

Photo 19



West of site behind tyre storage area

Gas vent pipework (possibly redundant) behind tyre storage area and adjacent to western site boundary.

Photo 20



View along Panniers Lane looking North-West from the north-west site access

Surface water pooling on Panniers Lane approximately 50m north of the north-western site entrance.

Photo 21



Top Garage Main Building looking from the north-west to the south-east

Top Garage main building with a slight view of the Workshop to the central left of the image. 2 large metal flues, one from the flat roof at the front of the image and an other extruding from the workshop roof on the right

Photo 22



Top Garage main building looking from the north-west towards the east

Workshop of the main building shown with 4 access bays. Building is metal clad.

Photo 23**'Car refuse area' in north western corner of site – looking northwest**

'Car refuse area' in north-western corner of site. This area is approx. 30mx20m and there are various things stored here. Mainly cars in states of disrepair and car parts. Mix of gravel and concrete hardstanding with some smaller areas of soil visible.

Photo 24**'Car refuse area' in north western corner of site – looking north**

'Car refuse area' in north-western corner of site. This area is approx. 30mx20m and there are various things stored here. Mainly cars in states of disrepair and car parts. Mix of gravel and concrete hardstanding with some smaller areas of soil visible.

Photo 25**'Car Storage Area'**

Barrel used for burning has opened at the base and ash and coal fragments lie on the floor of this area. Some gravel hardstanding but depth unknown.

Photo 26**'Car Storage Area'**

Profiled cement sheet stockpile in car storage area. Possibility this is asbestos cement and if so is not stored appropriately for a commercial site. An asbestos refurbishment/demolition survey (ASG-RDS/ADS) should be completed on this site prior to any refurbishment or demolition taking place and recommendations should be followed.

Photo 27



'Car Storage area' north-east corner

3 no. bowzers with unknown contents sat on soil & gravel

Photo 28



'Car storage area'

A look at the general makeup of the ground in the car storage area (where there is no concrete hardstanding) shows a mix of gravel and soil.

Photo 29



Top Garage Main Building lean-to looking south from north of site

Storage area in lean-to adjacent north of workshop. Several motor units and chemical storage are

Photo 30



Top Garage Main building Lean-to

Pooling water adjacent to lean-to from main building. Running motors and chemical storage in this area.

Photo 31



Top Garage Main Building lean-to

Flammable chemical storage (2ltr drum) in north lean-to with some smaller drums with unknown contents.

Photo 32



Top Garage Main building Lean-to

Storage drum with unknown contents and gas bottle in north lean-to

Photo 33



North eastern corner of Top Garage main building looking south

Car wash area with associated drainage. This drainage covers runoff from the car wash area only. Petrol forecourt can be seen just south of this area on the east of the building.

Photo 34



North eastern corner of Top Garage main building looking south-west

Car wash facility with

Photo 35



North-east corner of site adjacent to north-east site access

Drain and sewer covers for drains which deal with surface water runoff and sewerage culminate here before heading off site in a north/north-east direction.

Photo 36



North eastern corner of Top Garage main building looking south-west

Drain cover for drain dealing with surface water runoff from the site.

Photo 37



North-east corner of site adjacent to north-east site access

LPG tank dispenser/pump with associated open shed.

Photo 38



North-east corner of site adjacent to north-east site access

LPG tank housed in timber fencing on north-east corner of site.

Photo 39**North-east corner of site looking from the Main Top Garage Building**

General site topography would lead surface water in a north-east direction towards the main surface water drainage area, however there are no surface collection drains in the north-east corner and water anecdotally pools in this area.

Photo 40**Looking south/south-east from the main Top Garage Building.**

Petrol forecourt to Top Garage adjacent east of the main building. Surface collection drains are present and hardstanding, although in moderate condition, covers the filling area.

Photo 41



Looking north from central south of site (Car Park)

Forecourt seen from a southern perspective with surface water pooling and damaged areas of bituminous hardstanding.

Photo 42



Looking south on Western side of main Top Garage building next to open shed

Surface water pooling on the bituminous hardstanding which is in moderate condition.

Photo 43



Looking north at southern end of 'Car Storage area'

Surface water pooling.

Photo 44



Western edge of Workshop near bays

Surface collection serving runoff from the workshop. The route where material flows from this drain off site is unknown.

Photo 45



Looking south-east at the Main Top Garage Building (west elevation)

UPVC storage tank with unknown contents.

Photo 46



Looking east at the Main Top Garage Building (west elevation)

Cement rain water goods on west elevation to main building could contain asbestos. An asbestos refurbishment/demolition survey (ASG-RDS/ADS) should be completed on this site prior to any refurbishment or demolition taking place and recommendations should be followed.

Photo 47



Adjacent to west elevation of main Top Garage Building

Drain serving runoff from the workshop.

Photo 48



Looking north-west from south east at the northern end of site.

Adjacent property rear wall used as boundary on this site. There are also several things stored in this area although no deteriorated materials, oils, chemicals or asbestos were seen.

Photo 49



North-eastern corner of site adjacent to LPG Tank

Additional drain cover on the north-east of site.

Photo 50



North-eastern corner of site adjacent to LPG Tank

Additional inspection drain cover on north-east of site.

Photo 51**View of entire site from the north-east looking south-west**

Site view from the north-east on the east side of Hereford Road looking at site towards the south-west.

Photo 52**Adjacent field east of Hereford Road**

Limited surface water pooling in field. General topography clearly dips towards the north-east.

Photo 53



Adjacent field east of Hereford Road

Site view from the north-east on the east side of Hereford Road looking at site towards the south-west.

Photo 54



Main Fuel Forecourt on site

Drain cover in fuel forecourt. To note are the cracks in the hardstanding beneath the refilling areas.