

Example - Comm Lite Enviro

Bakery

79
79a

79b

81

WA396406

Bridgend

5177.44ft² · 481m² · 0.12ac

79A AND B NOLTON STREET,
BRIDGEND, CF31 3AE

Commercial+Lite+Enviro



PASS

This is our professional opinion based on the Law Society's practice notes regarding [Contaminated Land](#) and [Flood Risk](#).

Contaminated Land

Flood Risk

Other Considerations

Planning Constraints

Energy and Infrastructure

Radon

Ground Stability

Transportation

Environmental Sensitivity

Classification Key

In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:

No issues identified





Potential issues identified, proceed with caution

Issues identified, further action likely needed

For information purposes only



Summary

Example - Comm Lite Enviro

Contaminated Land		Flood Risk		Planning Constraints	
Active Landfill		Fluvial (undefended)		Sites of Special Scientific Interest	
Former Landfill		Pluvial		Ramsar	
Active Petrol or Fuel Stations		Tidal (undefended)		Nature Reserves	
Former Petrol or Fuel Stations		Groundwater		Listed Buildings	
Public Register of Contaminated Land		Flood Defences and Benefiting Areas		Scheduled Monuments	
Contaminated Land Designated as Special Sites		Flood Storage Areas		Certificates of Immunity	
Consented Discharges to Controlled Waters (with Conditions)		Historical Flood Areas		Ancient Woodland	
Environmental Pollution Incidents		Planning Constraints		Registered Parks and Gardens	
Manufacturing and Production of Industrial Products		Green Belt		World Heritage Sites	
Former Military Sites		Areas of Outstanding Natural Beauty		Open Access	
Regulated Sites		National Parks		Radon	
Historic Land Use		Special Areas of Conservation		Radon	
		Special Protection Areas			

Summary

Example - Comm Lite Enviro

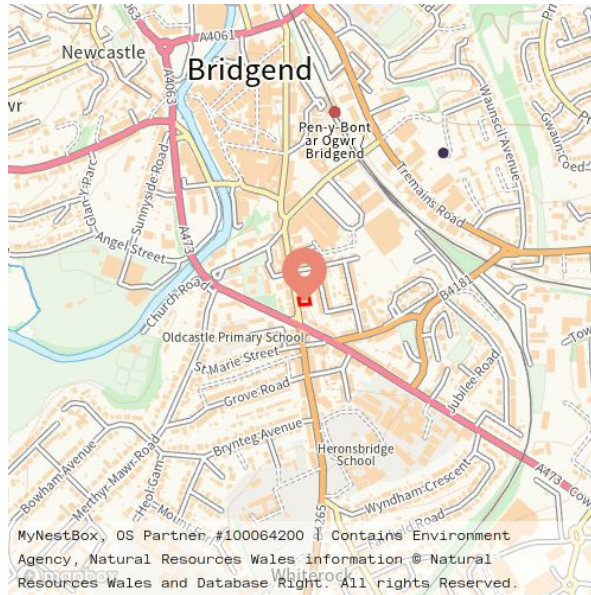
Transportation		Ground Stability		Environmental Sensitivity	
Overground Rail		Shrink-Swell Clays		Geological Permeability	
Overground Rail - Elizabeth Line		Running Sands		Environmentally Sensitive Sites	
London Underground		Compressible Ground		Surface Water Features	
HS2		Collapsible Deposits			
HS2 Safeguarding Zones		Artificial Ground			
Energy and Infrastructure		Dissolution of Soluble Rocks			
National Grid		Landslides			
Petroleum Exploration and Development Licences		Environmental Sensitivity			
Power Stations		Bedrock Geology			
Solar Renewable Energy Sites		Source Protection Zones			
Wind Renewable Energy Sites		Superficial Deposits			
Other Renewable Energy Sites		Aquifer Designation			
COMAH Establishments		Groundwater Vulnerability			

Contaminated Land

Active Landfill

The property is within 1km of an active landfill or waste site. Contamination, surface instability, and ground gas issues could arise. There may also be noise and nuisance concerns. Consider contacting the Environment Agency to inquire about any noise or nuisance complaints or enforcement action. For further assistance, [contact US](#)

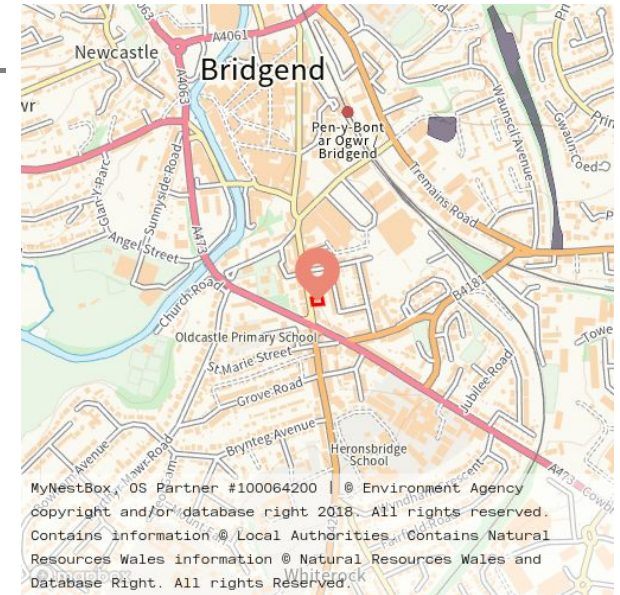
Captured at: 26/11/24 20:05 UTC



Former Landfill

The property is within 500 metres of a former landfill site. Former landfills can generate gas or leachate which can pose a risk to buildings and occupiers.

Captured at: 26/11/24 20:05 UTC



Active Petrol or Fuel Stations

The property is more than 20 metres from an active petrol or fuel station.

Captured at: 26/11/24 20:05 UTC



Former Petrol or Fuel Stations

The property is more than 10 metres from former petrol or fuel station.

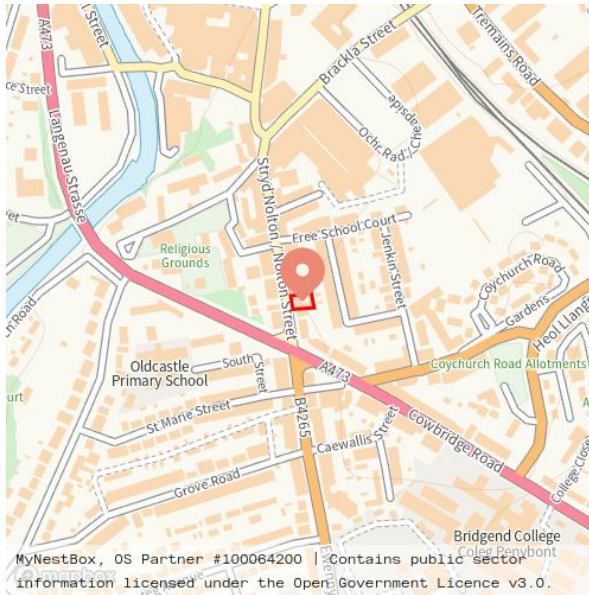
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Contaminated Land

Public Register of Contaminated Land

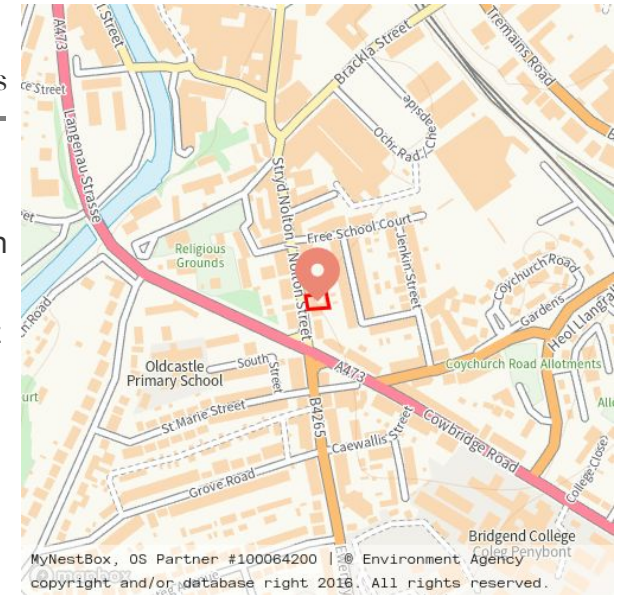
The property is more than 250 metres from any sites that have been designated as Contaminated Land by a local authority.



Captured at: 26/11/24 20:05 UTC

Contaminated Land Designated as Special Sites

The property is more than 250 metres from any sites that have been designated as a Special Site by the Environment Agency.



Captured at: 26/11/24 20:05 UTC

Consented Discharges to Controlled Waters (with Conditions)

The property is more than 50 metres away from a licensed consent for discharging effluent into Controlled Waters.



Captured at: 26/11/24 20:05 UTC

Environmental Pollution Incidents

The property is more than 50 metres from any major or significant pollution incidents.



Captured at: 26/11/24 20:05 UTC

Manufacturing and Production of Industrial Products

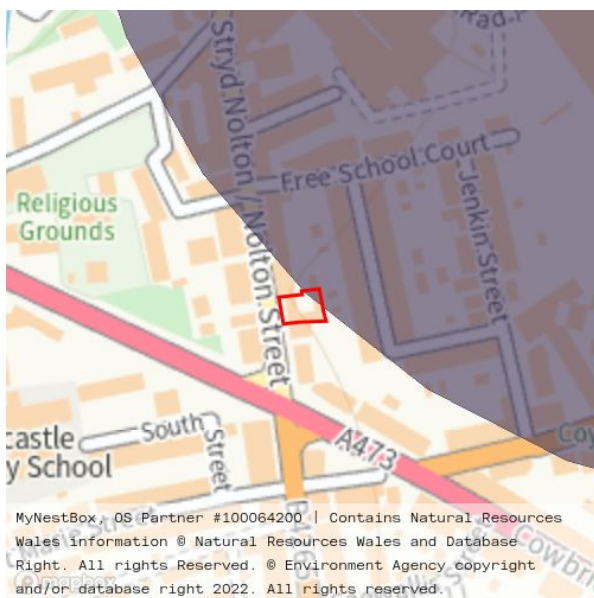
The property is more than 10 metres from a licensed industrial land use.



Captured at: 26/11/24 20:05 UTC

Regulated Sites

The property is in close proximity to one or more Regulated Sites. These include closed mining areas, end-of-life vehicle treatment sites (operational for 7 years or more), open waste permitted sites, and industrial environmental permitted regulated facilities (permit types A and B only). Proximity to a Regulated Site may cause disruption.



Captured at: 27/11/24 10:31 UTC

Former Military Sites

The property is not on or near any former military sites which could lead to a Liability under Part 2A of the Environmental Protection Act (1990).



Captured at: 26/11/24 20:05 UTC

Historic Land Use

The property is not on or near any past industrial land use depicted on historic Ordnance Survey maps which could lead to a Liability under Part 2A of the Environmental Protection Act (1990).

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Captured at: 26/11/24 22:12 UTC

Fluvial (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



Captured at: 26/11/24 17:44 UTC

Pluvial

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



Captured at: 26/11/24 17:44 UTC

Tidal (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



Captured at: 26/11/24 17:44 UTC

Groundwater

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



Captured at: 26/11/24 17:44 UTC

Flood Defences and Benefiting Areas

When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

Captured at: 26/11/24 17:44 UTC



Flood Storage Areas

The property is more than 250 meters away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond).

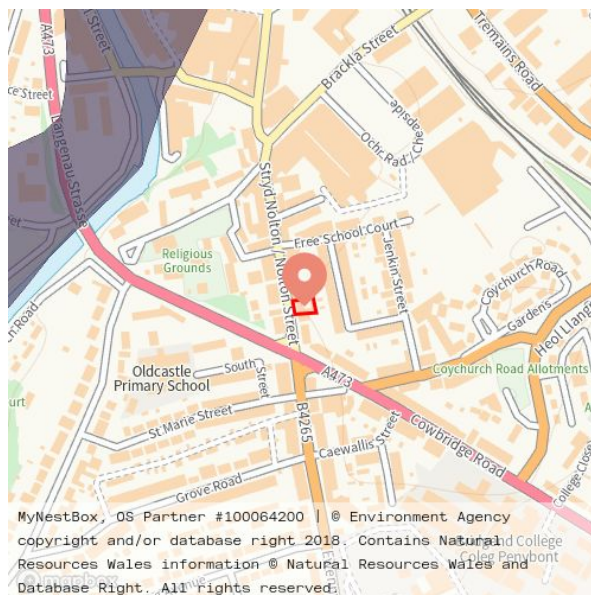
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Historical Flood Areas

The property is more than 250 meters away from an area which has flooded in the past.

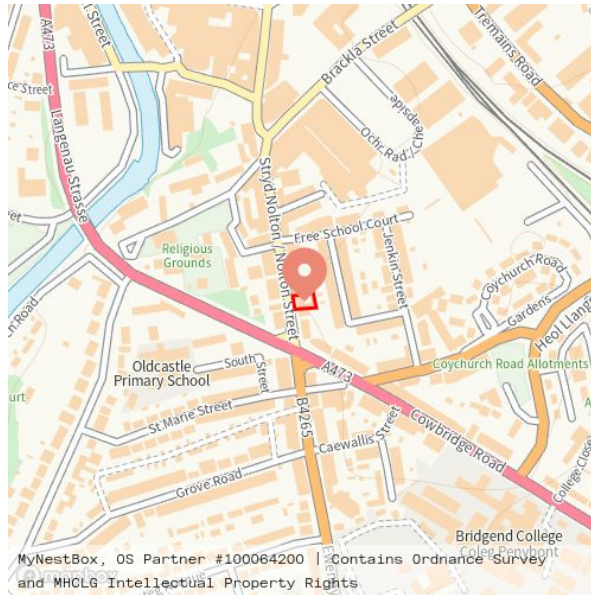
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Planning Constraints

Green Belt

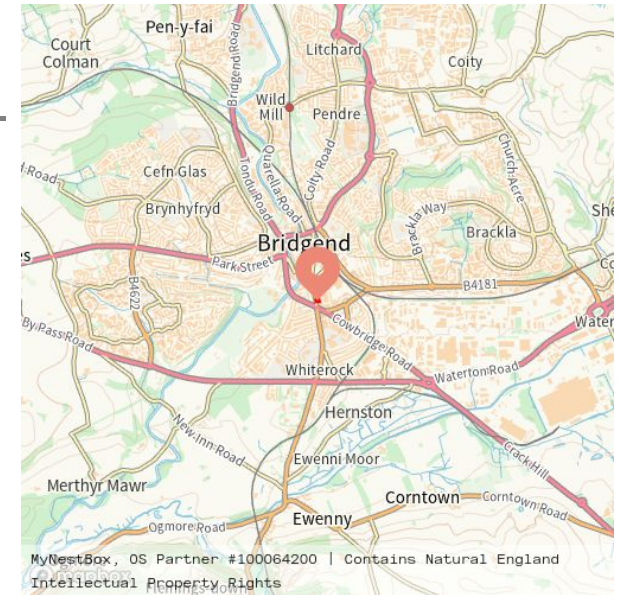
The property is more than 250 metres from a green belt designated area.



Captured at: 26/11/24 17:44 UTC

Areas of Outstanding Natural Beauty

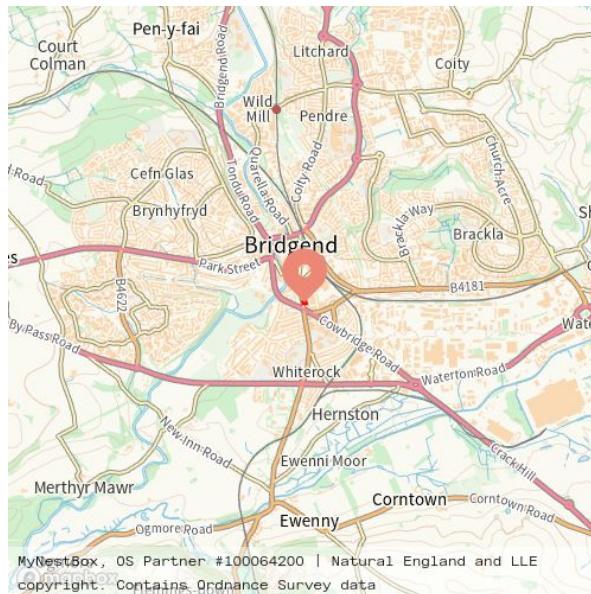
The property is not within an Area of Outstanding Natural Beauty (AONB).



Captured at: 26/11/24 17:44 UTC

National Parks

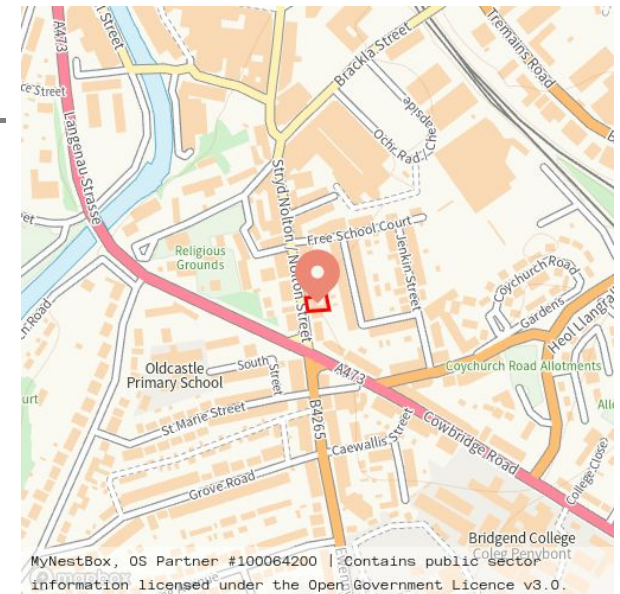
The property does not intersect with a National Park.



Captured at: 26/11/24 17:44 UTC

Special Areas of Conservation

The property is more than 250 metres from a Special Area of Conservation

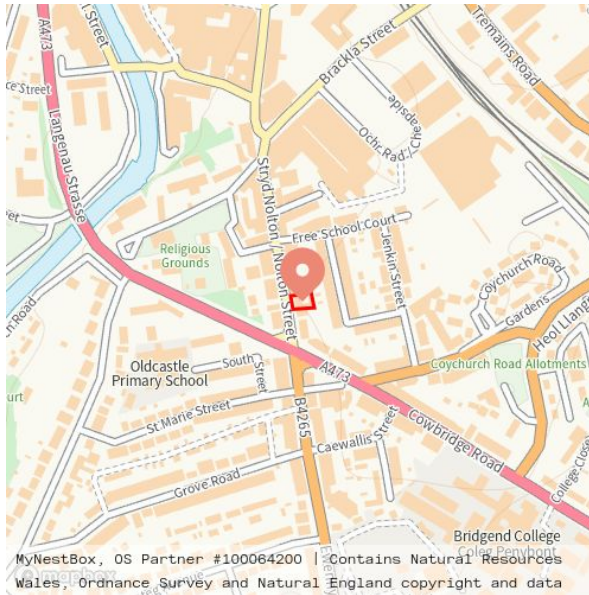


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Planning Constraints

Special Protection Areas

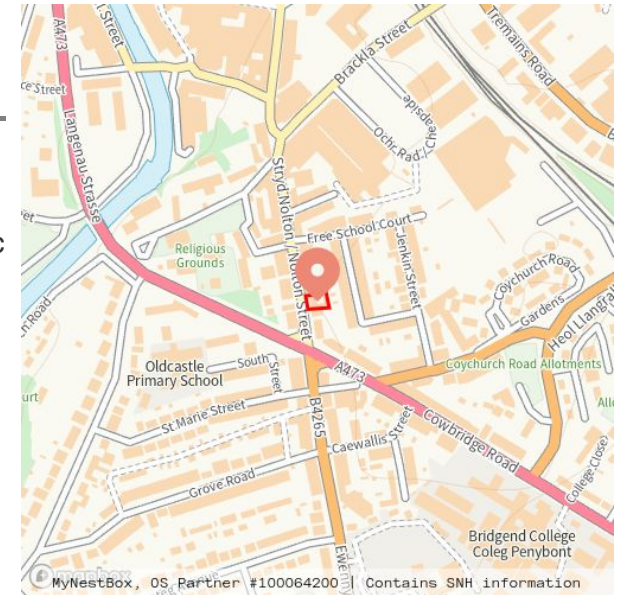
The property is more than 250 metres from a Special Protection Area



Captured at: 26/11/24 17:44 UTC

Sites of Special Scientific Interest

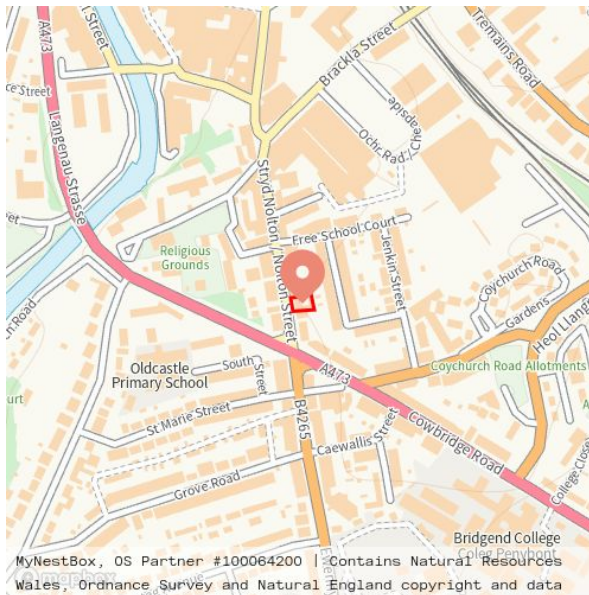
The property is more than 250 metres from a Site of Special Scientific Interest



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Ramsar

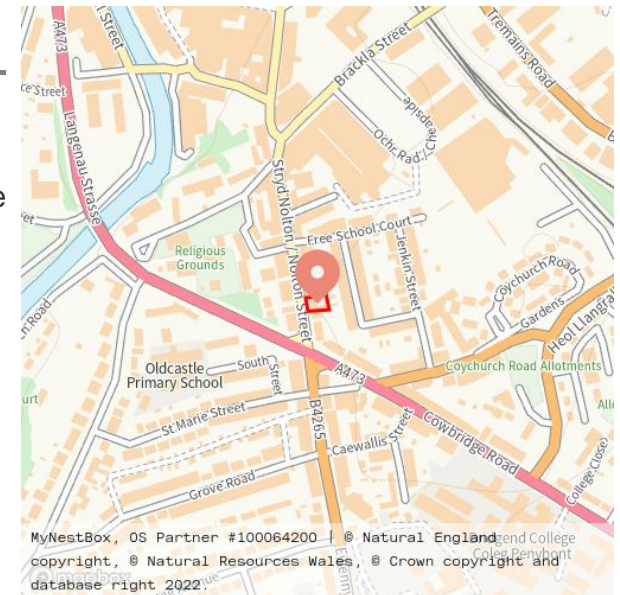
The property is more than 250 metres from a Ramsar site.



Captured at: 26/11/24 17:44 UTC

Nature Reserves

The property is more than 250 metres of a Local or National Nature Reserve.



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Listed Buildings

The property is within 250 metres of 1 or more Listed Buildings. Owning or living near a listed building may require adherence to strict regulations for alterations or renovations to preserve its historic or architectural value. Refer to section "Certificates of Immunity" to check whether immunity has been granted against certain planning restrictions.

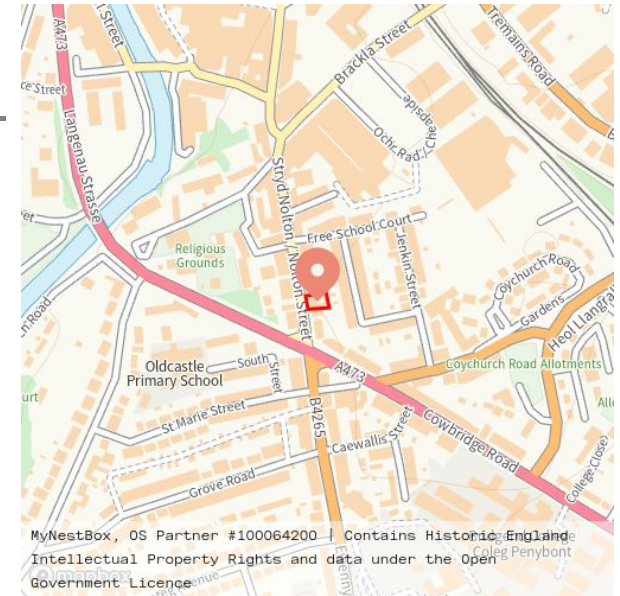
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Scheduled Monuments

The property is more than 250 metres from a scheduled monument.

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Certificates of Immunity

A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance. The map shows the location of COIs as points, though absence of a COI does not necessarily mean the property is not listed or historically significant.

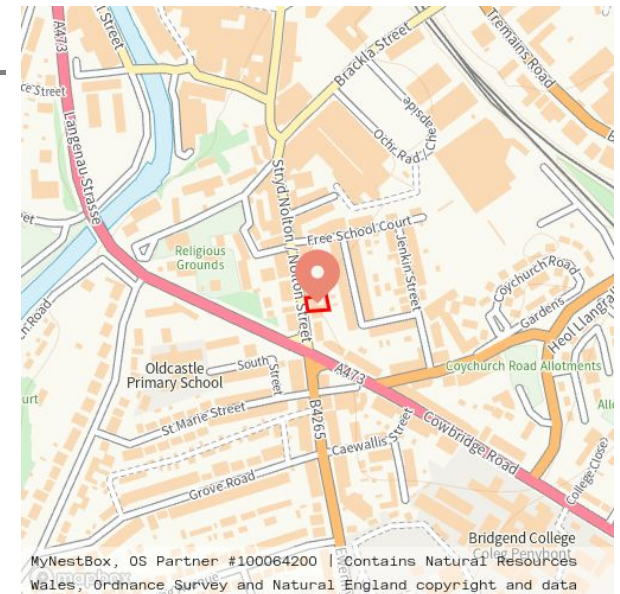
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Ancient Woodland

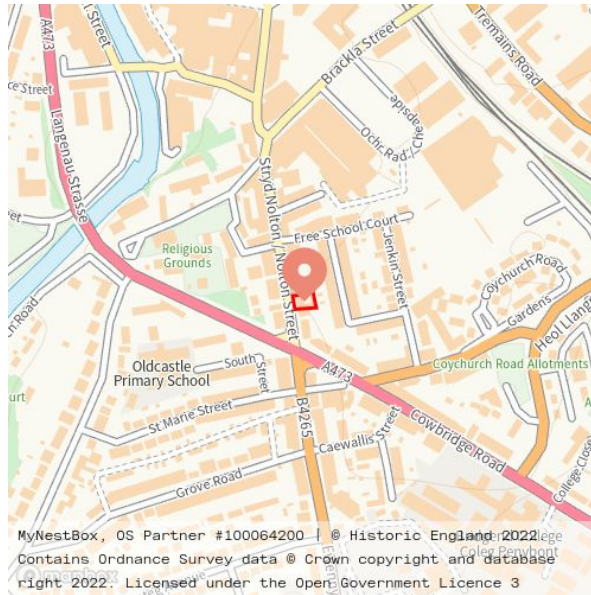
The property is more than 250 metres from an ancient woodland.

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Registered Parks and Gardens

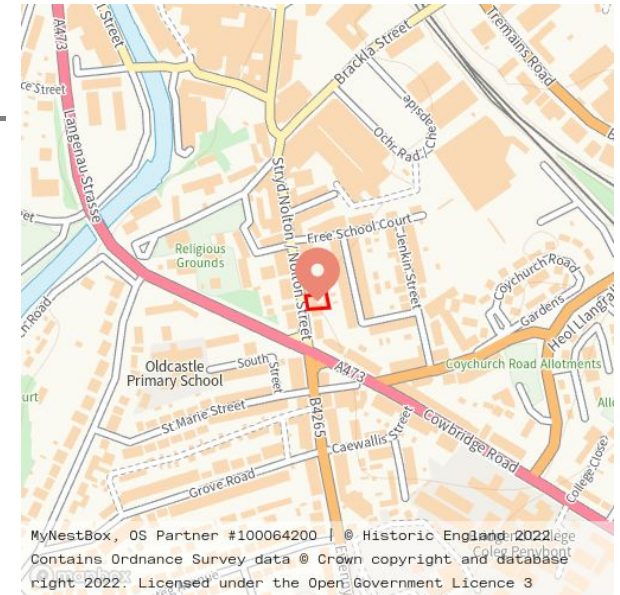
The property is more than 250 metres away from a registered park or garden.



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World Heritage Sites

The property is more than 250 metres away from a world heritage site.



Captured at: 26/11/24 17:45 UTC

Open Access

The property is not within any land designated as Registered Common Land or Open Country.



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Radon

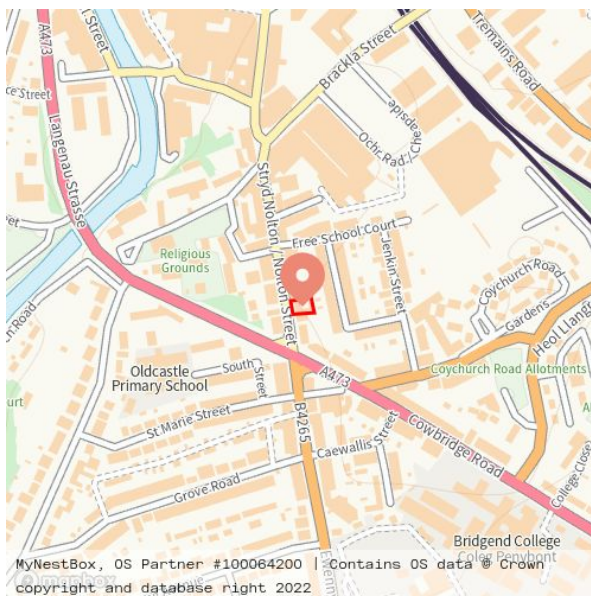
The property is in an area where fewer than 1% of buildings are estimated to be at or above the Action Level. The property is not in a Radon Action Area.

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Overground Rail

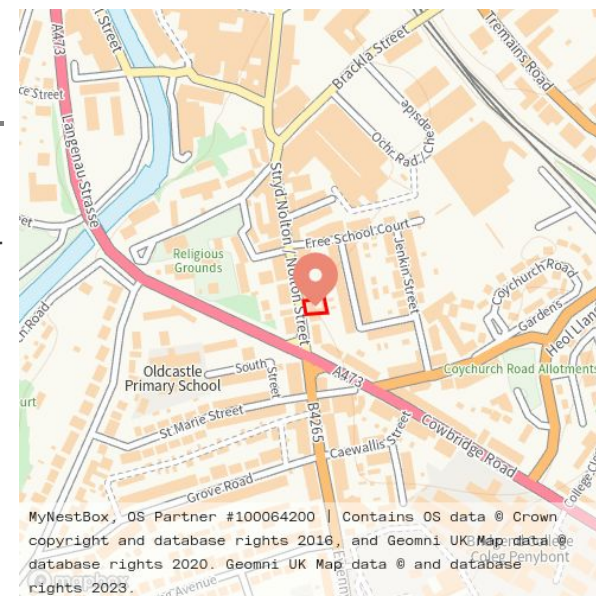
The property is more than 250 metres away from a railway station or line.



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Overground Rail - Elizabeth Line

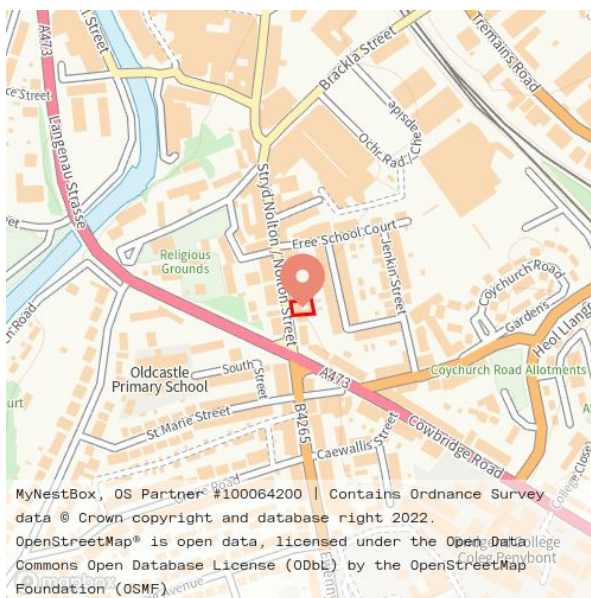
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



Captured at: 26/11/24 17:45 UTC

London Underground

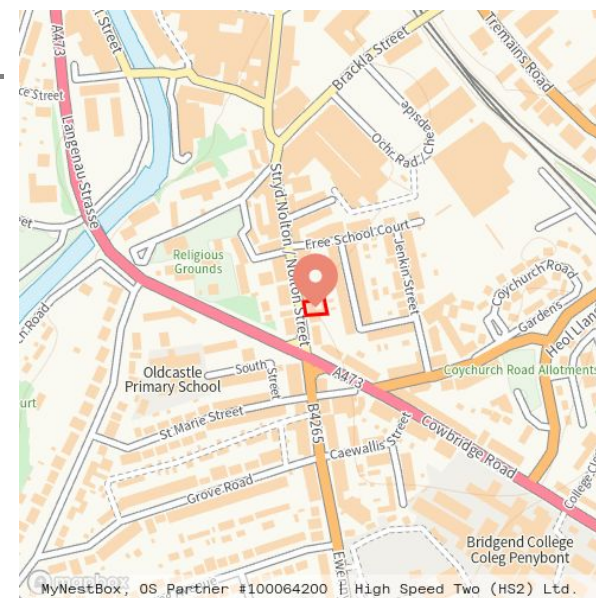
The property is more than 250 metres away from a London Underground station or line.



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HS2

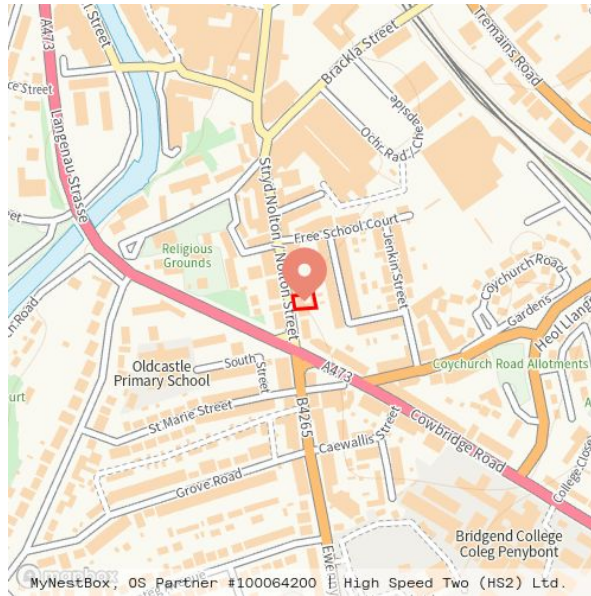
The property is more than 300 metres away from a proposed HS2 station or line.



Captured at: 26/11/24 17:45 UTC

HS2 Safeguarding Zones

The property does not intersect with any HS2 Safeguarding Zone.



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National Grid

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower used in high voltage (above 132kV) electricity transmission.

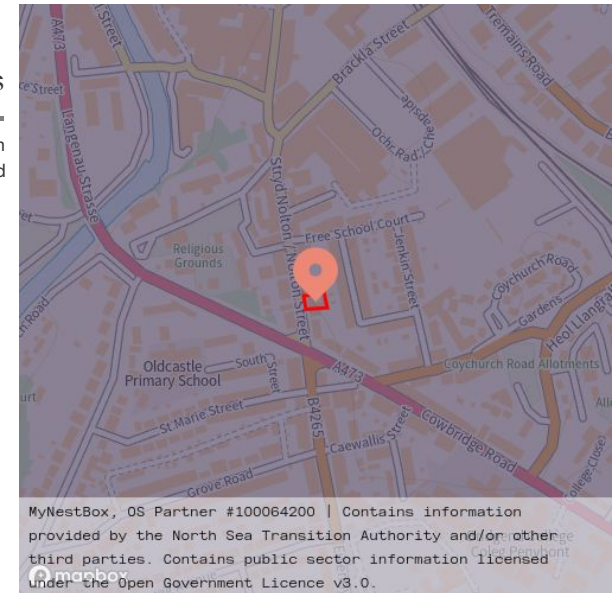


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Petroleum Exploration and Development Licences

The property is less than 250 metres from an area where oil and gas exploration and production is licenced. This can have implications for a homebuyer. It may involve factors such as noise, odours, visual impacts, potential environmental risks, and regulatory requirements. It is important to consider the proximity, potential impacts on quality of life, and any associated property value considerations. Conducting thorough research, consulting with experts, and reviewing available information is recommended if you have any concerns.



Captured at: 26/11/24 17:45 UTC

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Power Stations

The property is more than 250 metres away from a power station (includes nuclear power stations).



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Solar Renewable Energy Sites

The property is more than 1km away from a current or proposed solar renewable energy site.

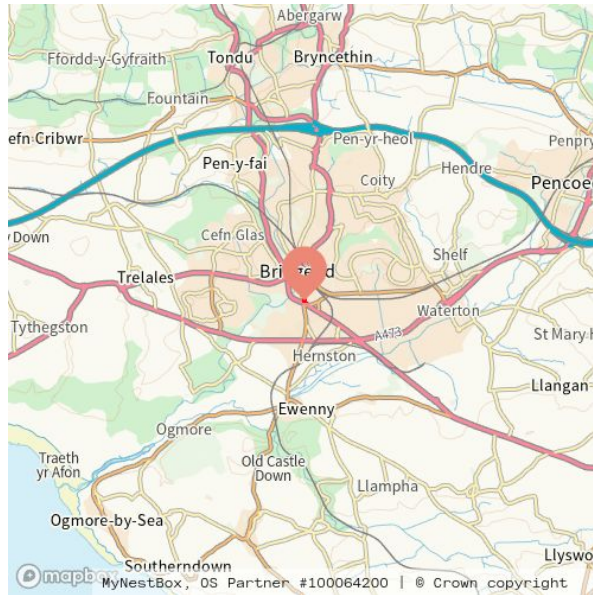


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Wind Renewable Energy Sites

The property is more than 5km away from a current or proposed wind renewable energy site.



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Other Renewable Energy Sites

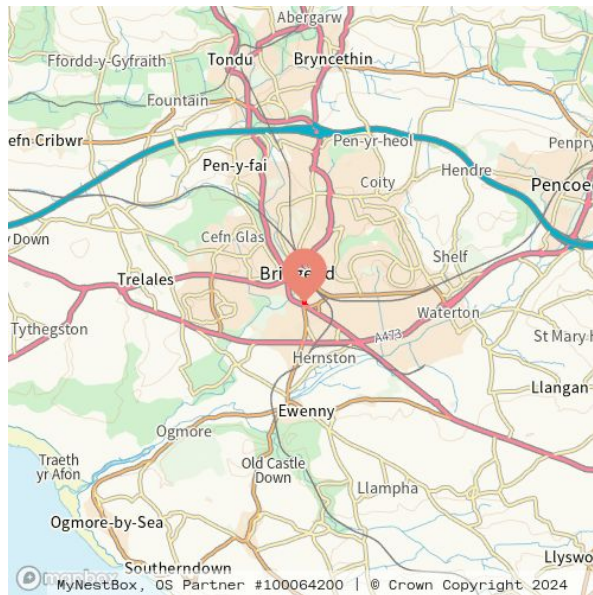
The property is more than 1km away from a current or proposed 'other' renewable energy site.



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COMAH Establishments

The property is not near any Control of Major Accident Hazards (COMAH) sites or associated Public Information Zones (PIZ).



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Shrink-Swell Clays

Ground conditions predominantly non-plastic or low plasticity. No special actions required to avoid problems due to shrink swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink swell clays.

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Compressible Ground

No or very low indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

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Running Sands

No or very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

No or very low indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

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Artificial Ground

There is a negligible or very low potential of ground movement. No further action is required.

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Dissolution of Soluble Rocks

Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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Landslides

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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Bedrock Geology

The property intersects with the following rock types: limestone, mudstone, and interbedded.

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Superficial Deposits

The property has no recorded superficial deposits.

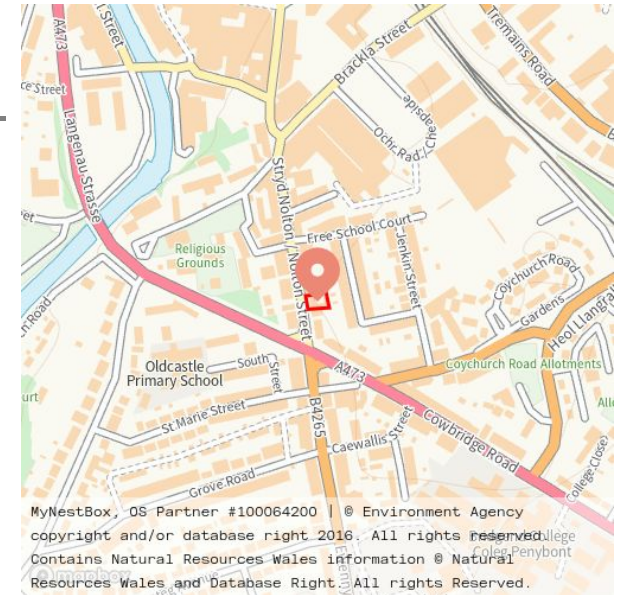
Captured at: 26/11/24 17:44 UTC

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Source Protection Zones

The property does not intersect with a SPZ.

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Aquifer Designation

The property intersects a Secondary A and/or Principal aquifer.

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Groundwater Vulnerability

The property intersects an area of medium or high groundwater vulnerability.

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Geological Permeability

The property intersects with the following rock permeability rating: very high.

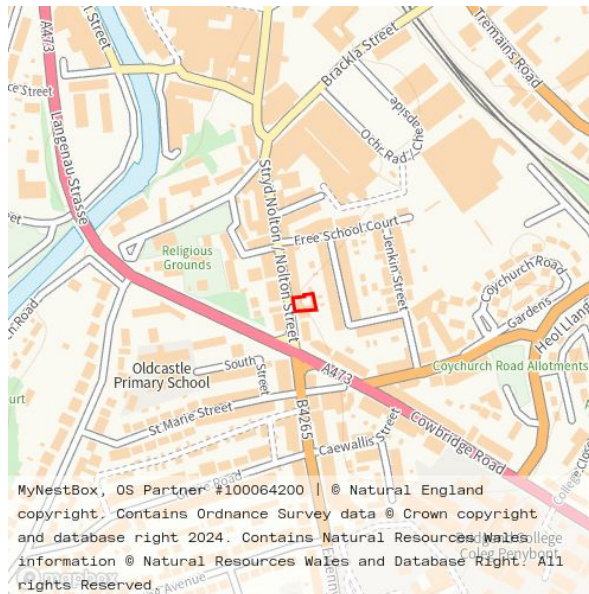
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Environmentally Sensitive Sites

The property is more than 250 metres away from an Environmentally Sensitive Site.

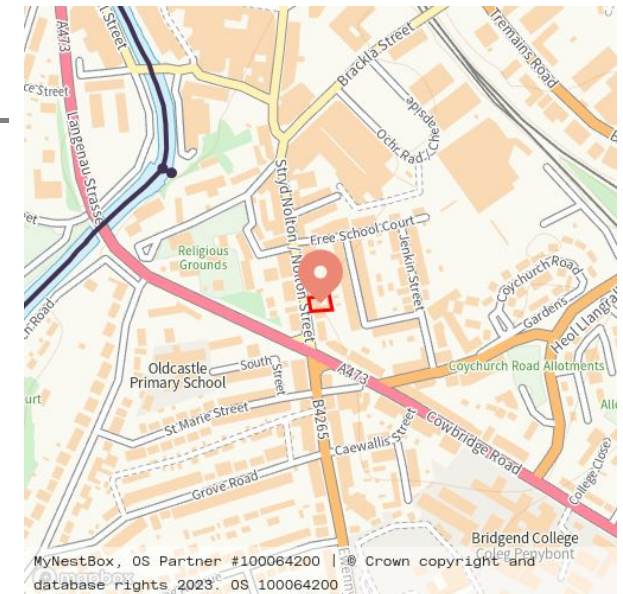
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Surface Water Features

The property is within 250 metres of one or more surface water features.

Captured at: 26/11/24 17:45 UTC



Important Consumer Protection Information

This search has been produced by MyNestBox Limited (trading as Martello), 3 Wraxall Piece, Green Lane, Failand, Bristol, BS8 3TW, hello@martello.app which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

Purpose of This Report

This is a Commercial Lite environment report, all of our findings assume that this property is being purchased as one of the permitted land uses defined in 2.7.3 of our [report terms](#) with no agricultural use or planned change of use or significant alterations to the property.

BGS Disclaimer

Some of the responses contained herein are based on data and information provided by the United Kingdom Research and Innovation (UKRI) or its component body the British Geological Survey (BGS). Your use of any information contained herein which is derived from or based upon such data and information is at your own risk. Neither UKRI nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Report and I hereby certify that it meets the requirements of PCCB Compliance Notes on Environmental Reports and Flooding, and The Law Society Practice Notes on Land Contamination, Flooding and Climate Change. It offers a unique approach to analysing and presenting risk in a variety of formats for different audiences.



Chris Taylor, BSc.Hons, MSc, AIEMA, SiLC, C.WEM, Registered Auditor

Important Consumer Protection Information

The Search Code

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports must meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, MyNestBox Limited (trading as Martello) is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's Core Principles

Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly. · ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints Procedure

MyNestBox Limited (trading as Martello) is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, <https://www.tpos.co.uk> email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Rob Crosby

Central Services Administrator

MyNestBox Limited

3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW

Tel: 01172 395 282

support@martello.app

Action items are tasks identified based on the data supplied in the related Martello report that you may wish to take. They are intended only as suggestions, and you may wish to take different or additional actions.

	Action Text
Former Landfill	You should check title deeds, surveyor report and speak to the Local Authority to determine whether they have assessed the landfill and carried out any remedial works. If the property is a new build, check to see if gas preventative measures were installed and utilities are protected against contaminants.