

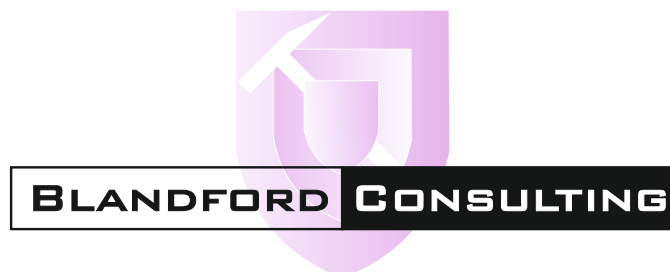
Report No. BC/MB/09.24.04.

Coal Mining Risk Assessment: Land at Mynyddbach, Tycroes, Ammanford.

Prepared on behalf of:

Mr J McAvoy & Dr C S R Snell

By:



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**THE ENTERPRISE CENTRE, MERTHYR INDUSTRIAL PARK,
PENTREBACH, MERTHYR TYDFIL, SOUTH WALES, CF48 4DR.
TEL: 01443 693353, FAX: 01443 693351
EMAIL: SALES@BLANDFORDCONSULTING.COM
WWW.BLANDFORDCONSULTING.COM**

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Coal Mining Risk Assessment: Land at Mynyddbach, Tycroes, Ammanford.

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List of Plans

Drawing No:		Scale:
<i>BC/MB/09.24.04.01.</i>	<i>General Location Plan.</i>	<i>1:50,000.</i>
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<i>BC/MB/09.24.04.03.</i>	<i>Detailed Location Plan.</i>	<i>1:2,500.</i>
<i>BC/MB/09.24.04.04.</i>	<i>Summary of Findings Plan.</i>	<i>See Drawing.</i>

Appendices

<i>Appendix I:</i>	<i>Copy of Coal Authority Report No 51003453587001.</i>
<i>Appendix II:</i>	<i>Copy of Public Health England's Radon gas report.</i>

Coal Mining Risk Assessment: Land at Mynyddbach, Tycroes, Ammanford.

1 Introduction

This report has been prepared on behalf of our client:

**Mr J McAvoy & Dr C S R Snell,
Bryn Adlais,
Glynhir Road,
Llandybie, SA18 2TA**

and relates to a parcel of land immediately adjacent to Mynyddbach in Tycroes, near Ammanford, where it is proposed to develop the Site for residential use. This report discusses the geology and mining history of the Site and the immediately surrounding area as they may affect the proposed development. Recommendations are made for a further study of the risk from mine gases.

The following sources of data were used in the compilation of this report:

- i) *Research of published geological records;*
- ii) *Research of mining records held at The Coal Authority's archive in Mansfield;*
- iii) *The findings of The Coal Authority's mining report, reference no. 51003453587001;*
- iv) *Interrogation of The Coal Authority's Interactive Map, accessed 1st October 2024;*
- v) *The findings of Public Health England's Radon report and*
- vi) *the archive records of Blandford Consulting.*

The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

/Cont....

2 Brief Description of the Site

The parcel of land that is the subject of this report, 'the Site', is located in Tycroes, on northerly facing slopes; it is approximately 2 miles south-west of the commercial centre of Ammanford and approximately 4.2 miles north of the centre of Pontardulais (see Figure 1 and *General Location Plan, drawing no. BC/MB/09.24.04.01*). The Site is located at the western fringes of Tycroes and is bounded by the A483(T) to the south-east, by Mynyddbach to the north-east, by agricultural enclosures to the north-west and by Bethesda Chapel to the south-west, it is presently unoccupied. The Site is roughly rectangular in outline and occupies an area of approximately 0.47 hectares (see *Detailed Location Plan, drawing no. BC/MB/09.24.04.03*), the centre of the Site is at an approximate elevation of 108m aod.

Figure 1
Aerial View of the Site



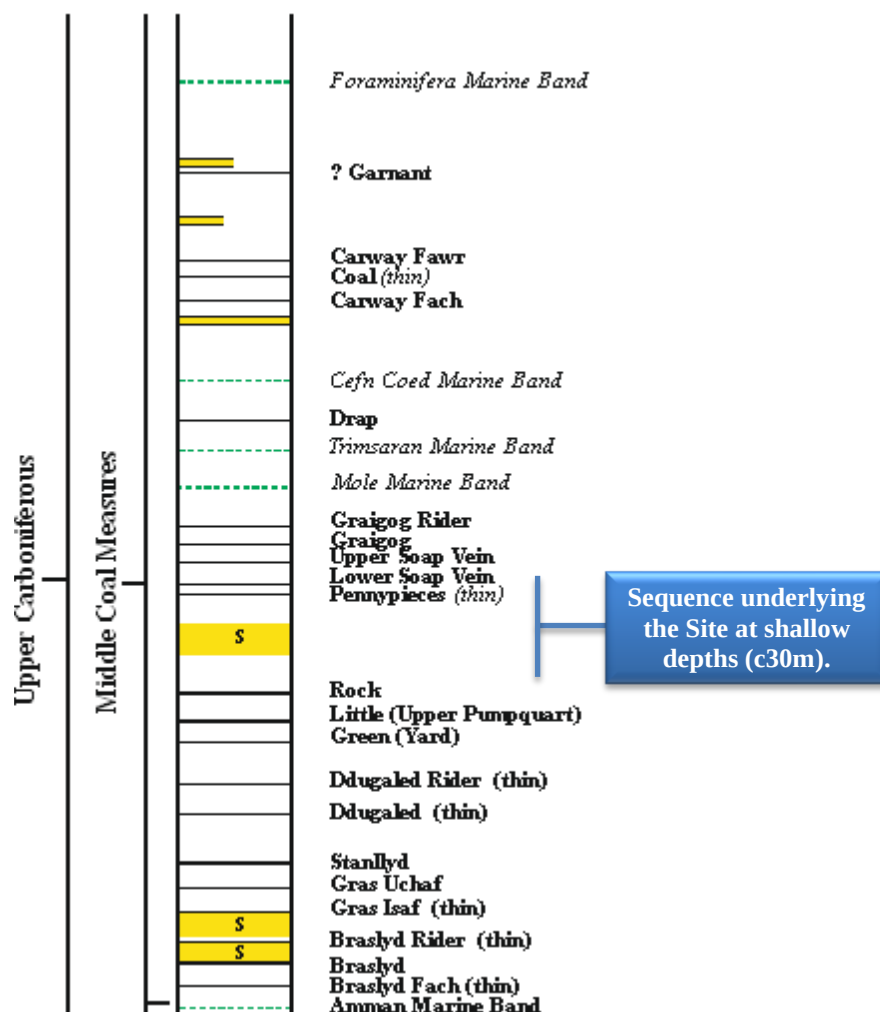
3 Geology of the Site

The Site is situated towards the north-western margins of the South Wales Coalfield and is underlain at shallow depths by strata assigned to the Middle Coal Measures, a sub-division of

/Cont....

the Upper Carboniferous Period. The most recently published geological sheets at the 1:10,560 scale (SN50NE, SN51SE, SN60NW and SN61SW) shows the inferred outcrop of the Rock Seam to be present approximately 35m north-west of the Site, the inferred outcrops of the Little Seam and the outcrops of the Green and Stanllyd Seams are 60m, 150m and 330m north-west of the Site respectively. The outcrops in the area follow a north-easterly trend. The regional strata dip in the area is approximately 1 in 2 to the south-east so that the above sequence of coal seams underlies the Site at increasing depths (see Figure 2 and *Geology Plan, drawing no. BC/MB/09.24.04.02*).

Figure 2
Part of the Stratigraphic Column
(after BGS SN 61 SW)



/Cont....

The coal measures of the South Wales Coalfield have been affected by large faults. In the Tycroes area these large faults have a slightly sinuous trace at the surface and average trends towards the north and the north-north-west. The published geological sheet indicates that the Site is not affected by large scale faulting; the nearest such fault to the Site is the Hendre Fault, approximately 450m to the south-west. The Pontyclerc Disturbance, a large reverse fault structure, is shown to be present approximately 350m north-west of the Site.

The published geological sheet shows the coal measures to be overlain with deposits of Boulder Clay; we have no detailed information regarding the thickness and engineering properties of the Boulder Clay at the Site. The published geological sheet also identified that the Site is not affected by landslip.

4 Mining History

The Site is situated within an area has been subject to extensive coal mining operations dating back to the nineteenth century. Coal seams were accessed by adits driven into the mining horizons near their outcrops supplemented by air shafts and there are a number of disused shafts in the general locality (see *Geology Plan, drawing no. BC/MB/09.24.04.02*). Our searches found that there are recorded old workings underlying the Site in two coal seams, the Little (Lower Four Feet) Seam at a depth of 81m and last mined in 1920, and the Stanllyd (Lower Nine Feet) Seam at a depth of 146m and last mined in 1923.

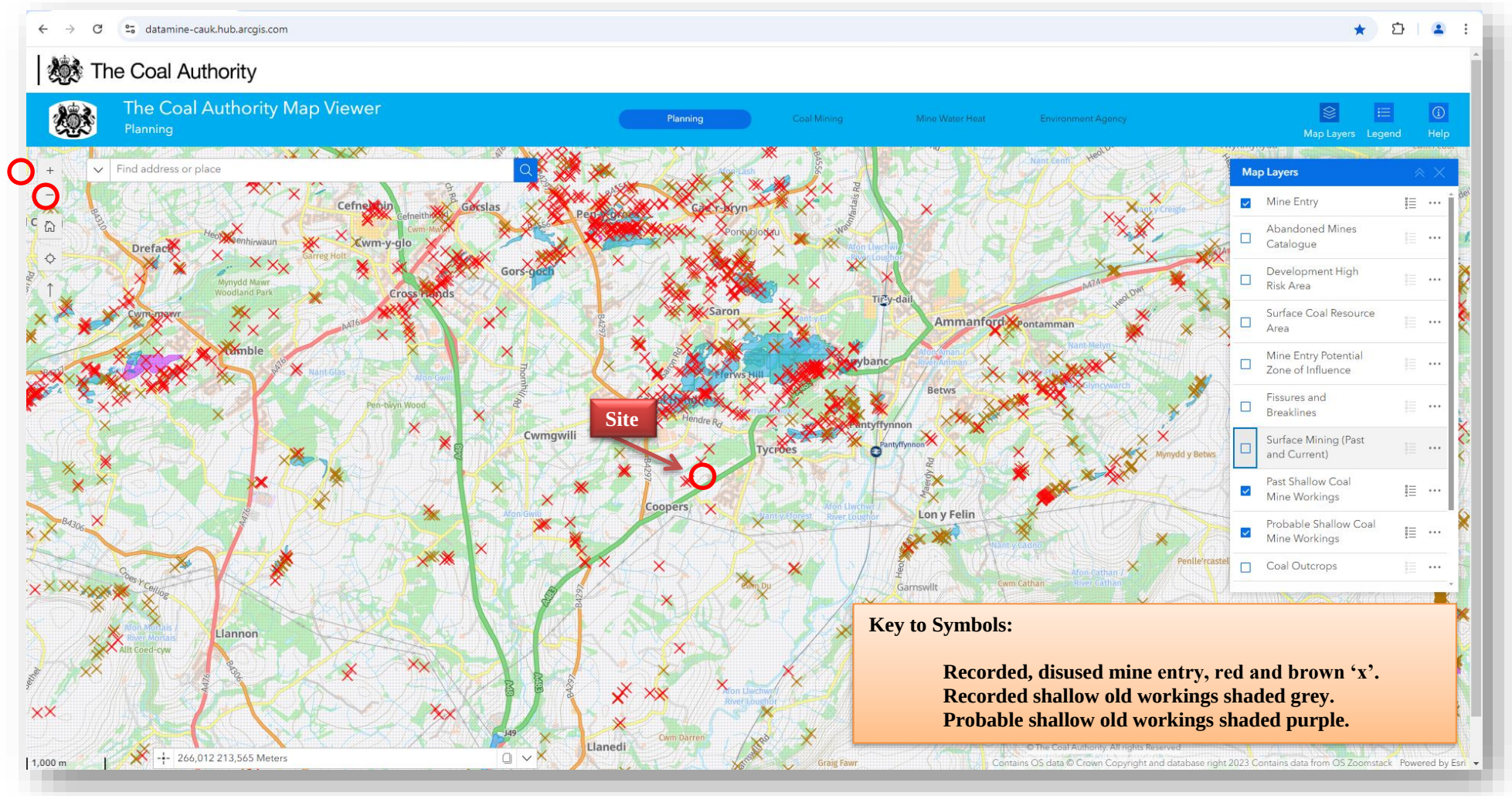
The Coal Authority's on-line interactive map resource identifies that the Site is not affected by shallow mine workings, nor by 'probable' workings, *i.e.* shallow mine working for which The Coal Authority holds no plan records (see Figure 3).

Our searches identified that there are no recorded disused mine entries within 100m of the Site and there are no recorded shallow spine roads underlying the Site.

The Site lies immediately outside the southern boundary of a restored opencast coal site (see Figure 4 and *Summary of Findings Plan, drawing no. BC/MB/09.24.04.04*).

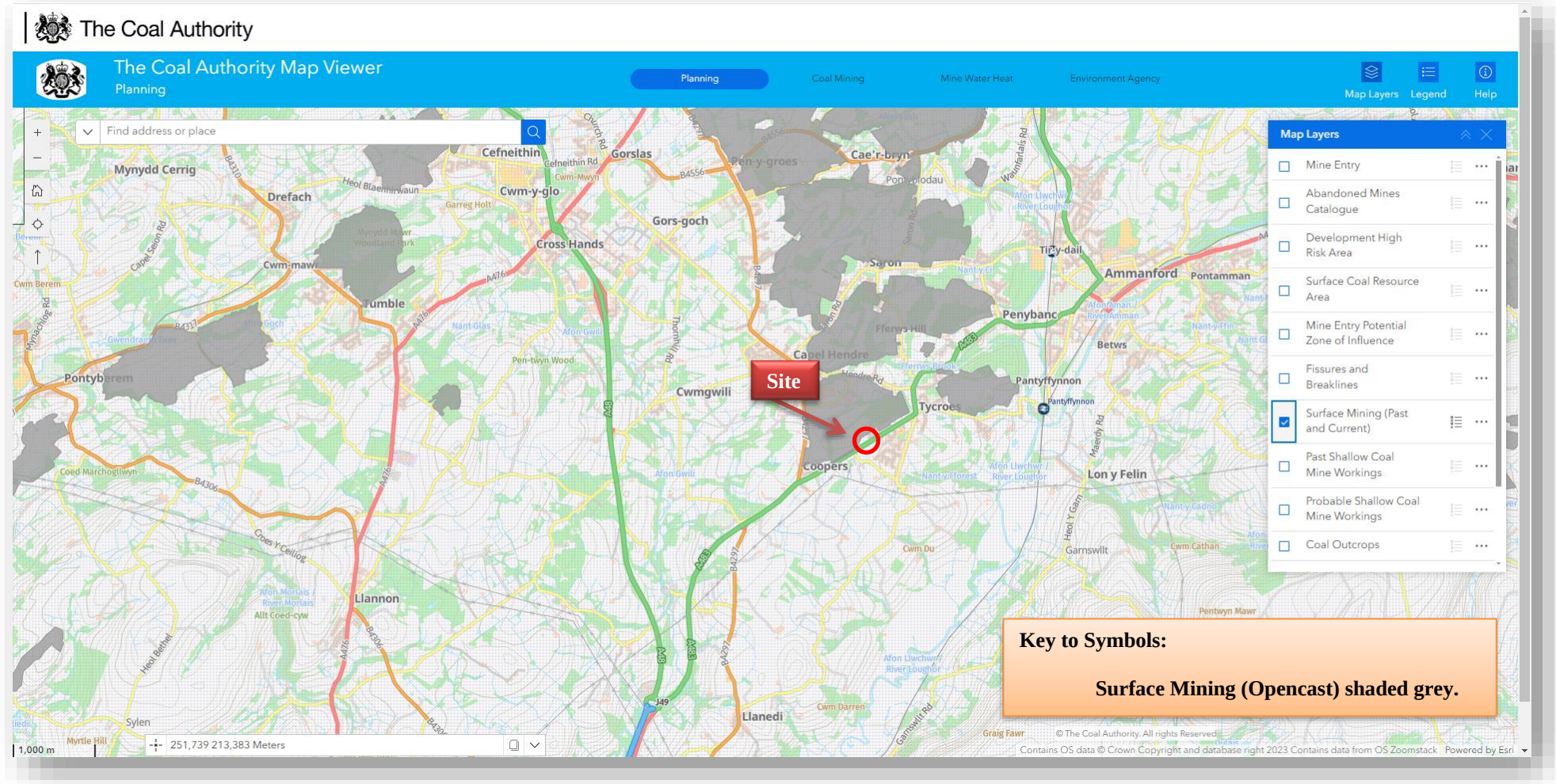
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Figure 3
Print-out of The Coal Authority's Interactive Map
 (Accessed 1st October 2024)



/Cont....

Figure 4
Print-out of The Coal Authority's Interactive Map
(Accessed 1st October 2024)



/Cont....

There are no active coal mines in the locality, either deep mines or opencast, that would affect the structural integrity of the proposed development, and the Site has not previously been part of an opencast coal site.

5 Mine Gases

An assessment of the risk from mine gases has been carried out based on an assessment of geological and mining data that is available in the public domain and broadly following the guidance offered in CL:AIRE.

When coal is mined methane is released and may accumulate in the voids left by the mining operations, other mine gases (carbon dioxide, carbon monoxide and depleted oxygen) may subsequently accumulate in mining voids as a result of various chemical processes. These gases may later vent to atmosphere or be displaced by mine water flooding the mining voids and forced to the surface. Mine gases may, in certain circumstances, accumulate within dwellings and pose a risk of asphyxiation, fire or explosion.

The principal release of methane occurs when the coal is cut with a decreasing quantity of methane venting over time. The process declines over a number of decades and tends to have ceased within 50 years of the coal being cut. The coal seams present across the South Wales Coalfield have a poorly developed cleat that inhibits the lateral passage of methane gas through the body of the coal and may be a contributing factor to the absence of mine gases noted in site investigations carried out across South Wales.

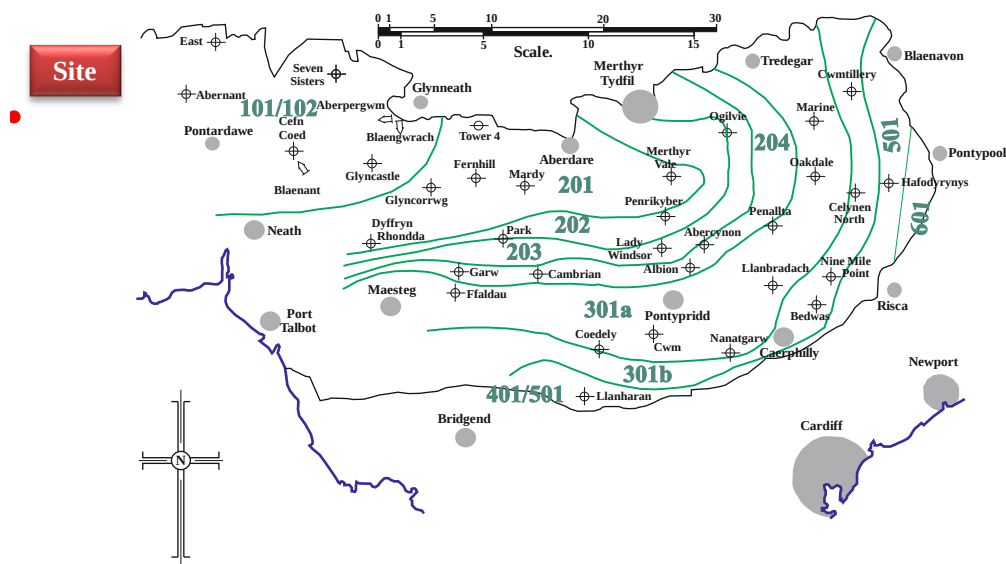
Carbon monoxide may accumulate in mine workings as a result of spontaneous combustion that may be triggered, for example, by the use of air flush when drilling boreholes into old workings. The Coal Authority has published a list of coal seams that are prone to spontaneous combustion, none of the coal seams found on the South Wales Coalfield appear on the list.

A number of site investigations of old workings across South Wales and dating back to the mid to late twentieth century have shown that there is little risk from mine gases, although

some risk may be present. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine gases to atmosphere or is as a result of the combination of the two.

The Site is situated at the north-western boundary of the South Wales Coalfield where the coal seams underlying the Site are low rank anthracite coals (101/102), such coal seams offer a reduced risk of generating a number of mine gases as a result of their low volatile content (see Figure 4).

Figure 4
The Variation of Coal Rank Across The South Wales Coalfield.
- Based on the Nine Feet Seam -
(Blandford 1986.)



A conceptual model has been prepared for the development (see Figure 5). The published geological sheet identifies that the superficial deposits across the locality are of glacial till, Boulder Clay. The thickness of Boulder Clay present is unknown.

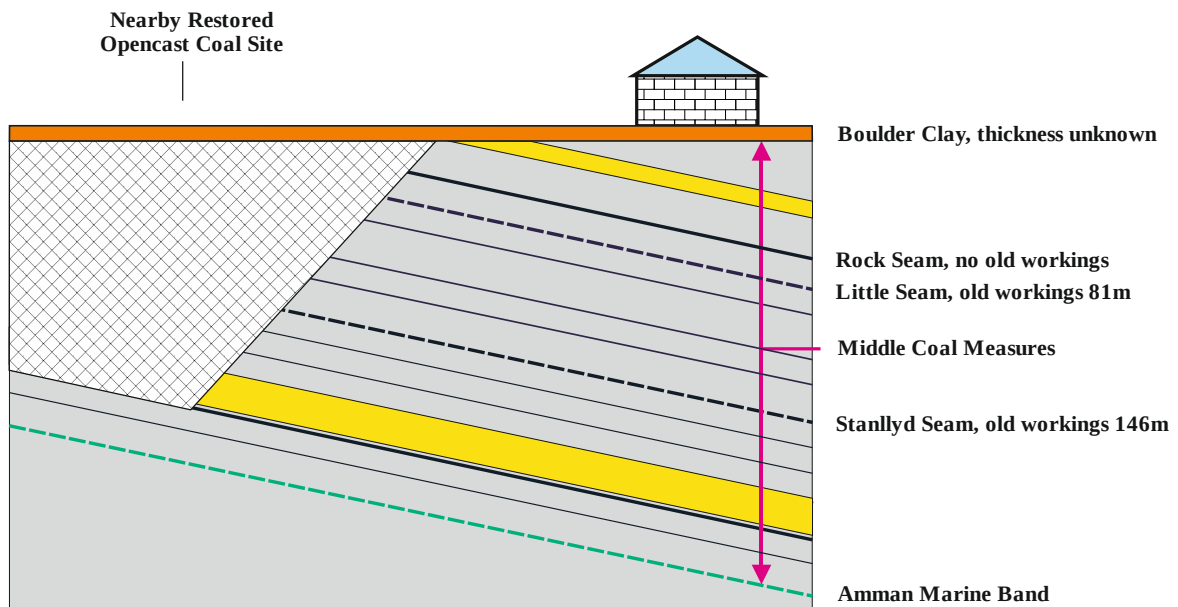
The Coal Authority's interactive on-line map identifies that there are no shallow nor probable coal workings affecting the Site. There are recorded old workings underlying the Site in the Little (Lower Four Feet) Seam at a depth of 81m and in the Stanllyd (Lower Nine Feet) Seam at a depth of 146m. It is not known if the old workings are permanently flooded.

/Cont....

The Coal Authority's mining report identifies that there are no shallow spine roads affecting the Site.

There are no old workings that could be in hydraulic continuity with coal seams that are generating acid mine water.

**Figure 5
Conceptual Model**



The Coal Authority's mining report identifies that there are no recorded mine entries within 100m of the Site.

There is a restored former opencast site immediately to the north of the Site. Although the boundary of the former opencast site is immediately adjacent to the Site, the excavation area would have been further away. The perimeter areas of the opencast site would have been occupied by drainage features and screening bunds. When restoring opencast sites the former British Coal Opencast Executive (earlier the National Coal Board) capped the excavation area with Boulder Clay recovered and separately stored during the initial phases of the mining operations. This process would reduce the upward migration of any mine gases that might be seeping into the excavation but would not necessarily provide a thorough seal. Any mine gases that might be venting to atmosphere would be free to vent across a wide area, resulting in low concentrations at any given location. If a concentration of mine gases were to occur at a point

/Cont....

within the former opencast site, there is no preferential conduit that would maintain the elevated concentration and direct it to the Site.

There are no faults affecting the Site and no coal workings that might create a preferential pathway allowing mine gases to reach the surface.

There are no operating collieries in the area.

There have been no recorded mine gas incidents within 500m of the Site. The absence of a recorded mine gas incident within 500m of the Site does not, of itself, prove a low risk from mine gases.

There are recorded old workings underlying the Site at a depth of 81m, it is not known if the workings are permanently flooded. The coal measures above the old workings are predominantly of mudstone where joints and fractures tend to be closed, limiting the ability of gases to migrate upwards. Boulder Clay is present across the Site, but its thickness is unknown. The risk from mine gases at the Site is categorised as 'medium', requiring further investigation.

6 Radon Gas

Government advice is that the risk from Radon gas should be assessed for all new dwellings. This has been done by obtaining from Public Health England a Radon gas map report for the immediately adjacent 105A Pontardulais Road. The geology at the Site and at 105A Pontardulais Road are essentially the same and the findings of the report can be applied to the Site. The report identifies that the Site lies within an area that is not affected by Radon.

7 Environmental Risk Assessment

A full environmental risk assessment is outside the scope of this report. However, the Site is situated within an agricultural landscape where residential development has slowly spread into the countryside. Industrial activities in the vicinity of the Site are generally of small scale

/Cont....

and are generally at or beyond 250m from the Site. The main risk of contamination at the Site is likely to be windblown and capable of being remediated using straightforward methods.

8 Risk Assessment: Discussion and Recommendations

8.1 Solid Geology

There are no features associated with the solid geology of the Site that would require any particular measures to be included in the design and construction of the foundations for the proposed development. It is recommended that no further action is required in this respect.

8.2 Mining History

8.2.1 Mine Workings

There are no records of shallow mine workings underlying the Site. There are recorded old workings beneath the Site in two deeper coal seams, the age/depth of which are such that they pose no structural risk to the development.

There are no active underground mines in the locality and the Site has not been part of an opencast coal site.

8.2.2 Mine Entries

Our searches found that there are no recorded disused mine entries within 100m of the Site.

The risk of an unrecorded mine entry being present within the Site is extremely low but cannot be entirely discounted. Excavation works on the Site should be monitored for unusual features. If anything unusual is observed then the excavations should be stopped immediately and advice sought from a Consultant Geologist or from The Coal Authority.

/Cont....

8.2.3 Mine Gases

An assessment of the risk from mine gases has been carried out following the advice in the CL:AIRE document. The Risk from mine gases is categorised as ‘medium’, requiring further assessment.

8.3 Radon Gas

Public Health England’s interactive Radon gas map identifies the Site as being in an area that is not affected by Radon gas. The appropriate response for building control purposes is NONE.

8.4 Recommendations

There are no features associated with the solid geology and mining history of the Site that would require any particular measures to be included in the design and construction of the foundations for the proposed development. Shallow spread foundations (conventional strip or raft) will be appropriate subject to an assessment of the soil conditions on the Site.

The risk of there being an unrecorded, disused mine entry within the confines of the Site is extremely low but cannot be entirely discounted. If any unusual features are encountered during excavation works the works must be stopped immediately and advice sought from a Consultant Geologist or from The Coal Authority.

The risk from mine gases is categorised as ‘medium’, requiring further assessment. The further study might include a detailed assessment of mining records and/or the installation of gas monitoring wells on the Site.

The Site lies within an area that is not affected by Radon gas, the appropriate response for building control purposes is NONE.

/Cont....

9 Qualifications of the Author of the Report

Dr Malcolm Blandford is a Consultant Geologist and Fellow of the Geological Society of London and has over 40 years' experience of studying the geology of and mining operations across South Wales. Dr Blandford worked in the coal mining industry for 16 years before entering private practice where, amongst other matters, he was responsible for the exploration for opencast sites, colliery extensions and proposed new collieries, for assessing methane emissions from coal seams, methane transmission through strata and the potential for in situ coal seam combustion. Dr Blandford has advised on Coal Bed Methane licence applications and has extensive experience of exploration practice, of interpreting coal mining records, and of assessing the occurrence and movement of coal mine gases. Dr Blandford has variously undertaken and/or project managed a large number of site investigation programmes and environmental assessments.



**Dr Malcolm Blandford,
Consultant Geologist.**

Report Date: 2nd October 2024.

***Blandford Consulting,
Consultant Geologists and Geotechnical Engineers,
The Enterprise Centre, Merthyr Industrial Park, Pentrebach, Merthyr Tydfil, CF48 4DR.
Tel. No. (01443) 693353. Fax. No. (01443) 693351.***

PLANS



THE ENTERPRISE CENTRE,
MERTHYR INDUSTRIAL PARK,
PENTREBACH,
MERTHYR TYDFIL,
SOUTH WALES,
CF48 4DR.

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Geologists Working With The Environment....

Study on Land at Mynyddbach, Tycroes, Ammanford.

General Location Plan.

Plan Scale: 1:50,000.



Key to Symbols:

 Approximate Position of Site.

Note:
North is at top of plan.

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Study on Land at Mynyddbach, Tycroes, Ammanford.

Geology Plan.

Plan Scale: 1:10,560.

Key to Symbols:
 Approximate Site Boundary.

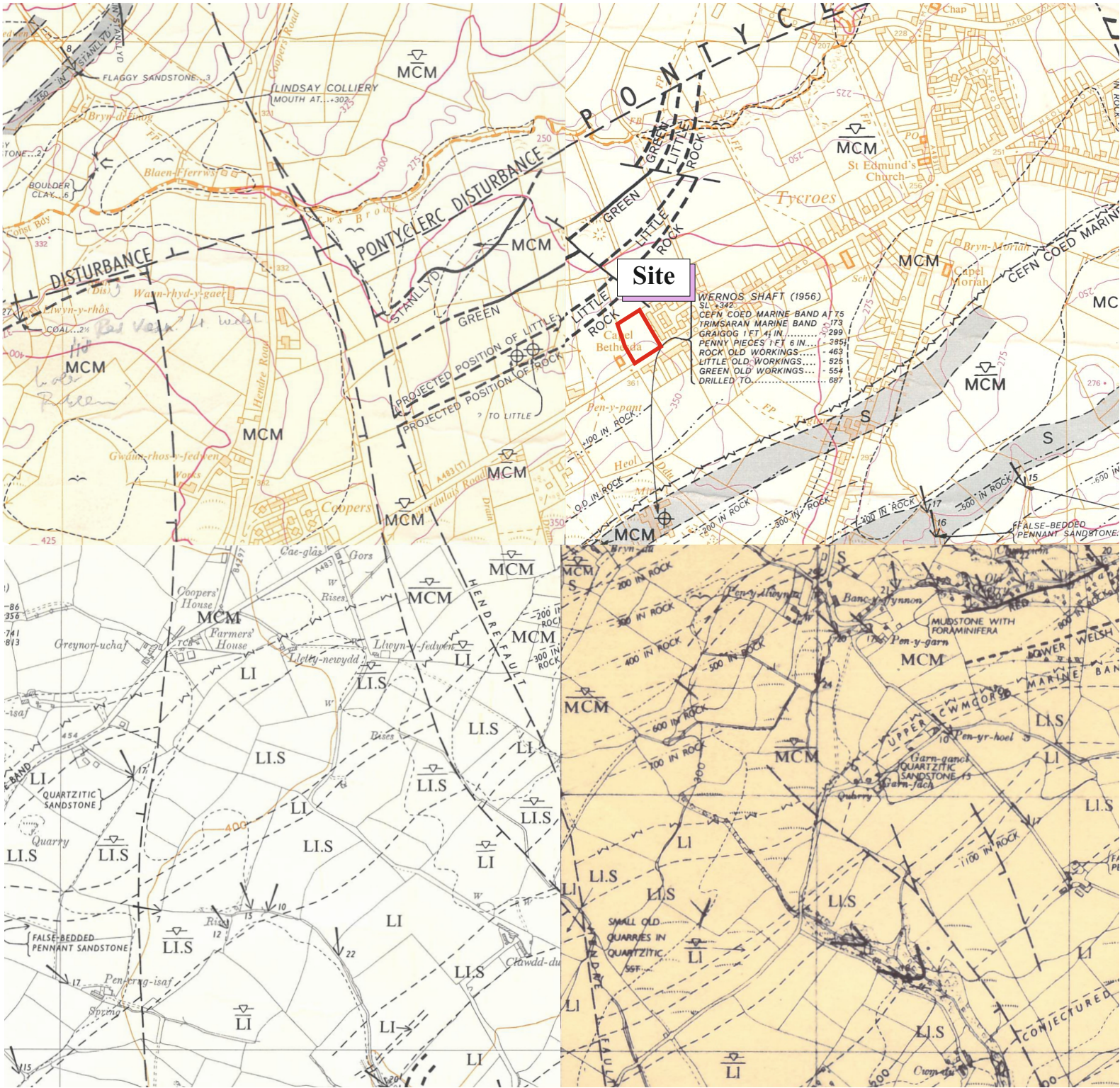
Note:
North is at top of plan.

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Study on Land at Mynyddbach, Tycroes, Ammanford.

Detailed Location Plan.

Plan Scale: 1:2,500.

Key to Symbols:

 **Approximate Site Boundary.**

Note:
North is at top of plan.

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Geologists Working With The Environment...



Summary of Findings Plan.

Approximate Site Boundary.

Note:
North is at top of plan.

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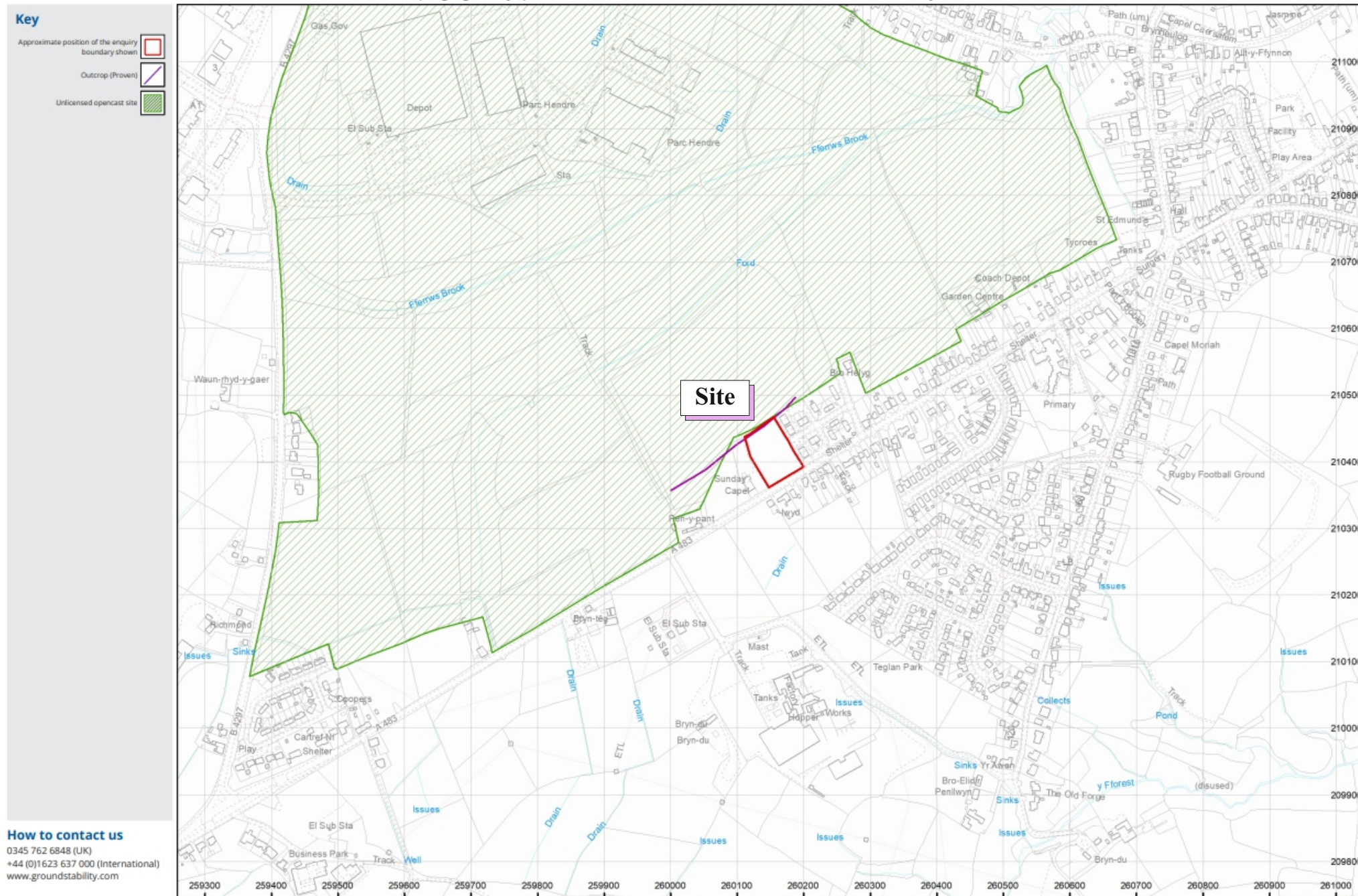
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Drawing No: BC/MB/09.24.04.04

Summary of findings

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

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APPENDIX I

**COPY OF COAL AUTHORITY'S
REPORT, REF NO:
51003453587001**



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Geologists Working With The Environment....

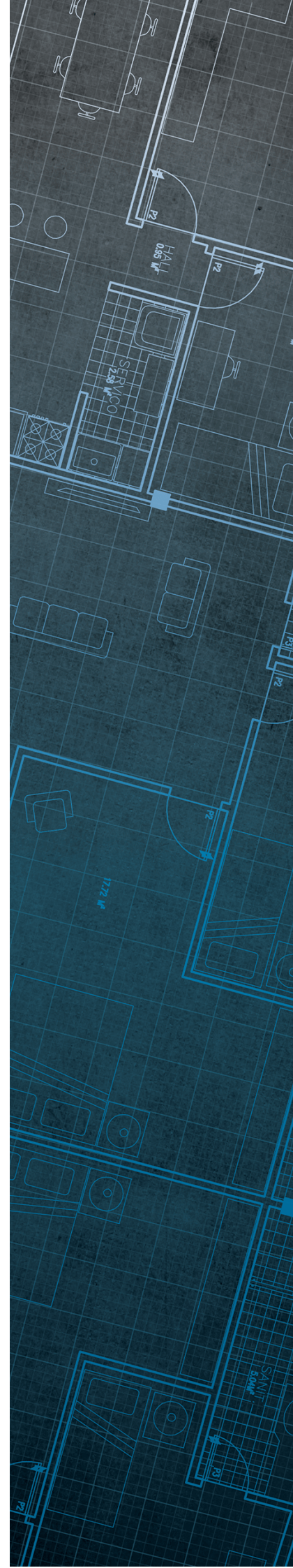


The Coal
Authority

Consultants Coal Mining Report

LAND AT Pontardulais Road
Tycroes
Ammanford
Carmarthenshire
SA18 3QA

Date of enquiry:	1 October 2024
Date enquiry received:	1 October 2024
Issue date:	1 October 2024
Our reference:	51003453587001
Your reference:	BC/MB/09.24.04



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

BLANDFORD CONSULTING

Enquiry address

LAND AT Pontardulais Road
Tycroes
Ammanford
Carmarthenshire
SA18 3QA

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

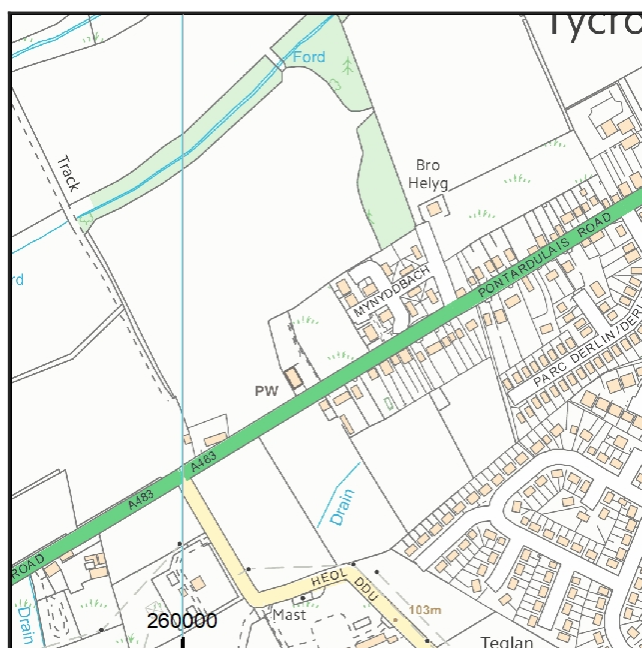
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	LOWER FOUR FOOT	Coal	I010	81	Beneath Property	14.2	South-East	2	1920
unnamed	UPPER 6FT RIDER	Coal	4HH4	123	South-East	15.1	South-East	87	1919
PANTYFFYNNON	LOWER NINE FOOT	Coal	4HHG	146	Beneath Property	12.9	South-East	76	1923

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

LPL250	SWR1485	14485
SWR1484	SWR2357	SWA4056
12562	SWR1460	SWA2379

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
2FT NINE MID LEAF	Coal	Yes	Within	N/A	56

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

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.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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.

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.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

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 500m of 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.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, 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.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

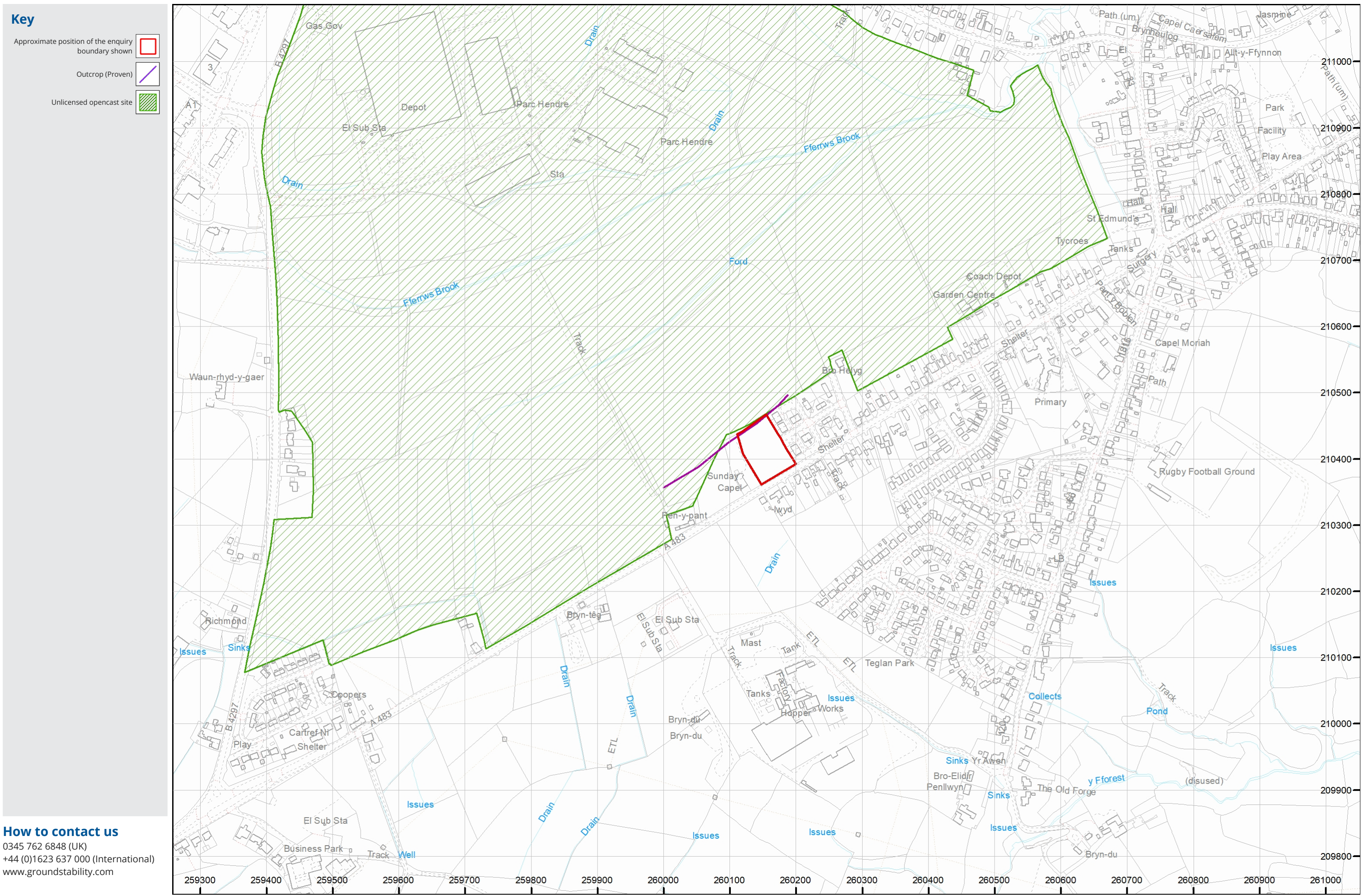
Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.



APPENDIX II

COPY OF PUBLIC HEALTH ENGLAND'S RADON GAS REPORT



THE ENTERPRISE CENTRE,
MERTHYR INDUSTRIAL PARK,
PENTREBACH,
MERTHYR TYDFIL,
SOUTH WALES,
CF48 4DR.

BLANDFORD CONSULTING

Geologists Working With The Environment....

Report of address search for radon risk

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Address searched: 105A Pontardulais Road, Tycroes, Ammanford, SA18 3QA

Date of report: 1 October 2024

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or <https://www.ukradon.org>

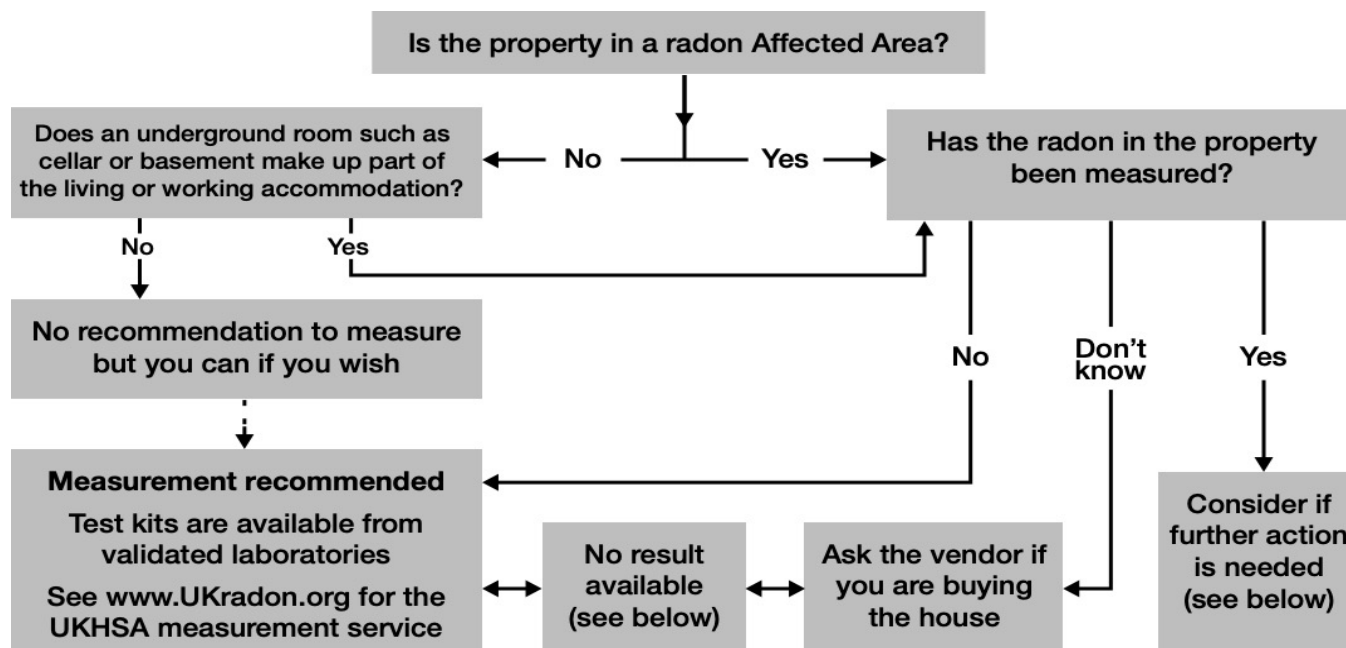
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: <https://www.ukradon.org>

Building Research Establishment: <http://www.bre.co.uk/page.jsp?id=3137>



BLANDFORD CONSULTING

THE ENTERPRISE CENTRE, MERTHYR INDUSTRIAL PARK, PENTREBACH, MERTHYR TYDFIL, SOUTH WALES, CF48 4DR. TEL: 01443 693353.