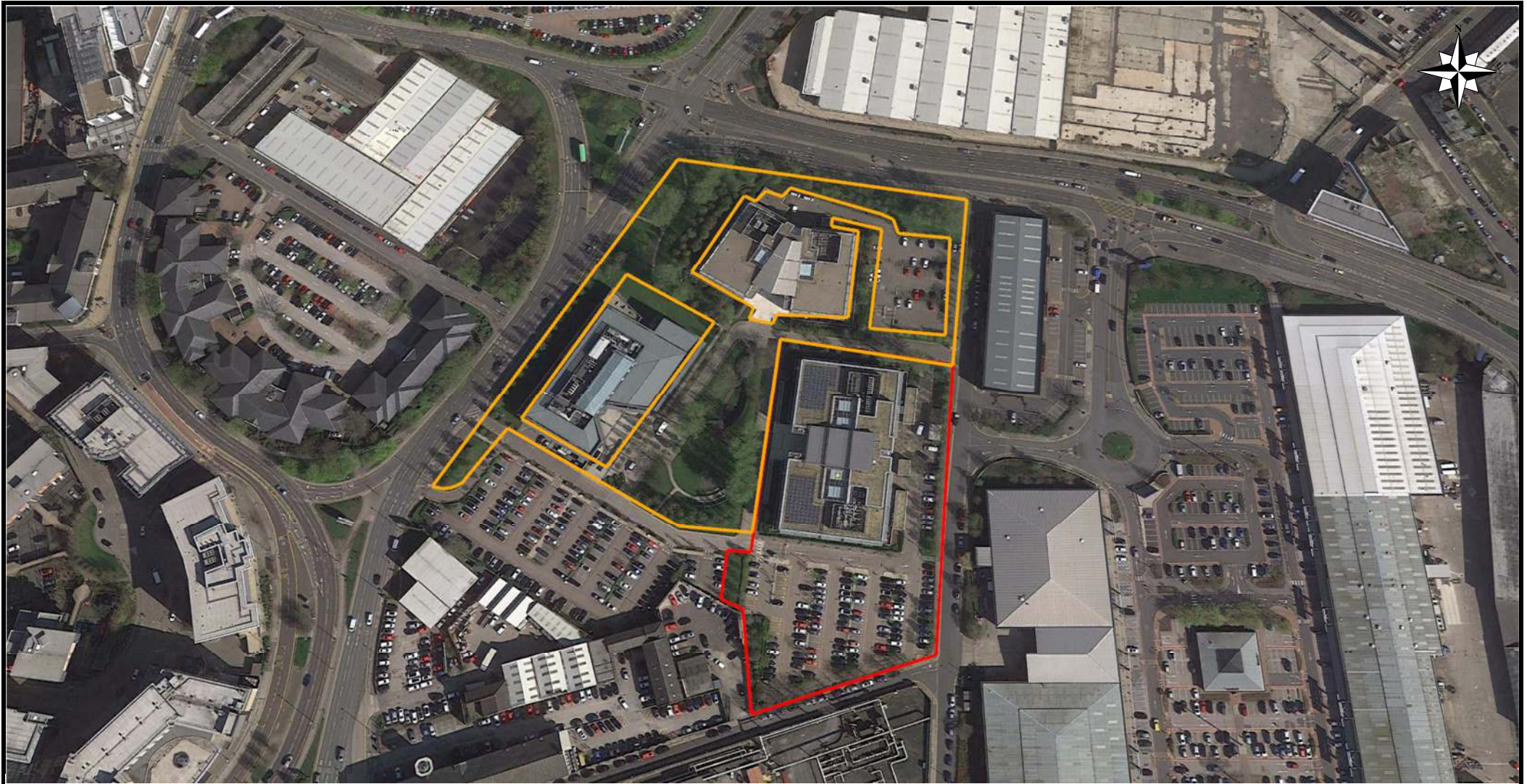
**Aerial  
Photograph  
Extract from  
2006**

Drawing:

**20**

Site Location





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Client: **Canada Life Limited**

Project: **Building 2 Leeds City Office Park  
Holbeck Leeds LS11 5BD**

Date: **13 March 2026**

Title:

**Aerial  
Photograph  
Extract from  
2018**

Drawing:

**21**


Site Location





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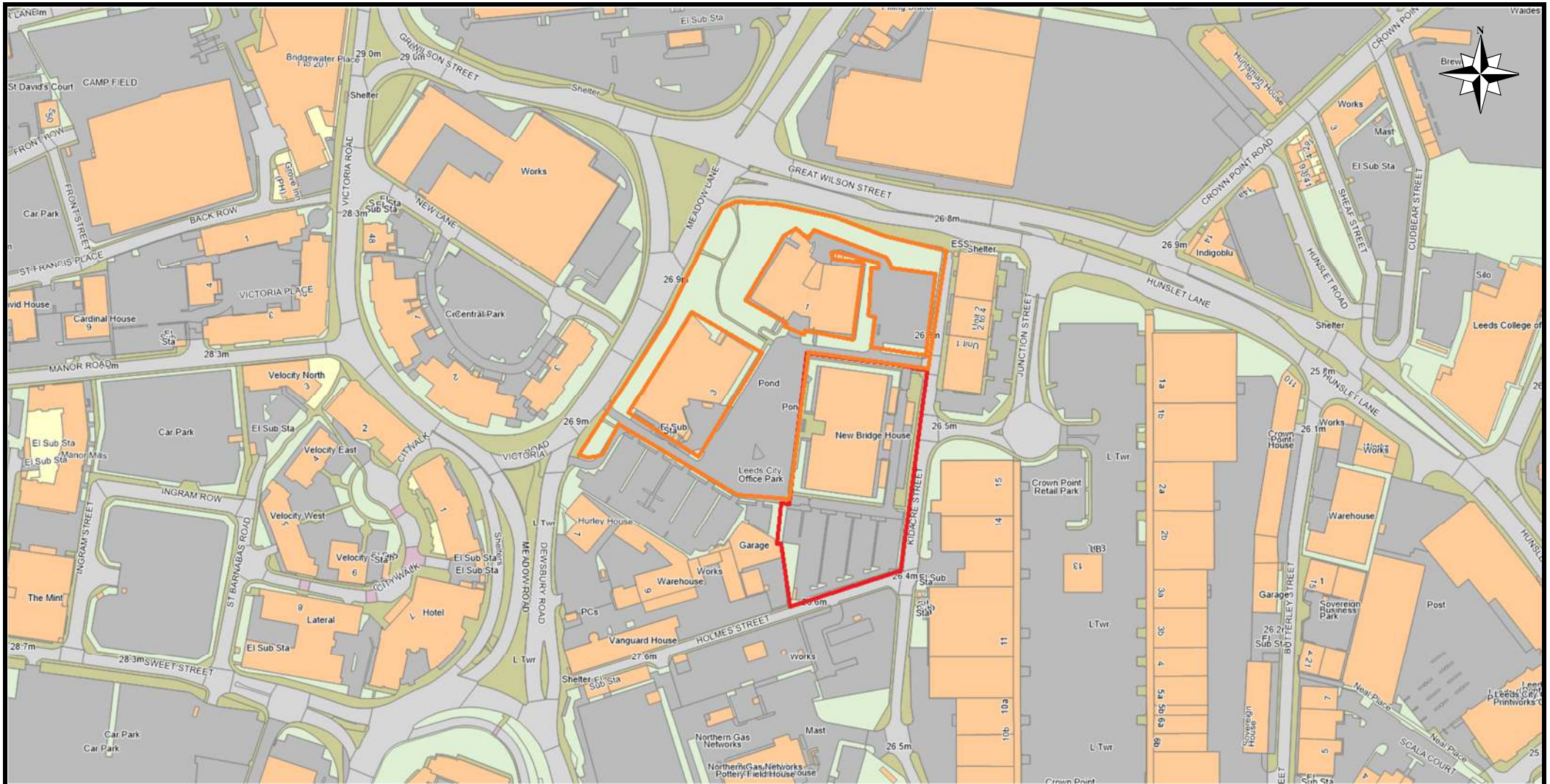
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Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>		
Date:	<b>13 March 2026</b>	Drawing:	<b>22</b>
		Site Location	



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Client:	<b>Canada Life Limited</b>	Title:	<b>Aerial Photograph Extract from 2025</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>		
Date:	<b>13 March 2026</b>	Drawing:	<b>23</b>
		Site Location	



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Client:	<b>Canada Life Limited</b>	Title:  <b>Extract From Ordnance Survey of 2026</b>
Project:	<b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
Date:	<b>13 March 2026</b>	Drawing: <b>24</b>
		Site Location 



## **APPENDIX A**

Selection of photographs from site inspection  
2029 and 2026




**Plate 1 Main entrance**



**Plate 2 Western elevation**




	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---



**Plate 3 Southern elevation and car park**



**Plate 4 Generator house outside the eastern elevation**

 <p><b>wilbourn &amp; co</b></p>	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---




**Plate 5 Oil tank housing 2No 6500 litre tanks**



**Plate 6 Tank-no olfactory odours**



	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---



**Plate 7 Generators with day tanks**



**Plate 8 Modern Adblue tank**




	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---



Plate 9 Spill kits available



Plate 10 Spill kit in tank area




	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---




Plate 11 Central atrium



Plate 12 Typical floor



	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---




**Plate 13 Northern main access road**



**Plate 14 Mature landscaping with no degradation**




	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2019</b>
	Project: <b>Building 2 Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---



**Plate 1 Central Pond feature**

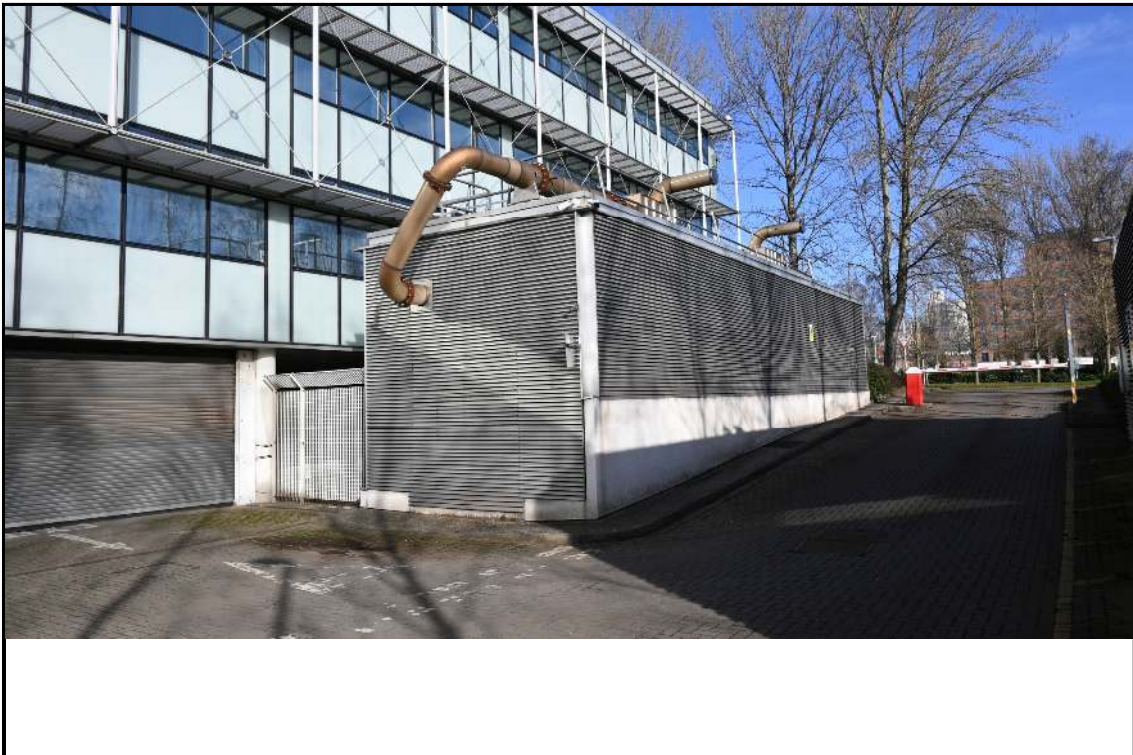


**Plate 2 Building 2 Southern and Eastern Elevation**


	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2026</b>
	Project: <b>Building 2 and External Areas Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---



**Plate 3 Neighbouring Transco Infrastructure**



**Plate 4 External diesel generator**

	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2026</b>
	Project: <b>Building 2 and External Areas Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---




**Plate 5 Building 2 Southern elevation**



**Plate 6 Car Park-no settlement**



	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2026</b>
	Project: <b>Building 2 and External Areas Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---




**Plate 7 Building 1 car park-no settlement**



**Plate 8 Landscaping mature and with no dieback**



	Client: <b>Canada Life Limited</b>	Title: <b>Site Inspection Photographs 2026</b>
	Project: <b>Building 2 and External Areas Leeds City Office Park Holbeck Leeds LS11 5BD</b>	
	Date: <b>13/03/2026</b>	Drawing: ---
	Scale: ---	Figure: ---



## **APPENDIX B**

Coal Authority Mining and Ground Stability Report, reference  
51003558466001 and dated 12<sup>th</sup> March 2026



The Coal  
Authority

Resolving the **impacts** of mining



British  
Geological  
Survey

# Ground Stability Non-Residential Report



LEEDS CITY OFFICE PARK, MEADOW LANE, HOLBECK,  
LEEDS, LS11 5BD

Date of enquiry: 12 March 2026  
Date enquiry received: 12 March 2026  
Issue date: 12 March 2026

Our reference: 51003558466001  
Your reference: Canada Life Ltd

# Ground Stability Non-Residential Report

This report is based on and limited to the records held by the Coal Authority and the British Geological Survey (BGS) at the time the report was produced.

## Client name

Philip Wilbourn

## Enquiry address

LEEDS CITY OFFICE PARK, MEADOW LANE,  
HOLBECK, LEEDS, LS11 5BD

## How to contact us


0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

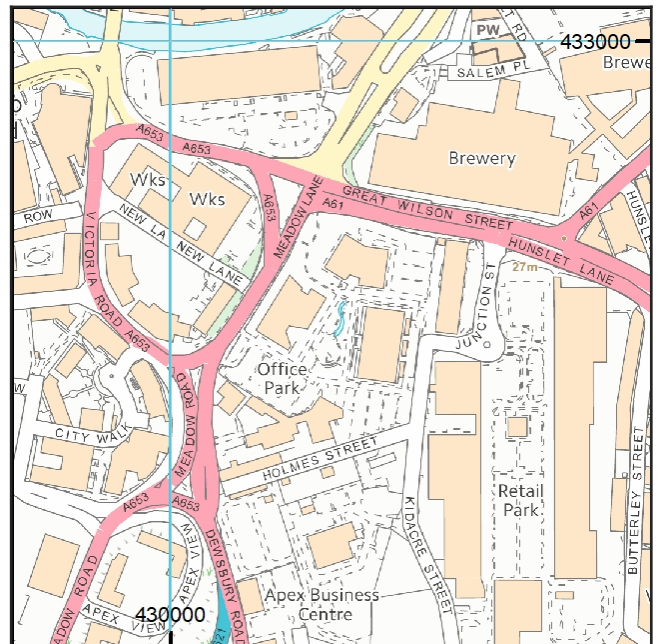
200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority



Approximate position of property



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# Coal Authority Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No

# BGS Summary

Has the search report highlighted evidence or potential of		
1	Shrinkable clay	Yes
2	Running sand	Yes
3	Deposits which could compress	Yes
4	Deposits which could collapse	No
5	Natural landslide activity	Yes
6	Soluble rocks	No

# Detailed findings from the Coal Authority

## 1. Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Comments on the Coal Authority information section of the report.

## 2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3. Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

## 4. Mine entries

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

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

## **5. Coal mining geology**

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

## **6. Past opencast coal mining**

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

## **7. Present opencast coal mining**

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

## **8. Future opencast coal mining**

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

## **9. Coal mining subsidence**

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

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

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## **10. Mine gas**

The Coal Authority has no record of a mine gas emission requiring action.

## **11. Hazards related to coal mining**

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

## **12. Withdrawal of support**

The property is not in an area where a notice to withdraw support has been given.

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

### **13. Working facilities order**

The property is not in an area where 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.

### **14. Payments to owners of former copyhold land**

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

# Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

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

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 specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

# Detailed findings from BGS

## 1. Shrinkable clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes.

However, the clay deposits in this area are considered to be mainly of "low plasticity". This means it is unlikely that they will cause ground movement.

## 2. Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

However, the sand deposits in this area are unlikely to cause ground movement unless changes in water levels occur.

## 3. Deposits which could compress

The property is in an area underlain by natural compressible deposits. When this material is overloaded, or dries out, it can become unstable causing ground movement.

Because of these compressible deposits, ground movement could occur. Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.

## 4. Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

## 5. Natural landslide activity

The property is in an area where the local geology and steepness of slope could increase the likelihood of landslide activity. However, this risk is unlikely to occur unless considerable changes are made to the ground.

## 6. Soluble rocks

The property is not in an area underlain by soluble rocks.

# Comments on the BGS information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:

- carry out any building or excavation work
- alter the ground surface or drainage of surface or ground water
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

## Additional remarks

This report has been prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority and the British Geological Survey's Terms and Conditions applicable at the time the report was produced. The information provided by the Coal Authority has been compiled in response to the Law Society's CON29M Coal Mining enquiries and is protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

## Disclaimer

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## Alternative formats

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email [communications@coal.gov.uk](mailto:communications@coal.gov.uk).

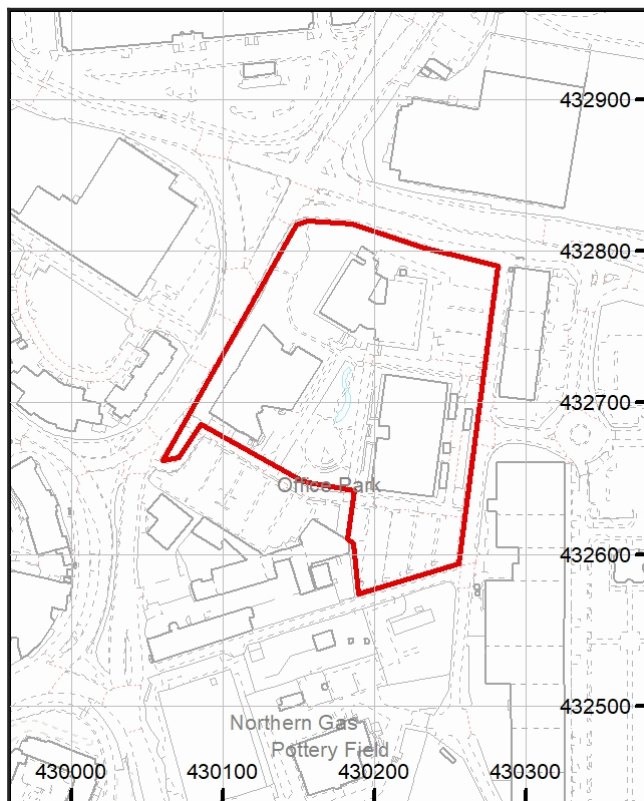
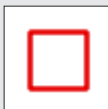
## Terms and conditions

Our full terms and conditions can be found on our website – [www.groundstability.com](http://www.groundstability.com).

# Enquiry boundary

## Key

Approximate position of enquiry boundary shown




## How to contact us


0345 762 6848 (UK)  
+44 (0)1623 637 000 (International)

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

[www.groundstability.com](http://www.groundstability.com)

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority



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# General information

This report has been prepared using information held by the Coal Authority, together with data supplied by the British Geological Survey (BGS).

1. The Coal Authority and the British Geological Survey (BGS) are referred to in the report as the suppliers.
2. This report is confidential and has been prepared specifically for the property and for use by the owner only. It should not be relied upon by any other property or by any other third party.
3. The report is based on and limited to:
  - a. the specific features identified in the report
  - b. the Coal Authority's interpretation of the records it holds relating to the particular features for which the report states that the supplier is responsible at the time the report is prepared
4. The records used do not represent an exhaustive or comprehensive list of all the records that may exist or may be available for the property. No physical inspection of the property has or will be carried out in the preparation of this report.
5. Information from the Coal Authority is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types of mining, which is not searched for as part of this report.
6. Information from BGS relates solely to the 6 natural ground stability hazards as described in this report. It does not cover any other geological hazards or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the property which are not searched for as part of this report. Consequently the report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the property. For more information please visit the BGS's website [www.bgs.ac.uk](http://www.bgs.ac.uk)
7. Information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale.

8. The information from suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the suppliers from third parties, which may not have been subject to any verifications or other quality control process.
9. Raw data used to prepare this report may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Consequently, some data may have been processed without human intervention and may contain undetected errors.
10. The records available to the suppliers are constantly being updated. The suppliers cannot be held responsible for any changes in the information on which this report is based which occur after the date the report was produced.
11. If this report is for a residential property, insurance is included. This report includes a policy and key facts summary which outline the significant features, benefits and limitations of the cover provided. Full terms and conditions are shown in the policy document.
12. The report gives an indication of whether ground movement could occur at the property. This does not necessarily mean that the property is or will be affected by ground instability. Such an assessment can only be made by inspection of the property by a qualified professional, such as a surveyor or engineer. This report does not therefore –
  - include any information or warranty relating to the actual state, or the structural or other condition, of the property
  - determine the saleability or value, or the safety, of the property
  - indicate the suitability of the property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work)
  - act as a substitute for any physical inspection, specialist interpretations and/or professional advice



## **APPENDIX C**

Correspondence with Environment Agency and Leeds City Council  
regarding remediation

Sarah Stanton  
Development Department  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

**Our ref:** CL-2004-82  
**Your ref:**  
**Date:** 24 February 2006

Dear Sarah

## **Leeds City Office Park, Meadow Lane Gasworks**

I have reviewed the Remediation Statement (October 2005) and recent monitoring letter report (December 2005) prepared by Wilbourn Associates in support of planning application 99-20/39/95/OT. My comments are as follows.

1. The Remediation Statement is generally adequate for protection of controlled waters in conjunction with Golders Risk Assessment Report (November 2004).
2. The recent groundwater monitoring shows a mixed picture of some improvement and some residual groundwater contamination.
3. I consider that groundwater treatment will not be justified at this site and so I do not see that any further groundwater monitoring will be of benefit.
4. Therefore, I consider that any planning conditions related to controlled waters could be discharged.

Yours sincerely

**John Barber**  
**Hydrogeologist/Technical Specialist Contaminated Land**  
Direct dial: 0113 213 4650,  
Email: [john.barber@environment-agency.gov.uk](mailto:john.barber@environment-agency.gov.uk)

c.c. (by email)  
Nick Pickard, Wilbourn Associates

**Our ref:** CL-2004-82

Received



**ENVIRONMENT  
AGENCY**

**Date:** 21 December 2004

23 DEC 2004

Nick Pickard  
Wilbourn Associates  
30 Jesspos Riverside  
800 Brightside Lane  
Sheffield  
S9 2RX

Dear Nick

**PHASE 3 DEVELOPMENT, LEEDS CITY OFFICE PARK, MEADOW LANE,  
LEEDS**

Further to our meeting, 20 December 2004, we can confirm the groundwater and contaminated land team are satisfied with the work undertaken and the proposed remedial strategy for the remaining developments works for Phase 3 of the Leeds City Office Park with respect to controlled waters. The following summarises the issues discussed at yesterday's meeting.

- 1) Further site investigative work revealed contaminated materials in the area of trial trench 3, this material may relate to the elevated concentrations observed in the groundwater at Borehole 6. These materials were chased out and removed as far as practically possible and are presently stockpiled on site. Several options for the treatment of these materials are available, the most likely being removal from site.
- 2) The pre-drilling of pile holes has commenced, no visual contamination has been reported.
- 3) During the development of the site several groundwater boreholes will be lost where the office building and car park will be situated, therefore these boreholes will be re-established in new locations after development works are completed.
- 4) Monitoring of the groundwater boreholes at the site will continue during and following development of the site. The frequency of monitoring will reflect analytical findings.
- 5) Should significantly contaminated material be encountered during development works then the groundwater & contaminated land team will be consulted.

Yours sincerely

A handwritten signature in black ink that reads "Alison Goddard".

**ALISON GODDARD**  
**Technical Officer (Groundwater & Contaminated Land)**

cc Sarah Stanton - Leeds City Council

