

HUDDERSFIELD BUILDING, 23-25 TALBOT ROAD, PORT TALBOT, SA13 1HU

Tier 1 Preliminary Risk Assessment & Coal Mining Risk Assessment (Desk Study)

Report No. Q2212/PRA-CMRA September 2026

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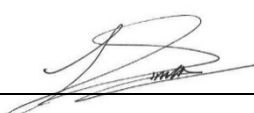
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FOREWORD

The following Conditions and Notes on Risk Assessments and Site Investigation Procedures should be read in conjunction with this report.

The recommendations made and opinions expressed in the report are based upon the study of historical Ordnance Survey maps of the area, GroundSure® reports, Coal Authority Mining Report, and geological maps where available.

Where other plan sources, and published data are considered, these are specifically referred to in the text.

We regret that no responsibility can be held for conditions, which have not been revealed by the plan sources referred to. Whilst the report may suggest the likely configuration of strata below the site, this is only indicative, and no liability can be accepted for its accuracy.

1.0 INTRODUCTION

1.1 General

Upon the instructions of the Client, Robert Bowen Planning & Development Ltd, Spencer Quantum Ltd (SQL) has been commissioned to undertake a Phase 1 Assessment of Land Quality/ Desk Study for a proposed refurbishment and conversion of an existing building for commercial and residential use, at 23-25 Talbot Road, Port Talbot, SA13 1HU.

The location of the re-development relative to the overall site is presented on plans within Appendix I.

This report presents a desk-based assessment of both geotechnical and environmental ground conditions, along with a coal mining risk assessment, to provide information on any potential constraints or hazards that may be posed to the development of the site. The site has not been visited in compiling this Report.

General notes on the techniques employed by Spencer Quantum are described in the Foreword together with the limitations inherent in this type of work.

1.2 Purpose

The purpose of the desk study is to provide a preliminary assessment of the land quality and assess the site's suitability for the proposed use from its geotechnical, mining and geo-environmental setting. This report aims to achieve this by providing the following:

- An early indication of possible land quality issues that could impact on the proposals.
- A conceptual model of the site detailing potential contamination source pathways and receptors.
- A geotechnical and geo-environmental appraisal of any issue highlighted and its significance.
- A coal mining risk assessment
- The relevant information to allow the design of an appropriate intrusive (Tier 2) ground investigation, if deemed necessary.

1.3 Scope

In order to achieve its objectives, this study compiles a range of information pertinent to the development site. This typically targets its locality and includes archival and current data from the following sources.

- Site specific database searches provided by Groundsure: *Enviro+Geo Insight*
- Historical and recent ordnance survey maps, geological maps and environmental information
- Published Geological Map for the area: SS78NE (at 1:10,560 scale), Glamorgan 25 SW (at 1:10,560) and Sheet 247 Swansea (at 1:50,000 scale)

- British Geological Survey *GeoIndex*
- Natural Resources Wales
- Site Specific database search by Coal Authority Consultants Coal Mining Report

2.0 THE SITE

2.1 Site Setting

The site area under review is located off the A48, Talbot Road, situated within the town centre of Port Talbot, with an approximate grid reference 276861E, 189519N. The site is bounded by a commercial building to the west of the site, an asphaltic concrete car park to the south of the site, residential buildings to the east of the site and the A48 to the north of the site.

The site is relatively level and can be accessed off the A48, Talbot Road, Figure 1 indicates the site boundary.

The development plans, included in Appendix I, are for the refurbishment and conversion of the existing commercial building into office space and residential use.

An aerial view of the site from current on-line mapping is presented below with the overall site boundary highlighted.

An Ordnance Survey extract of the site from current on-line mapping is presented below.

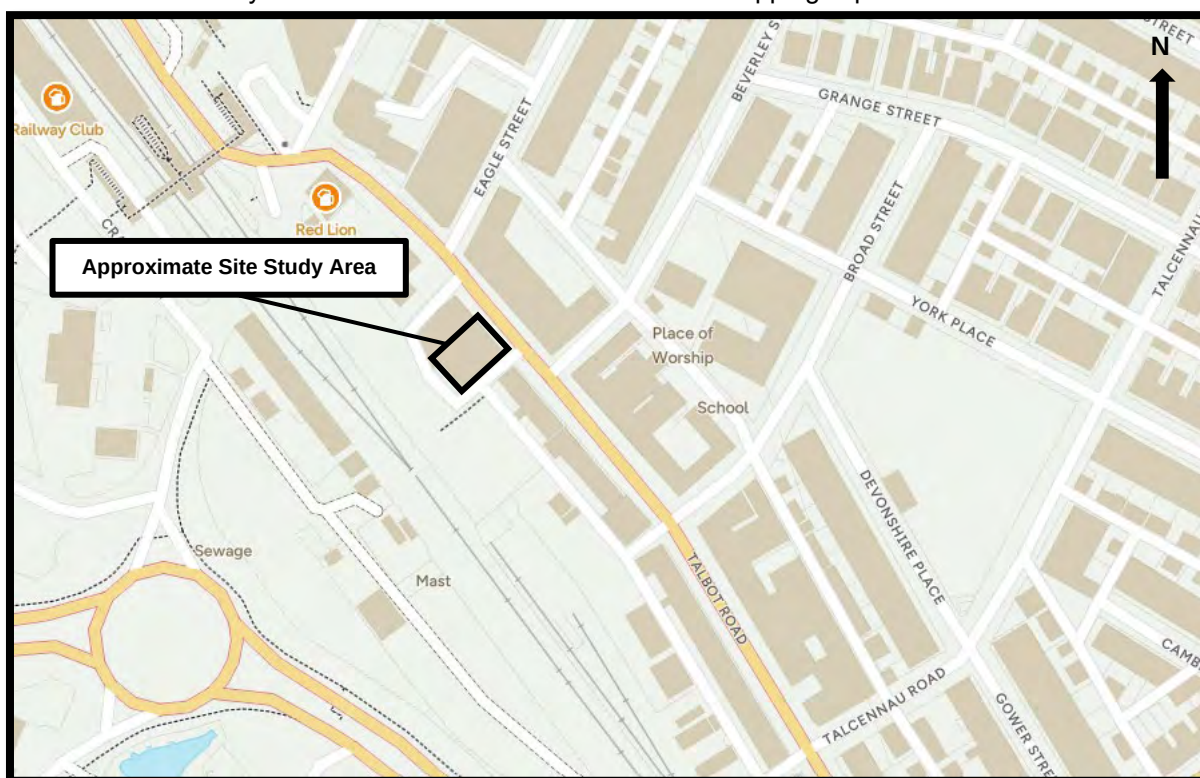


Figure 1: Proposed site boundary ©OrdnanceSurvey

2.2 Site History

A review of the site history has been undertaken based on archive and recent maps provided by GroundSure and presented in Appendix II at scales of both 1:10,560/1:10,000 and at 1:2,500 in greater detail. A summary of the pertinent detail on the Ordnance Survey maps is provided as follows (below), based on both scale maps.

Table 1: Summary of Review of Historical Maps

Map Year	On-Site Land Use	Within 250 m — Surrounding Land Use / Notable Changes	Within 750 m — Wider Context (Small-Scale Mapping)
1876 – 1885	Undeveloped, open land forming part of the approach corridor to Port Talbot Station.	Port Talbot Station situated ~90 m north-west. The South Wales Railway mainline runs adjacent to the south-west. Railway sidings terminate ~11 m west. Upper Court farmstead, a smithy, a chapel, and the Eagle Inn are located to the west and north-west. Town gasworks and gasometers are established ~140 m south-east. Land to the north-east and south-east is predominantly open fields.	River Afan corridor and initial dock wharves developing to the west and south-west. Mansel Tin Plate Works and Margam Tin Plate Works active ~500 m north-west. Taibach Tin Plate Works situated ~110 m south. Margam Copper Works located ~600 m south-east. The main settlement of Aberavon lies to the north-west.
1897 – 1900	Railway sidings constructed directly across the site, connecting into the expanding Port Talbot station and dock network.	Expansion of Port Talbot Central Station to the north-west. Port Talbot Sawmill established ~200 m north. Laying out of Eagle Street, Broad Street, and Grange Street to the north-east with early terraced residential housing. Multiple railway tracks and sidings border the south-western boundary. Taibach Tin Plate Works expanding ~110 m south.	Substantial maritime expansion including the Port Talbot Railway & Docks scheme (New Dock, Talbot Wharf, coal tips, and shipping jetties) to the south-west. Margam & Mansel Tin Plate Works active to the north-west. Continuing residential and commercial growth around Taibach and Tan-y-groes.
1914 – 1921	A canalised dock basin / water body ("Dock") cut directly across the site and adjoining ground, flanked by active railway sidings.	Extensive rail yard network and sidings immediately south-west. Port Talbot Steel Works established ~93 m west. New Theatre, banks, Post Office, and Police Station active along Talbot Road to the north-west. Dense terraced housing across Beverley Street, Devonshire Place, and Talcennau Road to the east. Sawmill remains active ~200 m north.	Port Talbot Docks system ("The Float" and Old Dock) fully developed to the south-west. Crown Preserved Coal Works and Port Talbot Steel Works active to the south and south-west. Urban areas of Aberavon, Port Talbot, and Taibach are broadly contiguous.

1938 – 1939	The dock feature has been infilled and levelled, with the site footprint occupied by Great Western Railway sidings and goods handling ground.	Heavy concentration of Great Western Railway lines, sidings, and railway buildings immediately south-west. Central Station, Custom House, and Employment Exchange fronting Talbot Road. Schools established on Devonshire Place. Storage tanks mapped in railway/commercial premises ~57–66 m west. Taibach Tinplate Works active ~110 m south.	Continued industrial consolidation across the docks and heavy metallurgical facilities to the south, including Margam Steel Works. New Dock and dock wharves handling mineral, coal, and steel traffic.
1947 – 1953	Continued use as railway sidings and goods yard within the station complex; area recorded as infilled "Old Dock".	Port Talbot General Station and Central Station active to the north-west. A gasholder (~184 m west) and large railway engine shed are situated to the south-west. Plaza Cinema established ~79 m north. Commercial garages and electricity substations established within surrounding street blocks.	Post-war modernisation and heavy industrial expansion of the Margam Iron & Steel Works and Abbey Works infrastructure to the south. Timber yards and goods wharves active along the dock margins.
1962 – 1969	Railway sidings decommissioned and lifted across the site footprint; ground levelled and initially developed with a commercial building footprint fronting Talbot Road.	Redundant railway land south-west transitioned into car parking and goods depot facilities. Multiple commercial motor garages operational within 16–50 m north-east, north-west, and south-east. Central County Primary School and Dyffryn Comprehensive (Lower) School active to the east.	Active shipping and industrial wharves (Talbot Wharf, North Bank, Steel Works Wharf) along Port Talbot Docks. Large-scale steelworks and chemical handling operations continue to the south.
1974 – 1982	Commercial premises fronting Talbot Road with rear yard area.	Surrounding land to the south-west utilised as railway car parks, a coal yard, and a goods yard. Wagon repair depots active 138 m south and 177 m south-west. Transport depot located to the south-west. Multiple fuel and chemical storage tanks recorded within adjacent industrial properties.	Port Talbot Docks annotated as disused in sections to the south-west. Heavy steelworks infrastructure dominates the coastal plain to the south.
1988 – 1995	Site fully developed in its contemporary configuration as the Huddersfield Building (commercial and social club premises) fronting Talbot Road, with surfaced rear car parking.	Extensive municipal and commuter car parks developed over former rail yards immediately south-west. Port Talbot Parkway Station modernised to the north-west. New Magistrates' Court, Police Station, and sorting office constructed ~100–175 m north-west and north. Commercial garages and vehicle repair premises remain active along Talbot Road.	Port Talbot Industrial Estate established to the west/south-west. Strategic highway improvements and bypass realignments reshaping local transport corridors. Docks disused or repurposed for lighter marine, aggregate, and scrap handling.
2001 – 2025	Site continues in commercial and social club use (Huddersfield Building, 23–25 Talbot Road) with building footprint fronting Talbot Road and hardstanding car park to the rear.	Commercial petrol filling station (EG On The Move / SPAR Texaco) operational ~47–52 m north-west on Talbot Road. Dyffryn School grounds redeveloped. Commuter car park and Port Talbot Parkway transport	Construction and opening of the Harbour Way / Port Talbot Peripheral Distributor Road (A48) traversing former rail and dock

		interchange active immediately south-west.	corridors south and west of the site. General industrial re-use around the docks, with heavy steelmaking operations continuing at the main Tata Steel Port Talbot works further south.
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3.0 SITE GEOLOGY

3.1 Published Geology

British Geological Survey (BGS) sheet 247 Swansea (1:50000) and sheet SS-78-NE (1:10,560 scale) show the site to have recorded superficial deposits of Tidal Flat Deposits (Clay, Silt and Sand) and Alluvial Fan Deposits (Sand and Gravel).

The Solid Geology of the area is represented by the South Wales Middle Coal Measures Formation. The lithological description can be summarised as predominantly grey (productive) coal bearing mudstones/siltstones with seatearths and minor sandstones. An extract of BGS mapping (SS-78-NE) is presented below as Figure 2.

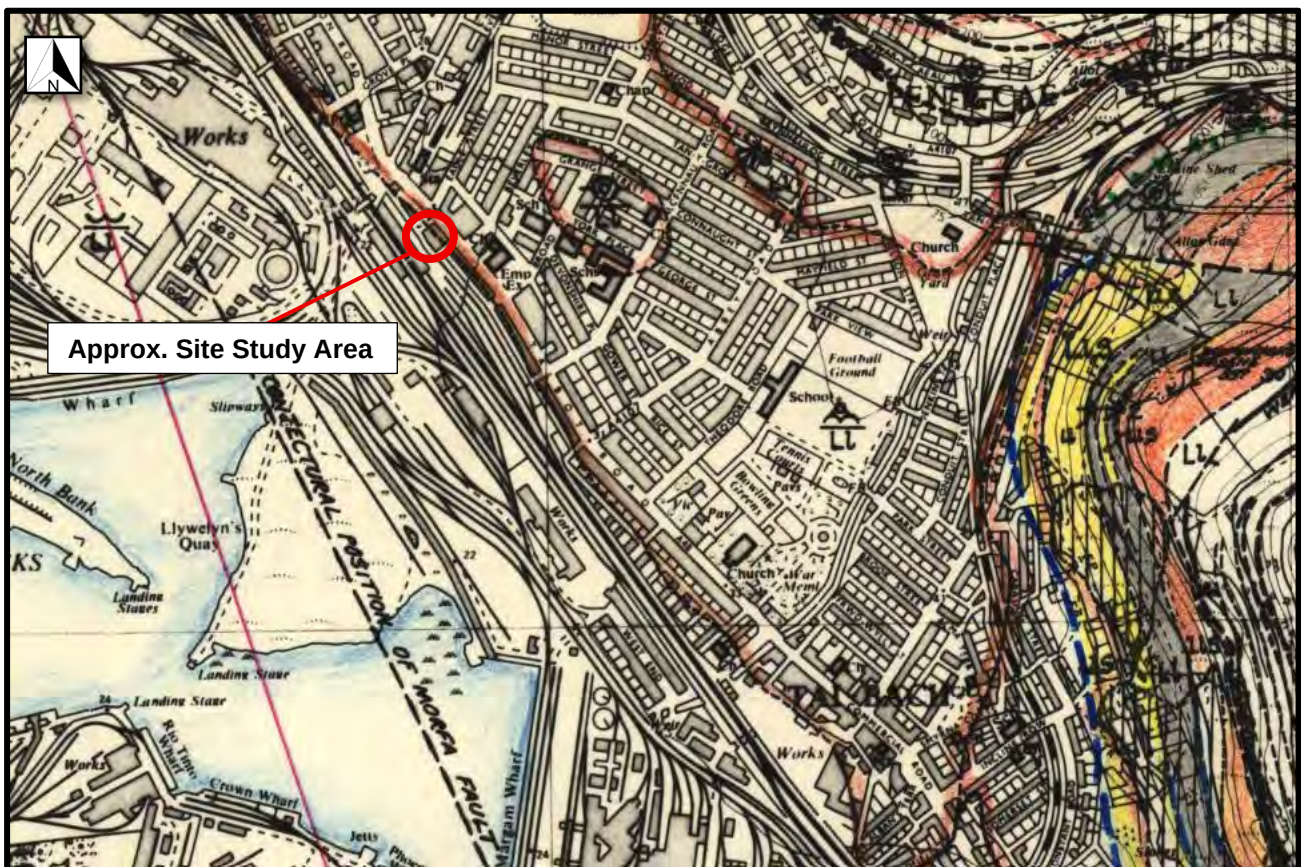


Figure 2: Extract of Geological Sheet SS-78-NE (1966) ©BGS/NERC

Published geological mapping does not identify coal seam outcrops within the site study area and does not indicate active mining activity at, or immediately adjacent to, the site. The available structural information indicates that the bedrock strata dip gently towards the north-east at approximately 3 degrees.

Two coal seams are mapped to the north-east of the site study area: the Wernddu Seam, approximately 560

m from the site, and the Field Seam, approximately 650 m from the site.

Structurally, BGS mapping identifies the conjectural position of the named Morfa Fault to the south-west of the site study area. The fault is not shown to intersect the site boundary or lie within the immediate study area. It is mapped approximately 280 m to the south-east, trending north-west to south-east, with downthrow to the east.

3.2 Coal Mining

The site is underlain by the South Wales Middle Coal Measures Formation, i.e. coal bearing strata, and lies within a Coal Authority defined Coal Mining reporting area. The Mine Remediation Authority (MRA) Map Viewer (formerly the Coal Authority) on-line interactive mapping resource <https://datamine-cauk.hub.arcgis.com/> shows the site not to be within a 'Development High Risk Area'.

There are many indications on the geological plans of legacy mining activity on the site and within the surrounding area.

There are numerous mapped coal seams surrounding the site, as shown on Figure 2

A Coal Mining Risk Assessment is presented in Section 4.

4.0 COAL MINING RISK ASSESSMENT

4.1 Coal Authority Consultants Coal Mining Report

A Consultants Coal Mining Report (CCMR) has been obtained for the site from the Coal Authority. A copy of this is included in Appendix IV.

In summary, the relevant statements therein conclude the following:

Mining Feature	Summary of Findings
<i>Past Underground Coal Mining</i>	No past mining recorded.
<i>Probable Unrecorded Shallow Workings</i>	None.
<i>Spine Roadways at Shallow Depth</i>	No spine roadway recorded at shallow depth.
<i>Mine Entries</i>	None recorded within 100 metres of the enquiry boundary.
<i>Abandoned Mine Plans</i>	None available.
<i>Outcrops</i>	No outcrops recorded.
<i>Geological Faults, Fissures & Breaklines</i>	No faults, fissures or breaklines recorded.
<i>Opencast Coal Mining</i>	None recorded within 500 metres of the enquiry boundary.
<i>Coal Authority Managed Tips</i>	None recorded within 500 metres of the enquiry boundary.
<i>Site Investigations / Remediated Sites</i>	None recorded within 50 metres of the enquiry boundary.
<i>Coal Mining Subsidence</i>	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.
<i>Mine Gases</i>	None recorded within 500 metres of the enquiry boundary.
<i>Mine Water Treatment Schemes</i>	None recorded within 500 metres of the enquiry boundary.
<i>Future Underground Mining</i>	None recorded.
<i>Coal Mining Licensing</i>	None recorded within 200 metres of the enquiry boundary.
<i>Court Orders / Section 46 Notices / Withdrawal of Support</i>	None recorded.
<i>Development Advice</i>	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.

Table 3: CA/ MRA Consultants Coal Mining Report Summary (Ref: 51003587030001)

An extract of the plan included with the Consultants Mining Report is presented over page.



Figure 3: Map Extract from Consultants Coal Mining Report

4.2 Mining History

The area around Port Talbot has a limited history of coal mining activity, as identified in the review of historical mapping (Table 1, page 7). The geological map of the area (see Figure 2, page 9) also shows conjectural coal seam outcrops within the larger area around the site as well as many mine entries.

Study of the Coal Authority interactive map viewer <https://datamine-cauk.hub.arcgis.com/> provides additional detail on the mining legacy of the area.

Seam.

Screenshots from the interactive viewer over page show the area of High Risk as defined by the Coal Authority (cross-hatched) along with past recorded shallow workings (shaded blue) as Figure 4; while Figure 5 shows the limit of deep recorded workings close to but not beneath the site.

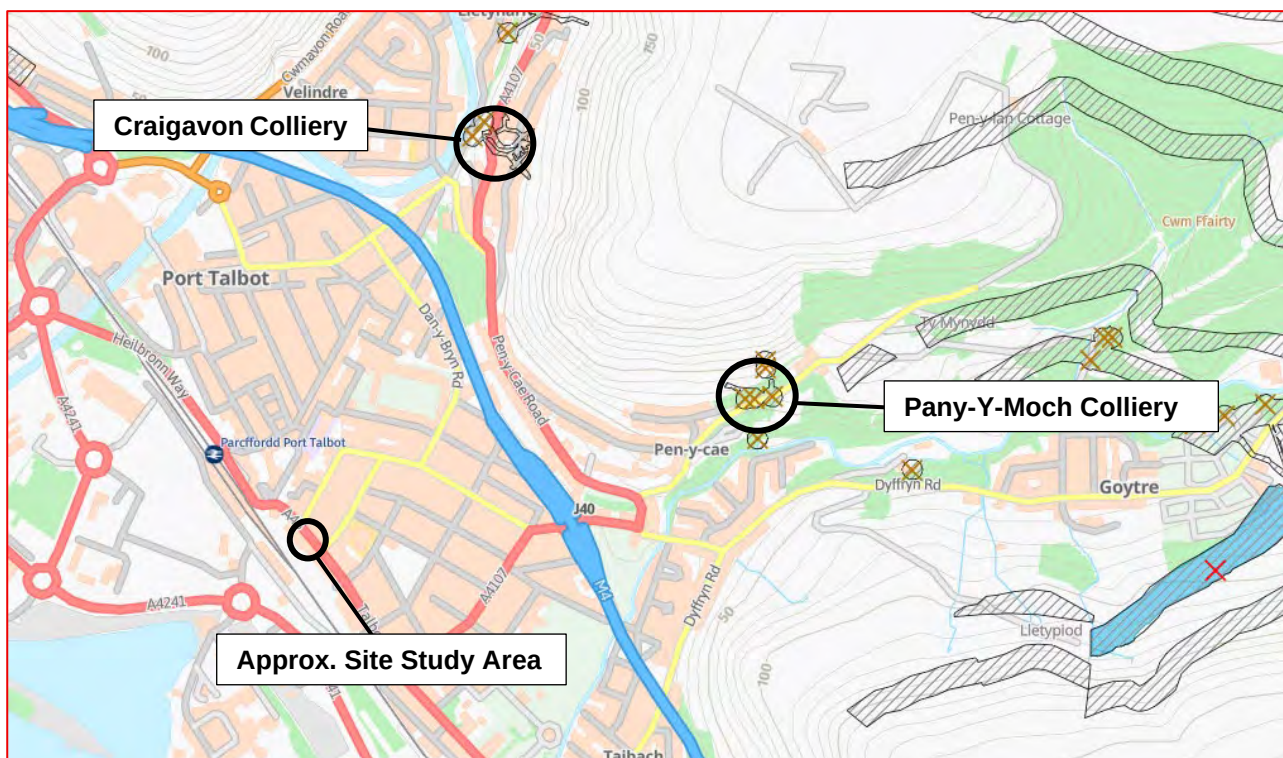


Figure 4: Coal Authority Interactive Mapping Viewer Screenshot – DHRA & Past Shallow Workings (NTS). © Mine Remediation Authority

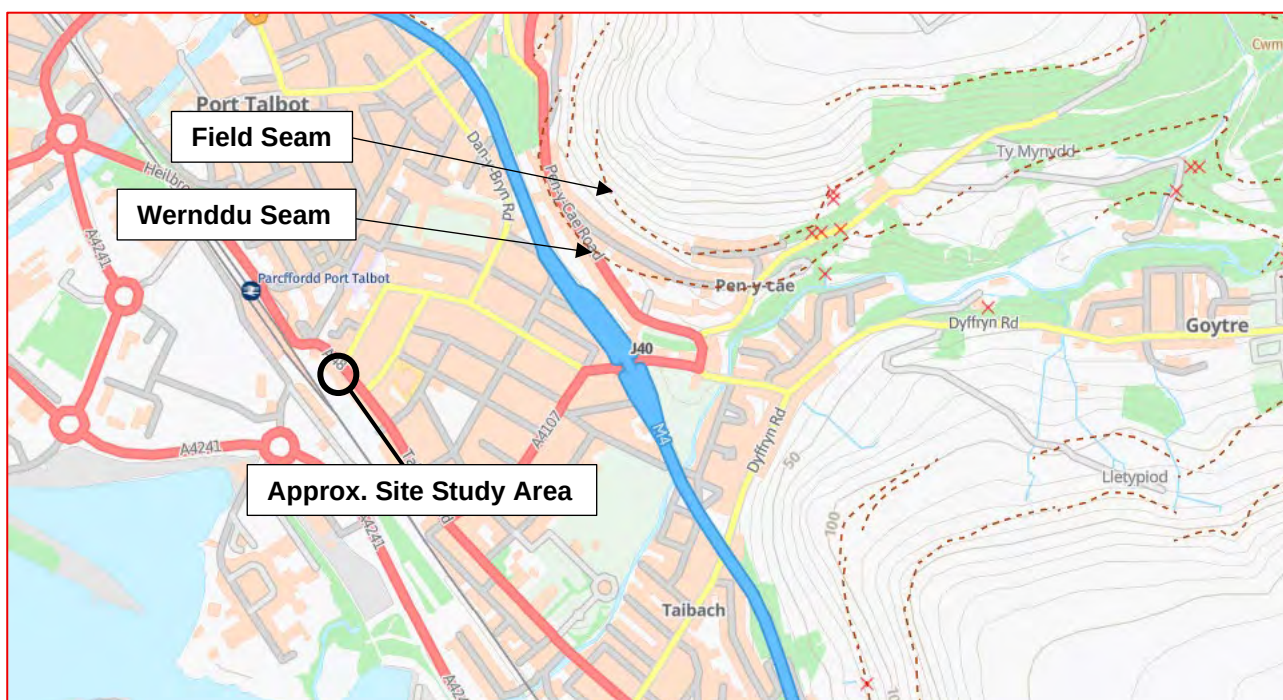


Figure 5: Coal Authority Interactive Mapping Viewer Screenshot – Outcrops & Recorded Workings (NTS). © Mine Remediation Authority

Figures 6a to 6b are extracted from Gazetteer of the Coal Mines of South Wales & Monmouthshire (1854) by

R.A. Cooke. These figures provide supplementary information on the nearby collieries and worked coal seams within the surrounding area.

CRAIGAVON (CRAIG), Aberavon						
Glam. 25SW, SS 773906 (3 Levels) & 772903 (2 Levels), Map 10 B2						
<i>Minerals worked:</i> Household & Manufacturing coal						
<i>Seams worked:</i> 1903-06 Not stated (Rock Fawr seam abandoned 16.12.1906)						
1898	Rees, David ('For some weeks past a number of men in the employ of D. Jenkins & Sons, have been engaged in trying to strike the old workings of a coal pit near Craig Avon. On Thursday the workings were discovered and an entrance 100 yards long was easily effected. The woodwork is still in perfect condition and the men are now engaged in pumping fresh air into the workings.' - SWDP 25.6.1898, 'Application for siding joining the Whitworth Branch for Messrs D. Jenkins & Sons at Craigafan.' - P.T.Rly G.M.'s report 25.7.1898, 'D. Jenkins & Sons, application for siding at Craigafan deferred 27.7.1898.' - PTR&D Dirs, 'From D. Jenkins & Sons, we have now found the coal in the new drift and cannot develop the colliery any more until the sidings are put in.' - P.T.Rly G.M.'s report 29.7.1898, 'Siding for D. Jenkins & Son approved 17.8.1898.' - PT Rly Min, 'David Rees & Co. have found the Rock Fawr seam at their workings near Craig Afon [Query anything to do with this site?].' - Eng./Engineering 11.11.1898/ C&I 28.11.1898)					
1899-1906	Craigavon Colliery Co. ('Tenders sought by Craigavon Collieries, Port Talbot, for driving a drift and a level.' - C&I 24.12.1900, 'Wagon order for twenty 10 ton wagons dated 1.1.1903 for Martin Augustus Jenkins, Frederick George Jenkins, Sydney Arthur Jenkins and David Jenkins trading as Craigavon Colliery Co. and again 23.11.1903 for fifteen 10 ton wagons.' - WWO Records, 'Low coal prices and the coal tax are forcing down production. In all 2,300 miners are idle, including 50 at Craigafon.' - CT 19.12.1903, 'The Graig Evan Colliery, Port Talbot, is about to be restarted. [Presume this site] - ICTR/C&I 31.10.1904, 'PSA 15.2.1906 with Craigafon Colliery Co. (same partners as 1.1.1903). - PSA papers, 'Partnership dissolved as from 5.11.1906, F. G. Jenkins, S. A. Jenkins and D. Jenkins trading as D. Jenkins & Sons as colliery proprietors and other businesses. S. A. Jenkins & D. Jenkins will continue.' - Lon.G 7.12.1906)					
16.12.1906	Abandoned ('Reported 12.2.1909: Craigafon Colliery Co. had given notice to terminate siding agreement.' - PT Rly Min, 'Reported 2.3.1910: siding had been removed.' - PT Rly Min)					
Post 1906	Not listed. ('A number of miners in the Port Talbot district have this week been engaged in trying to get coal from the old Graig Avon Slant near the shovel works at Port Talbot. [National coal strike commenced 1.4.1921].' - SWN 15.4.1921)					
1901	1902	1903	1904	1905	1898	1899
38/8	54/7	6/1	8/1	21/2	16/4	29/4
						30/6

Figure 6a: Gazetteer of the Coal Mines of South Wales & Monmouthshire

PANTYMOCH SLANTS, Port Talbot	
Glam. 25SW, SS 778898 & 778899, Map 10 B1	
<i>Minerals worked:</i> Not stated (coal)	
<i>Seams worked:</i> Not stated (Rock Fach seam abandoned 25.1.1960)	
1957-59	Thomas, T. E. ('Licence from 1.6.1957, to terminate 31.3.1961.' - C.A. Ref B11/110029/44, 'No. of wage earners on books at year end, 1957 2/-. Saleable output 1957 72 (sic) tons.' - N.A. Coal 44/8) (Note: - Pantymoch Colliery (Port Talbot) Ltd. Reg. 11.11.1957, not known if active, Dissolved 28.9.1962)
25.1.1960	Abandoned ('SS 778898 (two slants, one <u>no coal</u>) and 778899 (two slants, <u>no coal</u>)' - C.A. ref SW474)

Figure 6b: Gazetteer of the Coal Mines of South Wales & Monmouthshire

4.3 Mine Gas Risks

In areas of former coal mining, there is a potential risk from the migration or liberation of mine gases that can affect developments.

The principal potentially hazardous gas associated with coal mining is Methane. Methane is released during coal mining operations but does reduce in emission over time. It can also accumulate in voids. The gas can migrate to the surface or may be displaced by mine or ground water flooding workings, where they can accumulate and pose a risk of explosion or asphyxiation at surface or in buildings. Carbon monoxide can also be liberated by spontaneous combustion.

It is well documented that the South Wales Coalfield seams have a poorly developed structure (or cleat) that inhibits the migration of methane gas through the coal mass and also that the coal seams of South Wales are not prone to self-combustion. These factors probably contribute to the lack of mine gas generally noted in ground investigations in South Wales.

Circumstances where mine gas risk increases include proximity to mine entries such as adits and shafts (typically <50m), proximity to recorded mine gas incidents, where development is located above or adjacent to very shallow and shallow (< 30m bgl) unflooded mine workings or roadway tunnels, coal seams with a history of spontaneous combustion, natural or artificial pathways providing routes for gas migration e.g. permeable soil cover, pathways created by geological faults, mining induced breaklines/fractures, collapsed mine roof strata, mining subsidence, mining sinkholes/crown holes and unsealed boreholes.

An assessment of the risk to the site from mine gases has been undertaken in line with the guidance contained in the CL:AIRE publication *Good Practice for Risk Assessment for Coal Mine Gas Emissions* (2021).

The guidelines within CL:AIRE (2021) includes a support tool to assess the level of risk from mine gases that follows the rationale contained within BS8485. This lays out a series of criteria to define the level of risk from mine gas and the appropriate course of action, depending on the responses.

The following table summarises the protocol and conclusions drawn.

Table 4: Mine Gas Risk Assessment Decision Matrix

	Criteria	Conclusion / Action
Stage 1	Mine entries > 50m from site	Yes
	Workings > 150m depth	Yes – No Reported Known Workings
	Faults or other potential pathways	No faults noted within 250m of the development boundary
	Outside area of past or probable shallow workings (MRA Viewer)	Yes
	Superficial drift cover	Circa 17- 21m based on nearby boreholes SS79SE19 (3No. Boreholes)
		Low Risk – Do not proceed to 'Stage 2'
Stage 2	Workings between 30m and 150m, permanently flooded or overlain by >10m of low-permeability deposits	
	Superficial cover (10m ± 2m, approx.)	
	Mine entries > 50m from site	
Stage 3	Mine entries > 20m from site	
	Workings below site < 30m and unflooded / not permanently flooded	
	Faults or other potential pathways to surface	
	Within area of past or probable shallow workings (MRA Viewer)	
		CONCLUSION: Low Risk

4.4 Mining Risk Discussion

The Mine Remediation Authority interactive mapping does not identify any localised mine workings, mine entries or coal seam outcrops within the site study area that would be likely to present a mining-related hazard to the proposed development. This is supported by the available geological mapping, including County Series Glamorgan 25 SW (1905) at 1:10,560 scale and Ordnance Survey Sheet SS-78-NE (1966) at 1:10,560 scale. The structural setting indicates that the site is located on the southern limb of the South Wales synclinal basin, where the coal-bearing strata dip gently towards the north-east at approximately 3 degrees.

The nearest mapped workable seams are located to the north-east of the study area, namely the Wernddu Seam approximately 560m from the site and the Field Seam approximately 650m from the site. Based on the recorded dip direction, these seams dip away from the site and are not considered to present a credible mining influence beneath the development area. Local geological mapping also indicates the conjectural position of the Morfa Fault (280m SW), trending north-west to south-east, with downthrow to the east. This fault is not shown to intersect the site boundary or to lie within the immediate study area.

The local structural geology is likely to have influenced both the distribution and quality of workable coal seams in the vicinity of the site. Regional folding, faulting and associated secondary structures would have affected seam continuity, groundwater movement and the practicality of historic extraction. In particular, faulting can provide preferential pathways for groundwater ingress, which may reduce coal quality and limit the viability of shallow working. These factors, together with the absence of mapped shallow coal outcrops and the lack of recorded mine entries or workings in close proximity to the site, support the conclusion that the potential for legacy shallow mining beneath the site is Negligible.

The superficial geology comprises Alluvial Fan Deposits and Alluvium of Quaternary age. These deposits are expected to have eroded, masked or buried any shallow coal measures that may have been present locally, thereby reducing the likelihood of shallow, easily worked coal being present at the site. Nearby BGS GeoIndex borehole records associated with borehole ID SS79SE19 identify three boreholes progressed through the superficial drift cover into bedrock, with rockhead encountered at approximately 17m to 21m below ground level. This indicates substantial drift cover in the vicinity of the site, comprising variable permeable and low-permeability strata including clay, silt, sand and gravel.

On this basis, taking account of the structural setting, substantial superficial cover, absence of recorded legacy mine workings, absence of mapped mine entries, lack of coal seam outcrops within the site study area and the available supporting literature, the site is considered to present a Negligible mining risk.

No additional coal mining-specific investigation is considered necessary on the basis of the desk-based evidence reviewed. However, any future intrusive investigation undertaken for geotechnical design should include confirmation of superficial deposit thickness, rockhead level and shallow ground conditions to validate

the assumptions made within this assessment.

4.5 Mining & Mine Gas Risk Conclusions

Based on the desk-based information reviewed, including the Consultants Coal Mining Report, Mine Remediation Authority interactive mapping, published geological mapping, nearby BGS GeoIndex borehole records and the CL:AIRE mine gas risk assessment protocol, the site is considered to present a Negligible risk from coal mining-related instability and a Low risk from mine gas migration.

No recorded mine workings, mine entries, mine gas incidents, opencast workings, Coal Authority managed tips or mine water treatment schemes are identified within influencing distance of the site. The Mine Remediation Authority mapping does not identify past or probable shallow workings beneath the site, and the available geological mapping does not show coal seam outcrops within the site study area. The nearest mapped workable coal seams are located to the north-east of the site and dip away from the development area.

The site is underlain by substantial superficial deposits, with nearby borehole records indicating rockhead at approximately 17m to 21m below ground level. This drift cover, together with the absence of mapped shallow coal features and site-proximal mine entries, significantly reduces the potential for shallow mining instability or direct gas migration from legacy coal workings.

The mine gas decision matrix presented in Section 4.3 indicates that the site satisfies the Stage 1 low-risk criteria. In particular, mine entries are located more than 50m from the site, no known workings are reported beneath the site, no mine gas incidents are recorded within 500m, and no faults or preferential pathways are identified within the development boundary. Therefore, further progression to Stage 2 or Stage 3 assessment is not considered necessary.

On this basis, no coal mining-specific remedial measures, mine entry treatment, shallow coal investigation or mine gas protection measures are considered necessary on the evidence reviewed. Any future intrusive ground investigation undertaken for geotechnical design should nevertheless confirm the thickness and composition of the superficial deposits, the depth to rockhead, and the absence of anomalous ground conditions beneath the proposed development footprint.

5.0 GROUNDSURE ENVIRO+GEO INSIGHT DATA REVIEW

5.1 General

As part of the desk study, combined environmental and geological/ ground stability datasets have been obtained from GroundSure® which compile the results of on-line database searches using a range of national resources.

The combined *Enviro+Geo Insight*® report provides details on the geology of the site as well as information relating to ground workings in the area of the site, mining, extraction, natural cavities and natural ground subsidence. It also details site specific environmental issues including pollution incidents, discharge consents, flooding issues and any areas of significant contamination potential as well the risk to any existing or planned properties from the underlying ground conditions.

A summary and review of the data collected from within these reports are detailed in the following sections. Full copies of the document provided by GroundSure® (Reference: HMD-213-XMT-TOM-BGU-DO2) is included in Appendix III.

5.2 Enviro+Geo Insight® Report – Data Review

Past Land Use

Historical mapping and records identify four grouped past industrial land uses directly within the site boundary, comprising Railway Sidings (1897 and 1947), a Dock basin (1914–1921), an "Old Dock" (1947), and a Goods Yard (1993). In addition, there are 139 further grouped historical industrial records located beyond the site boundary within 500m, of which 21 lie within 50m of the site. These proximal features predominantly relate to railway sidings (from 4m southwest and 6m southeast) and railway buildings (12m to 14m southwest). Features within the wider 500m search radius reflect intensive heavy industry, including the Port Talbot Steel Works (from 93m west), multiple Tin Plate Works (from 110 m south and 153 m southeast), a Chemical Works (110m southwest), Gas Works and gasometers (from 139 m southeast), sawmills, refuse heaps, and extensive dock and quay infrastructure.

A total of 97 grouped records of historical tanks are identified within 500m. No tanks are located on site or within 50m; 29 are recorded between 50m and 250 m, and 68 between 250m and 500m. The closest features comprise unspecified tanks situated across the railway corridor 57 m west (1950–1951), 61 m west (1917), 66 m west (1939), 76 m west (1968–1991), and 77m west (1996), as well as a cluster of industrial storage tanks from 163m southwest.

Twenty-one grouped historical energy features are recorded within 500m (none on site or within 50m). Eight

features lie between 50m and 250m, the nearest comprising electricity substations 131m north (1950–1951, 1996), 137m north (1991), and 156m south (1951), alongside a gasholder 184m west (1951).

Thirty-four grouped historical garages and repair depots are recorded within 500m. None are on site, but six are situated within 50m: garages 16 m northeast (1968, 1988), 16m northwest (1969), 20 m northeast (1969), 35m northwest (1962–1968), and 45 m southeast (1969). A further 20 garages and wagon repair depots are located between 50m and 250m, including railway wagon repair depots 138m south and 177m southwest.

No records of historical petrol stations or historical military land are identified on site or within 500m.

Waste and Landfill

There are no records of active or recent landfills, historical landfills (across British Geological Survey, Local Authority, or Environment Agency / Natural Resources Wales records), or licensed waste management facilities on site or within 500m of the study area.

Three historical waste sites derived from Local Authority planning records are identified within 500m of the site (all situated beyond 250m):

- **384m southwest:** Former Jet Ski Hire Centre, The Yard, Llewellyn's Quay (Planning Ref: P2025/0299; change of use from a jet ski hire centre to a vehicle breakers yard, dated 19/05/2025).
- **454m south:** Harvey Recycling Works, Byass Works (Planning Ref: 01/553; conversion and construction of a single-storey steel portal framed waste transfer station, approved December 2002).
- **488m southwest:** Kenworth Building, Llewellyn's Quay (Planning Ref: P/2004/1781; application for a licensed waste transfer station, submitted January 2005).

A total of nine waste exemption permits are registered within 500m of the site, with one record situated within 250m. This proximal record is located 249m north at Oakwood Lane (Ref: WEX165558) and relates to a non-farm waste treatment exemption for the sorting and denaturing of controlled drugs for disposal.

The remaining eight waste exemptions are located between 250m and 500m of the site. These comprise:

- **299m northwest:** Former Port Talbot Police Station, Station Road (Ref: NRW-WME030934; use of waste in construction).
- **419m southwest:** A cluster of commercial waste operations at Llewellyn's Quay and Building 2, Byass Works, covering the secure storage of waste in containers or designated areas (Refs: WEX142723, NRW-WME001015, NRW-WME067274, NRW-WME036391), the mechanical treatment of end-of-life tyres (Ref: NRW-WME001015), and the depositing of waste samples for testing or analysis (Ref: NRW-WME001015).
- **492m east:** Forest Veterinary Group, The Old Vicarage, Theodore Road (Ref: NRW-WME058674; sorting and denaturing of controlled drugs for disposal).

Current Industrial Land Use

The report identifies no current industrial land uses on the site. Within 250m of the site, there are 16 recorded current industrial land uses, as detailed in Table 5.

Table 5: Current industrial land Uses within 250m of the site

Company	Distance from Site	Activity	Category
Port Talbot Service Station	47m NW	Petrol and Fuel Stations	Road and Rail
Port Talbot Service Station	47m NW	Vehicle Cleaning Services	Personal, Consumer and Other Services
Mast (Telecommunication)	63m SW	Telecommunications Features	Infrastructure and Facilities
Electricity Sub Station	69m NW	Electrical Features	Infrastructure and Facilities
Kickstart Motorcycles	110m SE	New Vehicles	Motoring
Putoline	110m SE	Vehicle Repair, Testing and Servicing	Repair and Servicing
Pumping Station	124m SW	Water Pumping Stations	Industrial Features
Electricity Sub Station	132m N	Electrical Features	Infrastructure and Facilities
Astra Service Centre Ltd	168m N	Vehicle Repair, Testing and Servicing	Repair and Servicing
Evolve Electrical Engineering	173m E	Electrical and Electronic Engineers	Engineering Services
Electricity Sub Station	187m W	Electrical Features	Infrastructure and Facilities
Bus Station	198 m NW	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
Telephone Exchange	205 m N	Telecommunications Features	Infrastructure and Facilities
JR Motor Spares	206 m SE	Vehicle Parts and Accessories	Motoring
MPG Tyres & Exhausts Ltd	222 m NW	Vehicle Repair, Testing and Servicing	Repair and Servicing
Electricity Sub Station	227 m SE	Electrical Features	Infrastructure and Facilities

Pollution incidents

There are no recorded Environment Agency or Natural Resources Wales (EA/NRW) substantiated pollution incidents on the site or within 50m. However, a total of 11 substantiated pollution incidents are recorded within 500m of the site boundary, comprising two records between 50m and 250m, and nine records between 250m and 500m.

The recorded incidents within 250m comprise:

- **160m west** (Incident ID: 191406; 21/09/2003): Involving mixed/waste oils, resulting in a Category 3 (Minor) impact to land, with Category 4 (No Impact) to water and air.
- **203m east** (Incident ID: 66944; 27/03/2002): Involving atmospheric pollutants, resulting in a Category 3 (Minor) impact to both air and land, with Category 4 (No Impact) to water.

Between 250m and 500m, notable incidents include:

- **286m northwest** (Incident ID: 195725; logged October and December 2003): A series of entries relating to a major event involving smoke, gas and fuel oils, and asbestos waste materials. This

resulted in Category 2 (Significant) impacts to both land and air, with Category 4 (No Impact) to water.

- **342m north** (Incident ID: 68016; 01/04/2002): Involving diesel fuel, resulting in a Category 3 (Minor) impact to both land and controlled waters, with Category 4 (No Impact) to air.
- **428m northeast & 454m east** (Incident IDs: 1131015 & 1134570; July 2013): Atmospheric dust releases, resulting in Category 4 (No Impact) to land and air.

Hydrogeology

The British Geological Survey (BGS) and Natural Resources Wales (NRW) datasets classify the superficial deposits underlying the site as both a Secondary A Aquifer and a Secondary Undifferentiated Aquifer:

- **Secondary A Aquifer:** Assigned to permeable superficial layers capable of supporting water supplies at a local rather than strategic scale and forming an important source of baseflow to rivers. On site, this corresponds to granular alluvial fan and coastal deposits.
- **Secondary Undifferentiated Aquifer:** Assigned where it is not possible to definitively attribute either category A or B due to variable lithological characteristics, typically encompassing strata previously classified as both minor and non-aquifers

The bedrock geology across the entire site is designated as a Secondary A Aquifer. This designation corresponds to the South Wales Middle Coal Measures Formation, comprising permeable sandstone, siltstone, and mudstone units capable of yielding water supplies locally and maintaining river baseflows via fracture flow.

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on hydrological, geological, hydrogeological, and soil characteristics within a 1 km² grid indicates the following designations for the site:

- **High Vulnerability (Superficial):** The superficial aquifer is classified as High Vulnerability. Soil and superficial parameters indicate a High soil leaching potential class, an infiltration value of >70%, a dilution rate of >550mm/year, an aquifer thickness of >10m, a patchiness value of >90%, and a medium recharge potential. These conditions indicate that surface contaminants can readily infiltrate into shallow groundwater.
- **Low Vulnerability (Bedrock):** In contrast to the superficial deposits, groundwater vulnerability within the underlying bedrock aquifer is classified as Low Vulnerability, with groundwater movement primarily governed by well-connected fracture mechanisms.
- **Soluble Rock & Local Risk:** No soluble rock risks or specific local groundwater vulnerability factors are identified on site.

Source Protection Zones and Abstractions:

- **Source Protection Zones (SPZ):** The site does not lie within a designated groundwater Source

Protection Zone (SPZ 1, 2, or 3), and no confined aquifer protection zones are recorded within 500m.

- **Groundwater Abstractions:** There are zero licensed groundwater abstractions recorded within a 2,000 radius of the site.
- **Potable Abstractions:** There are zero licensed potable water abstractions recorded within 2,000m of the site.
- **Surface Water Abstractions:** A total of 26 licensed surface water abstractions are recorded within 2,000m (all of which are historical records). None are located within 500m of the site. The nearest abstraction point is situated 577m south at Port Talbot Dock, Margam Moors (Licence No: WA/058/0061/004; Costain Limited), utilised for dust suppression. The remaining records relate to heavy industrial abstraction for cooling and process water by Tata Steel UK Limited (from the River Ffrwdwyllt 696 m southeast, the River Afan 881m west, and Port Talbot Docks 909m south) and Civil & Marine Ltd (from Port Talbot Docks 877m southwest).

Hydrology

The database records no Ordnance Survey National Geographic Database (OS NGD) water network features or inland surface water features (such as rivers, streams, canals, or ponds) on site or within a 250m radius of the boundary.

Under the Water Framework Directive (WFD), the site is situated within a designated Coastal Catchment (Water Body ID: 202; not part of a river water body catchment). This catchment falls under the Afan operational catchment and the broader Tawe to Cadoxton management catchment administered by Natural Resources Wales (NRW). There are no WFD-classified surface water bodies (river, lake, transitional, or coastal) mapped within 250 m of the site.

The site is underlain by the Swansea Carboniferous Coal Measures WFD Groundwater Body (Water Body ID: GB41002G201000). Under the 2021 WFD classification cycle, this groundwater body achieved an overall status of Poor and a chemical status of Poor.

River and Coastal Flooding

The Risk of Flooding from Rivers and Sea (RoFRaS) / Flood Risk Assessment Wales (FRAW) models classify the site as having a Medium risk of flooding from rivers and the sea, representing an annual flood chance between 1 in 30 (3.3%) and 1 in 100 (1%). Land within 50 m of the boundary is also categorised as Medium risk.

The site lies directly within Flood Zone 3 (fluvial/tidal models), defined as land having a 1 in 100 (1%) or greater annual probability of river flooding, or a 1 in 200 (0.5%) or greater annual probability of sea flooding, ignoring the presence of defences. Flood Zone 2 is mapped immediately adjacent to the parcel, located 3 m southwest.

There are no records of historical flood events, formal flood defences, or flood storage areas on site or within

250m. Given the on-site Flood Zone 3 designation, a site-specific Flood Consequences Assessment (FCA) compliant with Planning Policy Wales (TAN 15) will be required to support any future planning applications and determine finished floor level requirements.

Surface Water Flooding

Ambiental Risk Analytics surface water (pluvial) flood mapping identifies the site as being at significant risk from surface water ponding and pluvial flooding, with the highest hazard on site categorised as a 1 in 30-year return period event with modelled flood depths of 0.3m to 1.0m. The surrounding land within 50 m of the site is similarly modelled at a 1 in 30-year return period with depths between 0.3m and 1.0m.

The maximum modelled surface water depths across the simulated return periods for the site comprise:

- **1 in 30-year return period:** Between 0.3 m and 1.0m.
- **1 in 100-year return period:** Between 0.3 m and 1.0m.
- **1 in 250-year return period:** Between 0.3 m and 1.0m.
- **1 in 1,000-year return period:** Greater than 1.0m.

Groundwater Flooding

The potential for groundwater flooding on site, caused by unusually high groundwater levels, is classified as Moderate. Surrounding land within 50 m of the boundary is also categorised as having a Moderate risk.

Environmental Designations

There are no statutory nature conservation designations located on the site or within a 2,000m search radius.

Visual and Cultural Designations

There are no World Heritage Sites, Areas of Outstanding Natural Beauty (AONB), National Parks, Conservation Areas, Scheduled Ancient Monuments, or Registered Parks and Gardens located on the site or within 250m of the boundary.

The database identifies three Grade II Listed Buildings within a 250m search radius of the site:

- **Plaza Cinema** (Grade II; Cadw Ref: 22136; listed 04/08/1999): Located approximately 79m north of the site on the corner with Eagle Street, to the northeast of Parkway Station.
- **Harbour Court** (Grade II; Cadw Ref: 23152; listed 31/03/2000): Located approximately 156m west of the site at the corner of Oakwood Road and Cramic Way, south of the main railway line.
- **Grove Place Chapel** (Grade II; Cadw Ref: 23254; listed 28/04/2000): Located approximately 220m north of the site, set behind a low stone boundary wall with large square gate piers and cast iron gates.

Agricultural Designations

The site does not have an Agricultural Land Classification (ALC), reflecting its developed urban setting. Natural

Resources Wales (NRW) datasets identify two records of Agricultural Land Classification within a 250m search radius:

- **48m south:** Grade 4 (poor quality agricultural land).
- **193m west:** Grade 4 (poor quality agricultural land).

There are zero records within 250m of the site for the following agricultural and land management designations:

- **Open Access Land:** No public access land designated under the Countryside and Rights of Way (CROW) Act 2000.
- **Tree Felling Licences:** No approved felling licences.
- **Stewardship Schemes:** No active or historical Environmental Stewardship Schemes or Countryside Stewardship Schemes.

Agricultural designations pose no constraint to the development of the site.

Habitat Designations

There are zero records relating to designated protected habitats or habitat networks on site or within a 250m search radius of the boundary. The Groundsure report confirms zero records within 250m across the following specific datasets:

- **Priority Habitat Inventory:** No habitats of principal importance identified under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- **Habitat Networks:** No mapped priority habitat networks or candidate habitat creation/restoration zones.
- **Open Mosaic Habitat:** No brownfield sites verified as Open Mosaic Habitat under the UK Biodiversity Action Plan (BAP).
- **Limestone Pavement Orders:** No limestone pavement features designated under Section 34 of the Wildlife and Countryside Act 1981.

Accordingly, habitat designations do not present an ecological constraint to the redevelopment of the site.

Geology

Records of the geology on site are listed from mapping at a scale of 1:10,000, as discussed in Section 3.1 of this Report. The British Geological Survey mapping at a scale of 1:50,000 is also presented.

No *Made Ground* (artificial deposit) is mapped on the site.

There are no records of *Landslip* on the site.

The superficial geology on the site is recorded as:

- **Tidal Flat Deposits:** *Comprising interbedded clay, silt, and sand. Permeability is characterised by intergranular flow with a maximum permeability of Moderate and a minimum of Very Low.*
- **Alluvial Fan Deposits:** *Comprising sand and gravel. Permeability is characterised by intergranular flow with a maximum permeability of Very High and a minimum of High.*

Bedrock directly underlying the site is mapped as the South Wales Middle Coal Measures Formation (SWCMF), the bedrock flow type is classified as Fracture Flow, exhibiting a maximum permeability of Moderate and a minimum permeability of Low.

Boreholes

The British Geological Survey (BGS) records zero boreholes, shafts, or wells located on the site or within the standard 250 m search radius of the property boundary.

Natural Ground Subsidence

The Groundsure report identifies a range of *Natural Ground Subsidence* datasets supplied by the BGS. Each hazard has a 'hazard rating' and corresponding description which are summarised in Table 6 below.

Table 6: On Site Natural Ground Hazard Summary

Hazard	Hazard Rating	Details
Shrink - Swell Clays	Negligible to Very Low	Ground conditions are predominantly non-plastic to low plasticity.
Running Sands	Moderate	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water. (Note: A Very Low rating is also mapped across part of the parcel, where running sand conditions are unlikely unless the water table rises rapidly).
Compressible deposits	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should specifically consider the compressibility and variability of the site. (Note: A Negligible rating is also mapped across the granular portion of the site).
Collapsible deposits	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
Landslides	Very Low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Soluble Rocks	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Mining, Ground Workings and Natural Cavities

Mineral Workings (BritPits) The British Geological Survey (BGS) BritPits database identifies one mineral extraction site within 500 m of the site boundary:

- **Gwar-y-caeau (419 m east):** A surface mineral working (quarry/pit) worked for sandstone, currently recorded with a status of ceased.

Surface Ground Workings A total of 29 historical surface ground workings are recorded within 250 m of the site:

- **On Site:** Two records are identified directly on the parcel, relating to a historical dock basin mapped as an active "Dock" in 1921 and an infilled/disused "Old Dock" in 1947.
- **Off Site (50 m to 250 m):** Twenty-seven features are recorded, predominantly comprising historical ponds (the nearest located 52 m west, with others between 94 m and 215 m southwest and south), disused docks (198 m southwest), an unspecified heap (174 m south), a water body (224 m southwest), and a refuse heap (228 m southwest). There are no surface ground workings mapped between 0 m and 50 m off site.

Underground Workings There are zero records of historical underground workings (such as mine shafts or adits) located on site, within 250 m, or within 500 m of the boundary. Four records are identified between 500 m and 1,000 m:

- **755 m south:** Historical "Coal Works" mapped on 1914 and 1921 Ordnance Survey editions.
- **806 m east:** An "Unspecified Old Level" mapped on 1914 and 1921 editions.

Coal Authority Mining Legacy The site is confirmed to lie within a defined Coal Mining Area as designated by the Coal Authority. Consequently, an independent Coal Authority Consultants Coal Mining Report / Coal Mining Risk Assessment (CMRA) is required to evaluate potential risks from unrecorded shallow coal workings, mine entries, and mine gas migration.

Non-Coal Mining and Mineral Planning

- **Non-Coal Mining:** Zero potential non-coal mining features are recorded within 1,000 m of the site, and the Coal Authority non-coal mining dataset identifies zero records within 500 m.
- **Mining Extents & Plans:** Zero underground mining extents, Historical Mineral Planning Areas, BGS mine plans, Mining Record Office plans, or Johnson Poole and Bloomer (JPB) mining areas are recorded on site or within 500 m.
- **Specialised Extraction Areas:** The site does not lie within a brine compensation district, gypsum area, tin mining area, or clay extraction area.

Ground Cavities and Sinkholes

- **Natural Cavities:** Zero natural cavity records (solution features, sinkholes, or caves) are identified within 500 m of the site.
- **Mining Cavities:** Zero mining-related cavities (crown holes or degraded mine workings) are recorded within 1,000 m.
- **Reported & Historical Incidents:** Zero recent media-reported sinkhole incidents or historical ground collapse features (shakeholes/deneholes) are recorded within 500 m.

Radon Data

The report states that part of the site is in area with less than 1% of properties are above Radon Affected Action Level. No radon protection measures are required.

Estimated Background Soil Chemistry

The report identifies records of the estimated background soil chemistry on the overall site. A summary of these records is presented in Table 7.

Table 7: Estimated Geometric Mean Soil Concentrations (all figures in mg/kg)

Location	Arsenic (As)	Bio accessible Arsenic	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)	Bio accessible Lead
On site	25 - 35	No Data	1.8	60 – 90	15 - 30	100	60

The Groundsure Report lists information from the BGS in relation to the estimated background chemistry in urban centres. The concentrations quoted vary and for some heavy metals are elevated. No measured urban soil chemistry records are presented.

Railways Infrastructure and Projects

Historical Rail features are recorded onsite, with 4 total records. The records relate to both railway and tramway sidings mapped on OS mapping between 1879 and 1921. There are also an additional 5 records within 10m of the study area all of which relating to railway sidings mapped between 1889 and 1964.

5.3 Data Review Summary

The combined GroundSure Enviro+Geo Insight® report provides a detailed account of the environmental, geological, hydrogeological, and historical characteristics of the site at Huddersfield Building, 23–25 Talbot Road, Port Talbot.

Table 8 summarises the verified findings and associated potential risks.

CATEGORY	SUMMARY OF FINDINGS	POTENTIAL RISK / COMMENT
PAST LAND USE	Four grouped historical industrial land uses on site: Railway Sidings (1897, 1947), Dock (1914–1921), infilled "Old Dock" (1947), and Goods Yard (1993). Twenty-one grouped records lie within 50 m (railway sidings and buildings). Intensive heavy industry within 500 m (Port Talbot Steel Works 93 m W, Tin	Moderate to High: High probability of significant, unengineered Made Ground, ash, clinker, ballast, heavy metals, PAHs, and TPH associated with dock infilling and sidings.

CATEGORY	SUMMARY OF FINDINGS	POTENTIAL RISK / COMMENT
HISTORICAL TANKS / ENERGY / MILITARY FEATURES	Plate Works 110 m S, Chemical Works 110 m SW, Gas Works 139 m SE). Ninety-seven grouped tanks within 500 m (none on site or within 50 m; 29 within 50–250 m; closest 57 m W, 61 m W, 66 m W, 76 m W, and 163 m SW). Twenty-one grouped energy features within 500 m (closest substations 131 m N and 156 m S; gasholder 184 m W). Thirty-four grouped garages/depots within 500 m (6 within 50 m, nearest 16 m NE and 16 m NW; wagon repair depots from 138 m S). Zero military land or historical petrol stations.	Moderate: Potential migration of dissolved-phase fuel hydrocarbons, solvents, or oils from proximal historical garages and storage tanks. Substation installations unlikely to pose a significant risk unless localised ground disturbance has occurred.
WASTE AND LANDFILL	Zero active, historical, or licensed landfills on site or within 500 m across EA, NRW, BGS, or LA datasets. Three historical waste sites between 384 m and 488 m SW/S (vehicle breakers yard 384 m SW; waste transfer stations 454 m S and 488 m SW). Nine waste exemptions within 500 m (one within 250 m: drug denaturing 249 m N; secure storage and tyre treatment 419 m SW).	Low: Adequate separation distance (>240 m) and intervening infrastructure significantly reduce plausible contaminant migration pathways to the site.
CURRENT INDUSTRIAL LAND USE	No active industrial use on site. Sixteen commercial/industrial activities within 250 m (substations, telecoms mast, pumping station, vehicle repairs). Operational petrol filling station (EG On The Move / Texaco) 52 m NW with an active Local Authority Part B permit 47 m NW for petrol vapour recovery. Historical NIHHS installation 213	Moderate: The active petrol filling station and vehicle repair workshops within 50 m represent active sources of volatile organic compounds (VOCs) and fuel hydrocarbons.

CATEGORY	SUMMARY OF FINDINGS	POTENTIAL RISK / COMMENT
POLLUTION INCIDENTS	m SW; historical IPC and Part A(1) permits 133 m N (Cambrian Stone Ltd). Eleven substantiated EA/NRW pollution incidents within 500 m (none on site or within 50 m). Category 3 waste oils incident 160 m W (2003); Category 3 atmospheric pollutant incident 203 m E (2002); Category 2 significant incident (smoke, fuel oils, asbestos) 286 m NW (2003); minor diesel spill 342 m N (2002).	Low to Moderate: No direct on-site incidents. Proximal fuel oil and significant fire/waste incidents cross-gradient warrant consideration within the ground gas and soil vapour conceptual site model.
HYDROGEOLOGY	Superficial deposits: Secondary A Aquifer and Secondary Undifferentiated Aquifer. Bedrock: Secondary A Aquifer (South Wales Middle Coal Measures Formation). Groundwater vulnerability: High for superficial deposits (high soil leaching, infiltration >70%); Low for bedrock (fracture flow). Zero SPZs, potable, or groundwater abstractions within 2,000 m. Twenty-six surface water abstractions within 2,000 m (nearest 577 m S). Swansea Carboniferous Coal Measures WFD groundwater body status is Poor.	Moderate: High superficial aquifer vulnerability indicates that shallow groundwater is sensitive to surface-derived leaching. Soakaways and infiltration drainage may be restricted or require interceptor provisions.
HYDROLOGY / FLOODING	No OS NGD water network features or inland rivers/ponds within 250 m. Site lies in a WFD Coastal Catchment (Afan / Tawe to Cadoxton). Site is in Flood Zone 3 (fluvial/tidal models) with an overall RoFRaS/FRAW risk rating of Medium. Flood Zone 2 lies 3 m SW. High surface water flood risk (1 in 30-year modelled	High: Major planning constraint. A site-specific Flood Consequences Assessment (FCA) compliant with TAN 15 is required to establish mitigation, finished floor levels, and sustainable surface water attenuation.

CATEGORY	SUMMARY OF FINDINGS	POTENTIAL RISK / COMMENT
GROUNDWATER FLOODING	pluvial depths of 0.3 m to 1.0 m; >1.0 m in 1 in 1,000-year).	
	Modelled potential for groundwater flooding on site and within 50 m is Moderate (based on a 1 in 100-year return period).	Moderate: Shallow groundwater within permeable alluvium/tidal flats and permeable backfill may affect excavations, foundations, and buried services; dewatering controls may be required.
ENVIRONMENTAL / VISUAL DESIGNATIONS	Zero statutory nature designations (SSSI, SAC, SPA, Ramsar, NNR, LNR) within 2,000 m. Site is not within an SSSI Impact Risk Zone. Fifteen Ancient Woodland parcels within 2,000 m (closest 1,045 m E). Zero AONB, National Parks, or World Heritage Sites within 250 m.	Low / Negligible: No statutory ecological constraints to development.
CULTURAL HERITAGE	Three Grade II Listed Buildings within 250 m: Plaza Cinema (79 m N), Harbour Court (156 m W), and Grove Place Chapel (220 m N). Zero Conservation Areas, Scheduled Ancient Monuments, or Registered Parks within 250 m.	Low: No physical disturbance to listed assets. Architectural setting and aesthetic considerations may require review during the planning application.
AGRICULTURAL / HABITAT DESIGNATIONS	Urban land with no on-site agricultural classification (Grade 4 poor quality agricultural land mapped 48 m S and 193 m W). Zero Priority Habitats, Habitat Networks, Open Mosaic Habitats, or Limestone Pavement Orders within 250 m.	Negligible: No agricultural or protected habitat constraints to redevelopment.
GEOLOGY	No Made Ground digitally mapped on site, but Landscaped Ground lies 27 m SW and Made Ground 457 m NW. Superficial: Tidal Flat Deposits (clay, silt, sand) and Alluvial Fan Deposits (sand, gravel). Bedrock: South Wales Middle Coal Measures	Moderate to High: Historical dock excavation indicates unmapped Made Ground and backfill are present. Lateral variation between cohesive tidal flat and granular alluvial fan deposits requires intrusive geotechnical characterisation.

CATEGORY	SUMMARY OF FINDINGS	POTENTIAL RISK / COMMENT
NATURAL GROUND HAZARDS	Formation (Westphalian mudstone, siltstone, sandstone) with moderate-to-low fracture permeability. Inferred bedrock faults 68 m and 69 m N. Marine bands 131 m N and 159 m NE. Zero BGS boreholes within 250 m. Shrink-swell clays: Negligible to Very Low; Running sands: Moderate (and Very Low); Compressible deposits: Moderate (and Negligible); Collapsible deposits: Negligible; Landslides: Very Low; Soluble rocks: Negligible.	Moderate: Potential for running sands in saturated granular layers below the water table during trenching. Differential settlement risk from soft compressible alluvium or uncompacted dock infill requires engineered foundation design.
MINING / CAVITIES	Site lies within a Coal Authority coal mining area. One BritPits sandstone quarry (ceased) 419 m E. Historical surface dock workings on site (active Dock 1921, Old Dock 1947). Deep Coal Works 755 m S and Old Level 806 m E. Zero non-coal mining, mineral planning areas, natural cavities, or mining cavities.	Negligible: Please See Section 4
RADON	Less than 1% of properties are above the Action Level.	Negligible: No radon protective measures required in the construction of new buildings or extensions.
SOIL CHEMISTRY	Estimated natural background concentrations (mg/kg): As 25–45, Cd 1.8, Cr 60–90, Ni 15–30, Pb 100 (bioaccessible Pb 60). Zero urban soil chemistry records within 50 m.	Low to Moderate: Background values reflect regional natural baselines; actual contaminant risks will be dictated by anthropogenic fill and dock backfill, requiring chemical screening.
INFRASTRUCTURE	Historical railway sidings on site (1897, 1947); 55 historical rail features within 250 m (sidings within 4 m to 6 m). Twenty-one	Moderate: Close proximity to operational Network Rail assets warrants consultation, vibration assessment, and asset

CATEGORY	SUMMARY OF FINDINGS	POTENTIAL RISK / COMMENT
	active rail features within 250 m; operational South Wales Main Line multi-track lines run 32 m to 35 m SW. Substation 69 m NW and telecoms mast 63 m SW. Zero underground railways, HS2, or Crossrail 2 safeguarding.	protection agreements.

6.0 CONCEPTUAL SITE MODEL

6.1 Legal Framework for Contaminated Land

Part 2A of the Environmental Protection Act 1990 created a regime for the identification and remediation of contaminated land. Contaminated land is defined by the potential to cause significant harm to human health and/or the environment. It establishes that responsibility for deciding when land is contaminated lies solely with local authorities.

Part 2A of the Environmental Protection Act 1990, Section 78A (2) defines “Contaminated Land” as:

“any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused.”

The definition is subject to statutory guidance issued by the Secretary of State which defines significant harm and a significant possibility of such harm with respect to the definition of contaminated land. The statutory guidance sets the definition of contaminated land within the context of Government policy including the “suitable for use” approach.

Under the planning regime, land contamination is also a material consideration. A local authority has the duty to consider potential implications of contamination when it is considering applications for planning permission. A planning authority may require investigations to be undertaken where there is potential contamination or contamination is known to exist at a site before granting planning permission. Alternatively, planning permission may be conditional requiring appropriate investigation and, if necessary, remediation.

Guidelines for the assessment of potentially contaminated land are laid out in Government documentation: <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

This details the stages of assessment required, namely: Stage 1 Risk Assessment; Stage 2 Options Appraisal, and Stage 3 Remediation and Verification.

Within Stage 1, three phases of assessment can be undertaken: A Tier 1 Preliminary Risk Assessment: and a Tier 2/3 Generic/Detailed Quantitative Risk Assessment. This report presents the Tier 1 Preliminary Risk Assessment. This should identify the reasons for doing the risk assessment, identify potential contaminant linkages, assess and evaluate the risk to establish whether there is an unacceptable risk by following a source-pathway-receptor method of assessment in deriving a Conceptual Site Model (CSM) for the development site.

6.2 Conceptual Site Model

The Conceptual Site Model (CSM) represents the current understanding of environmental and geological conditions at Huddersfield Building 23-25, Port Talbot, integrating information on sources, pathways, and receptors (S–P–R) derived from the GroundSure Enviro+Geo Insight® dataset and historical mapping.

The CSM supports qualitative risk evaluation for the proposed commercial/ residential redevelopment, identifying potential pollutant linkages that could present environmental, human-health, or ground-stability concerns.

A pollution linkage exists only where all three components Source, Pathway, and Receptor co-exist. Where one is absent, the associated risk is negligible.

A visual representation of the model is provided as Figure 9.

On-Site Sources

- **Infilled Dock Basin ("Old Dock"):** Mapped as an active "Dock" (1914–1921) and subsequently an infilled "Old Dock" (1947) across the site footprint. Deep, unengineered backfill material presents a high potential for heterogeneous Made Ground containing ash, clinker, dredged silts, heavy metals, polycyclic aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH).
- **Historical Railway Infrastructure:** Occupied by Railway Sidings (1897, 1947) and a Goods Yard (1993). Track ballast, ash fill, and historical operational maintenance represent potential sources of heavy metals, lubricating oils, fuel hydrocarbons, PAHs (creosote), and degraded construction residues.
- **Ground Gas Generation:** Biodegradable organic matter within historical dock backfill, organic tidal silts represent a plausible source of hazardous ground gases (methane, CH_4 ; carbon dioxide, CO_2) and volatile vapours.

Off-site sources:

- **Operational Petrol Filling Station & Vehicle Servicing:** An active EG On The Move (Texaco) petrol filling station operates 52m northwest on Talbot Road, supported by an active Local Authority Part B permit 47m northwest for petrol vapour recovery. Proximal vehicle repair and servicing garages are located 110m southeast (Putoline), 168 m north (Astra Service Centre Ltd), and 222m northwest (MPG Tyres & Exhausts Ltd). These present potential sources of volatile organic compounds (VOCs, BTEX), fuel hydrocarbons, and degreasing solvents.
- **Historical Garages & Wagon Repair Depots:** Six grouped historical garages operated within 50m of the site (the nearest being 16m northeast and 16m northwest), with historical railway wagon repair depots 138m south and 177m southwest.
- **Historical Storage Tanks:** Ninety-seven grouped tank features are recorded within 500m (29 within 50–250m). The closest tanks were situated across the rail line 57m west (1950–1951), 61m west (1917), 66m west (1939), 76m west (1968–1991), and 77m west (1996), alongside an industrial tank

farm from 163m southwest.

- **Heavy Industrial Works:** Port Talbot Steel Works (93 m west), Tin Plate Works (110m south and 153 m southeast), Chemical Works (110m southwest), and a municipal Gas Works with gasholders (139 m to 142m southeast and 184m west) represent potential regional historical sources of extensive soil, groundwater, and gaseous contamination.
- **Pollution Incidents:** Historical off-site incidents include a Category 3 waste oils release 160m west (2003) and a Category 2 significant fire/waste event involving fuel oils, smoke, and asbestos 286m northwest (2003).
- **Surrounding Transport Infrastructure:** The operational South Wales Main Line corridor lies 32m to 35 m southwest, with numerous historical sidings immediately bounding the site."

Receptors

Considering the proposed commercial/ residential end use, the following potential receptors have been identified:

On-site	Off-site
• Construction and ground engineering personnel during site clearance, enabling works, and substructure excavations. Future residents and maintenance staff • Future commercial site users, including staff, visitors, and ongoing facilities/maintenance personnel (<i>note: if mixed-use or residential redevelopment is proposed, future residents must also be included</i>). • Building structures, sub-structures, and foundations (susceptible to ground movement, aggressive chemical conditions, and volatile vapour or ground gas accumulation in voids). • Utility infrastructure and potable water supply pipework (susceptible to hydrocarbon permeation). • Proposed landscaping and planting media (risks from residual fill or contaminated ground).	• Neighbouring commercial occupants, local residents, and pedestrians along Talbot Road and adjacent streets. • Adjacent built assets and transport infrastructure, notably the active Network Rail South Wales Main Line corridor located 32 m to 35 m southwest, and neighbouring commercial premises (including the active service station 47 m–52 m northwest). • Controlled waters: - Shallow groundwater within the underlying Secondary A and Secondary Undifferentiated superficial deposits, classified as having High Vulnerability. - Groundwater within the South Wales Middle Coal Measures Secondary A bedrock aquifer (WFD classification: Poor). - Downstream surface water environments and dock basins (Port Talbot Docks, 285 m southwest) via shallow groundwater baseflow or overland pathways.

Pathways

Potential pathways connecting the identified sources and receptors include:

- **Direct Contact & Ingestion:** Direct dermal contact, inadvertent ingestion, and inhalation of fugitive dust generated from contaminated Made Ground or dock backfill during ground disturbance or across exposed landscape areas.
- **Vapour Inhalation:** Inhalation of volatile hydrocarbons (fuel/solvent vapours) migrating into indoor

building spaces or outdoor excavations from on-site fill, the adjacent active service station (52 m northwest), or proximal historical garages.

- **Ground Gas Migration:** Migration of hazardous ground gases (methane, carbon dioxide, mine gas) via granular Made Ground, service ducting, foundation interfaces, or permeable natural deposits, accumulating within enclosed voids or poorly ventilated rooms.
- **Leaching & Solute Transport:** Infiltration of surface water through contaminated Made Ground, driving vertical leaching of mobile heavy metals, PAHs, and hydrocarbons into the underlying high-vulnerability superficial aquifer, followed by lateral migration in permeable sand and gravel deposits.
- **Surface Water Runoff & Overland Flow:** Mobilisation of particulate-bound contaminants during construction and extreme rainfall events (the site lies within Flood Zone 3 and exhibits high pluvial flood risk).
- **Direct Chemical Contact:** Direct chemical attack on foundation concrete by aggressive ground conditions (sulphates/acids) or permeation of potable water supply pipes by organic hydrocarbons.

The S-P-R model can be summarised in tabular form:

Table 9: Summary Source-Pathway-Receptor Model

Source (S)	Pathway (P)	Receptor (R)	Risk Level
S1. Historical Dock Infill & Made Ground: Ash, clinker, ballast, heavy metals, PAHs, and TPH associated with dock infilling and sidings.	P1. Dermal contact, ingestion, and inhalation of soil dust or particulates.	R1. Construction personnel. R2. Future site occupants / maintenance workers.	Moderate: Elevated exposure potential during groundworks; mitigated post-development by hardstanding or engineered clean cover systems.
S2. Volatile Hydrocarbons & Solvents: Active petrol filling station (52 m NW), historical garages (<50 m), and off-site tanks.	P2. Lateral vapour diffusion through permeable strata/fill and ingress into structures, basements, and utility trenches.	R1. Construction personnel. R2. Future site occupants / maintenance workers.	Moderate: Proximity of active fuel storage (47 m–52 m NW) and historical motor garages requires soil vapour screening and VOC assessment.
S3. Ground Gas: Organic dock fill	P3. Advective and diffusive upward gas flow through strata, unengineered fill, service entries, and foundation interfaces.	R1. Construction personnel. R2. Future site occupants / maintenance workers.	Moderate: Dock infill present a plausible gas generation source; requires borehole gas monitoring and BS 8485 / CIRIA C665 characterisation.
S4. Leachable Contaminants in Made Ground: Heavy metals, sulfates, and hydrocarbons within backfill and sidings ballast.	P4. Vertical leaching driven by rainfall and lateral solute transport through high-vulnerability superficial deposits.	R3. Controlled Waters (Superficial Secondary A Aquifer; downstream coastal docks).	Moderate: Superficial aquifer exhibits high leaching vulnerability (>70% infiltration); controlled waters risk assessment required to assess mobility.
S5. Aggressive Chemical Soil Conditions & Hydrocarbons:	P5. Direct chemical contact with buried concrete and permeation through polymeric potable water	R4. Buried concrete foundations, sub-structures, and potable water	Moderate: Requires BRE SD1 sulphate/pH classification and barrier pipe

Sulfates, sulfides, and organic contaminants in fill.	pipe materials.	supply services.	specification for incoming water mains.
S6. Construction Phase Silt & Spills: Fuel storage, concrete washings, and exposed soil during redevelopment.	P6. Surface water runoff, overland flow, and infiltration under high pluvial / tidal flood potential.	R1. Groundworkers. R3. Controlled waters and drainage network. R5. Off-site neighbouring land and public.	Low to Moderate: Manageable through standard environmental site controls, silt mitigation, CEMP protocols, and flood emergency planning.

A visual representation of the complete model and each pollutant linkage is provided as Figure 9 overpage.

Graphic Conceptual Site Model

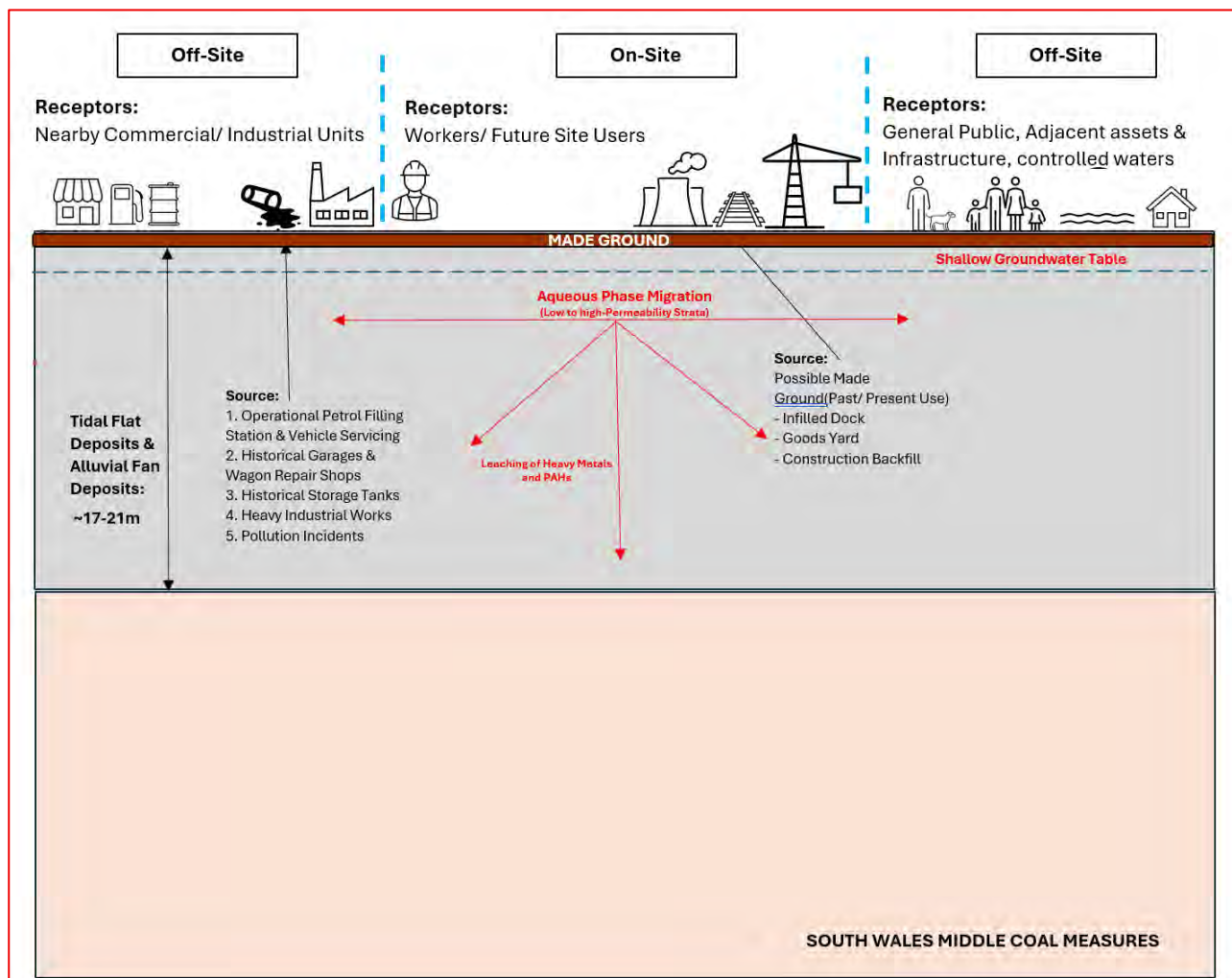


Figure 9: Visual Conceptual Site Model

6.3 Initial Conceptual Site Model Conclusions

Based on the information reviewed from the GroundSure Enviro+Geo Insight®, Coal Authority Consultants Report, and the desk-based assessment, the following potential risks have been identified for the current site conditions and the proposed repurposing of the existing building, which is not expected to require intrusive earthworks.

The assessment reflects a commercial end use and considers both environmental and mining-related hazards in line with the identified Source–Pathway–Receptor (S–P–R) linkages.

Table 10: Conceptual Site Model Conclusions

Source (S)	Pathway (P)	Receptor (R)	Assessment / Commentary	Risk Level
S1. Historical Dock Infill & Made Ground: Ash, clinker, dredged silts, railway ballast, heavy metals, PAHs, and TPH associated with dock infilling (1914–1947), railway sidings, and goods yard.	P1. Direct dermal contact, inadvertent ingestion, and fugitive dust inhalation during localised sub-slab utility trenching or slab-opening works.	R1. Groundworkers during internal drainage/service alterations. R2. Future commercial occupants and upper-floor residents.	Occupier Pathway Severed: 100% hardstanding and the retained ground-floor building slab prevent direct physical contact and ingestion; residential accommodation is situated strictly on the upper floors, with no gardens or soft landscaping proposed. Groundworkers: Intermittently active only during shallow sub-slab trenching; controlled via standard PPE, hygiene protocols, and dust suppression.	Negligible (occupiers — pathway severed) Low (groundworkers during localised internal works)
S2. Volatile Hydrocarbons & Solvents: Active EG On The Move petrol filling station 52 m NW (Part B permit 47 m NW); historical garages (<50 m); off-site tanks.	P2. Lateral vapour diffusion through permeable strata/fill and ingress into ground-floor units, unsealed floor joints, and vertical service risers.	R1. Groundworkers in excavations. R2. Proposed ground-floor commercial spaces and upper-floor residential apartments.	Potentially Complete: Proximity of active fuel storage and historical vehicle workshops represents a potential VOC/BTEX source. Vapours could track up unsealed floor joints or vertical service risers to residential floors. Retrofitting a continuous volatile vapour barrier across the ground floor and compartmental sealing of vertical utility chases will sever this pathway.	Moderate (Mitigated to Negligible post-barrier installation)
S3. Ground Gas: Biodegradable organic matter within historical dock backfill and alluvial silts.	P3. Advective and diffusive upward gas flow through strata, unengineered fill, floor joints, and service penetrations into internal	R1. Groundworkers. R2. Proposed building fabric, internal ground-floor spaces, and occupants.	Potentially Complete: Deep organic dock backfill and alluvium present a plausible source of bulk ground gases (CH ₄ , CO ₂). Standpipe monitoring is required to establish the Gas Screening Value (GSV). Specifying an engineered gas-resistant membrane across the slab and sealing utility penetrations permanently severs the ingress route.	Low to Moderate (Mitigated to Negligible post-barrier installation)

S4. Leachable Contaminants in Made Ground: Heavy metals, sulfates, and hydrocarbons within backfill and railway sidings ballast.	P4. Vertical leaching driven by rainfall infiltration and lateral solute transport through superficial deposits.	R3. Controlled Waters (Superficial Secondary A Aquifer; downstream Port Talbot Docks 285 m southwest).	Pathway Severed: The entire site footprint remains permanently sealed beneath the existing retained building roof and external impermeable hardstanding. Rainwater infiltration through sub-slab Made Ground is prevented, inhibiting additional contaminant mobilisation into shallow groundwater.	Negligible <i>(Pathway severed by permanent hardstanding)</i>
S5. Aggressive Chemical Soil Conditions & Hydrocarbons: Sulfates, sulfides, and organic contaminants in fill.	P5. Direct chemical contact with buried concrete and permeation through polymeric potable water pipe materials.	R4. Retained foundations and incoming potable water supply pipework.	Foundations: Existing foundations are in long-term equilibrium with no net load increase proposed. Potable Pipes (Potentially Complete): Incoming drinking water pipes traversing Made Ground beneath the slab are susceptible to organic permeation.	Moderate <i>(Mitigated to Negligible by barrier pipe specification)</i>
S6. Construction Phase Silt & Spills: Internal refurbishment washings, fuel storage, and exposed arisings under extreme precipitation.	P6. Surface water runoff and overland flow into local drainage (Flood Zone 3; 1 in 30-year pluvial ponding 0.3–1.0 m).	R1. Groundworkers. R3. Controlled waters and local drainage network. R5. Off-site neighbouring land and public.	Managed through standard environmental site practices under a refurbishment Construction Environmental Management Plan (CEMP), including dedicated indoor washdown areas, spill kits, and flood emergency response procedures compliant with TAN 15.	Low <i>(Managed via standard refurbishment CEMP)</i>

7.0 COAL MINING RISK ASSESSMENT CONCLUSIONS

A detailed review of the Coal Authority Consultants Coal Mining Report (Ref. 51003587030001), Coal Authority interactive GIS datasets, British Geological Survey mapping (Sheet SS-78-NE and County Series Glamorgan Sheet 25 SW), and historical cartography establishes the following conclusions for the site:

Mine Workings & Ground Stability

- **Recorded Mining:** Coal Authority records confirm that no past underground coal mining has occurred directly beneath the enquiry boundary.
- **Shallow Workings:** The site is situated outside the Coal Authority Development High Risk Area (DHRA) and is classified within the Development Low Risk Area (standing advice zone). No probable unrecorded shallow coal workings (<30m bgl) are identified beneath or immediately adjacent to the site.
- **Stratigraphic Dip & Workable Seams:** Regional coal-bearing strata occupy the southern limb of the South Wales synclinal basin, dipping gently towards the northeast at approximately 3° to 5°. Mapped workable coal seams notably the Wernddu Seam (~560m northeast) and the Field Seam (~650m northeast) crop out well to the northeast and dip away from the site, confirming they do not subcrop beneath the development area.
- **Deep Workings:** Regional underground extraction is restricted to historical workings located to the north, well beyond the zone of physical subsidence influence.
- **Stability Verdict:** The risk to proposed surface development from coal mining-induced subsidence, void migration, or ground collapse is classified as Negligible.

Mine Entries

- **Recorded Entries:** Zero mine entries (shafts, adits, or exploratory drifts) are recorded directly on site or within 100m of the enquiry boundary.
- **Unrecorded Entries:** No historical cartographic evidence, photographic records, or mining archives indicate the presence of unrecorded mine entries within influencing distance of the site.
- **Collapse Hazard:** Ground stability risks associated with mine entry failure or crown-hole formation are classified as Negligible.

Mine Gases

- **Incidents & Discharges:** Zero recorded mine gas emission incidents or Coal Authority mine gas remediation schemes exist within 500m of the site.
- **Drift Cover:** Nearby BGS borehole records (SS79SE19) demonstrate a substantial Quaternary superficial sequence of approximately 17m to 21m bgl, comprising interbedded cohesive Tidal Flat Deposits and saturated Alluvial Fan sand/gravel deposits. This cohesive and saturated drift mantle acts as an effective natural barrier, suppressing vertical advective gas pathways from bedrock.

- **Preferential Pathways:** No Coal Authority recorded faults, fissures, or mining breaklines intersect the site footprint.
- **CL:AIRE Screening:** In accordance with CL:AIRE (2021) and BS 8485:2015+A1:2019 assessment protocols, the site satisfies all Stage 1 Primary Screening criteria (mine entries >50m, no shallow workings beneath the site, no on-site fault conduits).
- **Risk Verdict:** The risk of hazardous deep coal mine gas migration (CH_4 , CO_2) affecting the proposed development is classified as Low (Stage 1 exit). Bespoke deep mine gas protection measures or void treatment schemes are not required.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Overview

Following completion of the Tier 1 Preliminary Risk Assessment (PRA) and Coal Mining Risk Assessment (CMRA) for the Huddersfield Building, Talbot Road, Port Talbot, SA13 1HU (NGR: 276857, 189512), integrating the Groundsure Enviro+Geo Insight report (Ref: HMD-213-XMT-TOM-BGU-DO2), Coal Authority data (Ref: 51003587030001), BGS archival records, and historical mapping, the following conclusions have been established.

The proposed redevelopment scheme comprises the internal conversion and refurbishment of the existing building to provide commercial units at ground floor level and residential apartments across the upper floors. The existing building superstructure, ground-bearing floor slab, and foundation configurations will be retained unaltered, with no new structural loading, basement excavation, or external building expansion.

Under the UK Contaminated Land Regime (Part 2A of the Environmental Protection Act 1990) and current Land Contamination Risk Management (LCRM) guidance, an environmental or geotechnical risk is defined strictly by the presence of a complete Source–Pathway–Receptor (S–P–R) pollutant linkage. Where a pathway is absent or permanently severed, no pollutant linkage exists, and the associated risk is classified as Negligible.

Geotechnical Matters:

- **Mining Stability Legacy:** The site is situated within an administrative Coal Mining Area but lies outside the Coal Authority Development High Risk Area (DHRA) and is classified within the Development Low Risk Area (standing advice zone). The Coal Authority confirms zero recorded past underground workings beneath the site, zero probable unrecorded shallow workings, and zero mine entries on site or within 100m. Workable seams (the Wernddu and Field seams) crop out over 550m to the northeast and dip away from the site (3° to 5° northeast), precluding shallow subcrop beneath the development. Known coal workings (>250m) north and south lie well below the zone of physical subsidence influence.
- **Bedrock Strata & Faulting:** Directly underlain by the South Wales Middle Coal Measures Formation (Westphalian interbedded mudstone, siltstone, and sandstone). Inferred bedrock faults are mapped 68 m and 69 m north; no faults, fissures, or mining breaklines directly intersect the site boundary.
- **Superficial Sequence & Drift Thickness:** Quaternary drift comprises cohesive Tidal Flat Deposits (clay, silt, sand) and granular Alluvial Fan Deposits (sand and gravel). Nearby BGS borehole records (SS79SE19) indicate a substantial drift sequence with rockhead encountered at approximately 17m to 21mbgl.
- **Geotechnical Hazards & Settlement:** BGS geohazard datasets record a Moderate potential for Compressible Deposits and Running Sands, reflecting the historical infilled dock cut ("Old Dock",

infilled by 1947) and alluvial silts. However, because the existing building structure and foundations are retained without alteration or net load increase, the physical pathway to induce new consolidation settlement is dormant and non-existent. Primary consolidation of dock backfill and alluvial silts under existing structural dead loads has completed. Furthermore, because no deep substructure excavations are proposed, the pathway to encounter or destabilise saturated running sands is absent. The geotechnical risk to the retained building structure is Negligible.

Environmental Matters:

- **Direct Contact & Ingestion Pathways (Severed):** Heterogeneous Made Ground, ash, clinker, and dock backfill are present beneath the site footprint. However, the site is 100% covered by the existing building floor slab and external hardstanding, with no private gardens, soft landscaping, or exposed soil proposed. Residential accommodation is located exclusively on the upper floors. Consequently, the direct dermal contact, soil ingestion, and outdoor dust inhalation pathways between contaminated soils and future site occupiers (both commercial users and upper-floor residents) are completely severed. Direct contact risk to future occupants is Negligible (No Pollutant Linkage).
- **Controlled Waters Leaching Pathway (Severed):** The superficial drift constitutes a Secondary A / Undifferentiated Aquifer of High Vulnerability. However, because the entire site footprint remains sealed beneath the existing building envelope and impermeable hardstanding, rainfall cannot infiltrate through contaminated Made Ground. The vertical leaching pathway driving contaminant mobilisation into shallow groundwater is severed, maintaining baseline conditions. Risk to controlled waters from ongoing leaching is Negligible.
- **Receptor Sensitivity & Exposure Pathways:** Introducing residential dwellings to the upper floors increases receptor sensitivity compared to a purely commercial development. However, because the ground level is dedicated entirely to commercial use and the existing building footprint and hardstanding are retained, direct contact, soil ingestion, and dermal contact pathways for upper-floor residents are completely severed. Direct exposure is restricted to construction/fit-out workers during ground-floor slab alterations and buried service installations.
- **Volatile Hydrocarbon Vapour Ingress (Potentially Active Pathway):** An active petrol filling station operates 52m northwest (permitted for petrol vapour recovery 47m northwest), and historical motor garages operated within 50m (nearest 16m NW/NE). Volatile organic compounds (VOCs / BTEX) migrating laterally through permeable granular drift could enter the ground-floor commercial space and track upward via unsealed service risers, stairwells, and lift shafts into the upper-floor residential apartments. In the absence of an engineered vapour barrier, this vapour inhalation pathway is potentially complete.
- **Ground Gas & Vapour Ingress:** Biodegradable organic matter within historical dock backfill and alluvial silts represents a source of bulk ground gases (CH_4 , CO_2). Unsealed floor slab joints, drainage penetrations, and service entry ducts represent potential pathways into internal ground-floor spaces. This pathway is potentially complete until verified or sealed. Coal mine gas risks remain Low / Negligible under CL:AIRE (2021) Stage 1 screening.

- **Hydrogeology & Controlled Waters:** Superficial drift is designated as a Secondary A and Secondary Undifferentiated Aquifer exhibiting High Groundwater Vulnerability (>70% infiltration potential). Bedrock is a Secondary A Aquifer with Poor WFD status. Leachable contaminants within Made Ground pose a potential liability to shallow groundwater and downstream surface receptors (Port Talbot Docks, 285 m southwest); however, retention of the building footprint limits any increase in rainwater infiltration.
- **Flood Risk & TAN 15 (Residential Pathway Severed):** The site lies within Flood Zone 3 and exhibits high pluvial flood ponding potential (0.3m to 1.0m). Under Welsh Technical Advice Note (TAN) 15, residential use is classified as "Highly Vulnerable Development". Locating all residential units exclusively on the upper floors completely severs the flood hazard pathway for residential habitable and sleeping accommodation, protecting human life. Ground-floor commercial units remain within the flood hazard pathway and require structural flood resilience measures and a compliant Flood Consequences Assessment (FCA).
- **Radon:** The site lies within a radon probability band where less than 1% of properties exceed the Action Level. No radon protective measures are required under BR211 guidance.

8.2 Evaluation and Recommendations

The combined Tier 1 Preliminary Risk Assessment (PRA) and Coal Mining Risk Assessment (CMRA) have identified the following key geotechnical and environmental considerations relevant to the proposed commercial redevelopment.

Table 11: Evaluation Summary Table

Risk Factor	Summary	Pathway Status	Preliminary Risk Level
Coal Mining Instability & Voids	Outside Coal Authority DHRA; no recorded shallow workings; workable seams dip away to northeast; zero mine entries within 100 m.	Pathway Absent: No shallow coal or voids beneath site.	Negligible
Coal Mine Gas Migration	CL:AIRE (2021) Stage 1 satisfied; thick drift cover (17–21 m bgl); no mine entries within 50 m; no gas incidents within 500 m.	Pathway Absent: Thick superficial seal; Stage 1 low-risk exit.	Low/ Negligible
Geotechnical Foundation Hazards (Settlement & Running Sands)	Existing building, slab, and foundations retained unaltered. No additional loads. No deep substructure excavations.	Pathway Dormant / Severed: Existing load equilibrium; running sands inaccessible without deep trenching.	Negligible
Direct Contact & Soil Ingestion (Occupiers)	Made Ground and dock fill present beneath slab (metals, PAHs, TPH). Commercial ground floor; residential on upper floors. 100% hardstanding.	Pathway Severed: Permanent hardstanding and building slab prevent physical contact and ingestion.	Negligible
Direct Contact & Soil Ingestion (Groundworkers)	Localised shallow ground disturbance if cutting floor slabs for new drainage or internal utility connections.	Pathway Intermittently Active: Short-term occupational exposure during internal plumbing/service installations.	Low (managed via standard PPE and hygiene)
Controlled Waters (Rainfall Leaching)	Secondary A superficial aquifer of High Vulnerability. Heterogeneous backfill present.	Pathway Severed: Continuous roof and hardstanding cover prevents rainfall infiltration through Made Ground.	Negligible
Off-Site Volatile Vapour Ingress (PFS & Garages)	Active petrol filling station 52 m NW; historical garages from 16 m NW/NE. Potential lateral migration of VOCs/BTEX.	Potentially Complete: Lateral vapour migration through unsealed slab joints, service penetrations, and vertical duct risers.	Moderate (mitigated to Negligible by retrofitting vapour barrier)
Ground Gas Ingress (Dock Infill)	Degradable organic silts and historical dock backfill generate bulk gases (CH ₄ , CO ₂).	Potentially Complete: Upward migration into internal ground-floor spaces via unsealed cracks or conduits.	Low to Moderate (mitigated to Negligible by retrofitting gas barrier)
Potable Water Supply Pipe Permeation	New or replacement water supply pipework traversing hydrocarbon-bearing Made Ground beneath slab.	Potentially Complete: Hydrocarbon permeation through standard polymeric pipework into drinking water.	Moderate (mitigated to Negligible by barrier pipe specification)
Flood Risk (Upper-Floor Residential)	Flood Zone 3 and high pluvial flood risk area. Residential flats allocated strictly to upper floors.	Pathway Severed: Sleeping accommodation and habitable living space elevated above peak design flood levels.	Negligible (to residential life)
Flood Risk (Ground-	Ground-floor commercial units	Pathway Complete:	Moderate to High

Floor Commercial & Egress)	situated within Flood Zone 3.	Commercial floor space susceptible to flood ingress; safe dry access/egress along Talbot Road required.	
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Recommendations

Based on the findings of this Tier 1 PRA–CMRA, the following actions are recommended prior to or during redevelopment:

The existing building structure is retained, and deep foundation works are not required and deep rotary drilling, dynamic probing, and geotechnical settlement testing are unnecessary. Investigation and mitigation should focus strictly on verifying and permanently severing the remaining potentially complete pathways (indoor vapour/gas inhalation, potable pipe permeation, and surface flood routing).

Required:

- **Flood Consequences Assessment (FCA)** for the ground-floor commercial units
- **Gas and Vapour Quantification:** Undertake targeted ground gas and soil vapour monitoring, supplemented by ambient indoor air screening where appropriate, to quantify methane, carbon dioxide and volatile hydrocarbon vapour concentrations. The results should be used to determine the appropriate gas protection score and vapour barrier specification for the retrofit design if required.
- **Regulatory Compliance and Retrofit Scope:** Prior to internal fit-out, install a continuous, engineered ground gas and volatile vapour protection system across the retained ground-floor slab footprint. The system should be designed to sever potential ingress pathways for methane, carbon dioxide and volatile hydrocarbon vapours, including VOCs and BTEX compounds, in accordance with BS 8485:2015+A1:2019 and CIRIA C748.
- **Independent Verification:** Appoint an independent, suitably qualified verification specialist to prepare and implement a verification plan in accordance with CIRIA C735. The verification regime should include staged visual inspection, photographic records, integrity testing where applicable, confirmation of service-penetration sealing, and a final verification report suitable for discharge of Local Planning Authority planning conditions and Building Control requirements.

8.3 Overall Conclusion

This Tier 1 Preliminary Risk Assessment (Desk Study) and Coal Mining Risk Assessment (CMRA) has been prepared to support the proposed conversion of the Huddersfield Building, 23–25 Talbot Road, Port Talbot, SA13 1HU (NGR: 276857, 189512). The development scheme comprises the internal refurbishment and change of use of the existing building to create ground-floor commercial units with self-contained residential apartments on the upper floors. The existing building superstructure, ground-bearing floor slab, and foundations will be retained unaltered, with no net increase in structural loading, external building footprint expansion, or basement excavation proposed.

Under the UK Contaminated Land Regime, an environmental liability cannot exist in the absence of a complete Source–Pathway–Receptor pollutant linkage.

Retaining the existing building envelope and foundation arrangement permanently severs the geotechnical settlement pathway, the running sand hazard pathway, direct soil contact/ingestion pathways for future occupiers, and the vertical rainfall leaching pathway to controlled waters. Locating residential apartments exclusively on the upper floors severs the flood hazard pathway for habitable and sleeping accommodation; residual surface flood routing risks to the retained ground-floor commercial units will be assessed and mitigated via the required Flood Consequences Assessment (FCA).

The only remaining potentially complete pollutant linkages relate to volatile hydrocarbon vapour intrusion from off-site sources, bulk ground gas ingress from dock backfill, and potable water pipe permeation. Subject to completing the recommended targeted gas and vapour quantification, installing a continuous retrofitted gas and vapour protection system (in accordance with BS 8485:2015+A1:2019 and CIRIA C748), securing independent CIRIA C735 verification, and specifying barrier pipework for potable water supplies, all remaining exposure pathways will be permanently severed.

Subject to the implementation and independent verification of these targeted mitigation measures, residual environmental and geotechnical risks will be Negligible, confirming that the site is suitable for its intended mixed commercial and residential conversion.

9.0 REFERENCES

British Geological Survey (BGS) Sources

- **British Geological Survey** – Sheet 247 *Swansea*, 1:50 000 Series.
- **British Geological Survey (1966)** – Sheet SS-78-NE (1:10 560 scale)
- **British Geological Survey (1905)** – Glamorgan 25 SW (1:10 560 scale)
- **BGS Lexicon of Named Rock Units** (online): <https://www.bgs.ac.uk/lexicon>.
- **BGS Geology of Britain Viewer** (online): <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

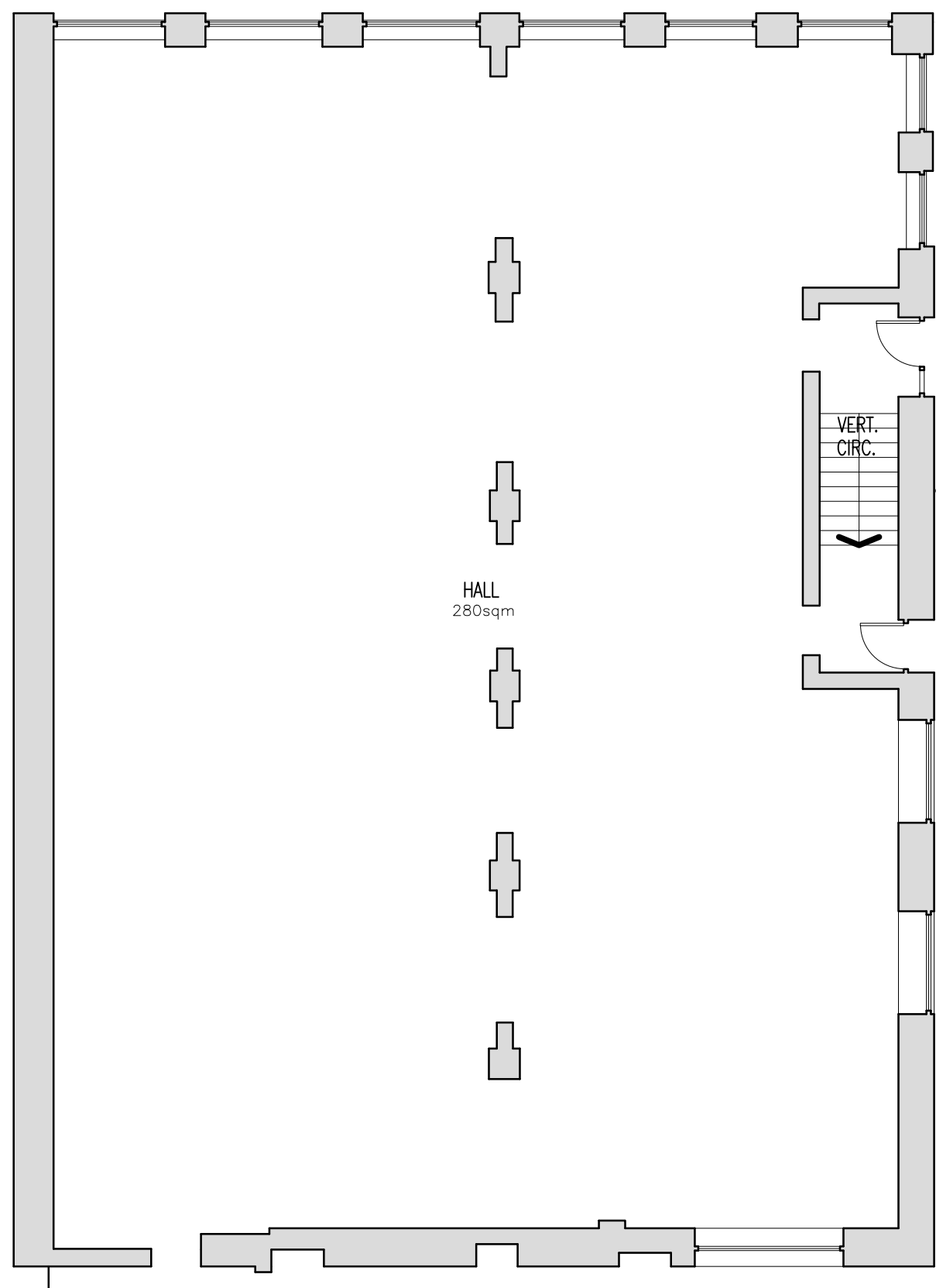
Environmental & Ground Stability Data

- **GroundSure Enviro + Geo Insight Report** (Ref: HMD-213-XMT-TOM-BGU-DO2), issued 06 August 2026.
- **GroundSure Historical Map Datasets** (large and small-scale maps), Ref: HMD-213-P6W-P2Y-5AY-8UX.
- **Coal Authority Consultants Coal Mining Report** (Ref: MR-51003587030001-1786020656678, issued 06 August 2026).
- **Coal Authority Online Interactive Map Viewer** (2025) – Mine Remediation Authority <https://datamine-cauk.hub.arcgis.com/>.

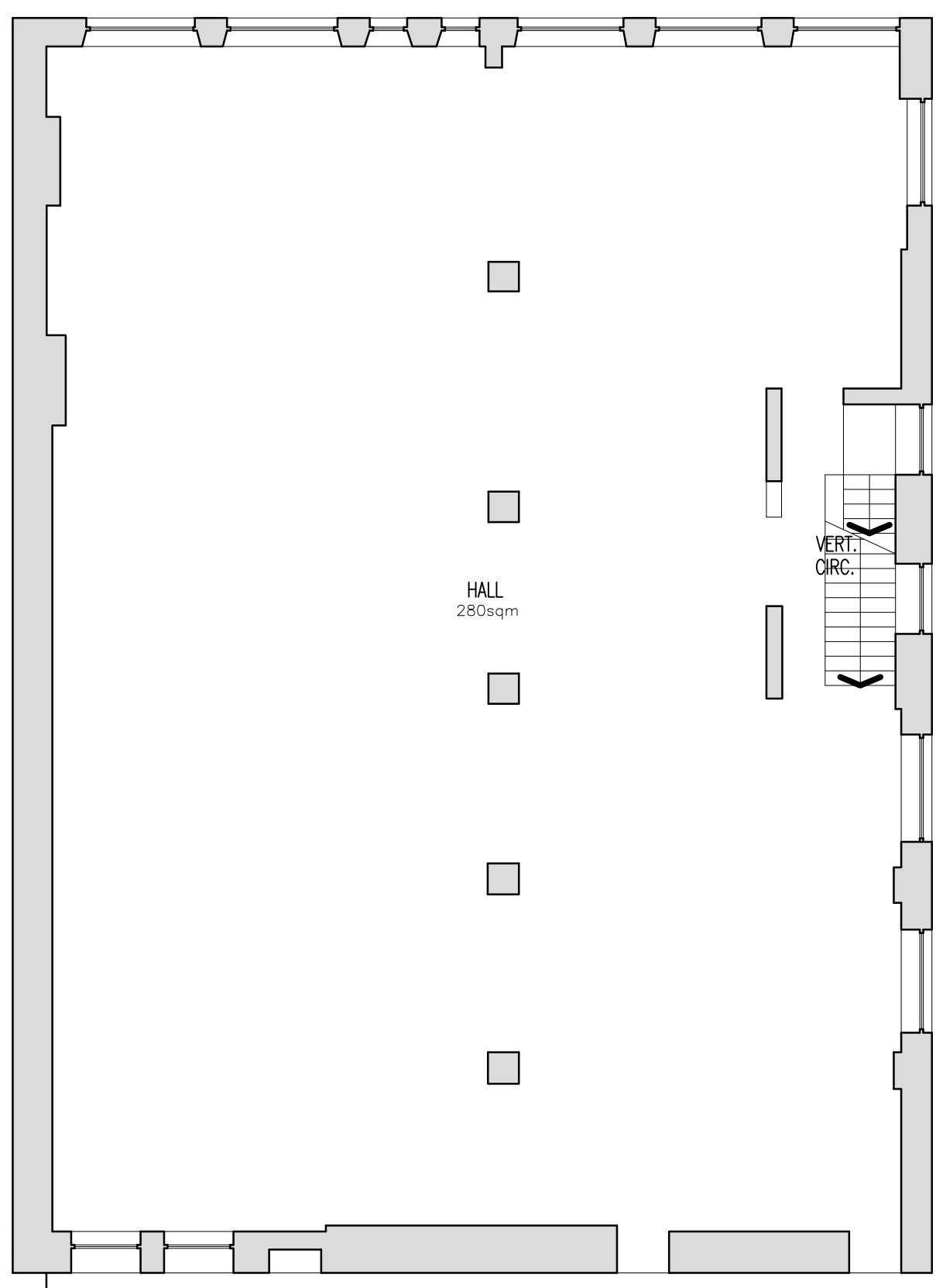
Guidance, Standards & Legislation

- **Environmental Protection Act 1990** – Part IIA Contaminated Land Regime.
- **DEFRA (2012)** – *Environmental Protection Act 1990: Part 2A Statutory Guidance on Contaminated Land*.
- **Welsh Local Government Association & Natural Resources Wales (2023)** – *Development of Land Affected by Contamination: A Guide for Developers*.
- **BS 8485:2015 + A1:2019** – *Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings*.
- **CL:AIRE (2021)** – *Good Practice for Risk Assessment for Coal Mine Gas Emissions*. Contaminated Land
- **BS 5930:2015 + A1:2020** – *Code of Practice for Ground Investigations*.
- **BS EN 1997-2:2007 + A1:2019** – *Eurocode 7 – Geotechnical Design, Part 2: Ground Investigation and Testing*.
- **CIRIA C665 (2007)** – *Assessing Risks Posed by Hazardous Ground Gases to Buildings*.

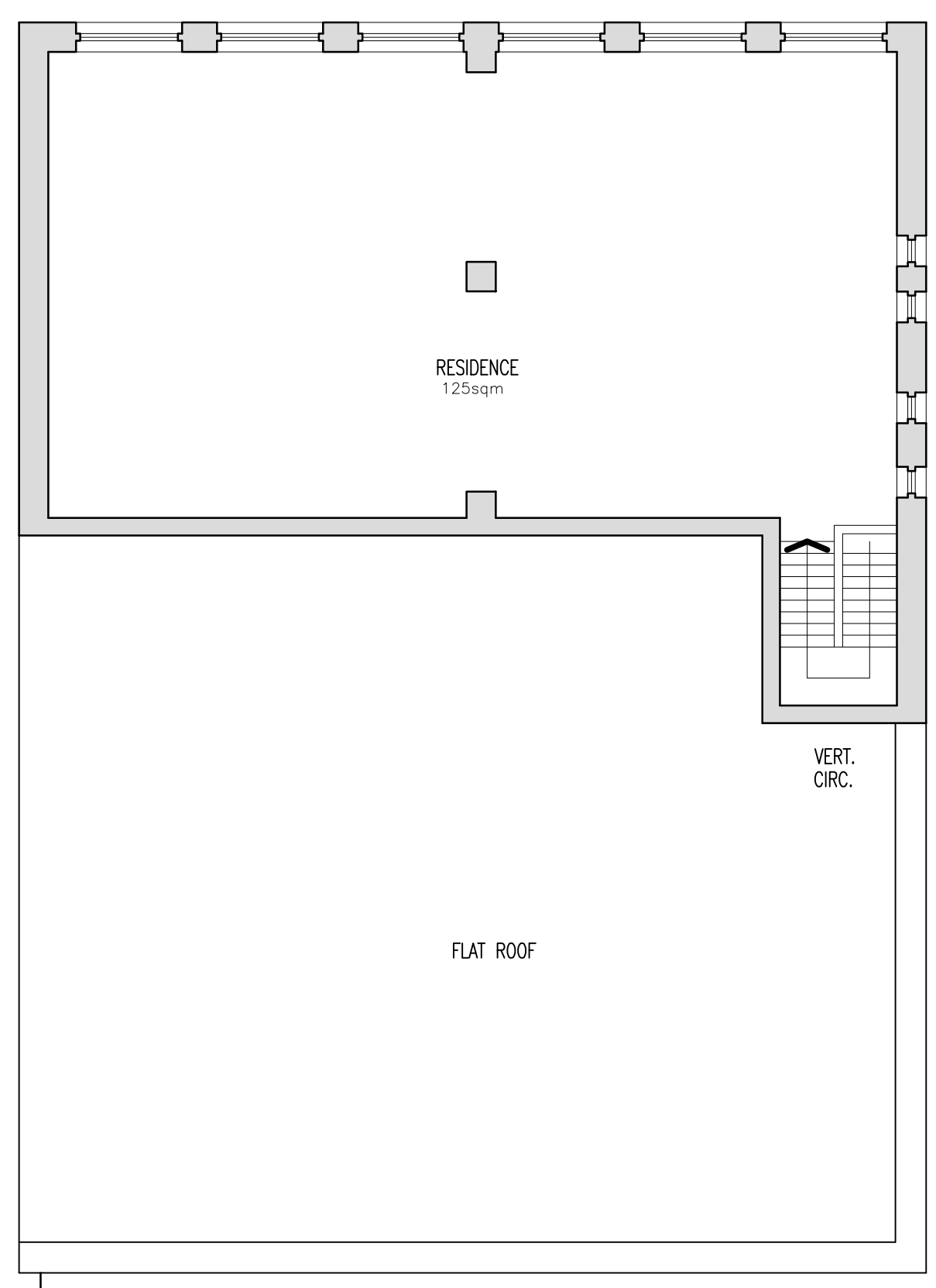
APPENDIX I – SITE PLAN



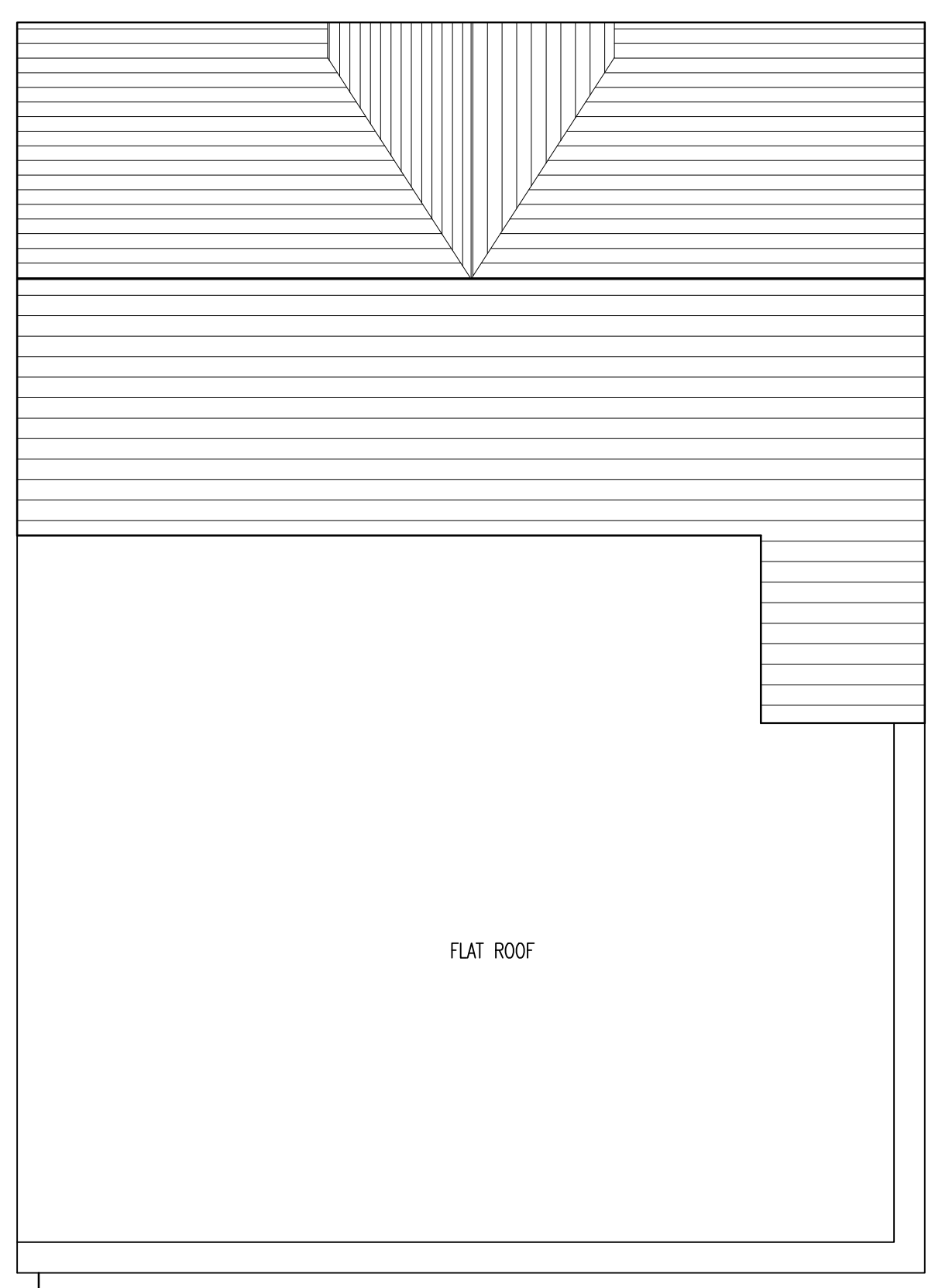
EXISTING GROUND FLOOR PLAN
SCALE 1:100 @ A1



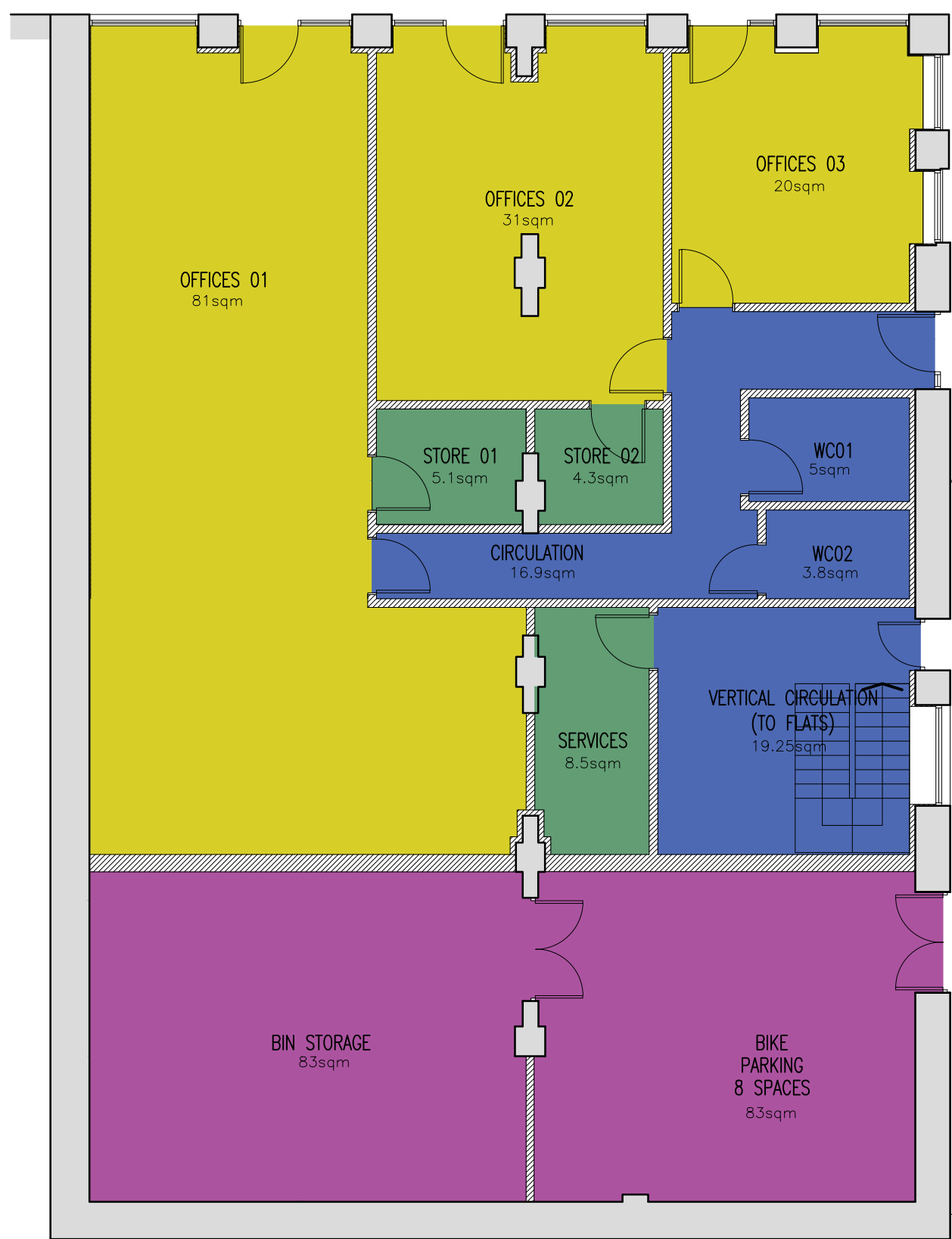
EXISTING FIRST FLOOR PLAN
SCALE 1:100 @ A1



EXISTING FIRST FLOOR PLAN
SCALE 1:100 @ A1

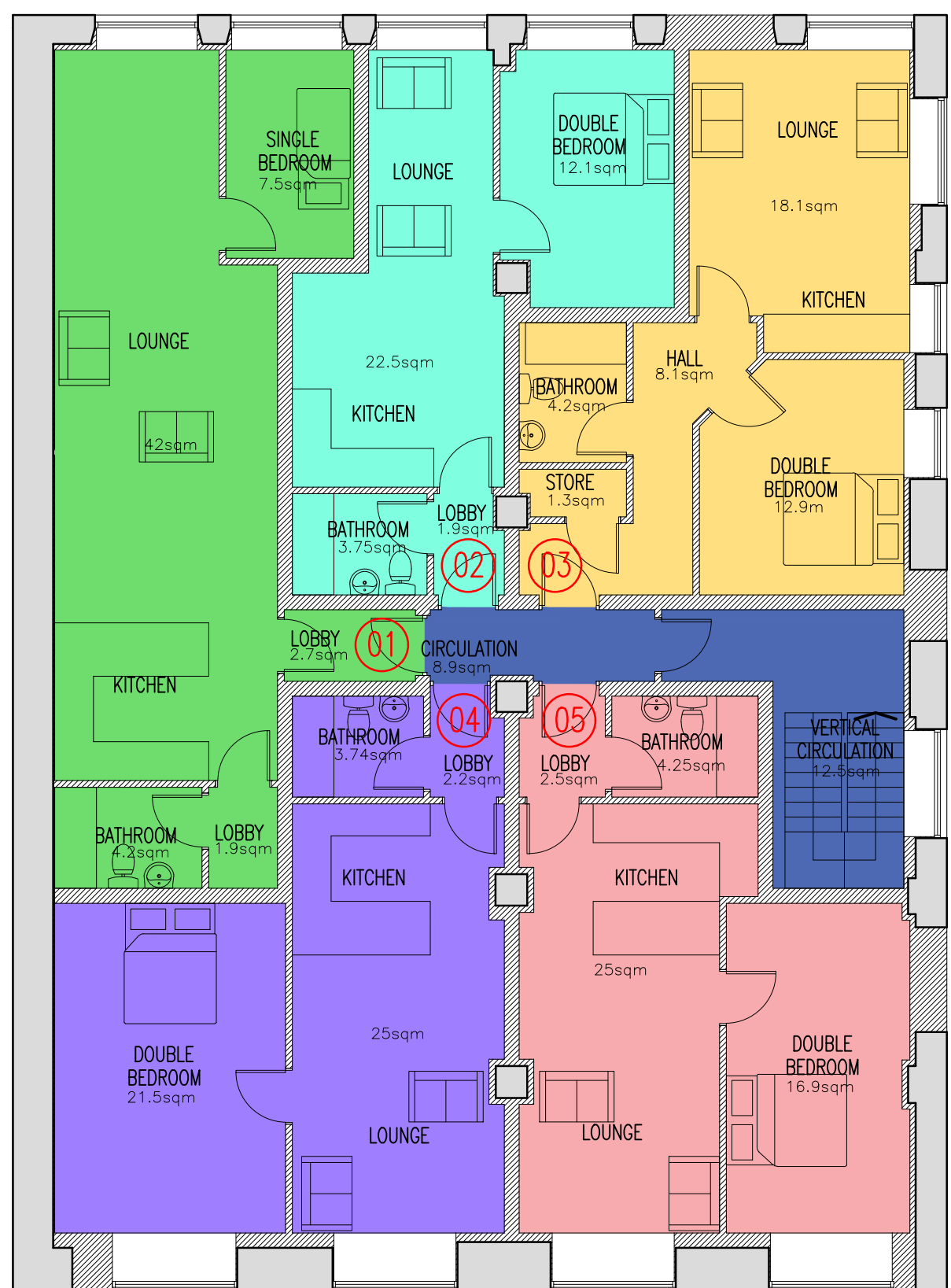


EXISTING ROOF PLAN
SCALE 1:100 @ A1

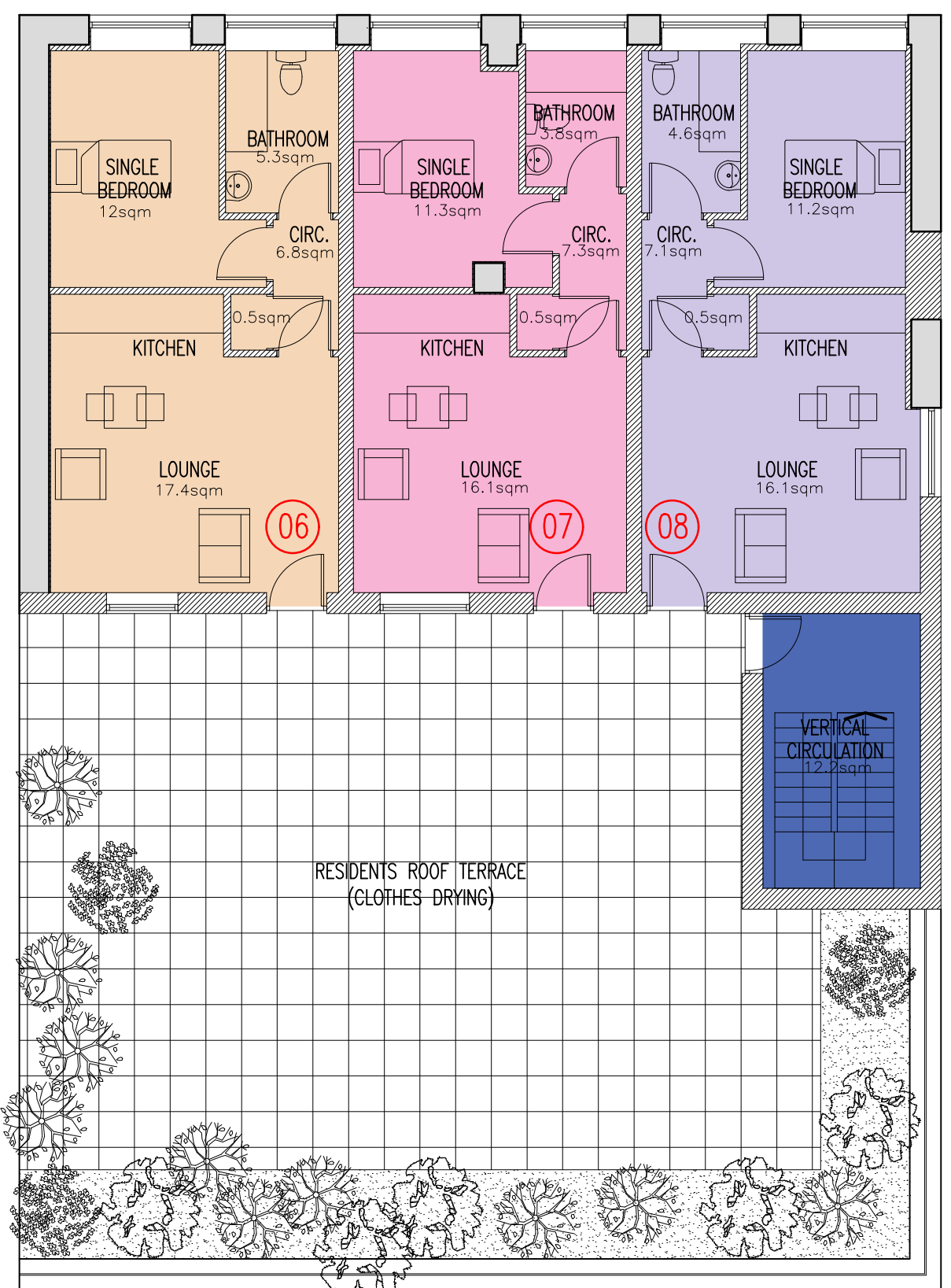


PROPOSED GROUND FLOOR PLAN
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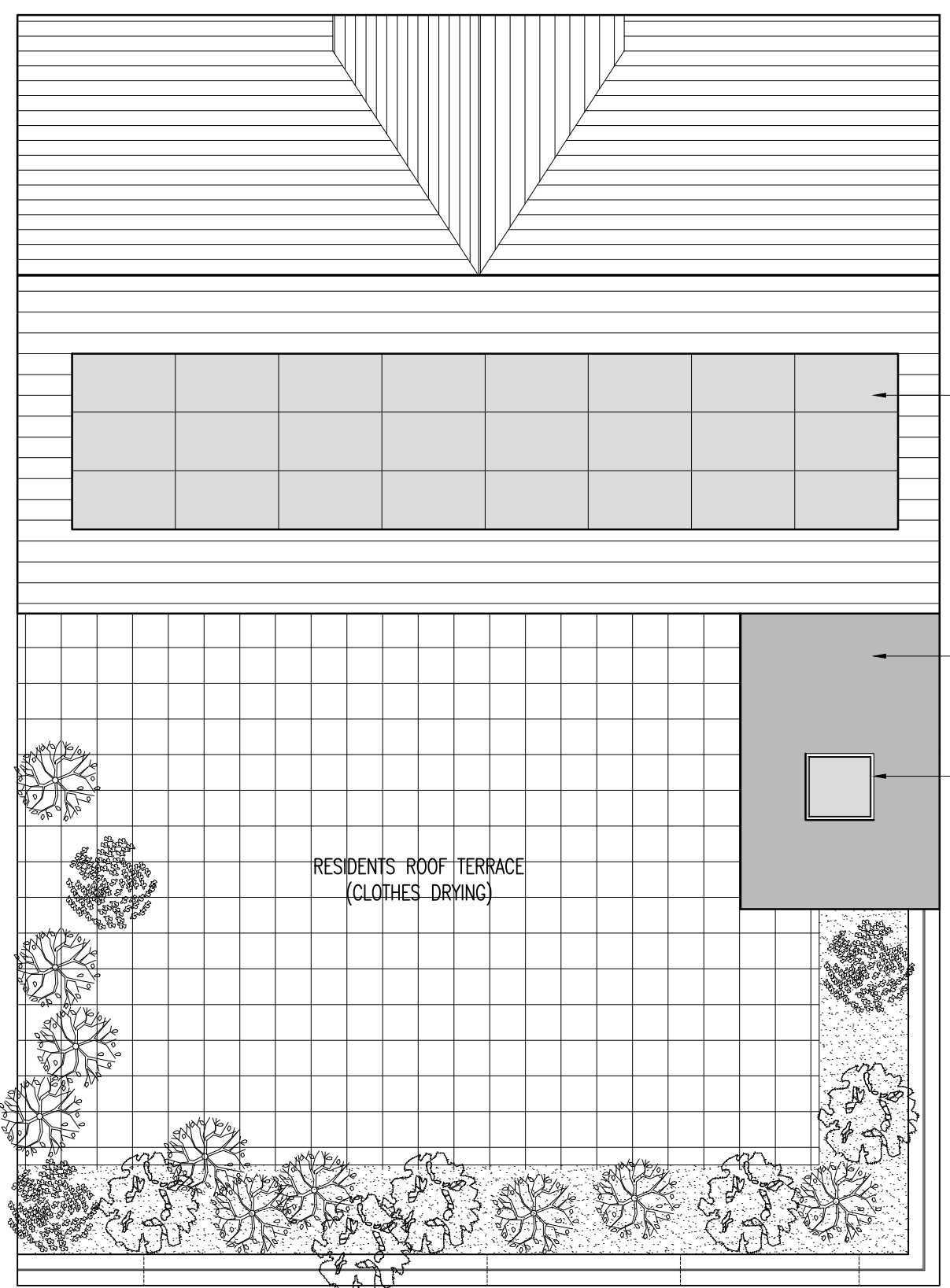
* STANDARD PARKING SPACE AT 2.6x4.8m



PROPOSED FIRST FLOOR PLAN
SCALE 1:100 @ A1



PROPOSED SECOND FLOOR PLAN
SCALE 1:100 @ A1



PROPOSED ROOF PLAN / TERRACE
SCALE 1:100 @ A1

KEY

	G.I.A	G.I.A
EXISTING		
GROUND / FIRST / SECOND FLOOR – 707sqm	FLAT 01 – 60sqm	OFFICE 01 – 86sqm
	FLAT 02 – 39sqm	OFFICE 02 – 36.6sqm
	FLAT 03 – 46sqm	OFFICE 03 – 20sqm
PROPOSED	FLAT 04 – 53sqm	BIN STORE – 83sqm
GROUND / FIRST / SECOND FLOOR – 735sqm	FLAT 05 – 49sqm	BIKE PARKING – 83sqm
	FLAT 06 – 44sqm	
	FLAT 07 – 42sqm	OFFICE SQM INC. STORE ROOM
	FLAT 08 – 41sqm	

REFURBISHMENT AND CONVERSION OF EXISTING BUILDING
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HUDDERSFIELD BUILDING.

EXISTING & PROPOSED PLANS

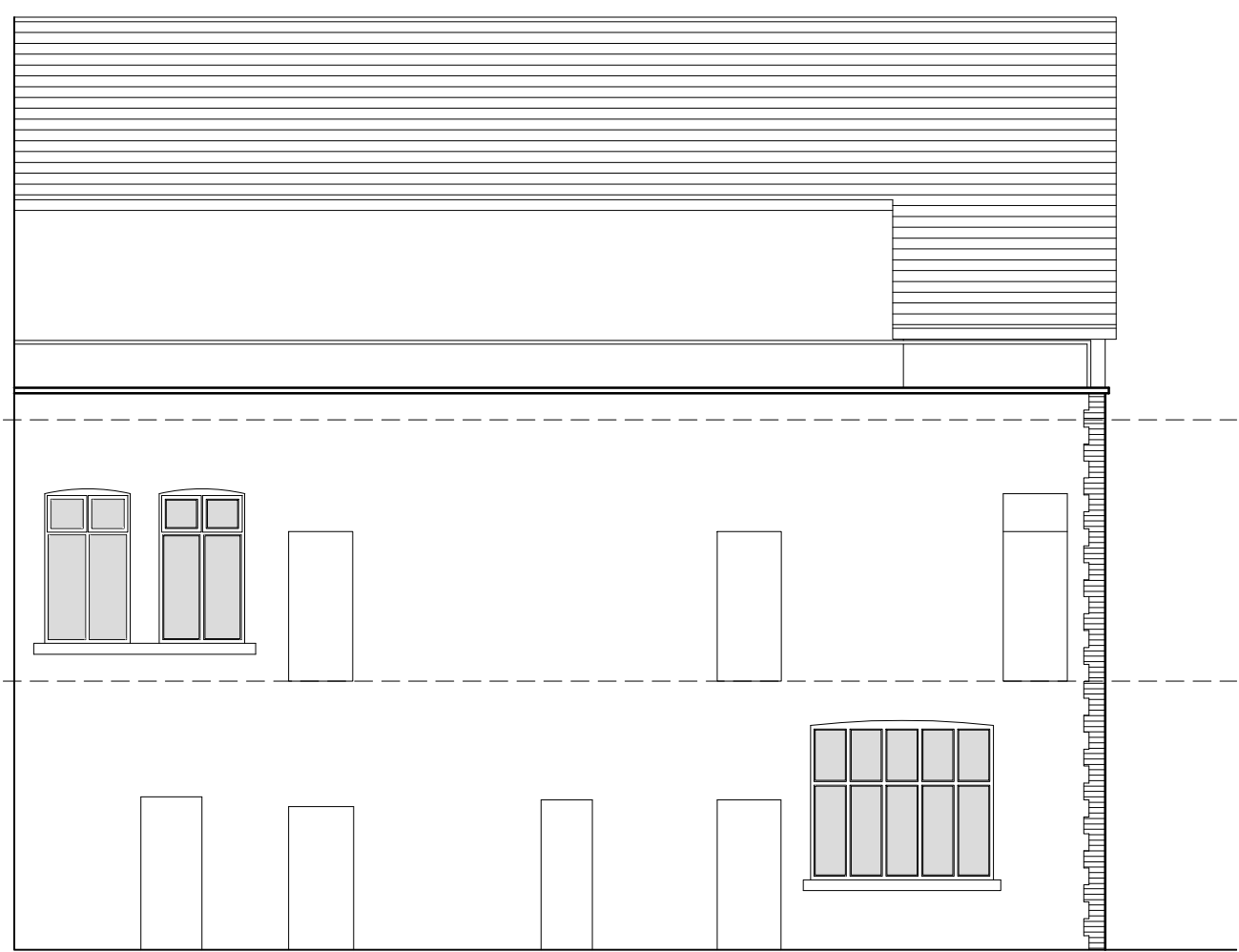
MR C & M TOLLAND DWG: A03 A1 SHEET



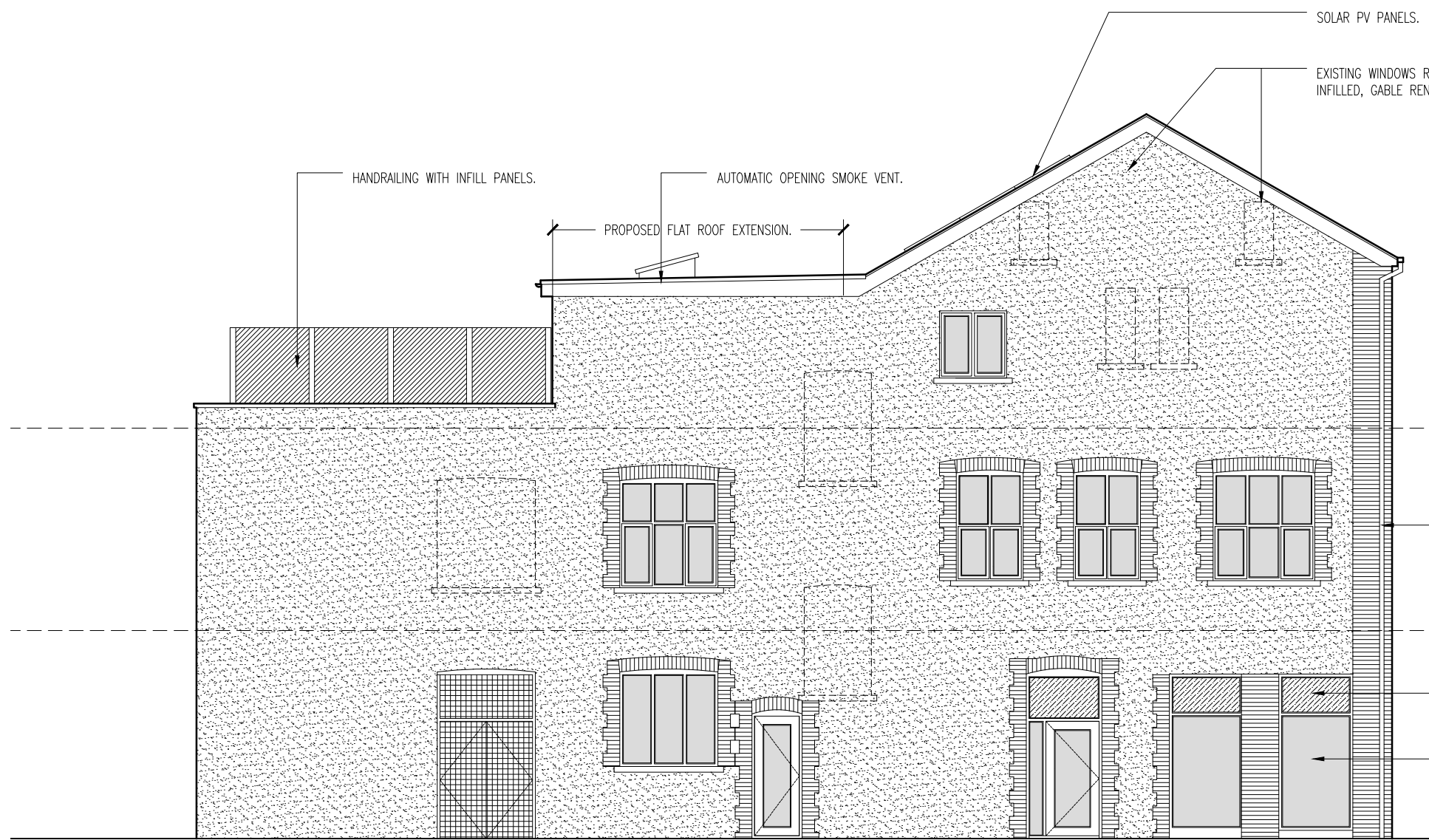
EXISTING SOUTH EAST ELEVATION
VIEW FROM LANE ACCESS
SCALE 1:100 @ A1



EXISTING NORTH EAST ELEVATION
VIEW FROM TALBOT ROAD
SCALE 1:100 @ A1



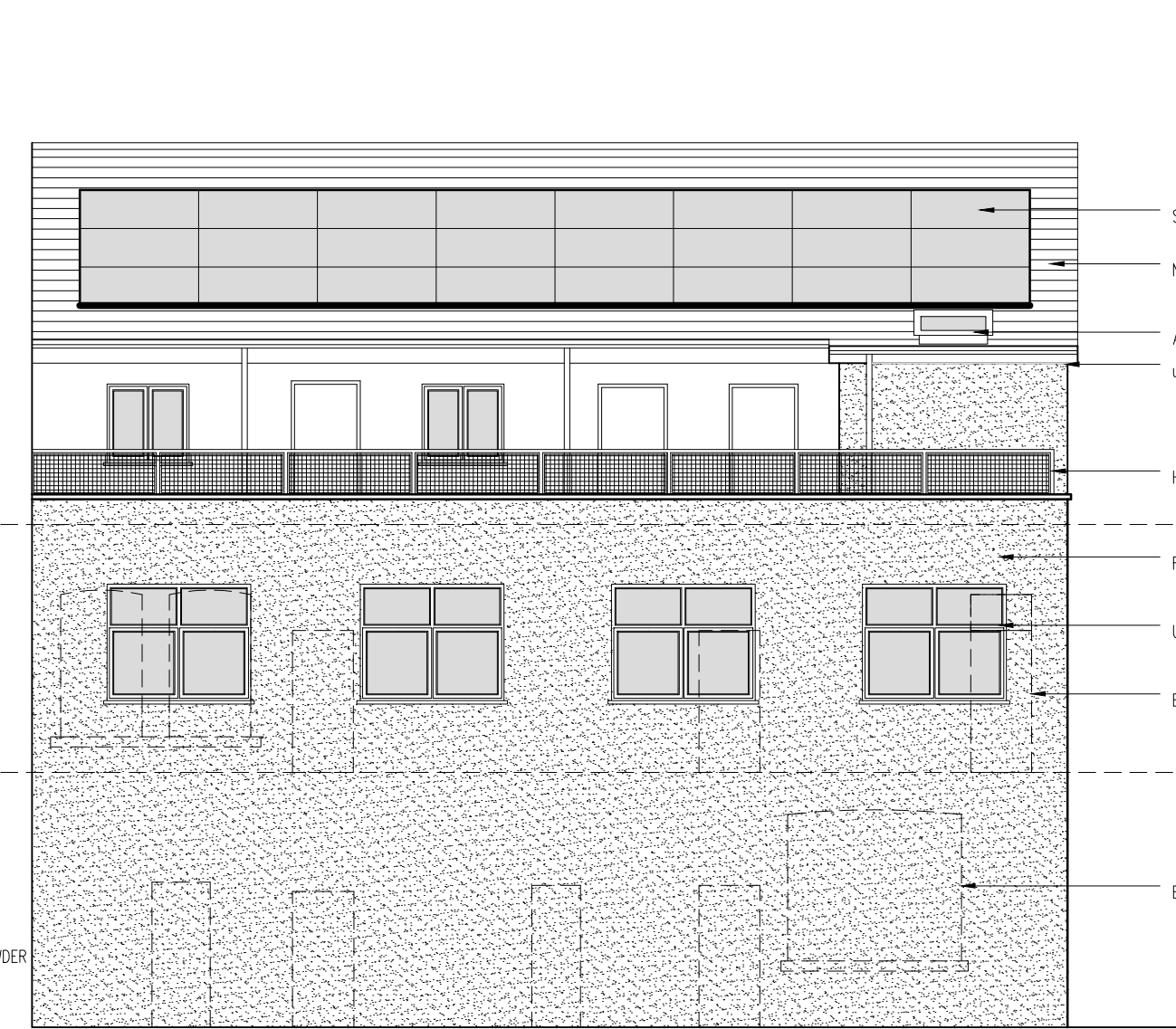
EXISTING SOUTH WEST ELEVATION
REAR VIEW
SCALE 1:100 @ A1



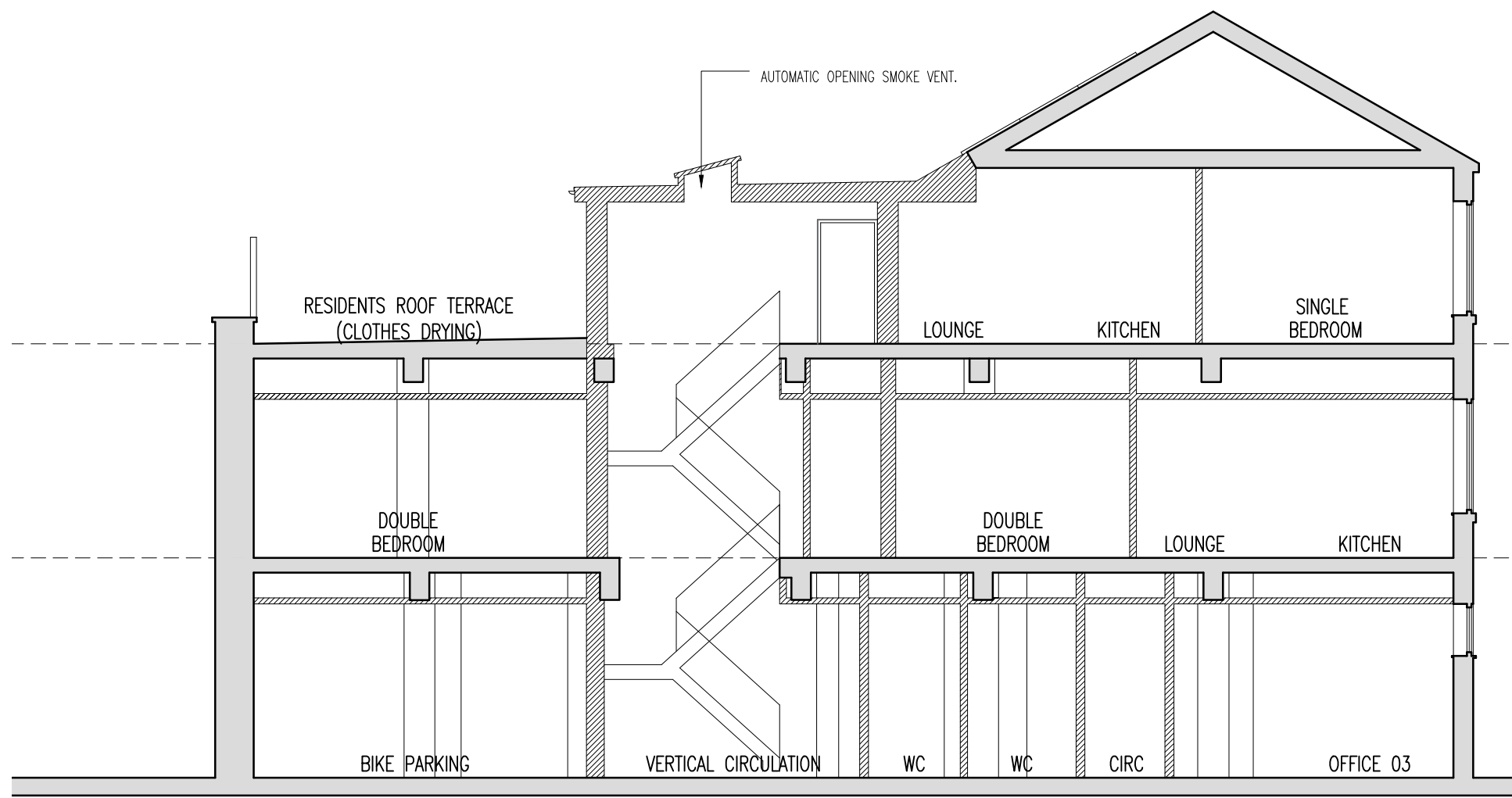
PROPOSED SOUTH EAST ELEVATION
VIEW FROM LANE ACCESS
SCALE 1:100 @ A1



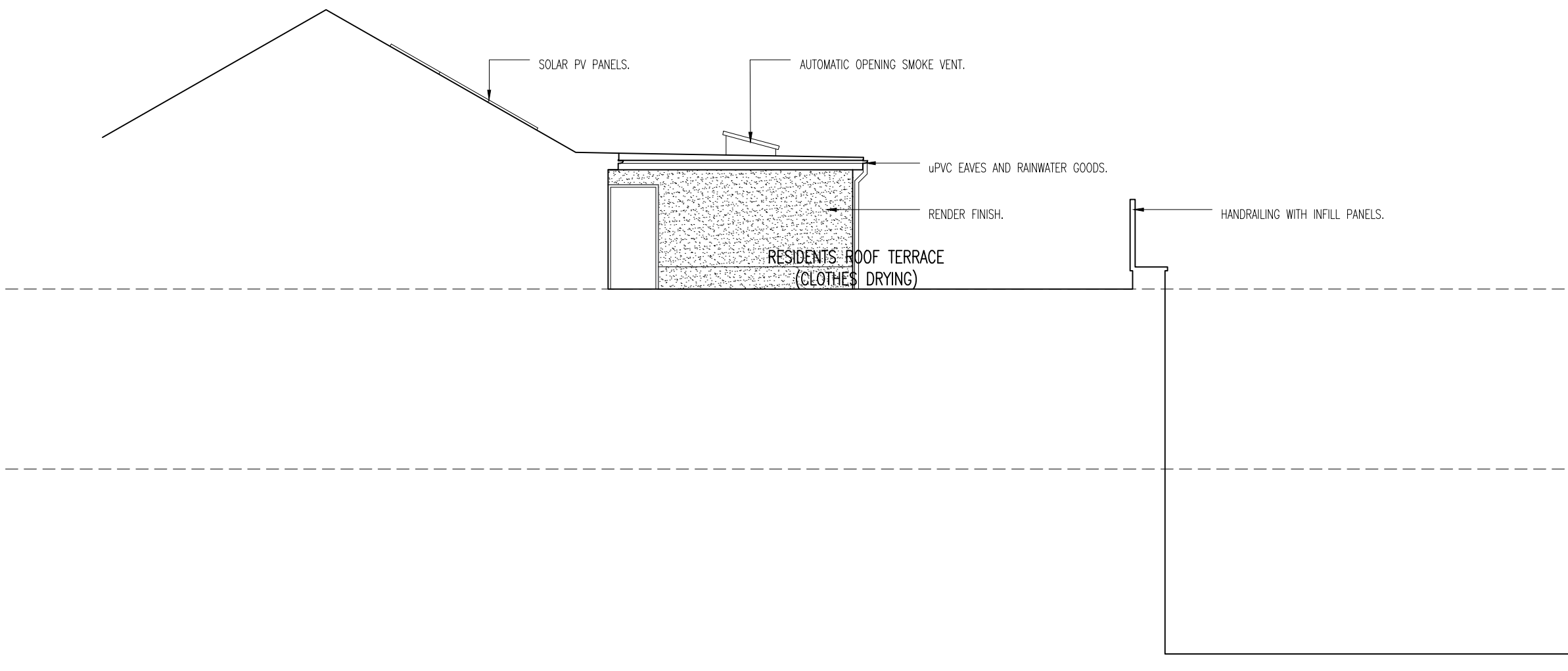
PROPOSED NORTH EAST ELEVATION
VIEW FROM TALBOT ROAD
SCALE 1:100 @ A1



PROPOSED SOUTH WEST ELEVATION
REAR VIEW
SCALE 1:100 @ A1

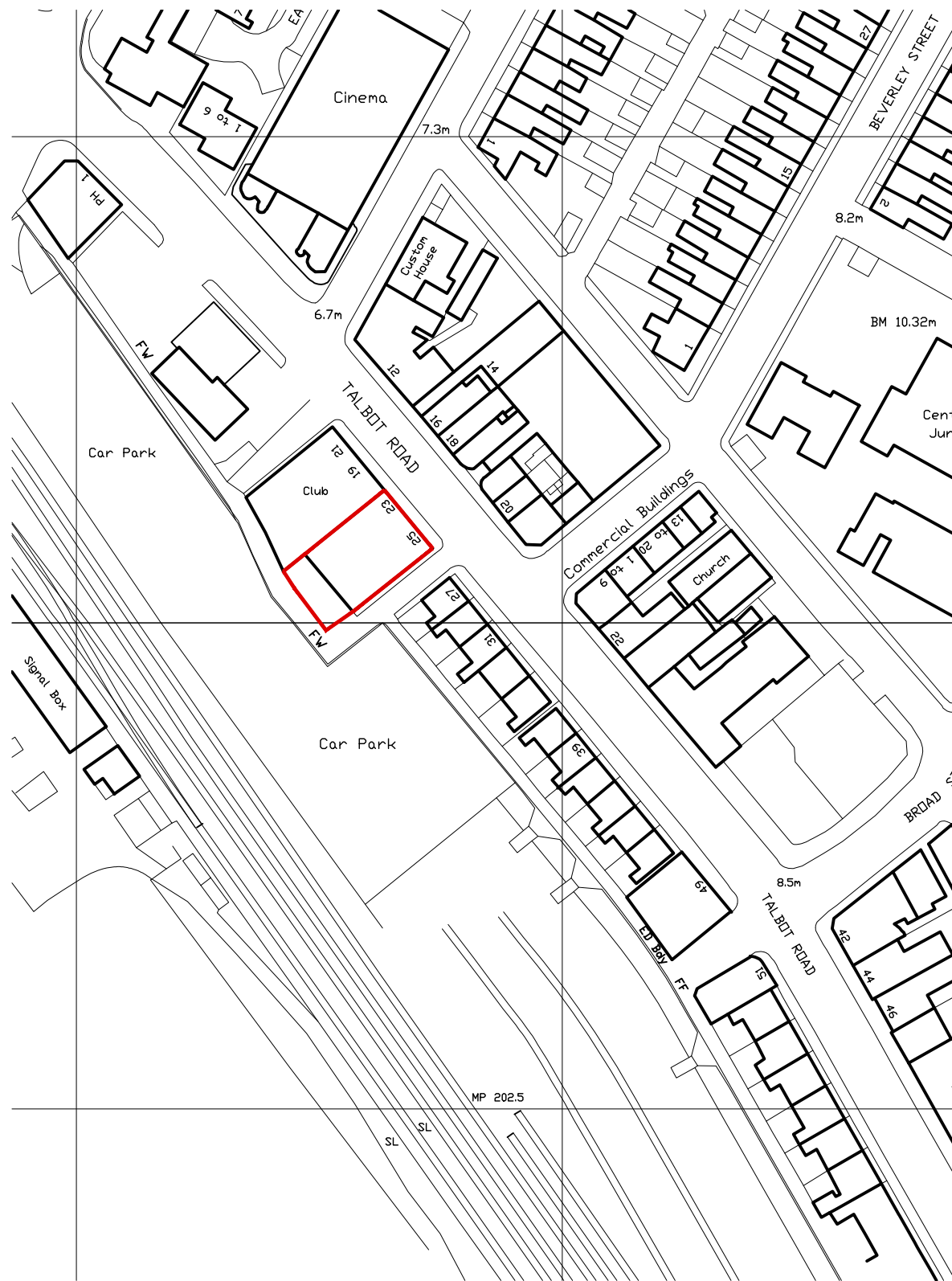


PROPOSED TYPICAL SECTION
SCALE 1:100 @ A1

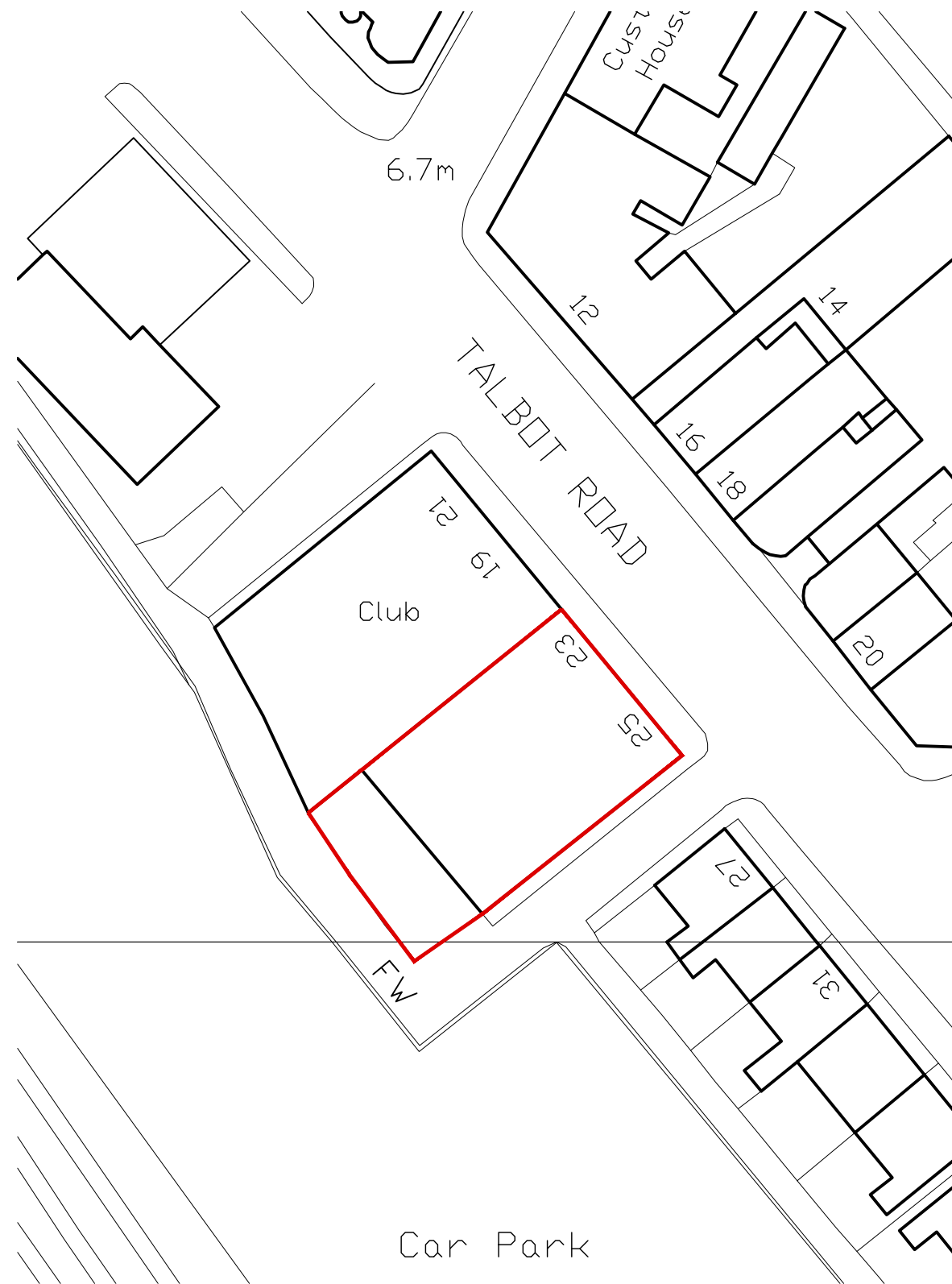


PROPOSED NORTH WEST ELEVATION
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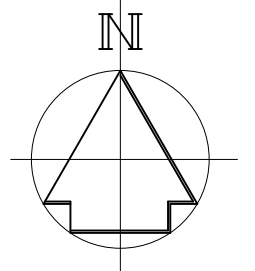
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TO PROVIDE RETAIL AND RESIDENTIAL ACCOMMODATION
HUDDERSFIELD BUILDING.
EXISTING & PROPOSED ELEVATIONS AND SECTION



SITE LOCATION PLAN
SCALE 1:1250 @ A3

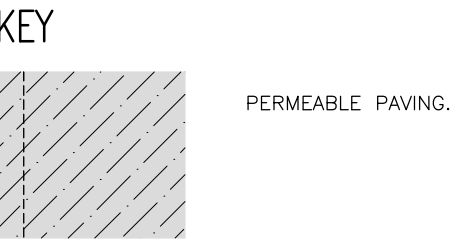
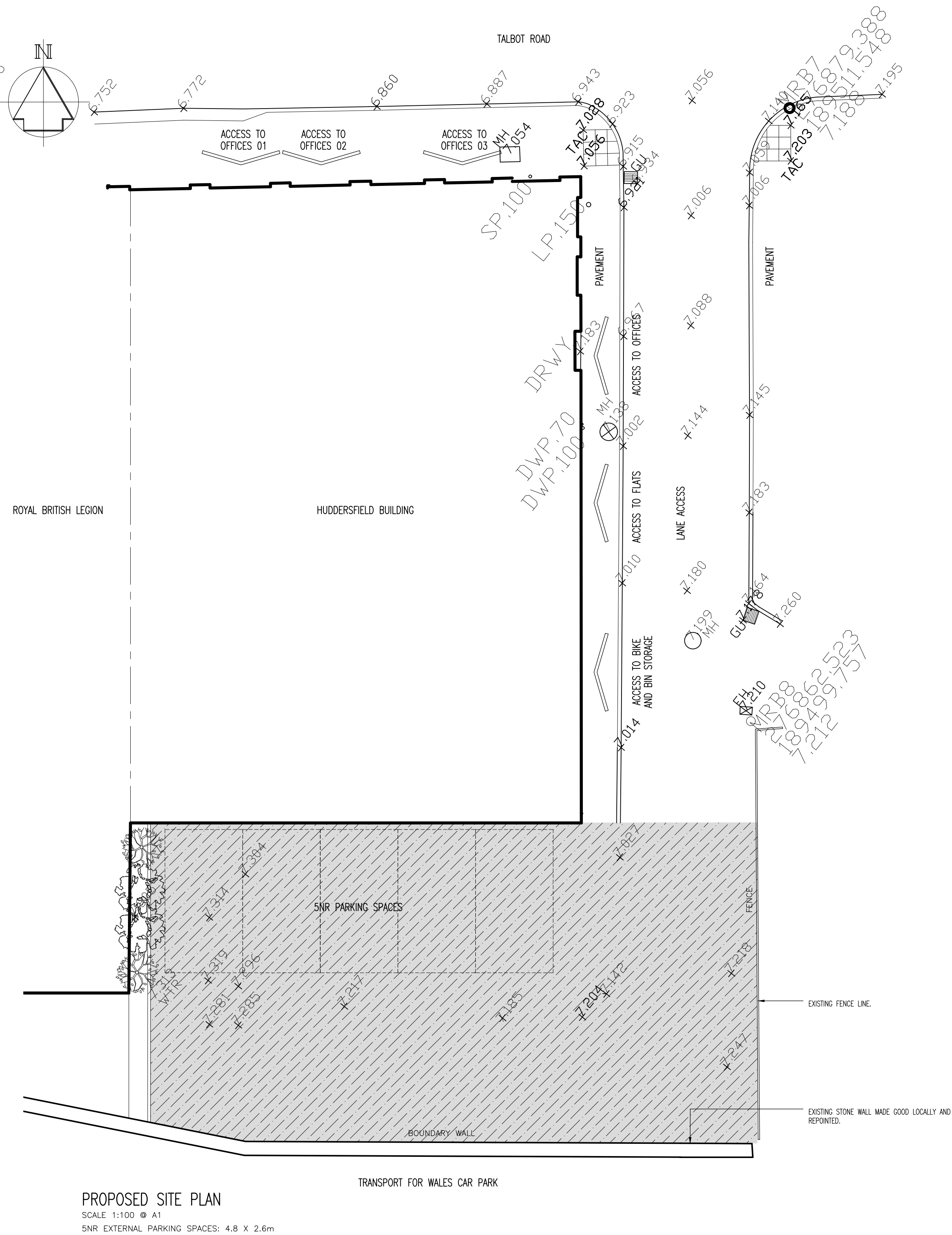
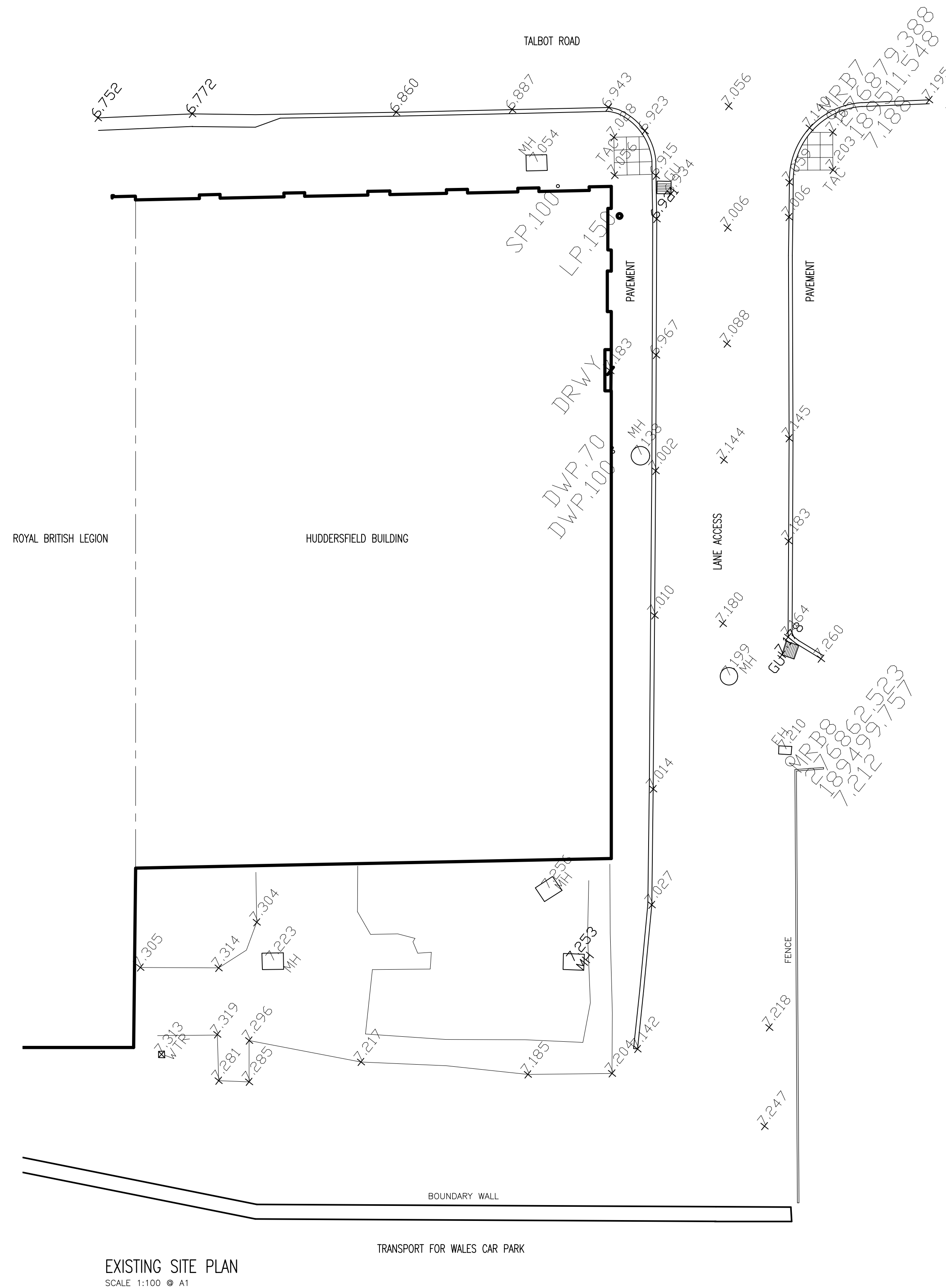


BLOCK PLAN
SCALE 1:500 @ A3

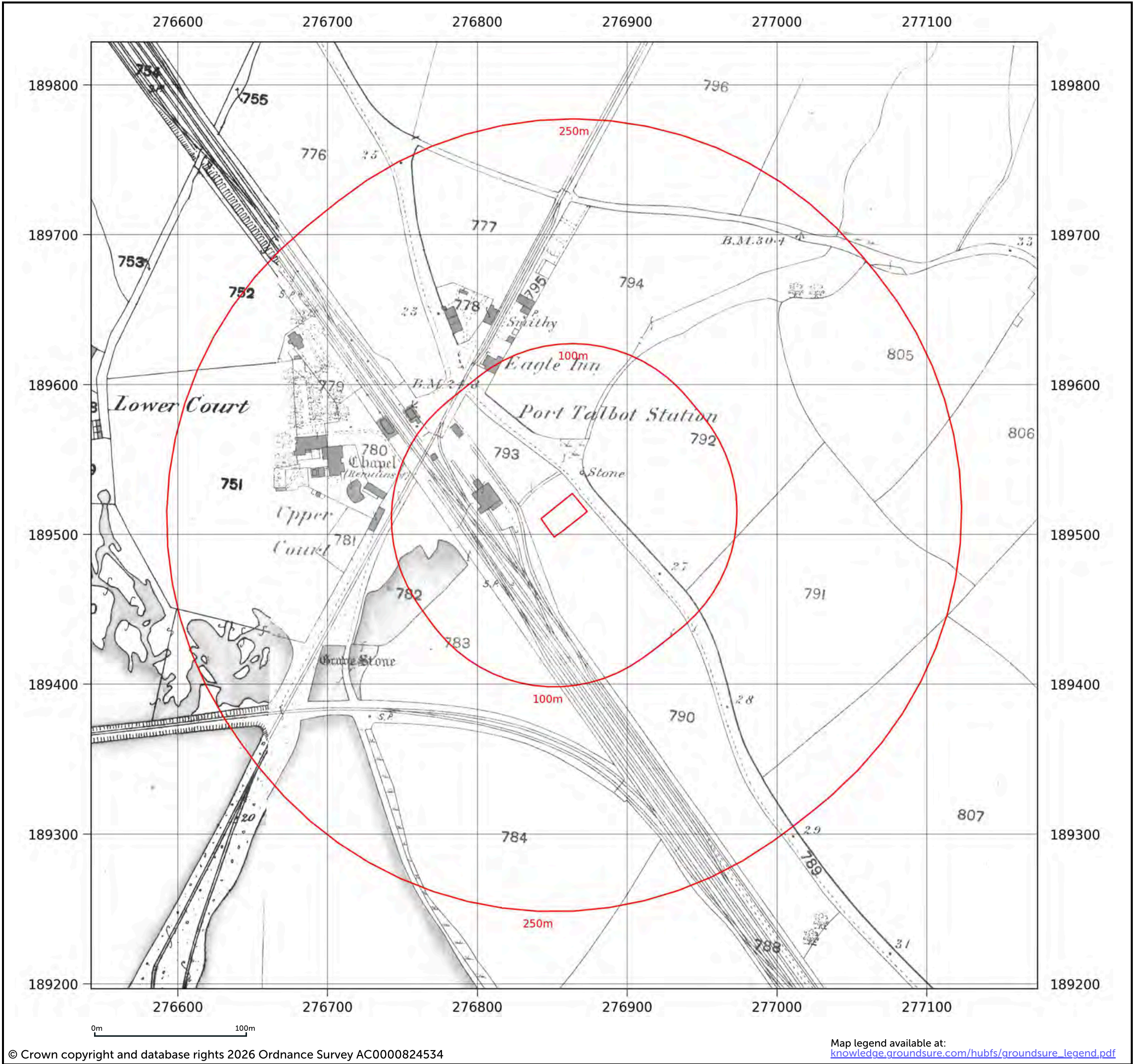


REFURBISHMENT AND CONVERSION OF EXISTING BUILDING
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HUDDERSFIELD BUILDING.

SITE LOCATION AND BLOCK PLAN



APPENDIX II – HISTORICAL OS MAPSETS



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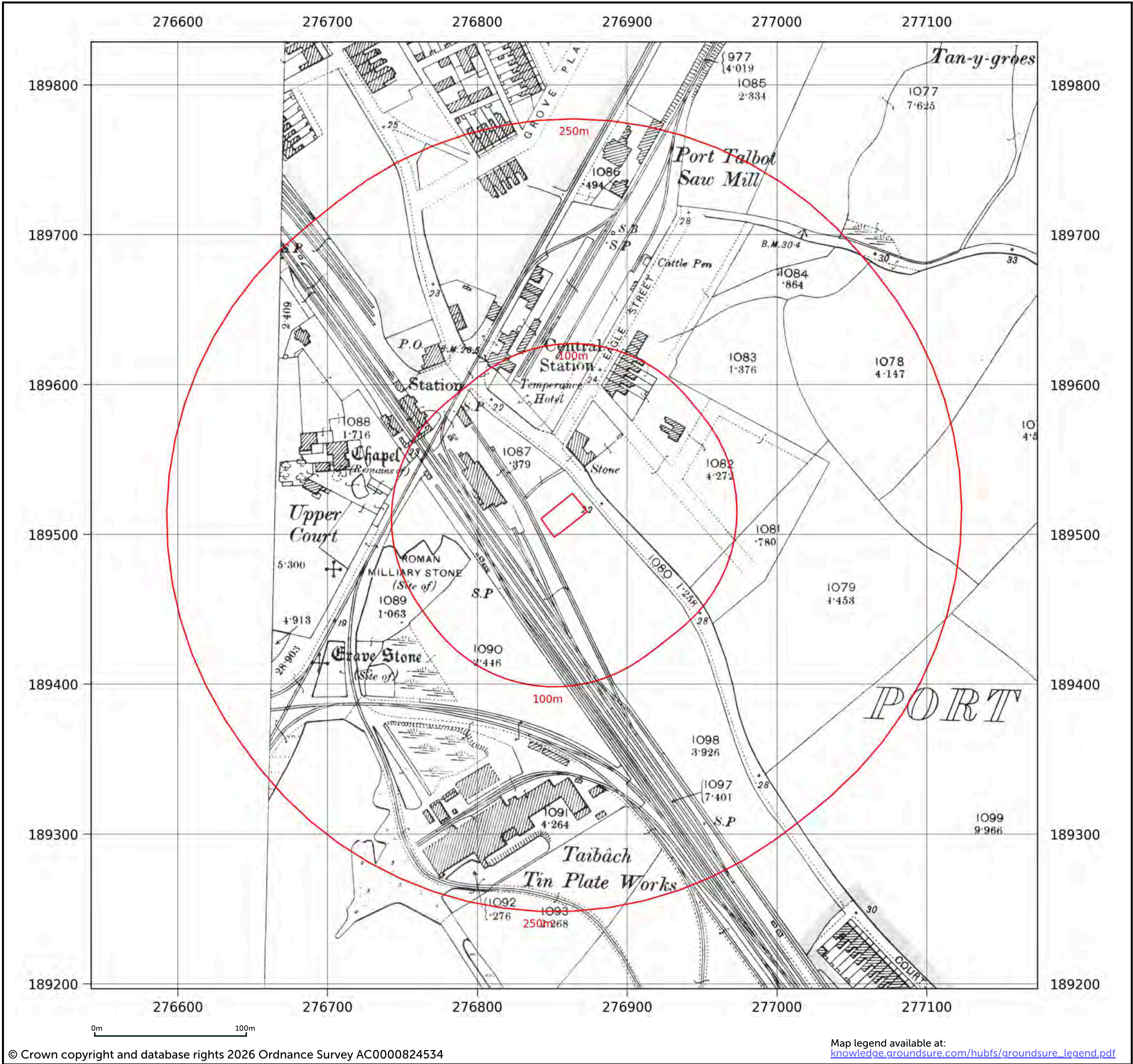
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Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	County Series
Map date:	1876-1881
Scale:	1:2,500
Printed at:	1:2,500



Date: 1881 Surveyed: 1881 Revised: 1881	Date: 1876 Surveyed: 1876 Revised: 1876
---	---

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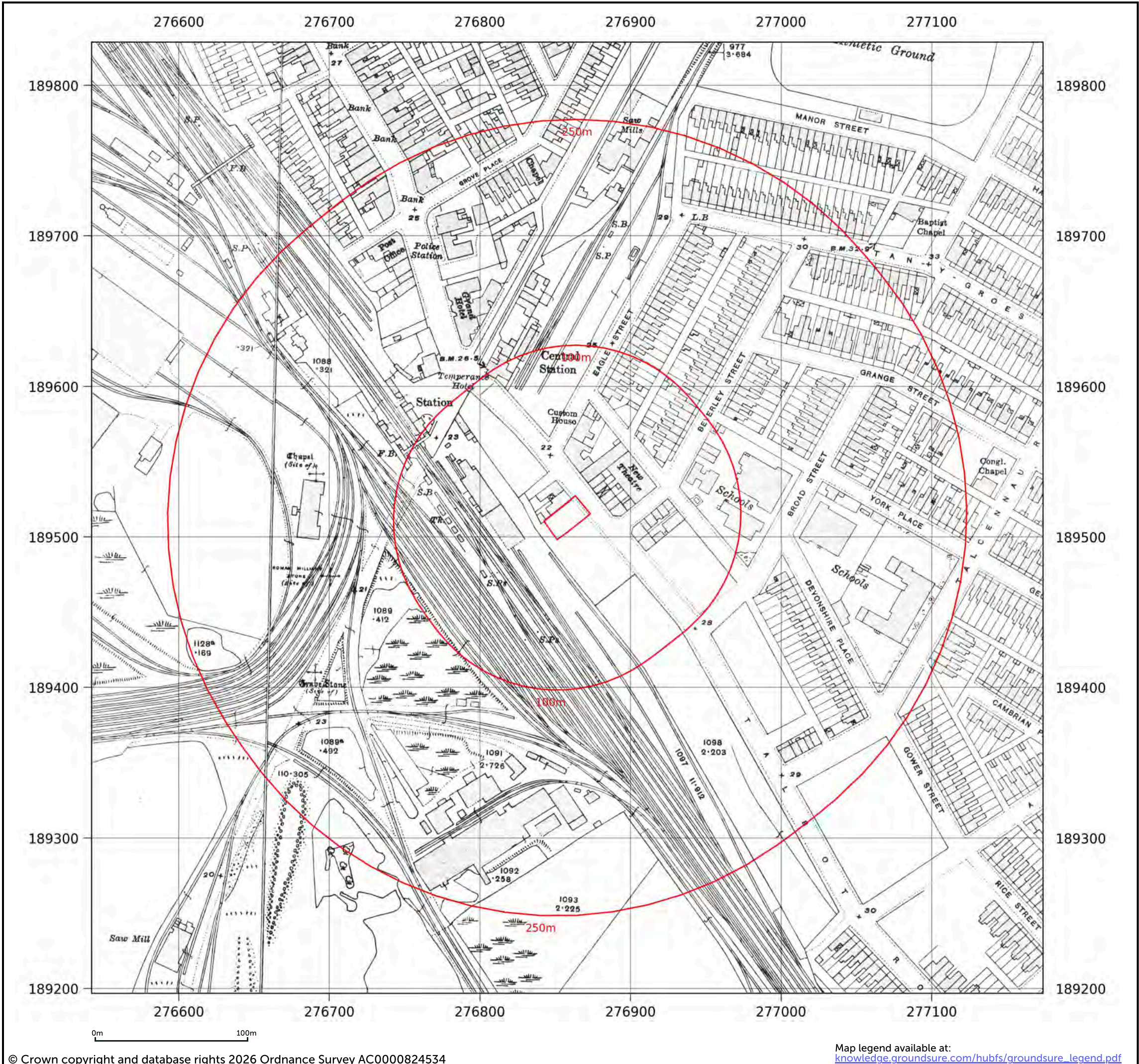


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Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	County Series
Map date:	1899
Scale:	1:2,500
Printed at:	1:2,500

Date: 1899
Surveyed: 1899
Revised: 1899

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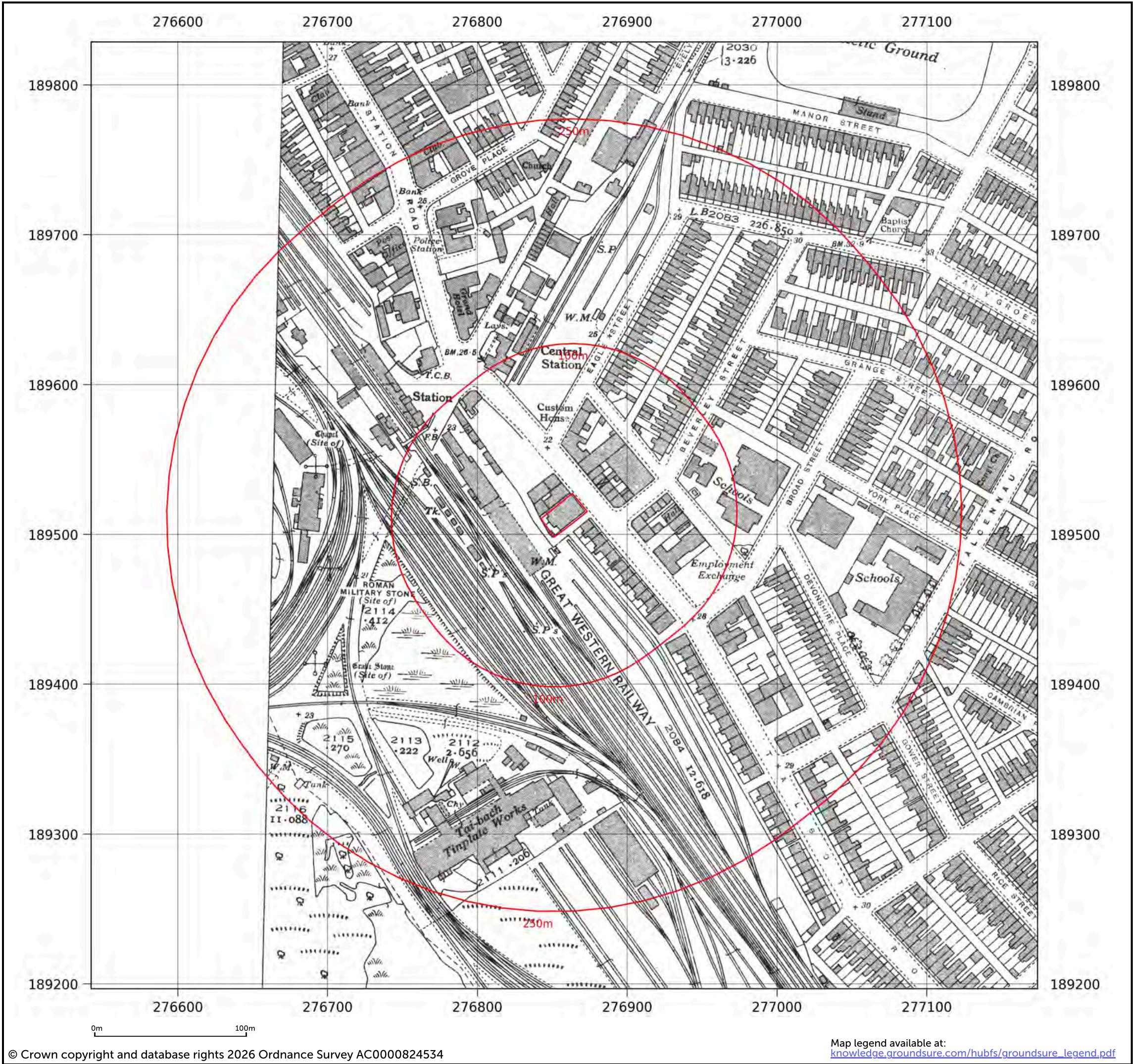
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Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	County Series
Map date:	1917
Scale:	1:2,500
Printed at:	1:2,500



Date: 1917 Surveyed: 1917 Revised: 1917	Date: 1917 Surveyed: 1917 Revised: 1917
---	---

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Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	County Series
Map date:	1939
Scale:	1:2,500
Printed at:	1:2,500

Date: 1939
Surveyed: 1939
Revised: 1939

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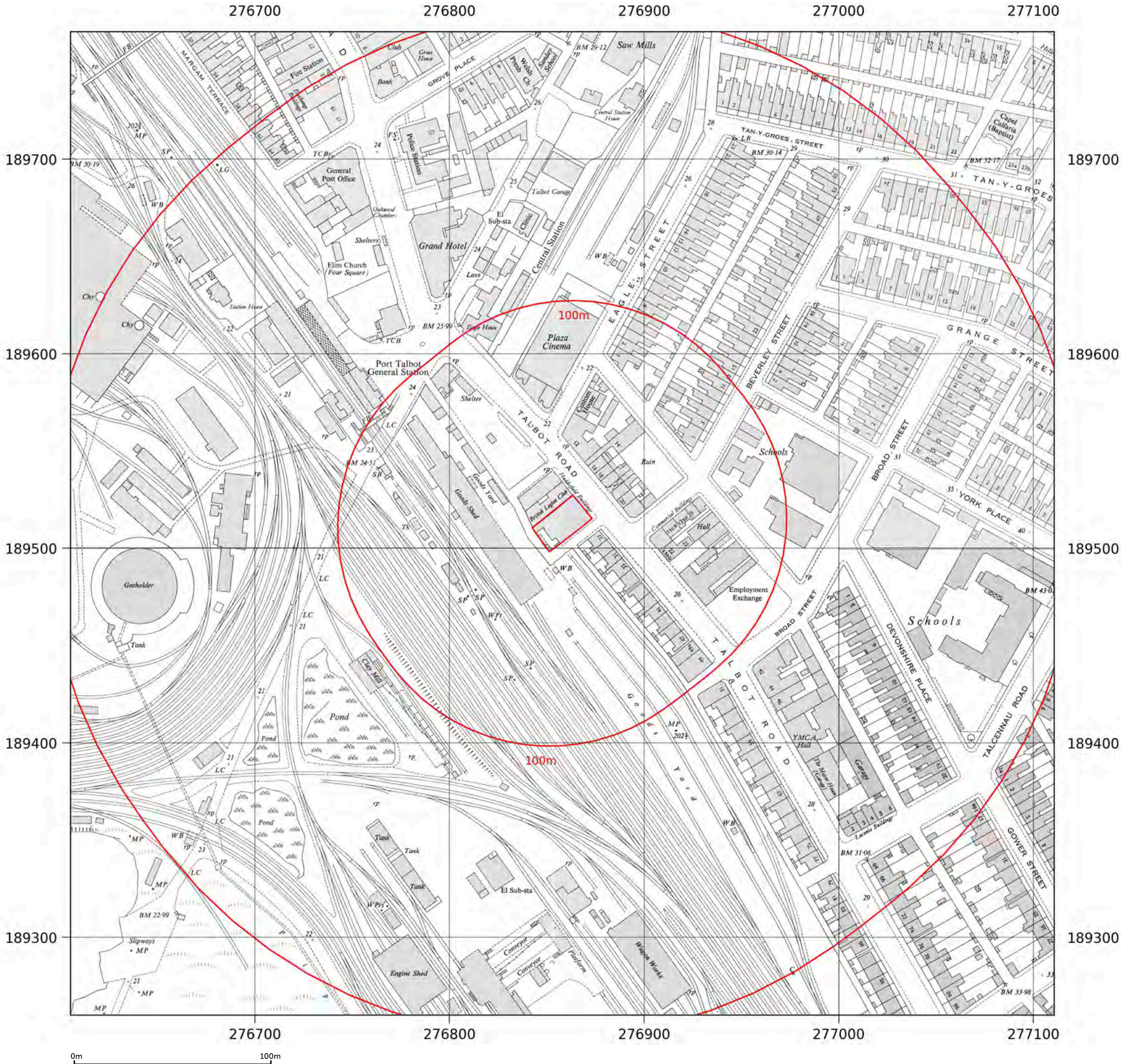
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Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

Map name: National Grid
Map date: 1949-1951
Scale: 1:1,250
Printed at: 1:2,000



Date: 1950 Surveyed: 1950 Revised: 1950 Levelled: 1949	Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1949
Date: 1951 Surveyed: 1951 Revised: 1951 Levelled: 1949	Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1949

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

Map name: National Grid
Map date: 1950-1952
Scale: 1:1,250
Printed at: 1:2,000



Date: 1952	Date: 1950
Date: 1952	Date: 1950

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Site details: Q2212 Huddersfield Building
 Client ref: Q2212/LD/060826
 Report ref: HMD-213-P6W-P2Y-5AY-8UX
 Grid ref: 276857.73, 189512.72
 Production date: 6 August 2026

Map name: National Grid
 Map date: 1951-1952
 Scale: 1:2,500
 Printed at: 1:2,500



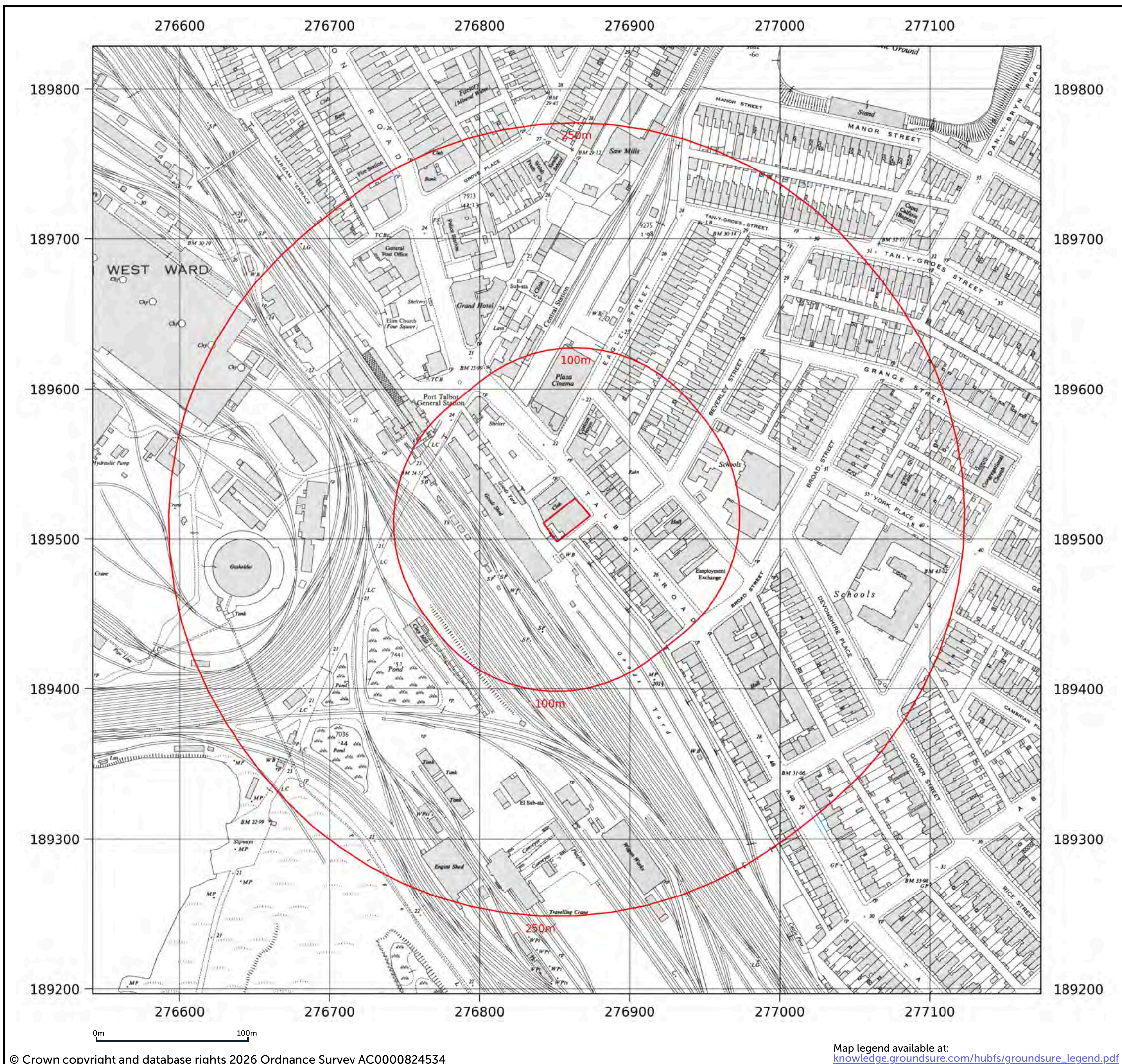
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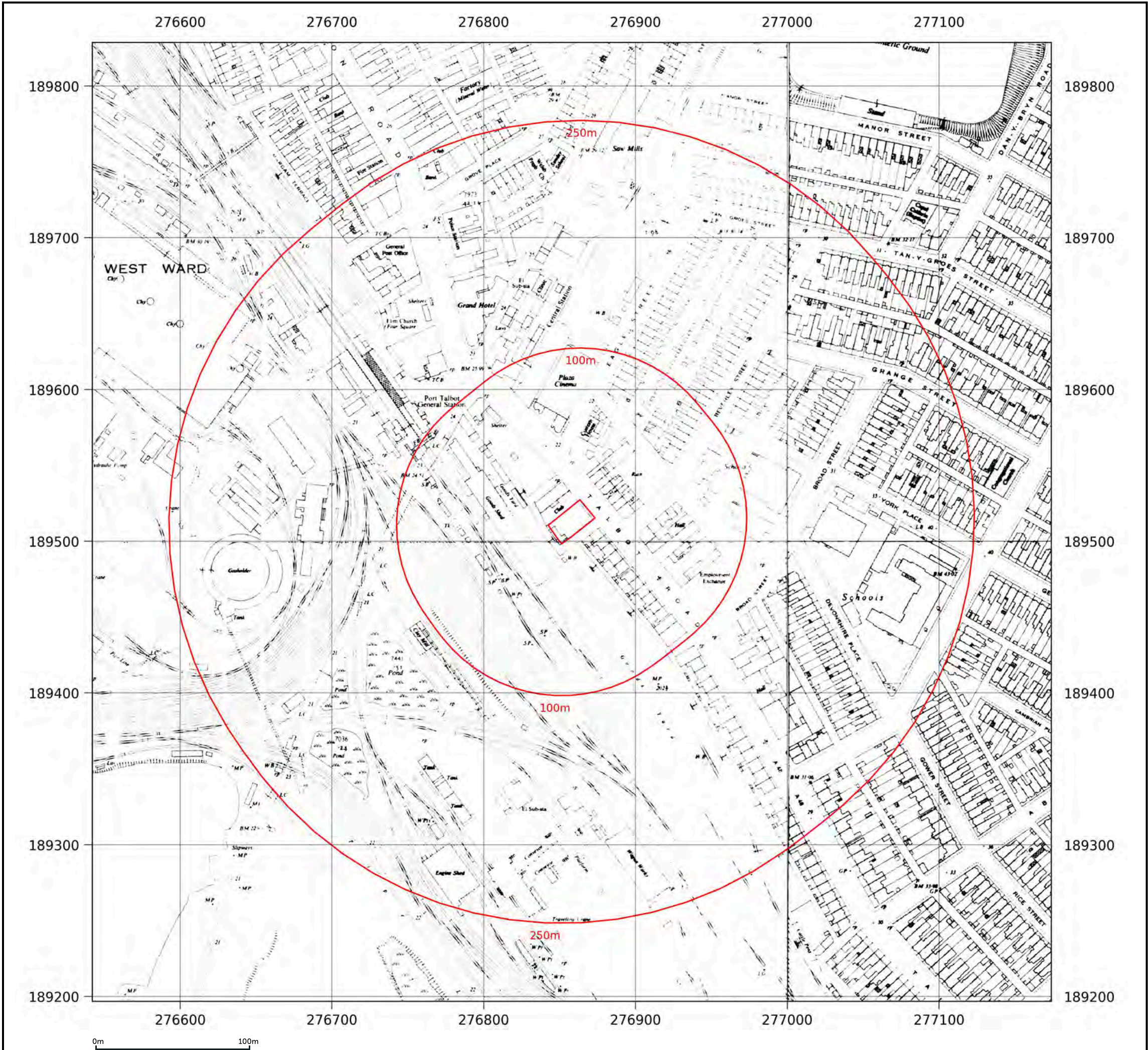
Date: 1952
 Surveyed: 1952
 Revised: 1952
 Levelled: 1949

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Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026
Map name:	National Grid
Map date:	1953
Scale:	1:2,500
Printed at:	1:2,500


Date: 1953 Date: 1953

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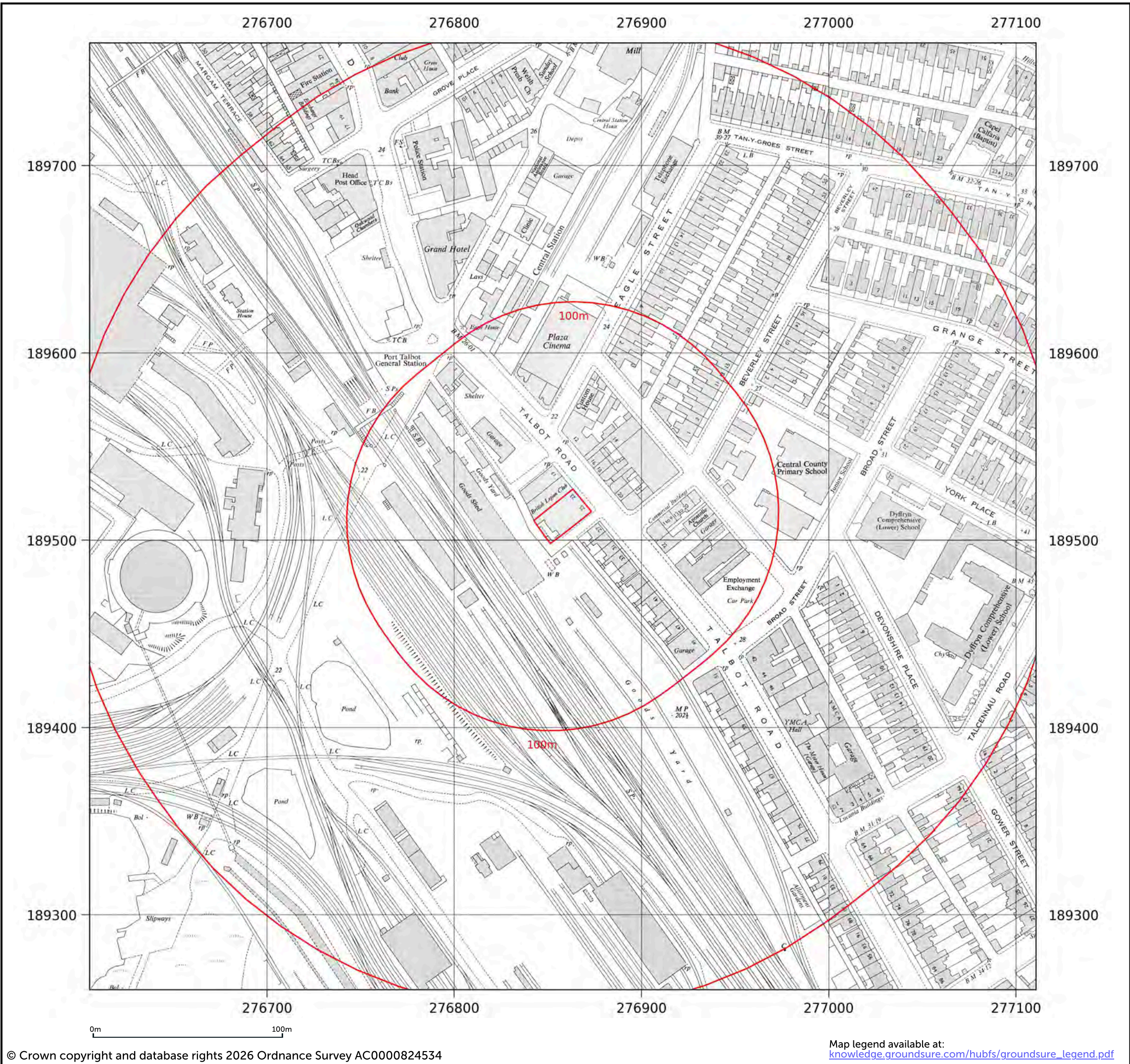
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Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

Map name: National Grid
Map date: 1962-1967
Scale: 1:1,250
Printed at: 1:2,000



Date: 1962 Surveyed: 1950 Revised: 1961 Copyright: 1962 Levelled: 1957	Date: 1967 Surveyed: 1949 Revised: 1966 Copyright: 1967 Levelled: 1964
Date: 1962 Surveyed: 1951 Revised: 1961 Copyright: 1962 Levelled: 1957	Date: 1967 Surveyed: 1949 Revised: 1966 Copyright: 1967 Levelled: 1964

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

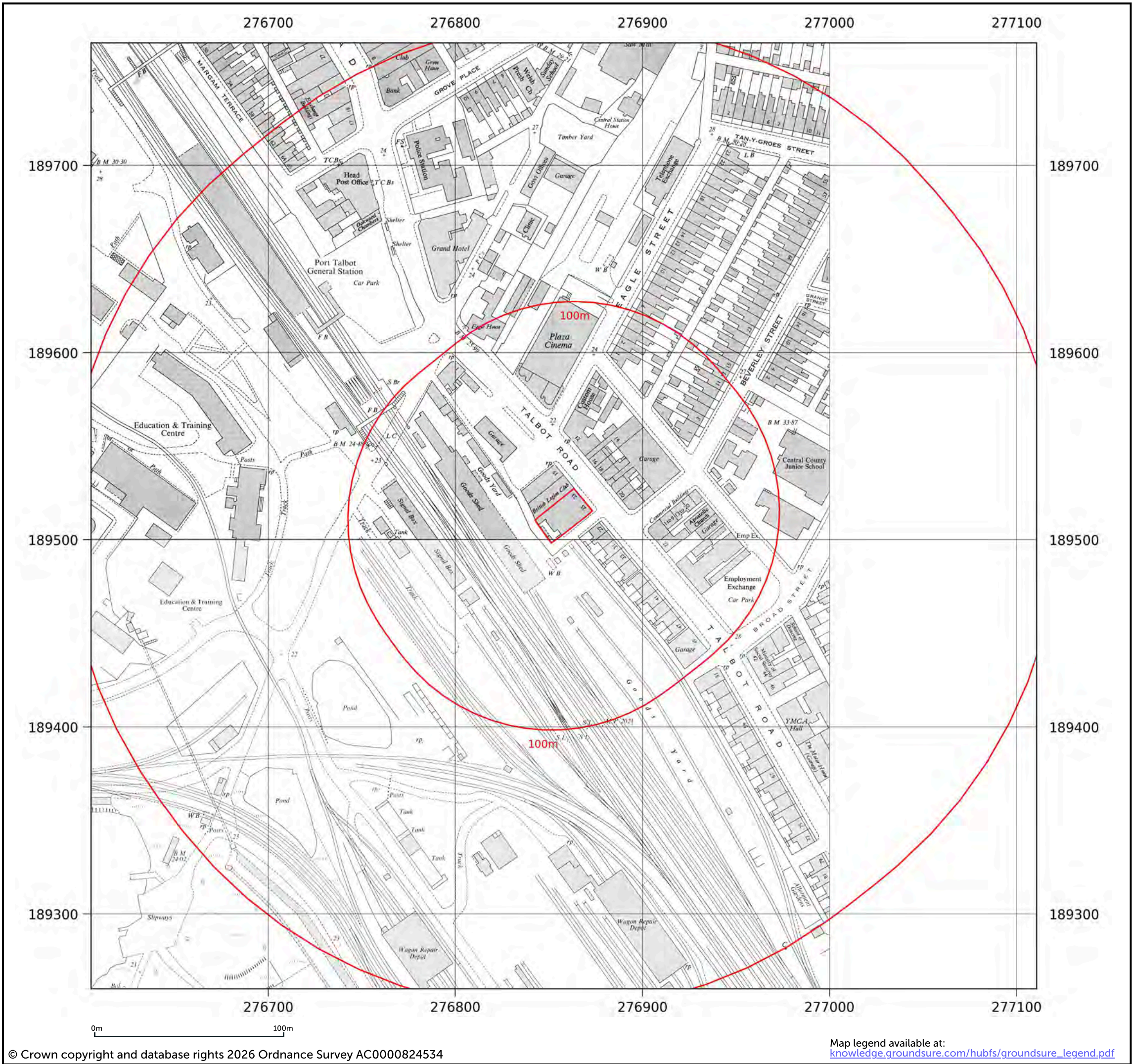
Map name: National Grid
Map date: 1967-1968
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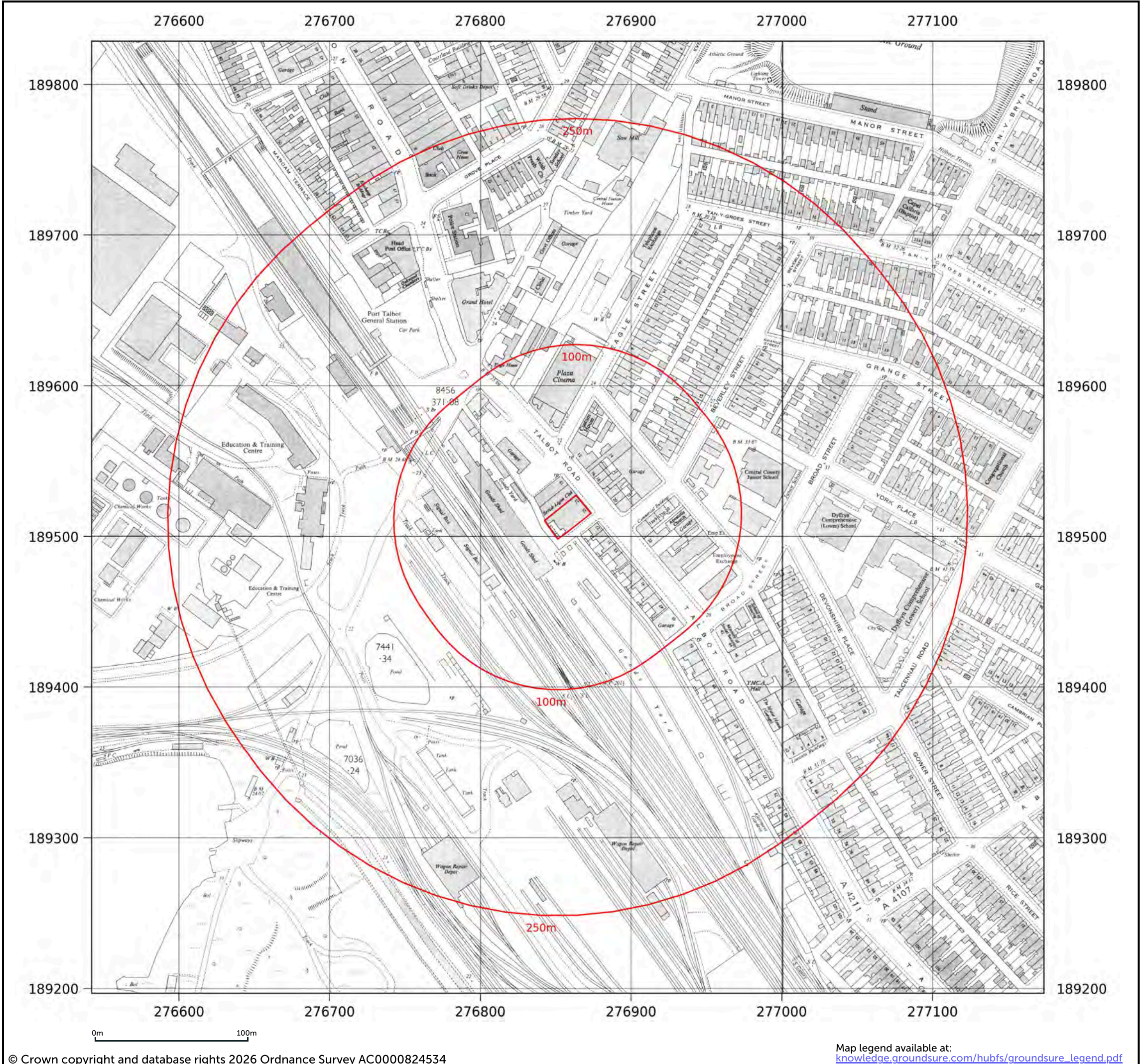


Date: 1968
Surveyed: 1950
Revised: 1967
Copyright: 1968
Levelled: 1964

Date: 1967
Surveyed: 1951
Revised: 1967
Copyright: 1967
Levelled: 1964

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Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	National Grid
Map date:	1969
Scale:	1:2,500
Printed at:	1:2,500

Date: 1969
Surveyed: 1968
Revised: 1968
Copyright: 1969
Levelled: 1964

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

Q2212 Huddersfield Building

Q2212/LD/060826

HMD-213-P6W-P2Y-5AY-8UX

276857.73, 189512.72

6 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1974

1:1,250

1:2,000

Date: 1974

Surveyed: 1951

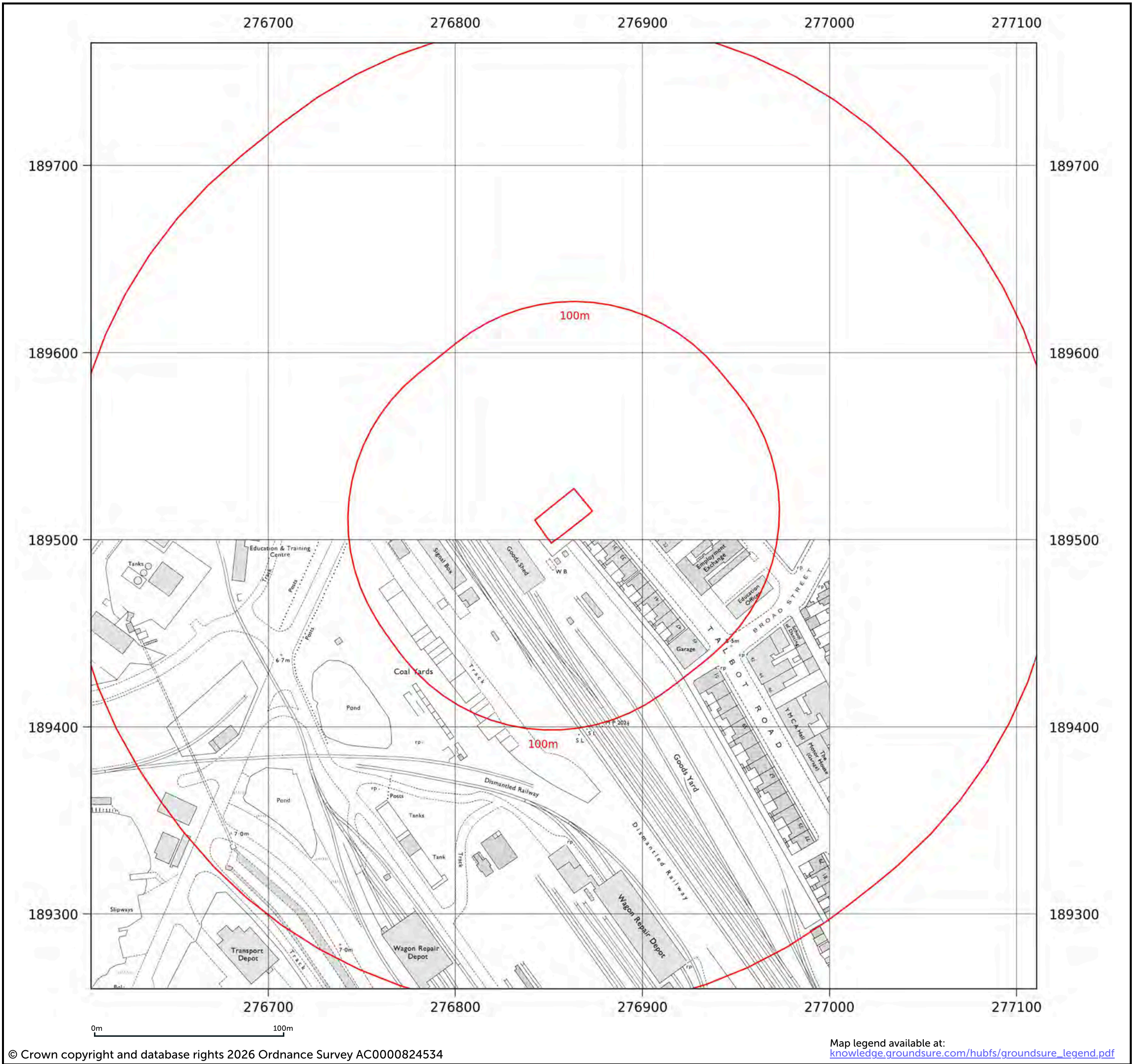
Revised: 1973

Copyright: 1974

Levelled: 1964



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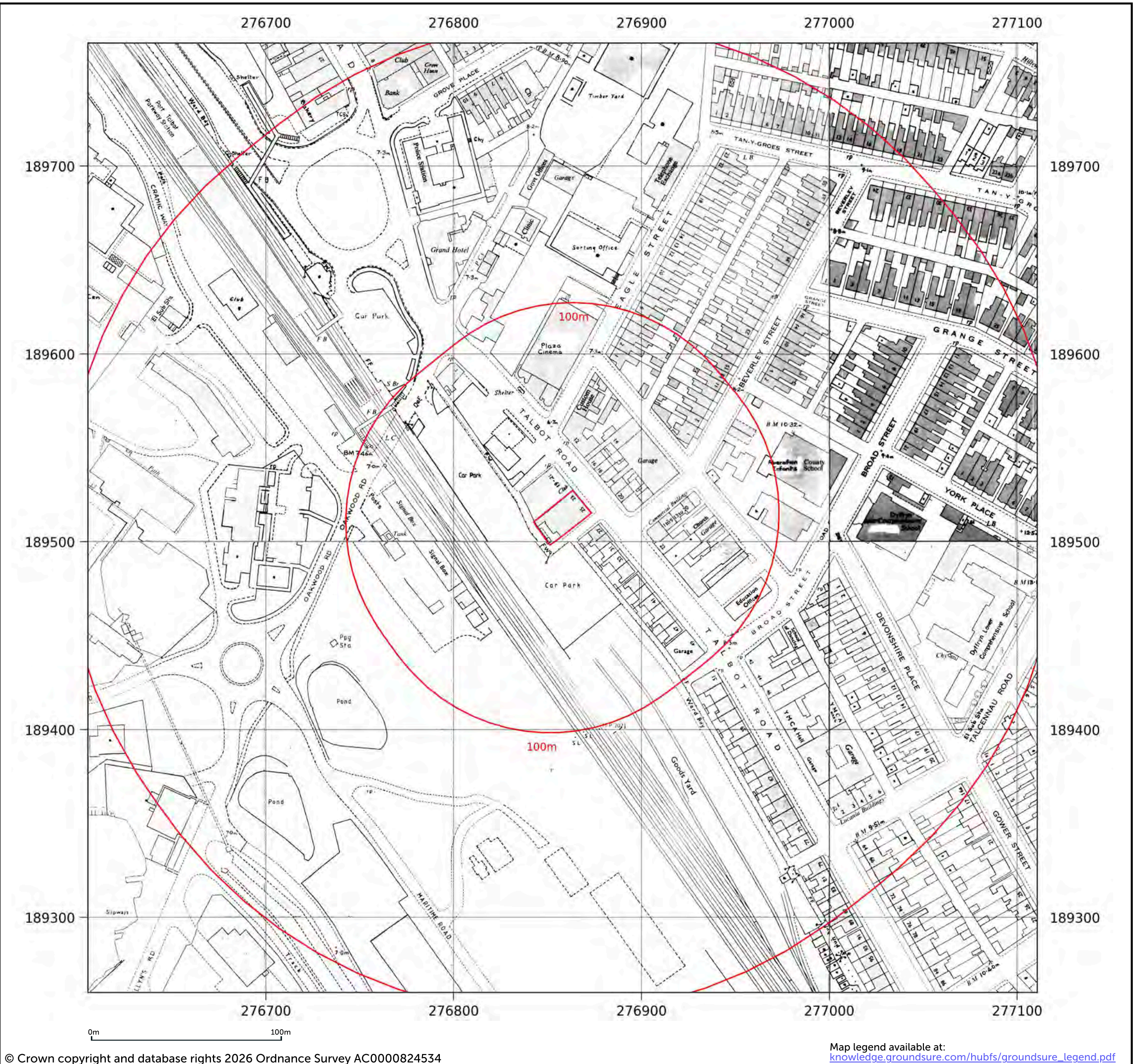
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Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

Map name: National Grid
Map date: 1988-1991
Scale: 1:1,250
Printed at: 1:2,000



Date: 1988 Surveyed: 1964 Revised: 1988 Copyright: 1988 Levelled: 1964	Date: 1991 Surveyed: 1991 Revised: 1991 Copyright: 1991
Date: 1988 Surveyed: 1964 Revised: 1988 Copyright: 1988 Levelled: 1964	Date: 1991 Surveyed: 1991 Revised: 1991 Copyright: 1991

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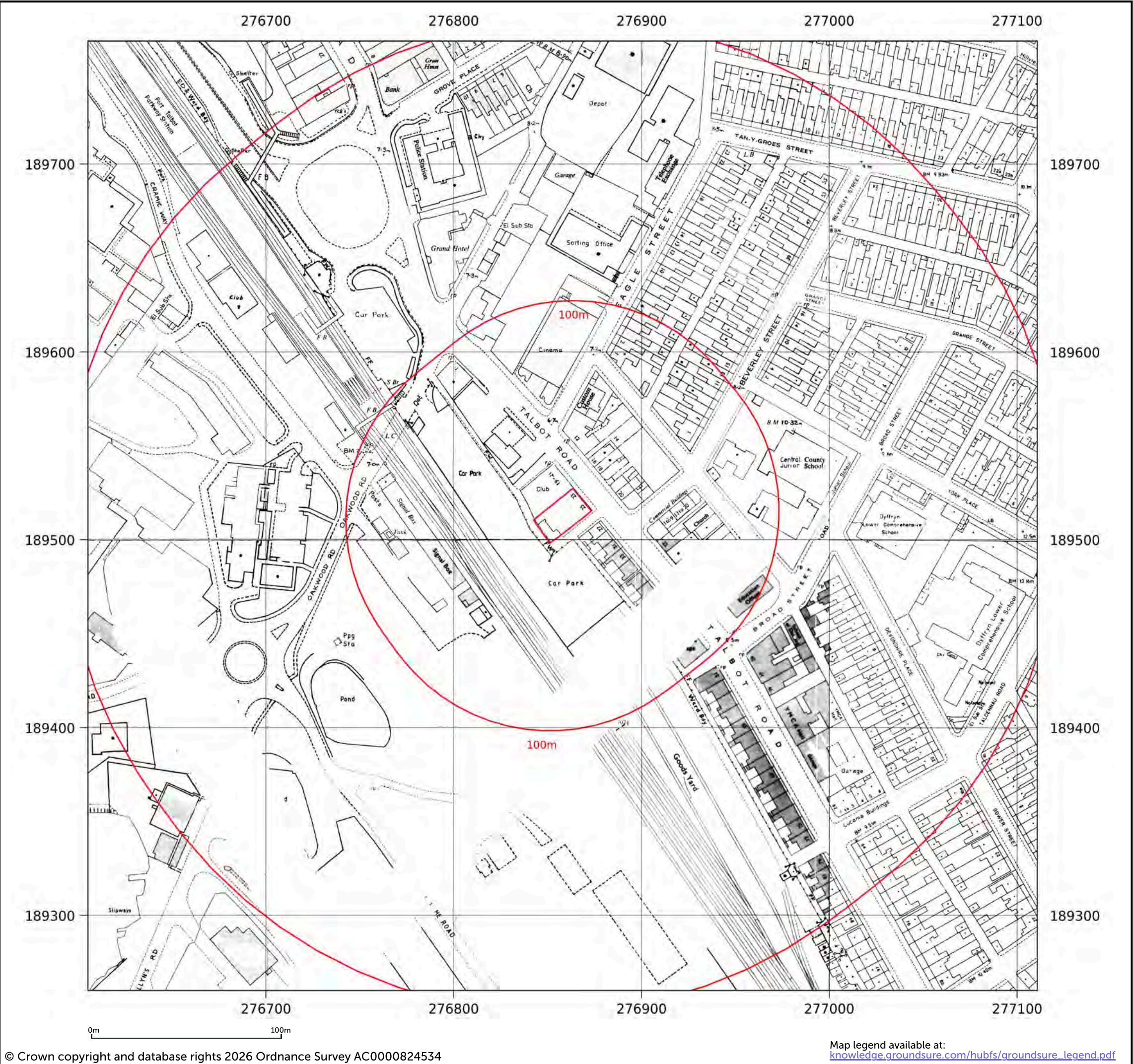
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Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

Map name: National Grid
Map date: 1988-1993
Scale: 1:1,250
Printed at: 1:2,000



Date: 1991 Copyright: 1991 Levelled: 1964	Date: 1993 Copyright: 1993
Date: 1988 Surveyed: 1988 Revised: 1988 Copyright: 1988	Date: 1993 Copyright: 1993

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

Q2212 Huddersfield Building

Q2212/LD/060826

HMD-213-P6W-P2Y-5AY-8UX

276857.73, 189512.72

6 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1991-1993

1:1,250

1:2,000

Date: 1993

Copyright: 1993

Date: 1991

Surveyed: 1964

Revised: 1991

Copyright: 1991

Levelled: 1964



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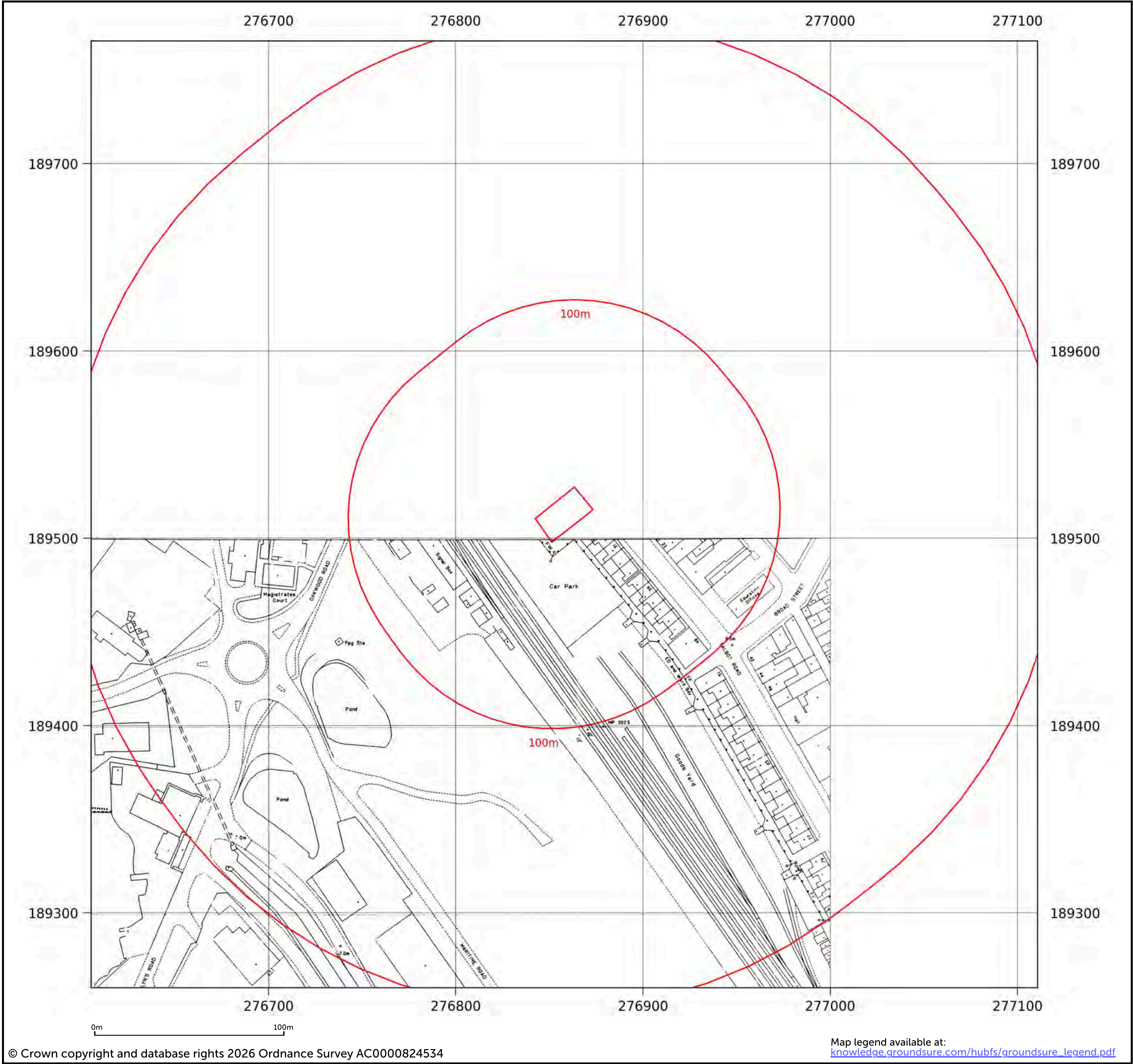
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Production date:	6 August 2026

Map name:	National Grid
Map date:	1993
Scale:	1:1,250
Printed at:	1:2,000



Date: 1993
Copyright: 1993

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

Q2212 Huddersfield Building

Q2212/LD/060826

HMD-213-P6W-P2Y-5AY-8UX

276857.73, 189512.72

6 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1995

1:1,250

1:2,000

N

W

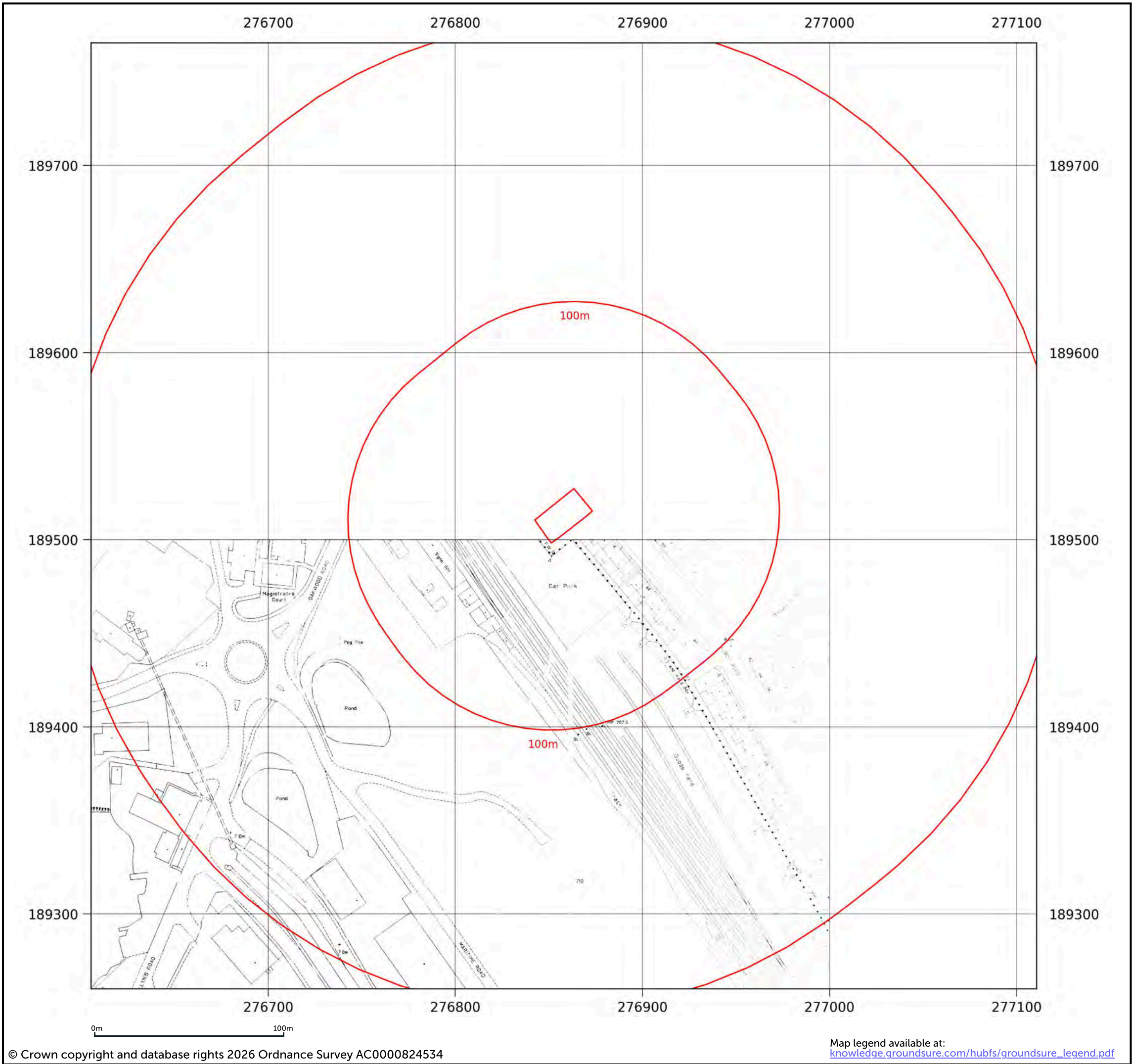
E

S

Date: 1995

Copyright: 1995

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

Q2212 Huddersfield Building

Q2212/LD/060826

HMD-213-P6W-P2Y-5AY-8UX

276857.73, 189512.72

6 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1995

1:1,250

1:2,000

Date: 1995

Surveyed: 1995

Revised: 1995

Copyright: 1995

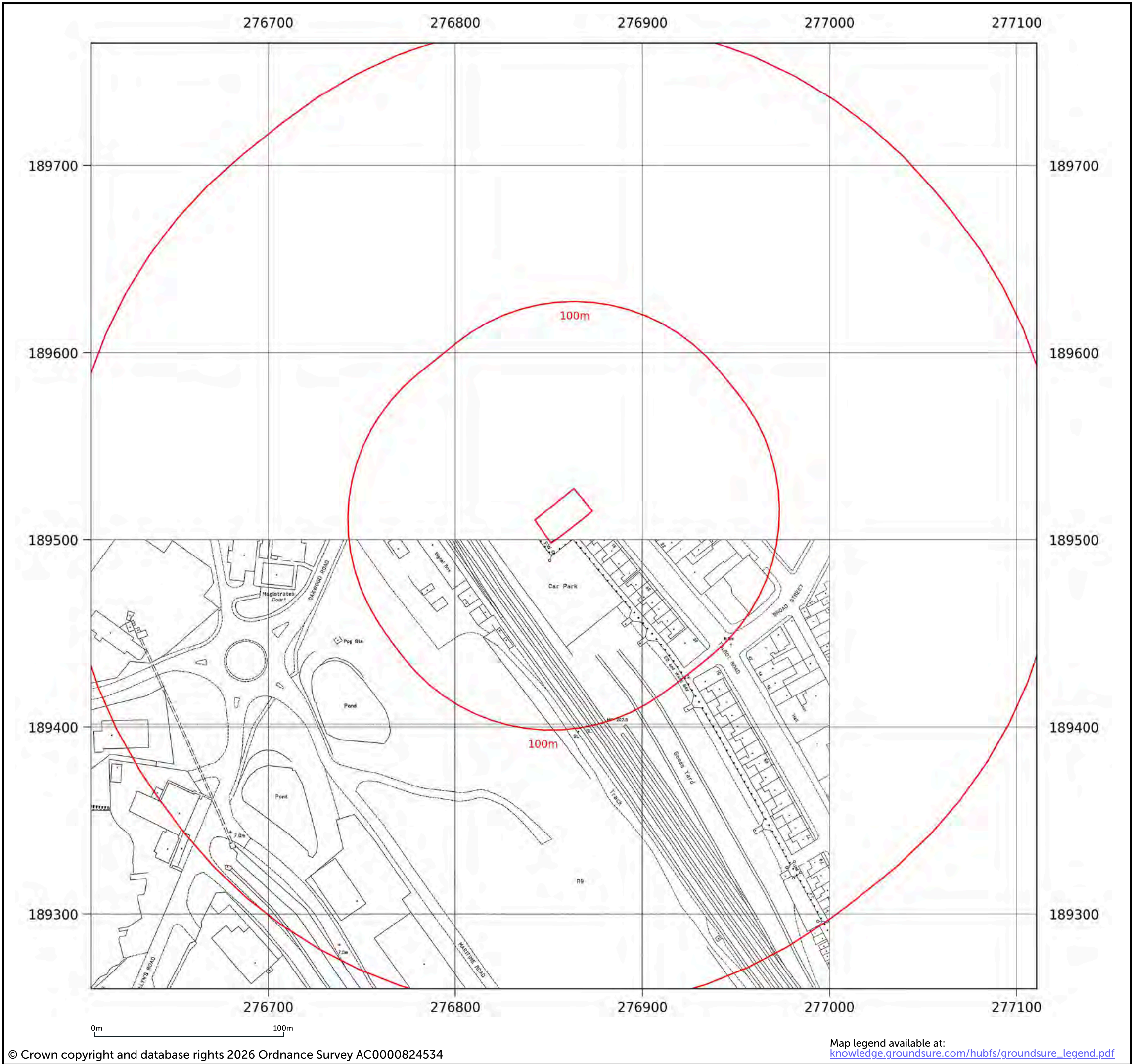
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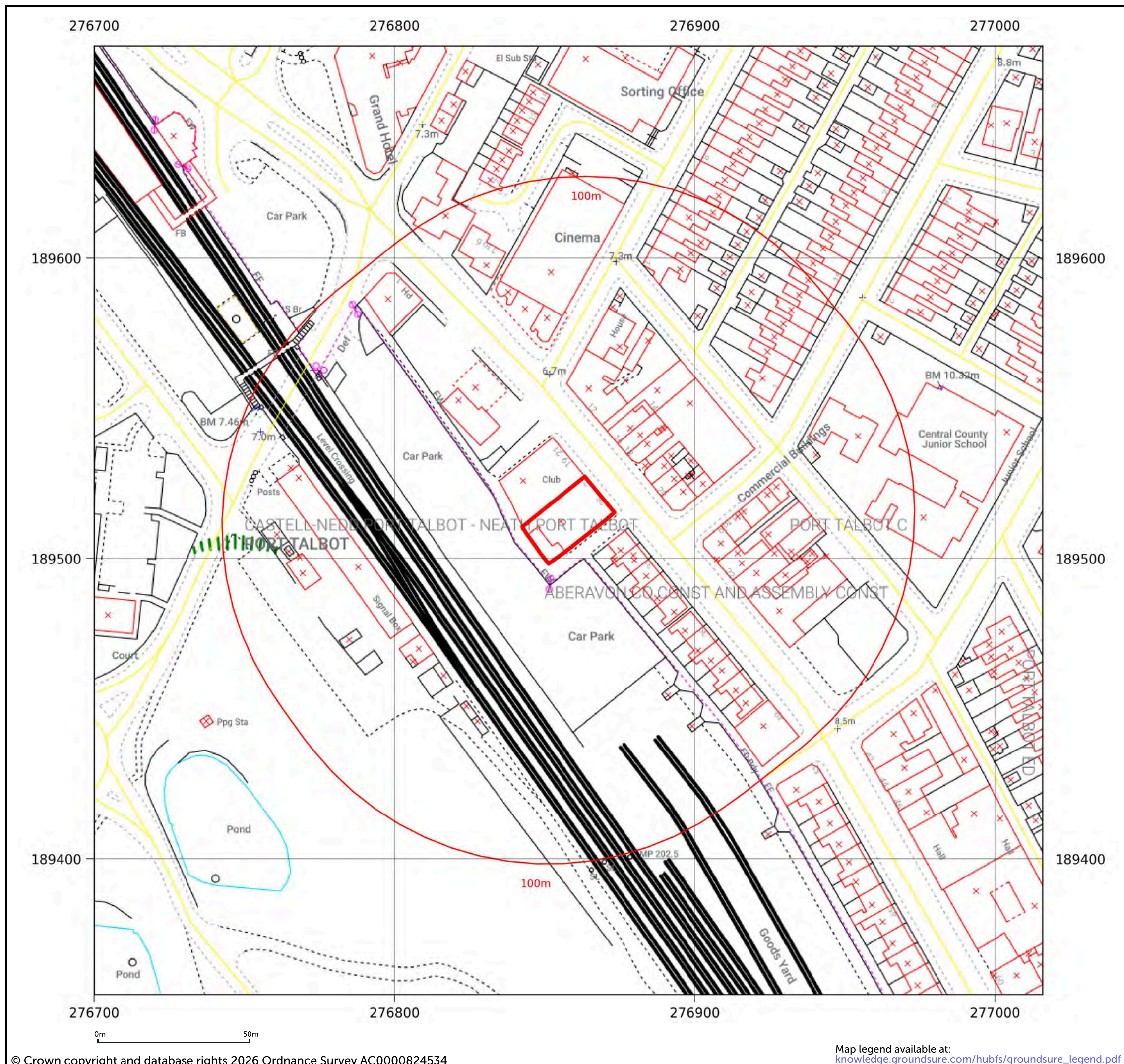
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Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250



Date: 2003

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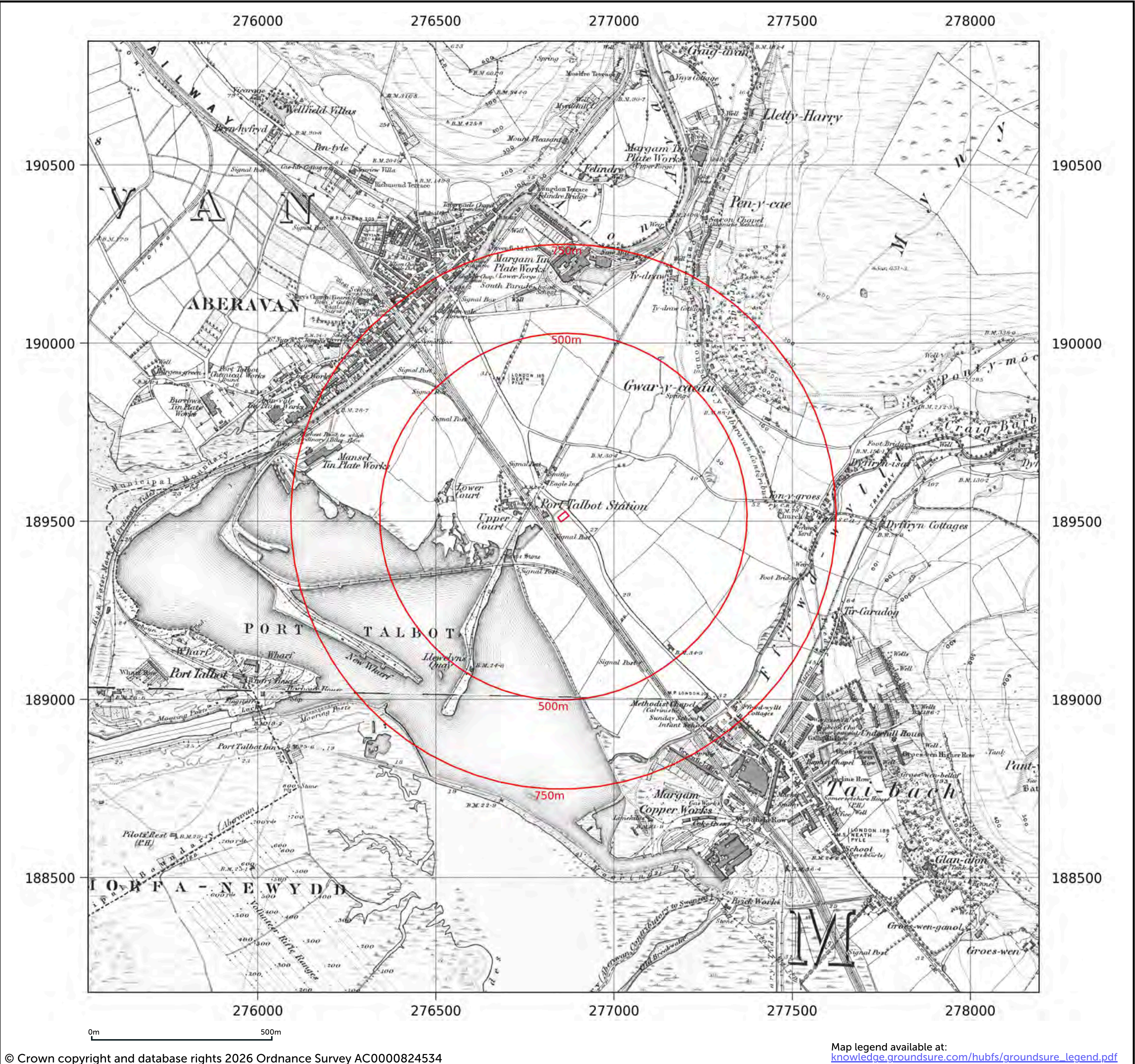
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Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	County Series
Map date:	1884-1885
Scale:	1:10,560
Printed at:	1:10,560

Date: 1884
Surveyed: 1877
Edition: 1884

Date: 1885
Surveyed: 1876
Revised: 1876
Copyright: 1885

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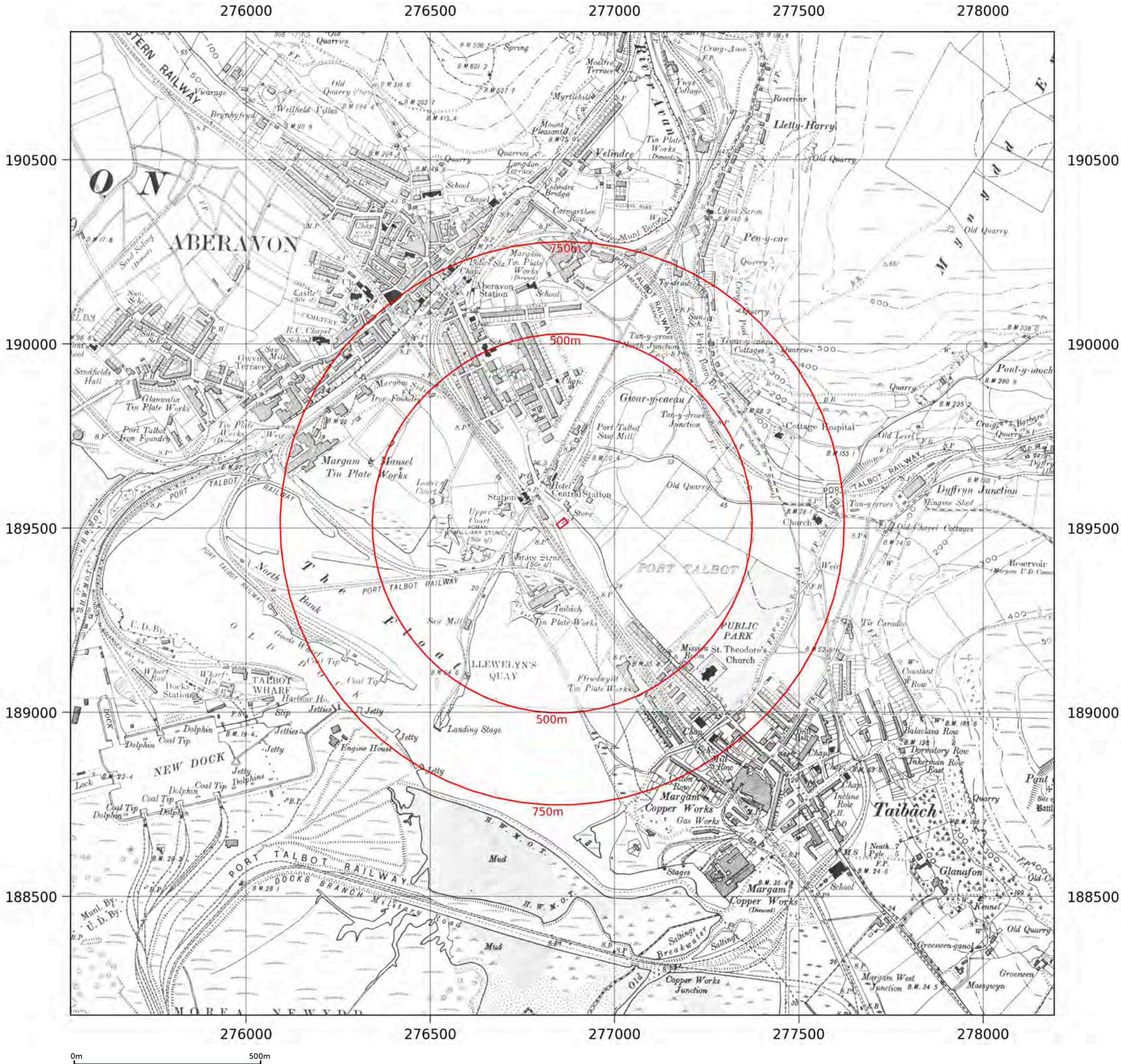


In partnership with



Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026
Map name:	County Series
Map date:	1897-1900
Scale:	1:10,560
Printed at:	1:10,560
Date: 1897 Surveyed: 1876 Revised: 1897 Date: 1900 Surveyed: 1876 Revised: 1900	

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

Q2212 Huddersfield Building

Q2212/LD/060826

HMD-213-P6W-P2Y-5AY-8UX

276857.73, 189512.72

6 August 2026

Map name:

Map date:

Scale:

Printed at:

County Series

1914

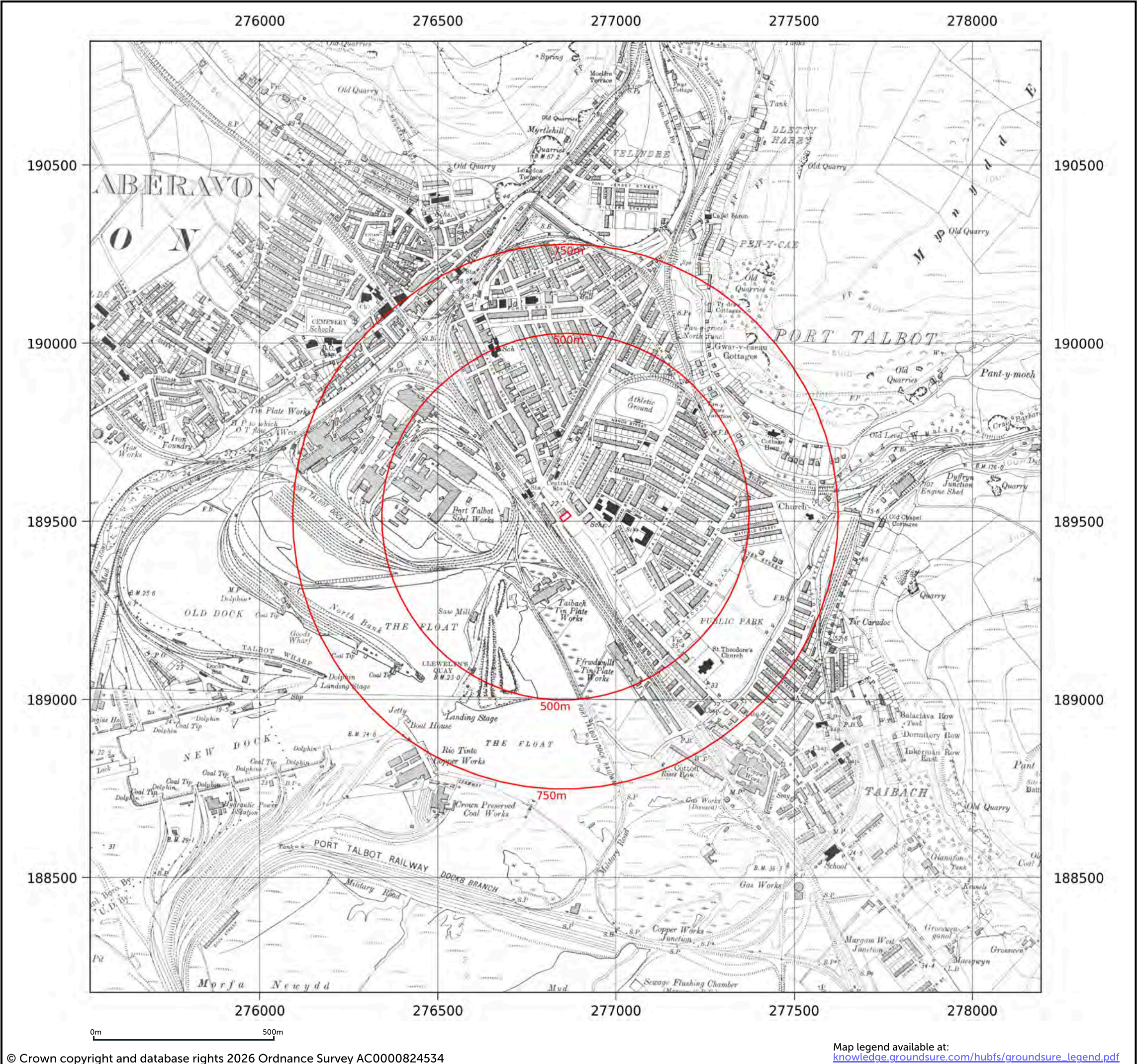
1:10,560

1:10,560

Date: 1914
Surveyed: 1875
Revised: 1914

Date: 1914
Surveyed: 1875
Revised: 1914

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Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

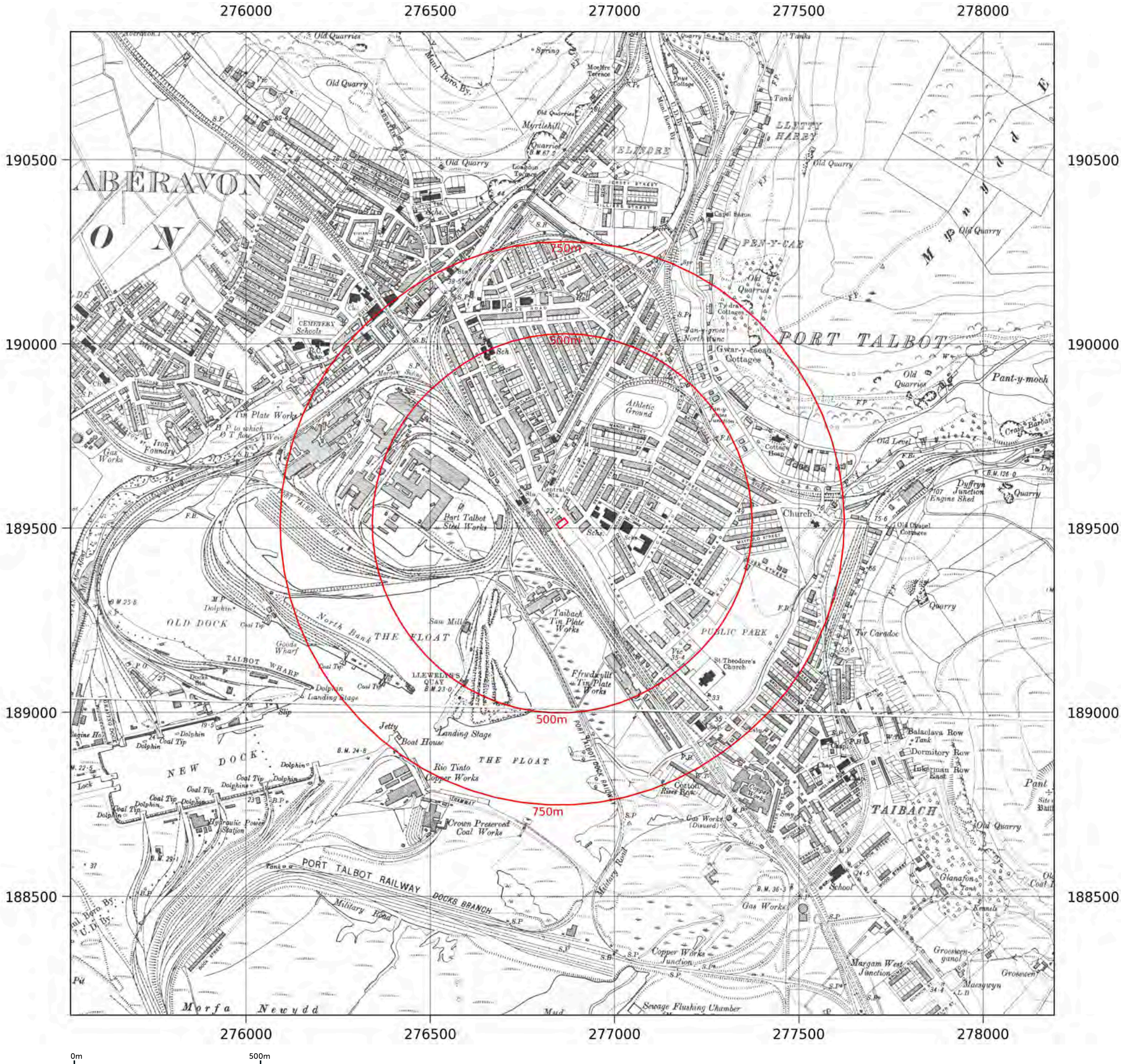
Map name:	County Series
Map date:	1921
Scale:	1:10,560
Printed at:	1:10,560



Date: 1921
Surveyed: 1875
Revised: 1921

Date: 1921
Surveyed: 1875
Revised: 1921

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

Q2212 Huddersfield Building

Q2212/LD/060826

HMD-213-P6W-P2Y-5AY-8UX

276857.73, 189512.72

6 August 2026

Map name:

Map date:

Scale:

Printed at:

County Series

1938

1:10,560

1:10,560

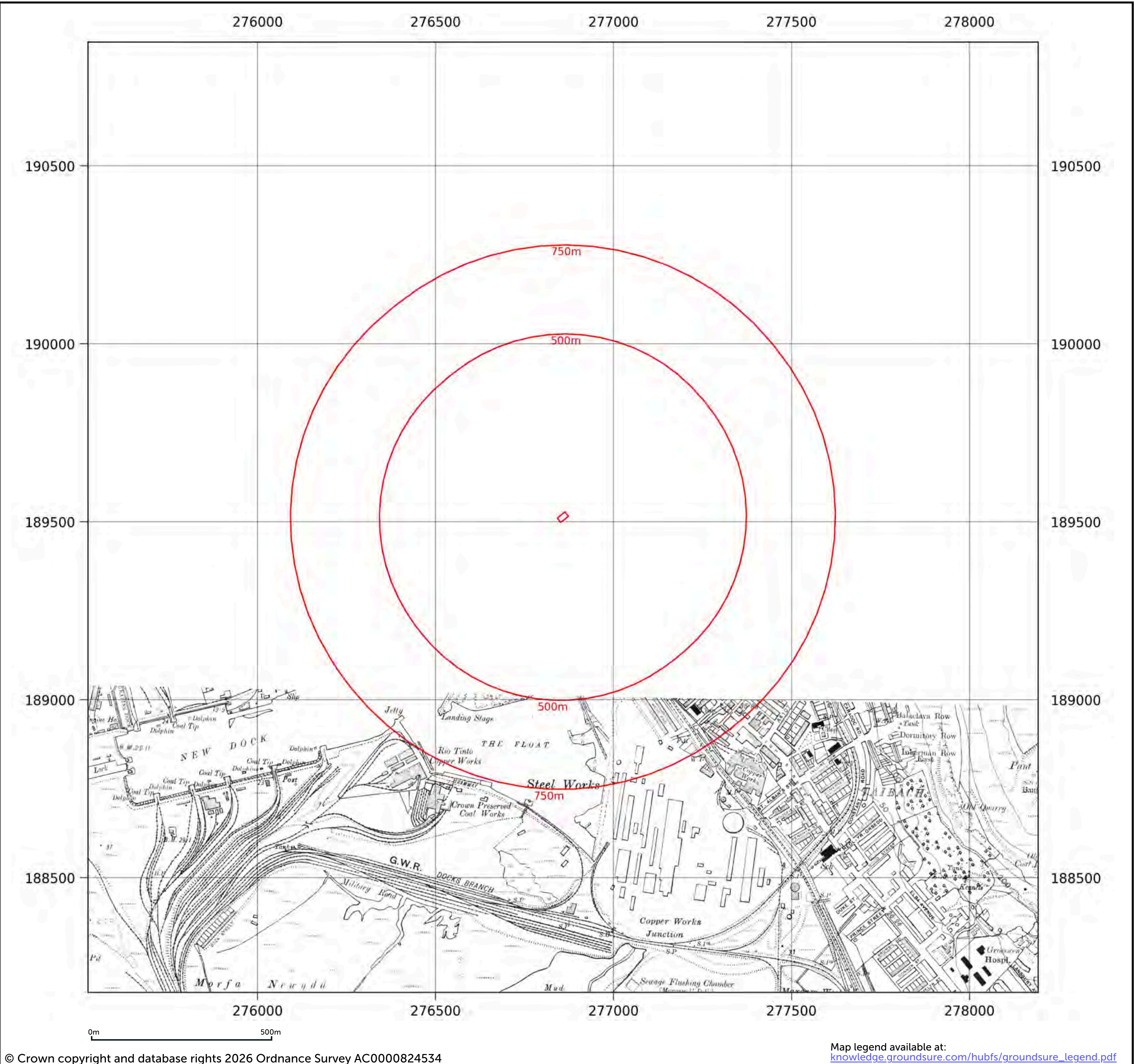
Date: 1938

Surveyed: 1875

Revised: 1938

Levelled: 1934

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

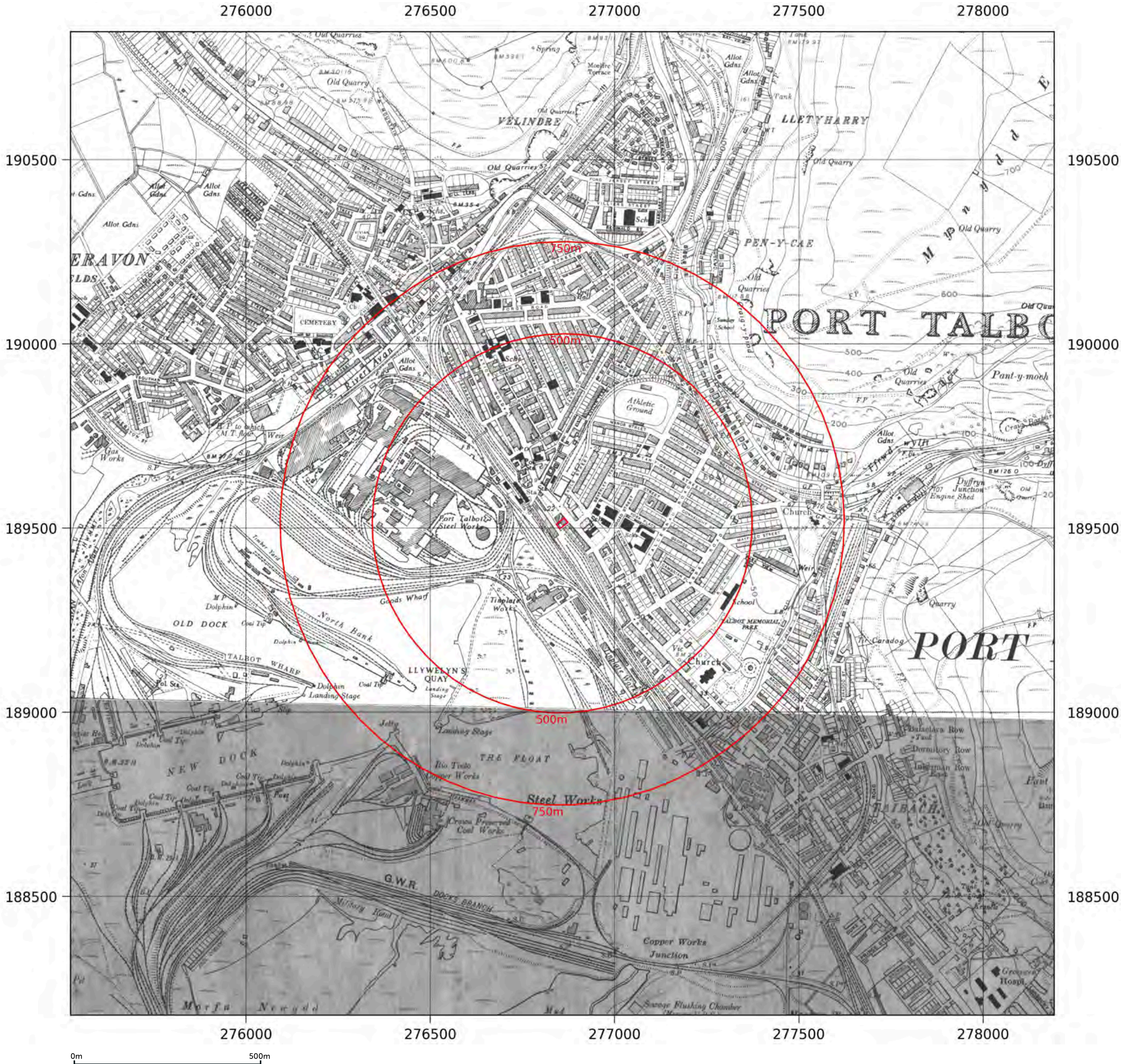
Map name: County Series
Map date: 1947
Scale: 1:10,560
Printed at: 1:10,560



Date: 1947
Surveyed: 1875
Revised: 1947

Date: 1947
Surveyed: 1875
Revised: 1947
Levelled: 1934

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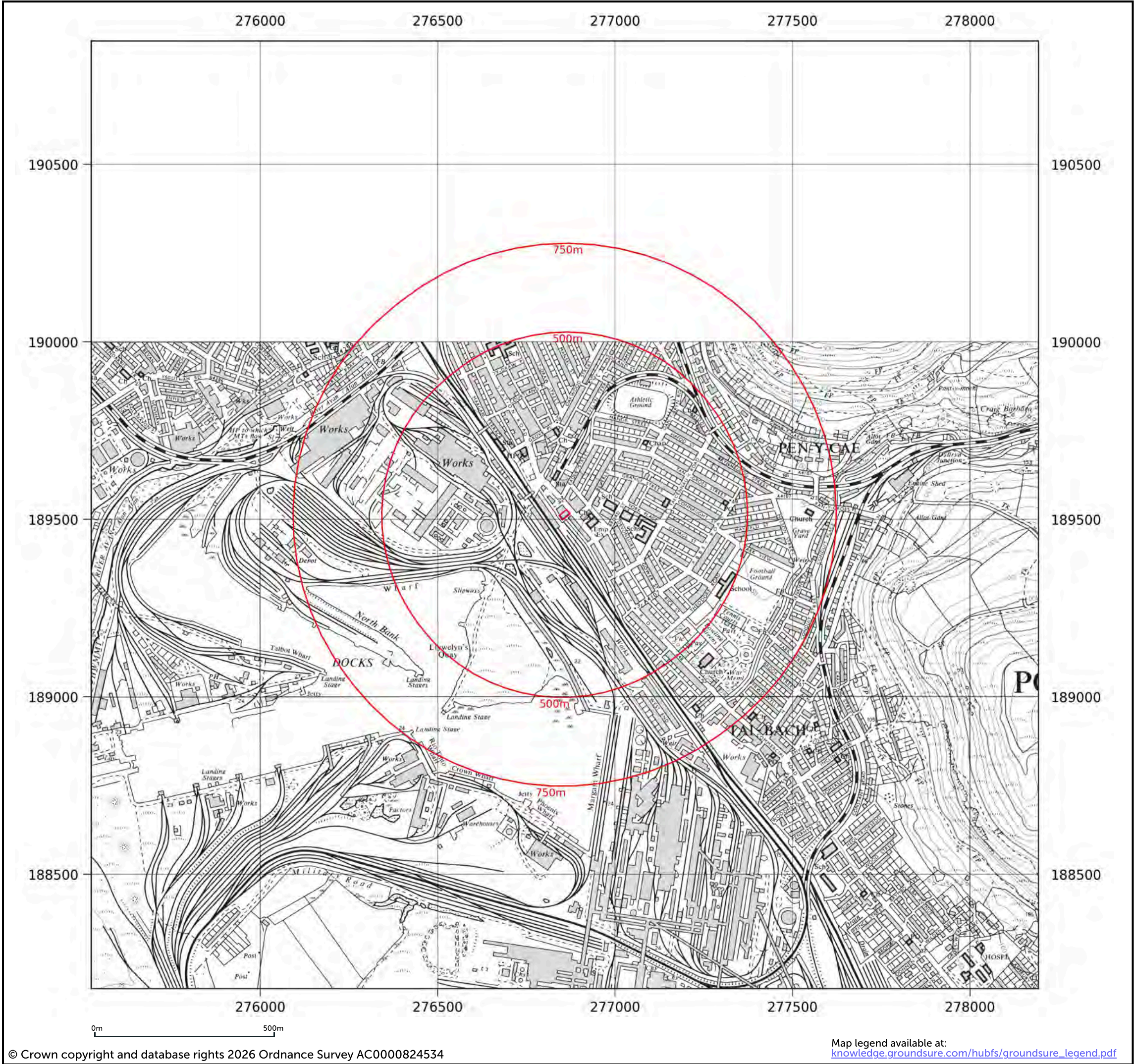


Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	Provisional
Map date:	1965
Scale:	1:10,560
Printed at:	1:10,560

Date: 1965
Surveyed: 1965
Revised: 1965

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

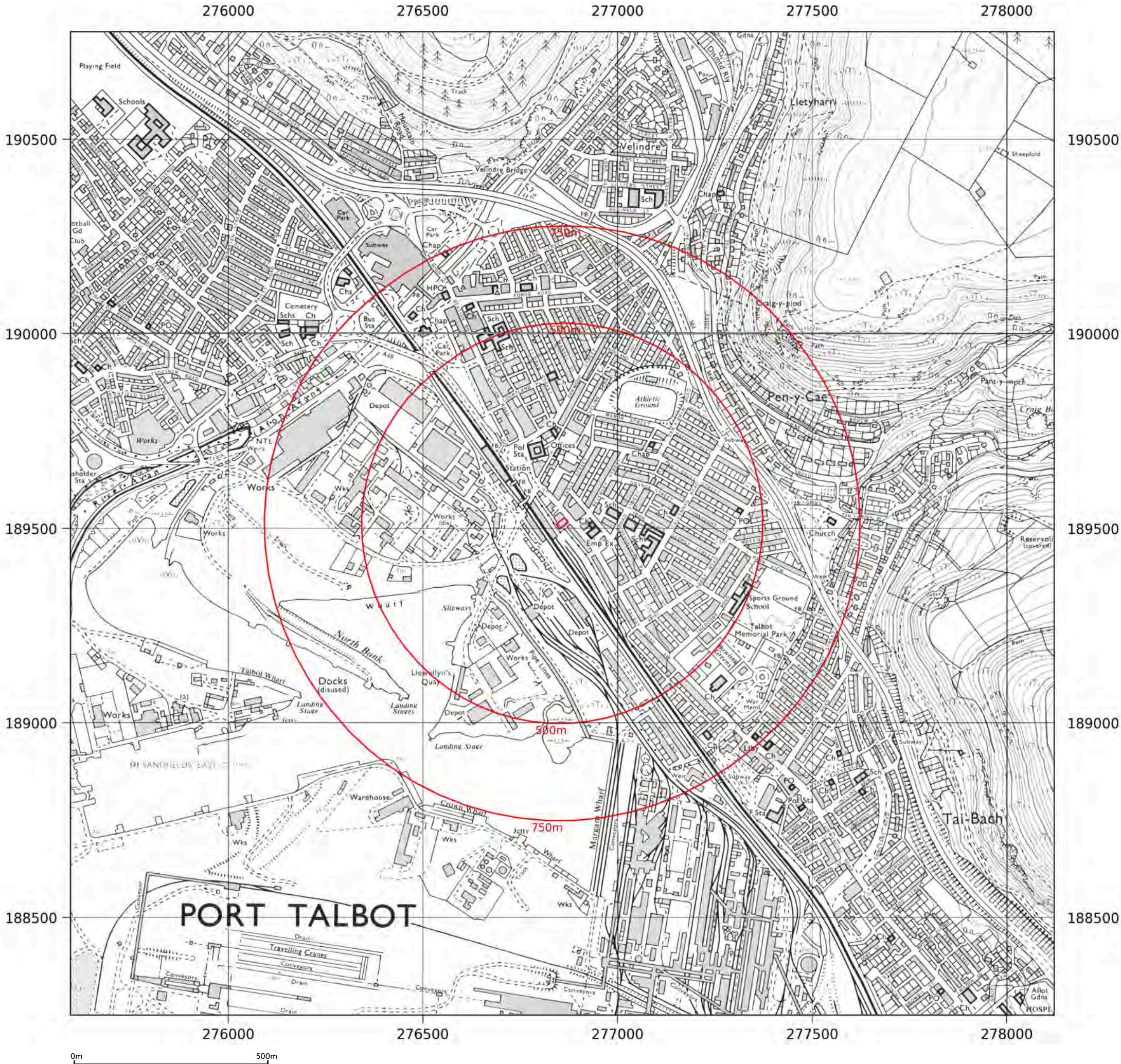
Map name: National Grid
Map date: 1980-1982
Scale: 1:10,000
Printed at: 1:10,000



Date: 1980
Surveyed: 1977
Revised: 1979
Copyright: 1980
Levelled: 1978

Date: 1982
Surveyed: 1977
Revised: 1982
Copyright: 1982
Levelled: 1978

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Site details:	Q2212 Huddersfield Building
Client ref:	Q2212/LD/060826
Report ref:	HMD-213-P6W-P2Y-5AY-8UX
Grid ref:	276857.73, 189512.72
Production date:	6 August 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000



Date: 2001
Date: 2001

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

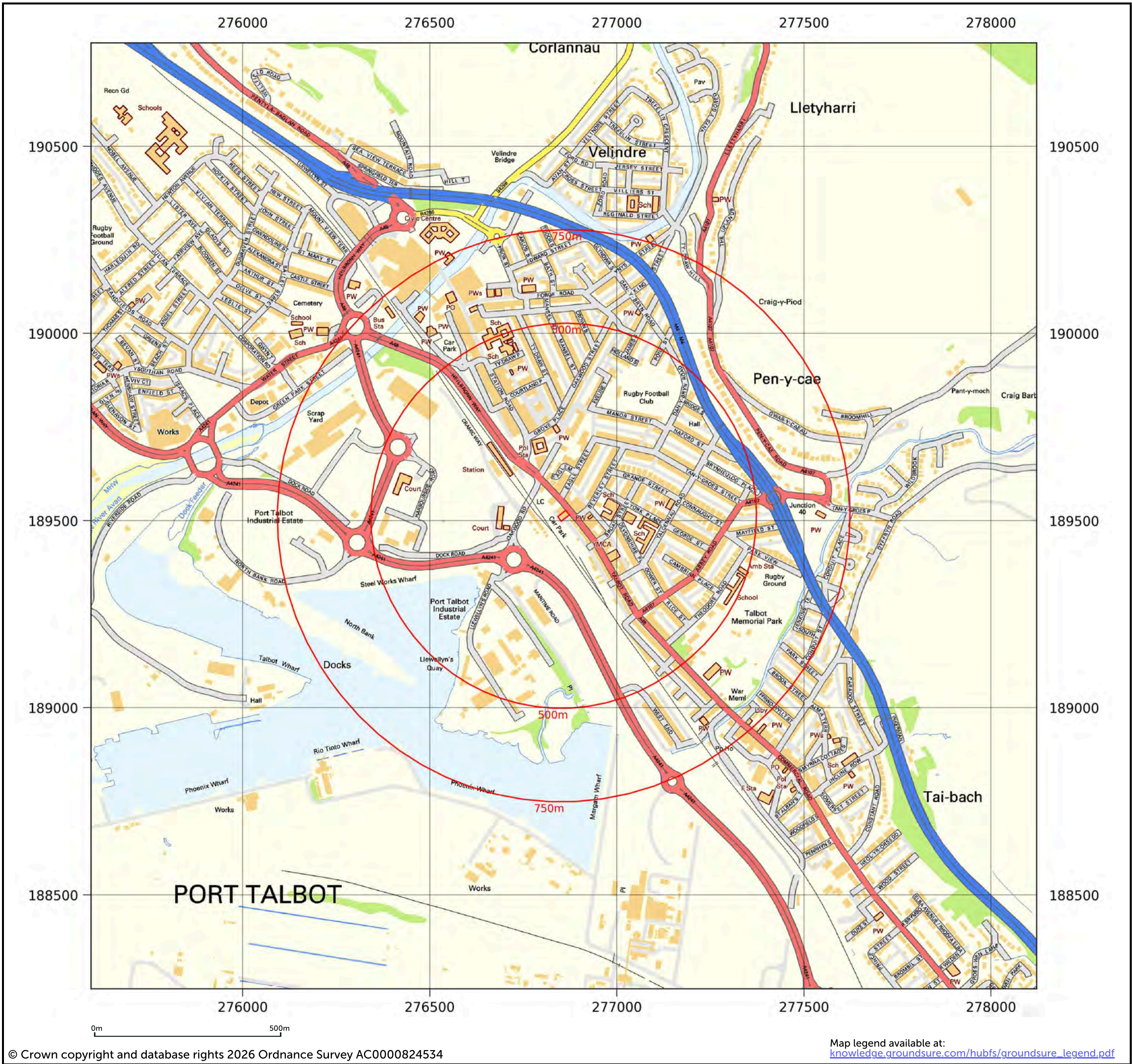
Map name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000



Date: 2010

Date: 2010

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

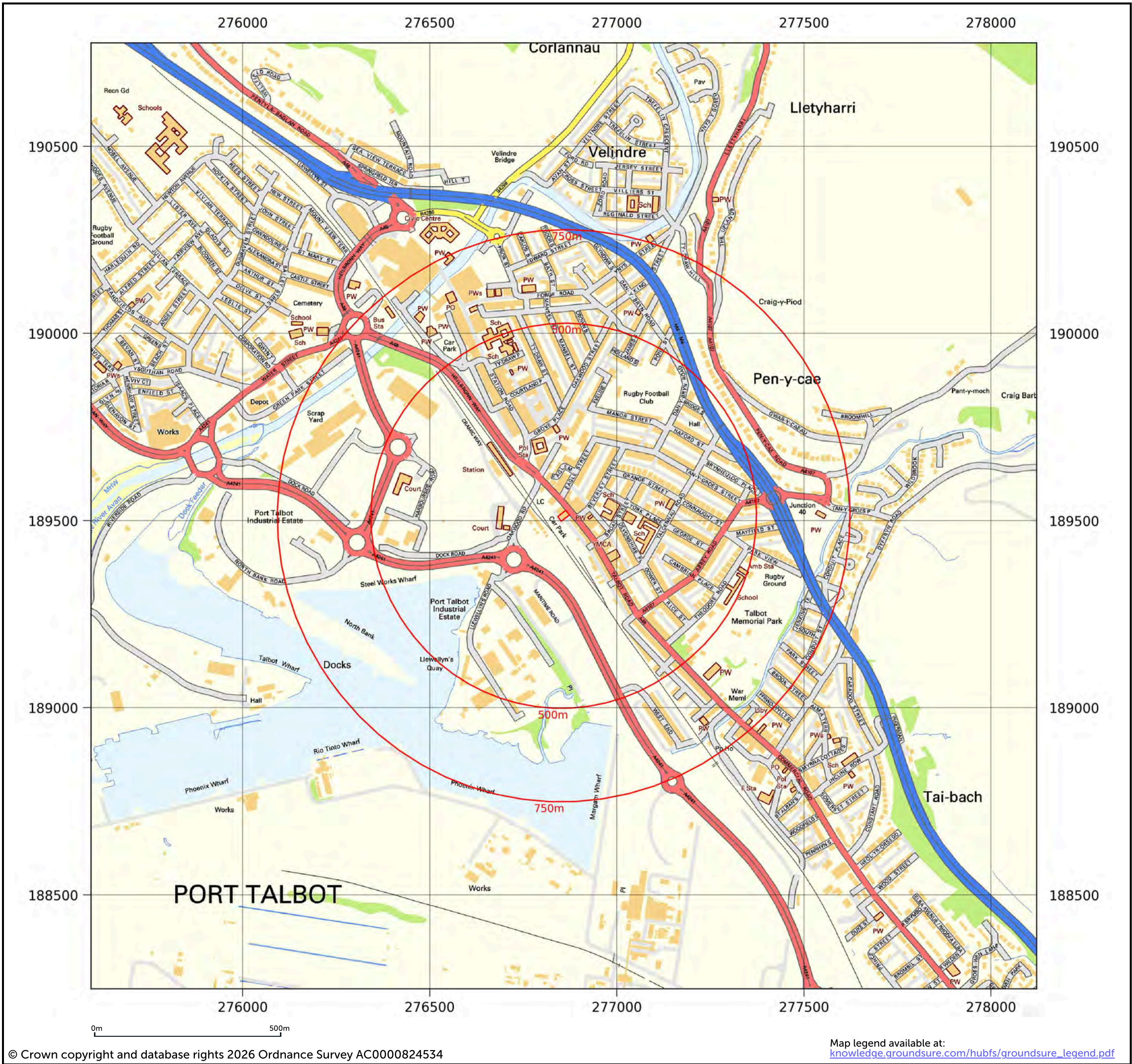
Map name: National Grid
Map date: 2015
Scale: 1:10,000
Printed at: 1:10,000



Date: 2015

Date: 2015

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Site details: Q2212 Huddersfield Building
Client ref: Q2212/LD/060826
Report ref: HMD-213-P6W-P2Y-5AY-8UX
Grid ref: 276857.73, 189512.72
Production date: 6 August 2026

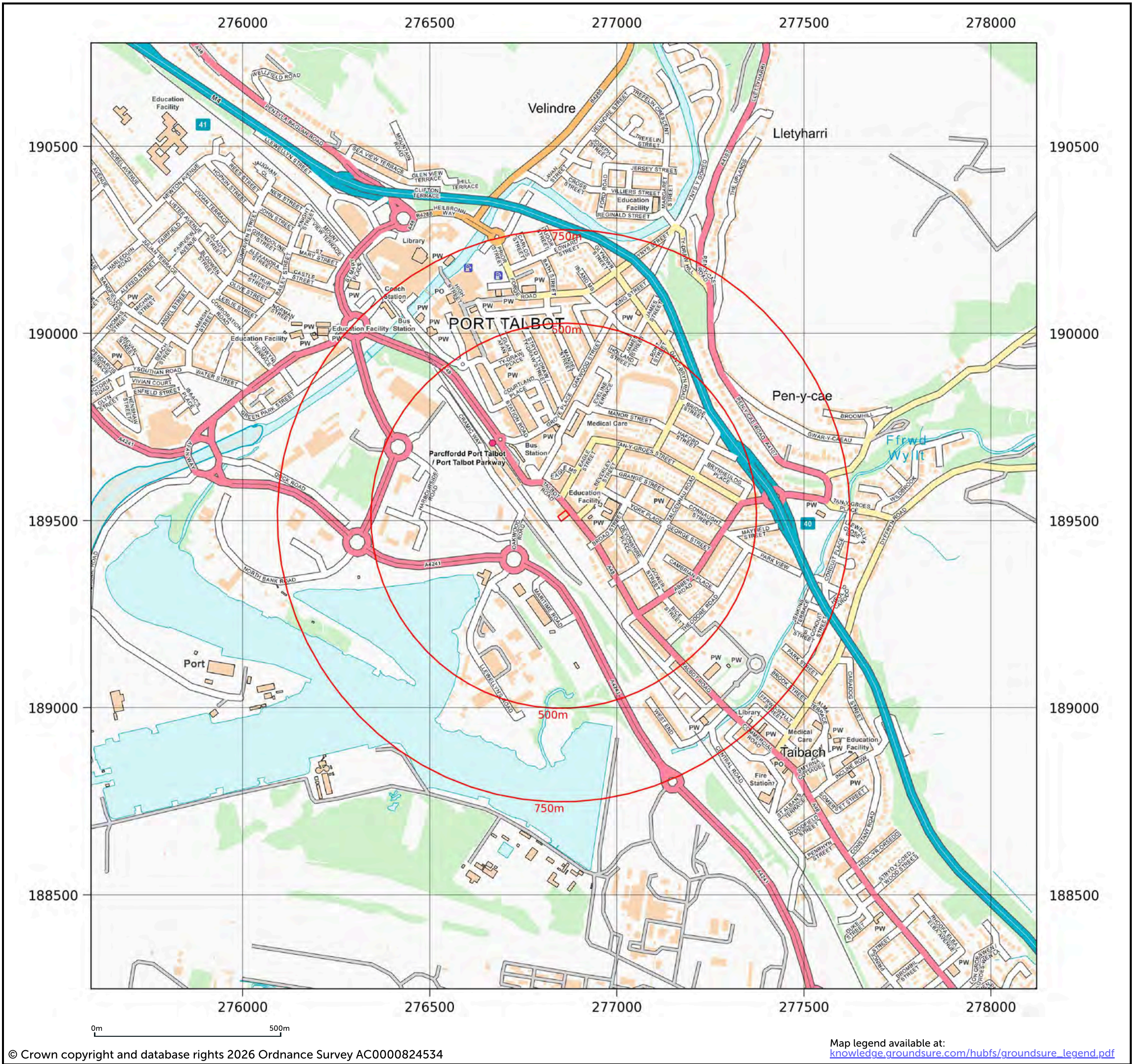
Map name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000



Date: 2025

Date: 2025

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APPENDIX III – GROUNDSURE ENVIRO+GEO INSIGHT REPORT

Q2212 Huddersfield Building

Order Details

Date: 06/08/2026
Your ref: Q2212/LD/060826
Our Ref: HMD-213-XMT-TOM-BGU-DO2

Site Details

Location: 276857 189512
Area: 0.05 ha
Authority: [Castell-nedd Port Talbot - Neath Port Talbot County Borough](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2 >](#)
[OS MasterMap site plan](#) [p.14 >](#)
[Aerial image](#) [p. 9 >](#)

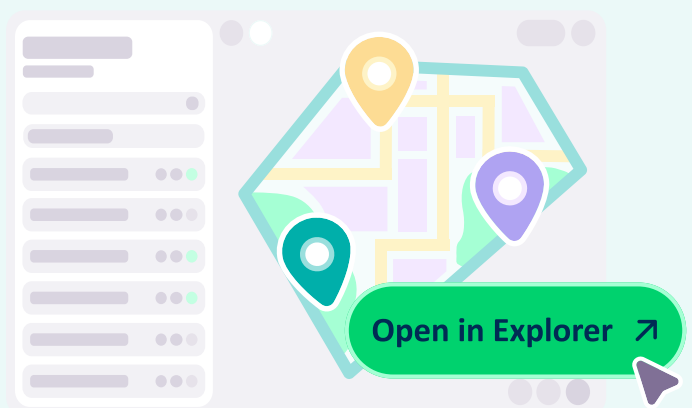
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	4	21	53	65	-
21 >	1.2 >	Historical tanks >	0	0	29	68	-
25 >	1.3 >	Historical energy features >	0	0	8	13	-
26	1.4	Historical petrol stations	0	0	0	0	-
26 >	1.5 >	Historical garages >	0	6	20	8	-
27	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	2.1 >	Historical industrial land uses >	4	11	60	67	-
34 >	2.2 >	Historical tanks >	0	0	39	121	-
40 >	2.3 >	Historical energy features >	0	0	13	21	-
41	2.4	Historical petrol stations	0	0	0	0	-
41 >	2.5 >	Historical garages >	0	7	34	16	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
44	3.1	Active or recent landfill	0	0	0	0	-
44	3.2	Historical landfill (BGS records)	0	0	0	0	-
45	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
45	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
45 >	3.5 >	Historical waste sites >	0	0	0	3	-
46	3.6	Licensed waste sites	0	0	0	0	-
46 >	3.7 >	Waste exemptions >	0	0	1	8	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	4.1 >	Recent industrial land uses >	0	2	14	-	-
50	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
50 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
50	4.4	Sites determined as Contaminated Land	0	0	0	0	-
50 >	4.5 >	Control of Major Accident Hazards (COMAH) >	0	0	1	0	-



51	4.6	Regulated explosive sites	0	0	0	0	-
51	4.7	Hazardous substance storage/usage	0	0	0	0	-
51 >	4.8 >	<u>Historical licensed industrial activities (IPC) ></u>	0	0	4	0	-
52 >	4.9 >	<u>Licensed industrial activities (Part A(1)) ></u>	0	0	3	0	-
53 >	4.10 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	1	0	0	-
53	4.11	Radioactive Substance Authorisations	0	0	0	0	-
53 >	4.12 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	8	-
54	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
55	4.14	Pollutant release to public sewer	0	0	0	0	-
55	4.15	List 1 Dangerous Substances	0	0	0	0	-
55	4.16	List 2 Dangerous Substances	0	0	0	0	-
55 >	4.17 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	2	9	-
57	4.18	Pollution inventory substances	0	0	0	0	-
57	4.19	Pollution inventory waste transfers	0	0	0	0	-
57	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
58 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
60 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
62 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
63	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
63	5.5	Groundwater vulnerability- local information	None (within 0m)				
64	5.6	Groundwater abstractions	0	0	0	0	0
65 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	26
70	5.8	Potable abstractions	0	0	0	0	0
70	5.9	Source Protection Zones	0	0	0	0	-
70	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
71	6.1	Water Network (OS NGD)	0	0	0	-	-
71	6.2	Surface water features	0	0	0	-	-



72 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
72	6.4	WFD Surface water bodies	0	0	0	-	-
72 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	7.1 >	Risk of flooding from rivers and the sea >	Medium (within 50m)				
74	7.2	Historical Flood Events	0	0	0	-	-
74	7.3	Flood Defences	0	0	0	-	-
74	7.4	Flood Storage Areas	0	0	0	-	-
75 >	7.5 >	Flood Zone 2 >	Identified (within 50m)				
76 >	7.6 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
77 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
79 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
80	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
81	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
81	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
81	10.4	Special Protection Areas (SPA)	0	0	0	0	0
81	10.5	National Nature Reserves (NNR)	0	0	0	0	0
82	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
82 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	15
83	10.8	Biosphere Reserves	0	0	0	0	0
83	10.9	Forest Parks	0	0	0	0	0
83	10.10	Marine Conservation Zones	0	0	0	0	0
83	10.11	Green Belt	0	0	0	0	0
83	10.12	Proposed Ramsar sites	0	0	0	0	0
84	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
84	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



84	10.15	Nitrate Sensitive Areas	0	0	0	0	0
84	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
85	10.17	SSSI Impact Risk Zones	0	-	-	-	-
85	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
86	11.1	World Heritage Sites	0	0	0	-	-
87	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
87	11.3	National Parks	0	0	0	-	-
87 >	11.4 >	Listed Buildings >	0	0	3	-	-
88	11.5	Conservation Areas	0	0	0	-	-
88	11.6	Scheduled Ancient Monuments	0	0	0	-	-
88	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
90	12.2	Open Access Land	0	0	0	-	-
90	12.3	Tree Felling Licences	0	0	0	-	-
90	12.4	Environmental Stewardship Schemes	0	0	0	-	-
90	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
91	13.1	Priority Habitat Inventory	0	0	0	-	-
91	13.2	Habitat Networks	0	0	0	-	-
91	13.3	Open Mosaic Habitat	0	0	0	-	-
91	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	14.1 >	10k Availability >	Identified (within 500m)				
93 >	14.2 >	Artificial and made ground (10k) >	0	1	0	2	-
94 >	14.3 >	Superficial geology (10k) >	2	0	1	3	-
95	14.4	Landslip (10k)	0	0	0	0	-
96 >	14.5 >	Bedrock geology (10k) >	1	0	4	6	-



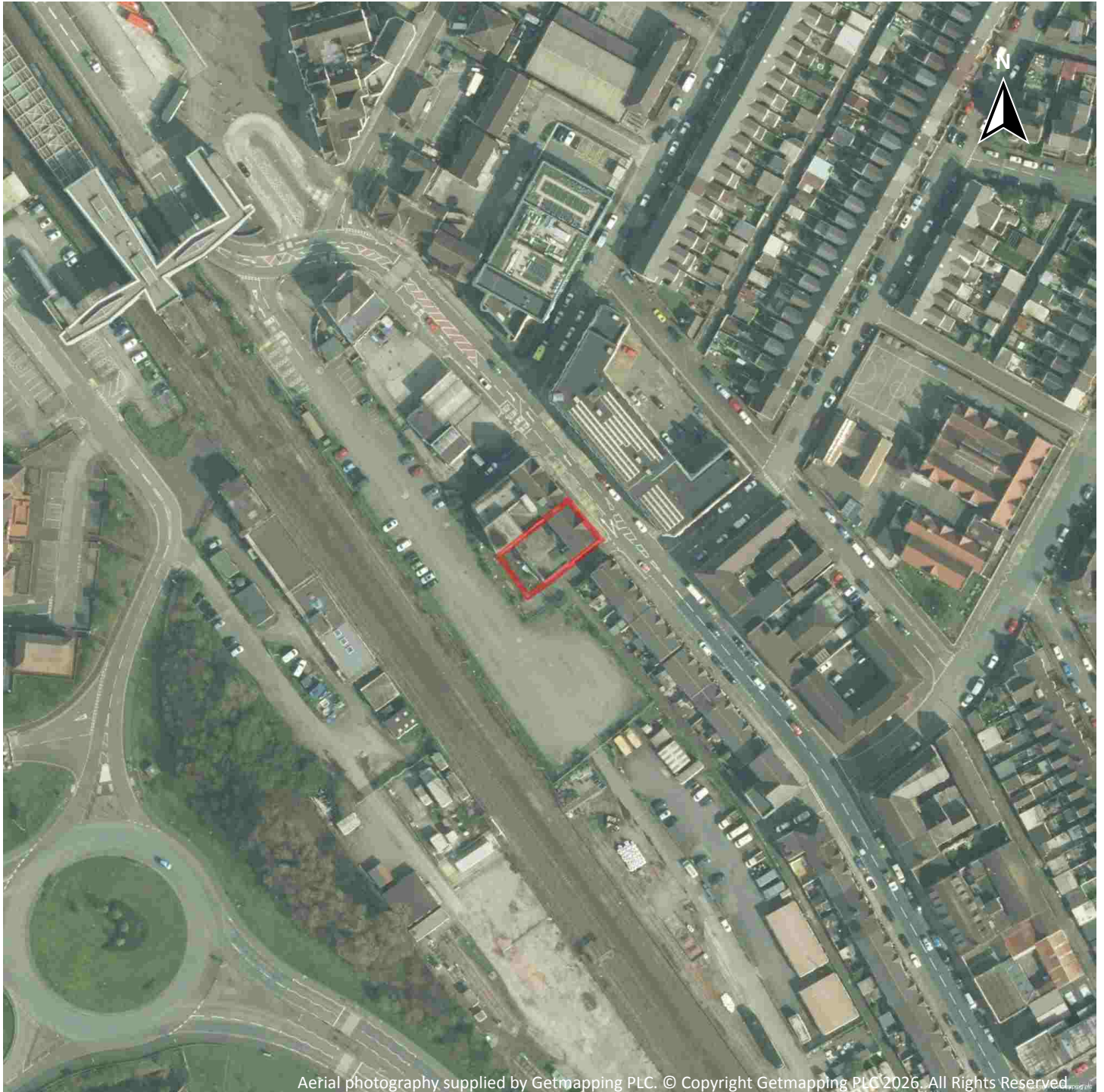
97 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	4	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	15.1 >	50k Availability >	Identified (within 500m)				
100 >	15.2 >	Artificial and made ground (50k) >	0	1	0	2	-
101 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
102 >	15.4 >	Superficial geology (50k) >	2	0	1	2	-
103 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
103	15.6	Landslip (50k)	0	0	0	0	-
103	15.7	Landslip permeability (50k)	None (within 50m)				
104 >	15.8 >	Bedrock geology (50k) >	1	0	4	4	-
105 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
105 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	5	3	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
107	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
108 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
109 >	17.2 >	Running sands >	Moderate (within 50m)				
111 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
113 >	17.4 >	Collapsible deposits >	Negligible (within 50m)				
114 >	17.5 >	Landslides >	Very low (within 50m)				
115 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
117 >	18.1 >	BritPits >	0	0	0	1	-
118 >	18.2 >	Surface ground workings >	2	0	27	-	-
119 >	18.3 >	Underground workings >	0	0	0	0	4
120	18.4	Underground mining extents	0	0	0	0	-
120	18.5	Historical Mineral Planning Areas	0	0	0	0	-
120	18.6	Non-coal mining	0	0	0	0	0
120	18.7	JPB mining areas	None (within 0m)				



120	18.8	The Coal Authority non-coal mining	0	0	0	0	-
121	18.9	Researched mining	0	0	0	0	-
121	18.10	Mining record office plans	0	0	0	0	-
121	18.11	BGS mine plans	0	0	0	0	-
121 >	18.12 >	Coal mining >	Identified (within 0m)				
122	18.13	Brine areas	None (within 0m)				
122	18.14	Gypsum areas	None (within 0m)				
122	18.15	Tin mining	None (within 0m)				
122	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
123	19.1	Natural cavities	0	0	0	0	-
123	19.2	Mining cavities	0	0	0	0	0
123	19.3	Reported recent incidents	0	0	0	0	-
123	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
125 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
127 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
127	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
128	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
129	22.1	Underground railways (London)	0	0	0	-	-
129	22.2	Underground railways (Non-London)	0	0	0	-	-
130	22.3	Railway tunnels	0	0	0	-	-
130 >	22.4 >	Historical railway and tunnel features >	2	23	30	-	-
132	22.5	Royal Mail tunnels	0	0	0	-	-
132 >	22.6 >	Historical railways >	0	0	2	-	-
133 >	22.7 >	Railways >	0	9	12	-	-
134	22.8	Crossrail 2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved

Capture Date: 08/04/2023

Site Area: 0.05ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 6 August 2026

Recent site history - 2020 aerial photograph



Capture Date: 14/04/2020

Site Area: 0.05ha



Contact us with any questions at:

info@groundsure.com

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Date: 6 August 2026

Recent site history - 2014 aerial photograph



Capture Date: 23/07/2014

Site Area: 0.05ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 6 August 2026

Recent site history - 2001 aerial photograph



Capture Date: 27/08/2001

Site Area: 0.05ha



Contact us with any questions at:

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01273 257 755

Date: 6 August 2026

Recent site history - 2000 aerial photograph



Capture Date: 18/06/2000

Site Area: 0.05ha



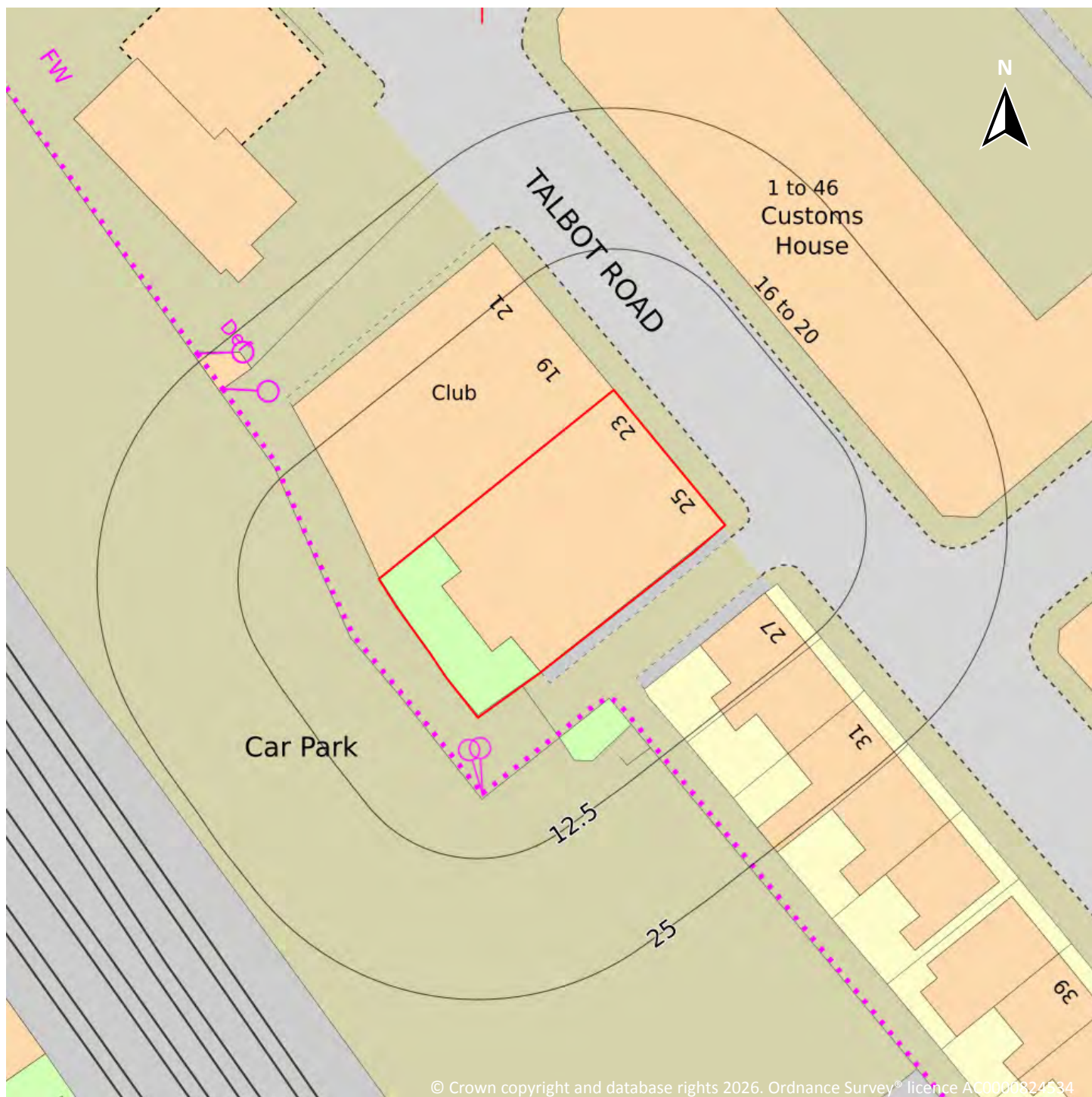
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Date: 6 August 2026

OS MasterMap site plan



Site Area: 0.05ha



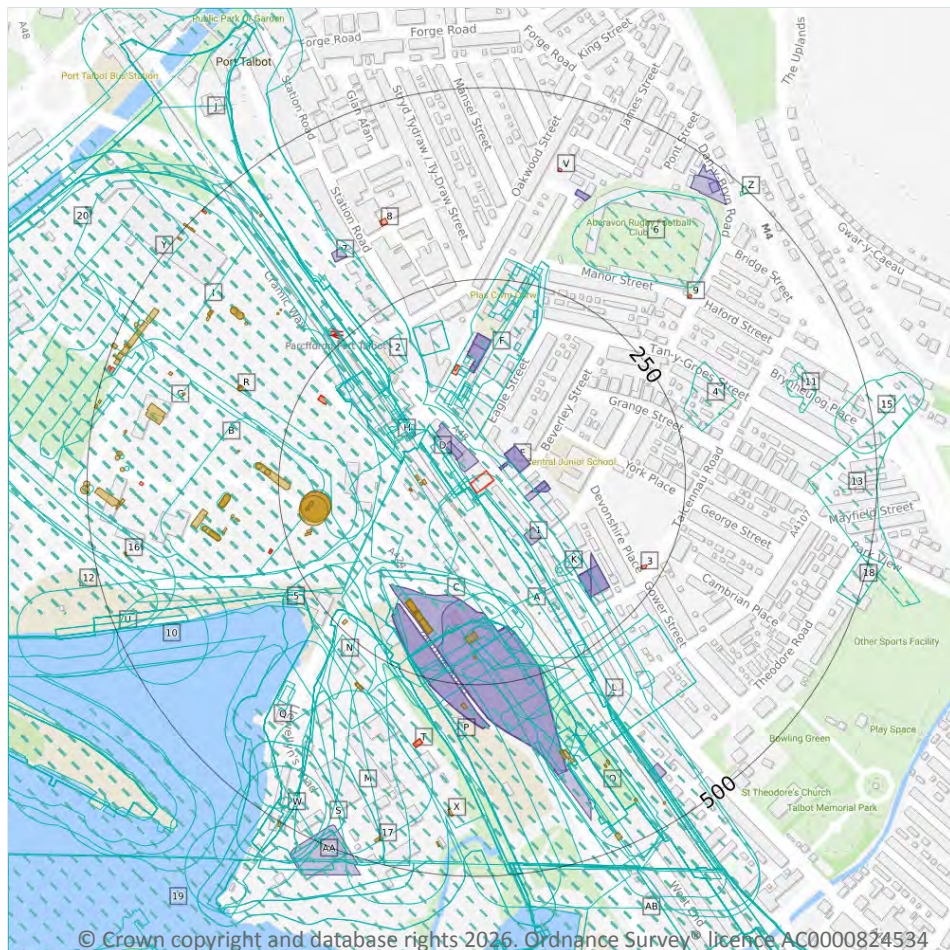
Contact us with any questions at:

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Date: 6 August 2026

1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

143

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
A	On site	Goods Yard	1993	336456



ID	Location	Land use	Dates present	Group ID
A	On site	Railway Sidings	1897	374217
B	On site	Old Dock	1947	361467
B	On site	Dock	1914 - 1921	376378
B	On site	Railway Sidings	1947	379722
B	4m SW	Railway Sidings	1914	376857
B	4m SW	Railway Sidings	1921	349984
B	4m SW	Railway Sidings	1914	349985
B	4m SW	Railway Sidings	1921	349986
B	4m SW	Railway Sidings	1921	349987
B	4m SW	Railway Sidings	1914	349988
B	4m SW	Railway Sidings	1914	349989
B	4m SW	Railway Sidings	1914	349990
B	4m SW	Railway Sidings	1921	349991
B	4m SW	Railway Sidings	1921	349992
B	4m SW	Railway Sidings	1921	349993
B	4m SW	Railway Sidings	1921	349994
B	4m SW	Railway Sidings	1914	349995
B	4m SW	Railway Sidings	1914	349996
A	6m SE	Railway Sidings	1993	382554
B	6m SE	Railway Sidings	1962 - 1969	387907
C	6m SE	Railway Sidings	1982	367833
D	12m SW	Railway Buildings	1947	336218
D	14m SW	Railway Building	1897 - 1914	389667
F	43m N	Railway Sidings	1914 - 1921	352162
F	74m NW	Railway Sidings	1947	376080
F	82m N	Railway Sidings	1897	383639
F	86m N	Railway Station	1965	365591
G	93m W	Steel Works	1914 - 1921	350632



ID	Location	Land use	Dates present	Group ID
G	95m W	Steel Works	1947	378440
H	95m NW	Railway Station	1914 - 1921	365898
F	95m N	Railway Station	1914 - 1921	377774
F	97m NW	Railway Building	1921	348229
H	97m NW	Railway Station	1947	388678
F	99m N	Railway Station	1947	365889
H	100m NW	Railway Station	1897	374176
G	109m NW	Industrial Estate	1993	334259
C	110m SW	Chemical Works	1884	331763
A	110m S	Tin Plate Works	1914	371924
A	116m S	Tin Plate Works	1897	367109
I	117m W	Unspecified Works	1965	362846
H	122m NW	Railway Building	1914	348128
F	125m N	Railway Building	1921	348230
A	125m S	Tin Plate Works	1947	361932
J	128m NW	Railway Sidings	1897	381800
A	130m S	Unspecified Depot	1982	380766
K	139m SE	Gas Works	1884	347623
K	141m SE	Gasometer	1884	349182
F	142m N	Railway Building	1921	348231
K	142m SE	Gasometer	1884	349189
B	145m W	Unspecified Commercial/Industrial	1965	331674
A	153m SE	Tin Plate Works	1884	367843
A	155m SW	Tin Plate Works	1884	360636
H	156m NW	Railway Station	1993	361009
H	159m NW	Railway Building	1947	348385
F	162m N	Railway Building	1921	348232
A	162m S	Tin Plate Works	1921	385933



ID	Location	Land use	Dates present	Group ID
H	166m NW	Railway Station	1982	384547
F	167m N	Police Station	1993	386293
F	167m N	Police Station	1982	389030
L	173m S	Railway Sidings	1884	387787
A	174m S	Unspecified Heap	1884	339609
2	175m NW	Police Station	1947	347555
B	183m W	Unspecified Tank	1947 - 1965	364250
B	191m W	Unspecified Disused Works	1982	332103
A	192m S	Railway Building	1947	348225
H	196m NW	Railway Building	1897	348387
M	198m SW	Disused Docks	1982	350380
M	198m SW	Disused Docks	1993	384926
F	199m N	Railway Building	1921	348234
F	200m N	Railway Building	1921	348233
F	204m N	Sawmill	1897	347578
F	210m N	Railway Building	1914 - 1921	382195
F	217m N	Railway Building	1921	348236
N	228m SW	Refuse Heap	1914 - 1921	354217
H	240m NW	Railway Station	1965	358327
O	241m S	Tin Plate Works	1947	377386
A	244m S	Railway Building	1947	348648
N	255m SW	Unspecified Depot	1982	333582
F	257m N	Railway Building	1921	348235
B	263m W	Unspecified Tanks	1965	336569
4	264m E	Grave Yard	1884	334863
5	271m SW	Railway Building	1947	348384
L	276m SE	Tin Plate Works	1884	361378
H	279m NW	Railway Building	1965	348388



ID	Location	Land use	Dates present	Group ID
Q	285m SW	Quay	1965	389576
O	297m SE	Tin Plate Works	1914	372764
M	298m SW	Unspecified Works	1982	336811
6	300m NE	Unspecified Pit	1965	343060
P	307m S	Railway Building	1947	348383
L	312m SE	Unspecified Heap	1884	339746
B	314m W	Unspecified Tanks	1965	336570
S	326m SW	Refuse Heap	1914	380760
S	326m SW	Refuse Heap	1921	381074
O	329m SE	Tin Plate Works	1921	376578
O	329m S	Unspecified Works	1965	336792
O	329m S	Unspecified Commercial/Industrial	1982	382277
O	329m S	Unspecified Commercial/Industrial	1993	389033
B	333m W	Unspecified Tanks	1965	336609
O	334m S	Railway Building	1947	348382
O	338m SE	Tin Plate Works	1897	362814
O	338m S	Unspecified Pit	1884	343057
Q	345m SW	Sawmill	1897	385921
Q	350m SW	Sawmill	1914 - 1921	365736
U	358m SW	Unspecified Wharf	1965	354279
10	390m SW	Goods Wharf	1947	347992
11	401m E	Unspecified Old Quarry	1897	337228
W	401m SW	Quay	1993	351090
W	401m SW	Quay	1982	353242
12	404m W	Timber Yard	1947	336495
U	408m SW	Steel Works Wharf	1993	349015
U	408m SW	Unspecified Wharf	1982	360961
13	410m E	Railway Sidings	1884	334317



ID	Location	Land use	Dates present	Group ID
Y	418m NW	Unspecified Depot	1982	333583
W	430m SW	Quay	1914 - 1921	389091
14	435m W	Old Dock	1914	368934
G	445m W	Unspecified Tank	1914 - 1921	362425
15	451m E	Brewery	1884	347657
G	453m W	Unspecified Tank	1914	338924
I	461m W	Unspecified Works	1982	336825
W	467m SW	Quay	1897	385829
O	468m S	Railway Building	1947	348222
18	471m E	Ambulance Station	1993	332686
I	474m NW	Unspecified Tank	1914 - 1921	359232
W	478m SW	Railway Building	1914	348130
AA	478m SW	Unspecified Depot	1982	333587
19	484m S	Docks	1949	350174
AB	484m S	Railway Sidings	1949	350080
AB	484m S	Railway Sidings	1949	350081
AB	484m S	Railway Sidings	1938	350082
AB	484m S	Railway Sidings	1938	350083
AB	484m S	Railway Sidings	1938	350084
AB	484m S	Railway Sidings	1947	350085
AB	484m S	Railway Sidings	1947	350086
AB	486m S	Steel Works	1947	350151
AB	486m S	Steel Works	1938	350152
AB	486m S	Steel Works	1947	350153
AB	487m S	Iron and Steel Works	1949	335780
20	488m NW	Iron Foundry	1897	342154
W	488m SW	Railway Sidings	1897 - 1900	357882
Z	489m NE	Railway Building	1914	348228



ID	Location	Land use	Dates present	Group ID
AA	490m S	Quay	1949	368702
G	492m W	Unspecified Tank	1914 - 1921	358776

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

97

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
D	57m W	Unspecified Tank	1950 - 1951	41786
D	61m W	Unspecified Tank	1917	39968
D	66m W	Unspecified Tank	1939	39971
D	76m W	Unspecified Tank	1968 - 1991	44698
D	77m W	Unspecified Tank	1996	45542
A	163m SW	Tanks	1974	41266
A	163m SW	Unspecified Tank	1951	41904
A	164m SW	Unspecified Tank	1967	43842
A	164m SW	Unspecified Tank	1969	44046
A	164m SW	Unspecified Tank	1951	44232
A	171m SW	Unspecified Tank	1969	41625
A	172m SW	Unspecified Tank	1951	45199
A	173m SW	Unspecified Tank	1951	45439
A	173m SW	Unspecified Tank	1967	44725
A	177m SW	Unspecified Tank	1967 - 1974	42293
A	177m SW	Unspecified Tank	1951	42087



ID	Location	Land use	Dates present	Group ID
A	178m SW	Unspecified Tank	1951	43301
A	181m S	Unspecified Tank	1939	40519
B	184m W	Unspecified Tank	1962	43306
B	184m W	Gasholder	1951	44921
B	189m W	Unspecified Tank	1939	45826
B	206m W	Tanks	1969 - 1974	44870
A	212m S	Tanks	1951	41265
B	213m W	Tanks	1974	41151
B	213m W	Unspecified Tank	1969	41534
B	216m W	Unspecified Tank	1951	42700
B	218m W	Unspecified Tank	1939	45181
B	235m W	Tanks	1968 - 1969	41599
N	238m SW	Unspecified Tank	1939	39969
B	261m W	Unspecified Tank	1962	40187
B	273m W	Unspecified Tank	1962	40188
P	274m S	Unspecified Tank	1951	45285
N	292m SW	Tanks	1995	44007
N	293m SW	Tanks	1974 - 1991	42524
B	304m W	Unspecified Tank	1939	39987
B	305m W	Tanks	1962 - 1974	43735
B	311m W	Unspecified Tank	1962 - 1974	45999
B	313m W	Tanks	1962 - 1967	41518
B	313m W	Tanks	1974	45891
B	314m W	Tanks	1969	42664
R	321m NW	Tanks	1991 - 1996	43430
B	323m W	Tanks	1962 - 1974	41526
R	324m NW	Unspecified Tank	1988	40192
B	333m W	Tanks	1962 - 1967	43640



ID	Location	Land use	Dates present	Group ID
B	333m W	Tanks	1974	43701
B	334m W	Tanks	1969	45886
I	334m NW	Unspecified Tank	1939	39986
I	334m NW	Unspecified Tank	1951	41546
I	335m NW	Unspecified Tank	1950	43888
B	344m W	Tanks	1967	40642
B	348m W	Unspecified Tank	1962 - 1967	43052
O	353m S	Unspecified Tank	1939	39970
O	354m S	Unspecified Tank	1951	43112
I	357m NW	Unspecified Tank	1917	39983
I	367m NW	Unspecified Tank	1950 - 1951	44848
I	367m NW	Tanks	1962	41152
O	368m S	Unspecified Tank	1951	43371
I	377m NW	Unspecified Tank	1950 - 1951	45394
O	387m SE	Unspecified Tank	1952	42633
G	390m W	Unspecified Tank	1917	39984
O	391m SE	Unspecified Tank	1952	46479
I	403m NW	Unspecified Tank	1939	40194
I	403m NW	Unspecified Tank	1951	41990
I	405m NW	Unspecified Tank	1950	41917
G	408m W	Unspecified Tank	1917 - 1951	43042
X	413m S	Unspecified Tank	1974 - 1988	45003
G	414m W	Unspecified Tank	1951	46249
J	442m NW	Unspecified Tank	1950 - 1951	44399
O	449m SE	Unspecified Tank	1952	45536
G	451m W	Unspecified Tank	1950 - 1951	42580
G	452m W	Unspecified Tank	1917	39985
G	453m W	Unspecified Tank	1951	44233



ID	Location	Land use	Dates present	Group ID
G	456m W	Unspecified Tank	1951 - 1969	45466
16	457m W	Unspecified Tank	1950 - 1951	41859
G	457m W	Unspecified Tank	1939	39988
X	457m S	Unspecified Tank	1995	43738
G	459m W	Unspecified Tank	1917 - 1939	43633
G	459m W	Unspecified Tank	1917 - 1939	46393
17	463m S	Tanks	1974 - 1988	43679
I	464m NW	Unspecified Tank	1917 - 1939	42026
I	469m NW	Unspecified Tank	1939	43606
O	471m SE	Unspecified Tank	1952	41975
I	479m W	Unspecified Tank	1951	44359
O	479m SE	Tanks	1952	45819
I	480m NW	Unspecified Tank	1917	39982
I	482m W	Tanks	1951	42057
I	484m W	Unspecified Tank	1939	40184
Y	487m NW	Tanks	1971 - 1979	41978
I	492m W	Unspecified Tank	1939	40193
Y	493m NW	Unspecified Tank	1951	41996
I	493m W	Tanks	1979	41158
I	494m W	Unspecified Tank	1951	44598
G	496m W	Unspecified Tank	1951	45609
I	496m W	Tanks	1979	41157
G	497m W	Unspecified Tank	1917	44195
Y	498m NW	Tanks	1979	41154
W	499m SW	Unspecified Tank	1974	40381

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

21

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
F	131m N	Electricity Substation	1950 - 1951	22989
F	131m N	Electricity Substation	1996	20434
F	137m N	Electricity Substation	1991	23433
A	156m S	Electricity Substation	1951	22961
B	184m W	Gasholder	1951	23514
H	215m NW	Electricity Substation	1988 - 1991	22197
H	215m NW	Electricity Substation	1996	21665
3	223m SE	Electricity Substation	1991 - 1993	25422
B	272m W	Electricity Substation	1991	21738
B	272m W	Electricity Substations	1988	21932
B	273m W	Electricity Substation	1995	23426
T	329m S	Electricity Transformer	1974	21247
T	329m S	Electricity Substation	1988 - 1995	24388
8	347m NW	Electricity Substation	1996	20435
9	348m NE	Electricity Substation	1991	20448
V	402m N	Electricity Substation	1988	20445
G	426m W	Electricity Substation	1979 - 1991	21616
I	487m W	Electricity Substation	1971	20439
I	492m W	Electricity Substation	1991	20455
Y	493m NW	Electricity Transformer	1971	21163
Y	496m NW	Electricity Substation	1979 - 1991	22348



This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

34

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
E	16m NE	Garage	1968	8183
D	16m NW	Garage	1969	8468
E	16m NE	Garage	1988	7780
E	20m NE	Garage	1969	7596
D	35m NW	Garage	1962 - 1968	8524
E	45m SE	Garage	1969	8750
E	51m E	Garage	1962	7889
E	51m E	Garage	1968	8153
E	56m E	Garage	1988	8150
1	80m SE	Garage	1962 - 1988	8045
F	129m N	Garage	1962 - 1969	8135
F	129m N	Garage	1950	7768



ID	Location	Land use	Dates present	Group ID
F	136m N	Garage	1988 - 1991	8057
A	138m S	Wagon Repair Depot	1967	8342
A	138m S	Wagon Repair Depot	1974	8845
A	140m S	Wagon Repair Depot	1969	8642
F	157m N	Garage	1996	8541
K	159m SE	Garage	1951 - 1967	8473
K	159m SE	Garage	1949 - 1993	8550
K	166m SE	Garage	1988	7488
K	166m SE	Garage	1988	7489
K	167m SE	Garage	1969	8589
K	167m SE	Garage	1974	7483
A	177m SW	Wagon Repair Depot	1967	8230
A	177m SW	Wagon Repair Depot	1974	8844
A	177m SW	Wagon Repair Depot	1969	7795
7	333m NW	Garage	1968 - 1996	8855
V	375m N	Garage	1988 - 1991	8241
V	375m N	Garage	1996	8027
O	424m SE	Garage	1991 - 1993	8504
Z	456m NE	Garage	1967 - 1969	7729
Z	468m NE	Garage	1991	8830
AA	472m SW	Repair Depot	1974	7480
Z	474m NE	Garage	1949 - 1952	7536

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

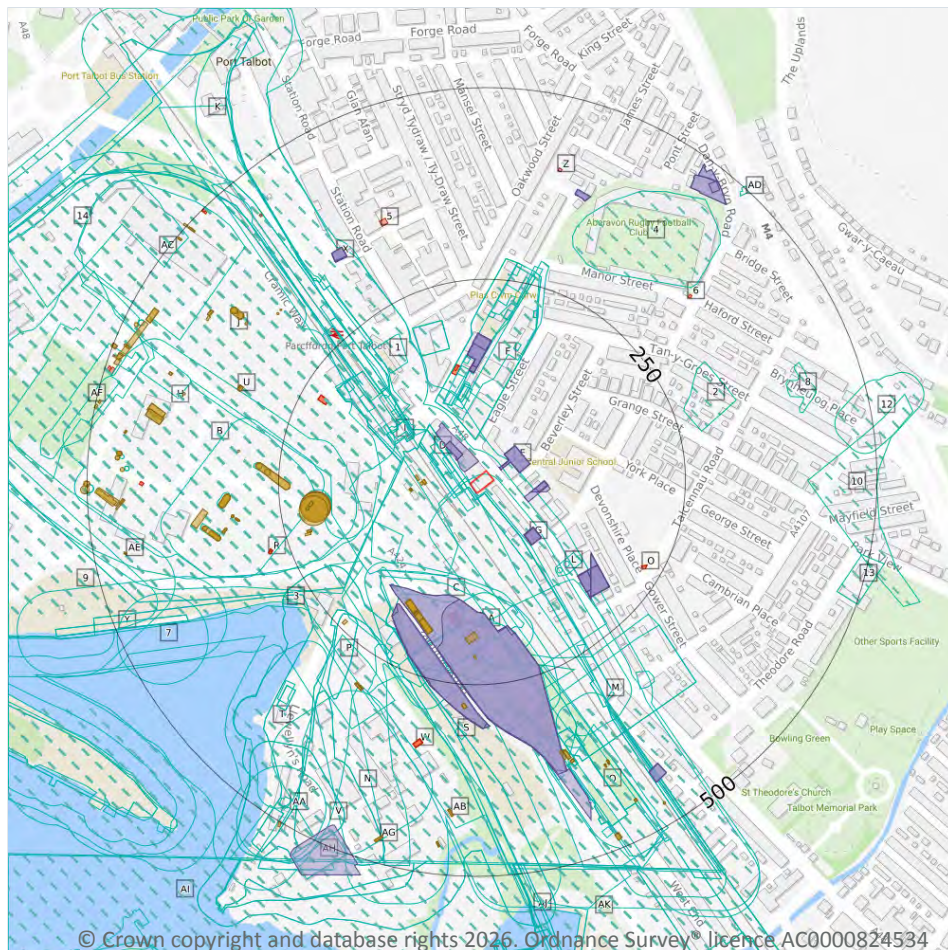
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

142

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 28](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Railway Sidings	1897	374217
A	On site	Goods Yard	1993	336456
B	On site	Dock	1921	376378



ID	Location	Land Use	Date	Group ID
B	On site	Old Dock	1947	361467
B	On site	Railway Sidings	1947	379722
B	4m SW	Railway Sidings	1914	376857
B	4m SW	Railway Sidings	1921	349984
A	6m SE	Railway Sidings	1993	382554
B	6m SE	Railway Sidings	1965	387907
C	6m SE	Railway Sidings	1982	367833
D	12m SW	Railway Buildings	1947	336218
D	14m SW	Railway Building	1914	389667
D	27m NW	Railway Building	1897	389667
F	43m N	Railway Sidings	1914	352162
F	43m N	Railway Sidings	1921	352162
F	74m NW	Railway Sidings	1947	376080
F	82m N	Railway Sidings	1897	383639
F	86m N	Railway Station	1965	365591
H	93m W	Steel Works	1914	350632
H	93m W	Steel Works	1921	350632
H	95m W	Steel Works	1947	378440
I	95m NW	Railway Station	1914	365898
I	95m NW	Railway Station	1921	365898
F	95m N	Railway Station	1914	377774
F	95m N	Railway Station	1921	377774
F	97m NW	Railway Building	1921	348229
I	97m NW	Railway Station	1947	388678
F	99m N	Railway Station	1947	365889
I	100m NW	Railway Station	1897	374176
H	109m NW	Industrial Estate	1993	334259
C	110m SW	Chemical Works	1884	331763



ID	Location	Land Use	Date	Group ID
A	110m S	Tin Plate Works	1914	371924
A	116m S	Tin Plate Works	1897	367109
J	117m W	Unspecified Works	1965	362846
I	122m NW	Railway Building	1914	348128
F	125m N	Railway Building	1921	348230
A	125m S	Tin Plate Works	1947	361932
K	128m NW	Railway Sidings	1897	381800
A	130m S	Unspecified Depot	1982	380766
L	139m SE	Gas Works	1884	347623
L	141m SE	Gasometer	1884	349182
F	142m N	Railway Building	1921	348231
L	142m SE	Gasometer	1884	349189
A	145m S	Unspecified Depot	1982	380766
B	145m W	Unspecified Commercial/Industrial	1965	331674
A	153m SE	Tin Plate Works	1884	367843
A	155m SW	Tin Plate Works	1884	360636
I	156m NW	Railway Station	1993	361009
I	159m NW	Railway Building	1947	348385
F	162m N	Railway Building	1921	348232
A	162m S	Tin Plate Works	1921	385933
I	166m NW	Railway Station	1982	384547
F	167m N	Police Station	1993	386293
F	167m N	Police Station	1982	389030
M	173m S	Railway Sidings	1884	387787
A	174m S	Unspecified Heap	1884	339609
1	175m NW	Police Station	1947	347555
B	183m W	Unspecified Tank	1947	364250
B	187m W	Unspecified Tank	1965	364250



ID	Location	Land Use	Date	Group ID
B	191m W	Unspecified Disused Works	1982	332103
A	192m S	Railway Building	1947	348225
I	196m NW	Railway Building	1897	348387
N	198m SW	Disused Docks	1993	384926
N	198m SW	Disused Docks	1982	350380
F	199m N	Railway Building	1921	348234
F	200m N	Railway Building	1921	348233
F	204m N	Sawmill	1897	347578
F	210m N	Railway Building	1914	382195
F	210m N	Railway Building	1921	382195
F	217m N	Railway Building	1921	348236
P	228m SW	Refuse Heap	1914	354217
P	228m SW	Refuse Heap	1921	354217
I	240m NW	Railway Station	1965	358327
Q	241m S	Tin Plate Works	1947	377386
A	244m S	Railway Building	1947	348648
P	255m SW	Unspecified Depot	1982	333582
F	257m N	Railway Building	1921	348235
B	263m W	Unspecified Tanks	1965	336569
2	264m E	Grave Yard	1884	334863
3	271m SW	Railway Building	1947	348384
M	276m SE	Tin Plate Works	1884	361378
I	279m NW	Railway Building	1965	348388
T	285m SW	Quay	1965	389576
Q	297m SE	Tin Plate Works	1914	372764
N	298m SW	Unspecified Works	1982	336811
4	300m NE	Unspecified Pit	1965	343060
S	307m S	Railway Building	1947	348383



ID	Location	Land Use	Date	Group ID
M	312m SE	Unspecified Heap	1884	339746
B	314m W	Unspecified Tanks	1965	336570
V	326m SW	Refuse Heap	1914	380760
V	326m SW	Refuse Heap	1921	381074
Q	329m SE	Tin Plate Works	1921	376578
Q	329m S	Unspecified Commercial/Industrial	1993	389033
Q	329m S	Unspecified Commercial/Industrial	1982	382277
Q	329m S	Unspecified Works	1965	336792
B	333m W	Unspecified Tanks	1965	336609
Q	334m S	Railway Building	1947	348382
Q	338m SE	Tin Plate Works	1897	362814
Q	338m S	Unspecified Pit	1884	343057
T	345m SW	Sawmill	1897	385921
T	350m SW	Sawmill	1914	365736
T	350m SW	Sawmill	1921	365736
Y	358m SW	Unspecified Wharf	1965	354279
7	390m SW	Goods Wharf	1947	347992
8	401m E	Unspecified Old Quarry	1897	337228
AA	401m SW	Quay	1993	351090
AA	401m SW	Quay	1982	353242
9	404m W	Timber Yard	1947	336495
Y	408m SW	Steel Works Wharf	1993	349015
Y	408m SW	Unspecified Wharf	1982	360961
10	410m E	Railway Sidings	1884	334317
AC	418m NW	Unspecified Depot	1982	333583
AA	430m SW	Quay	1921	389091
11	435m W	Old Dock	1914	368934
H	445m W	Unspecified Tank	1914	362425



ID	Location	Land Use	Date	Group ID
H	445m W	Unspecified Tank	1921	362425
12	451m E	Brewery	1884	347657
H	453m W	Unspecified Tank	1914	338924
AF	461m W	Unspecified Works	1982	336825
AA	467m SW	Quay	1897	385829
Q	468m S	Railway Building	1947	348222
13	471m E	Ambulance Station	1993	332686
AF	474m NW	Unspecified Tank	1914	359232
AF	474m NW	Unspecified Tank	1921	359232
AA	478m SW	Railway Building	1914	348130
AH	478m SW	Unspecified Depot	1982	333587
AI	482m S	Dock	1914	376378
AI	484m S	Docks	1949	350174
AJ	484m S	Railway Sidings	1938	350084
AH	485m S	Quay	1914	389091
AJ	486m S	Railway Sidings	1947	350085
AJ	486m S	Railway Sidings	1947	350086
AK	486m S	Steel Works	1947	350151
AK	486m S	Steel Works	1947	350153
AK	487m S	Railway Sidings	1949	350080
AK	487m S	Iron and Steel Works	1949	335780
14	488m NW	Iron Foundry	1897	342154
AA	488m SW	Railway Sidings	1897	357882
AD	489m NE	Railway Building	1914	348228
AH	490m S	Quay	1949	368702
H	492m W	Unspecified Tank	1914	358776
H	492m W	Unspecified Tank	1921	358776

This data is sourced from Ordnance Survey® / Groundsure.



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 6 August 2026

2.2 Historical tanks

Records within 500m
160

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 28 >](#)

ID	Location	Land Use	Date	Group ID
D	57m W	Unspecified Tank	1951	41786
D	57m W	Unspecified Tank	1950	41786
D	61m W	Unspecified Tank	1917	39968
D	66m W	Unspecified Tank	1939	39971
D	76m W	Unspecified Tank	1988	44698
D	76m W	Unspecified Tank	1991	44698
D	76m W	Unspecified Tank	1969	44698
D	76m W	Unspecified Tank	1968	44698
D	77m W	Unspecified Tank	1996	45542
A	163m SW	Unspecified Tank	1951	41904
A	163m SW	Tanks	1974	41266
A	164m SW	Unspecified Tank	1967	43842
A	164m SW	Unspecified Tank	1951	44232
A	164m SW	Unspecified Tank	1969	44046
A	171m SW	Unspecified Tank	1969	41625
A	172m SW	Unspecified Tank	1951	45199
A	173m SW	Unspecified Tank	1951	45439
A	173m SW	Unspecified Tank	1967	44725
A	177m SW	Unspecified Tank	1969	42293
A	177m SW	Unspecified Tank	1967	42293
A	177m SW	Unspecified Tank	1951	42087
A	177m SW	Unspecified Tank	1974	42293
A	178m SW	Unspecified Tank	1951	43301



ID	Location	Land Use	Date	Group ID
A	181m S	Unspecified Tank	1939	40519
B	184m W	Unspecified Tank	1962	43306
B	184m W	Gasholder	1951	44921
B	185m W	Gasholder	1951	44921
B	189m W	Unspecified Tank	1939	45826
B	206m W	Tanks	1974	44870
B	207m W	Tanks	1969	44870
A	212m S	Tanks	1951	41265
B	213m W	Tanks	1974	41151
B	213m W	Unspecified Tank	1969	41534
B	216m W	Unspecified Tank	1951	42700
B	216m W	Unspecified Tank	1951	42700
B	218m W	Unspecified Tank	1939	45181
B	235m W	Tanks	1968	41599
B	235m W	Tanks	1969	41599
P	238m SW	Unspecified Tank	1939	39969
B	261m W	Unspecified Tank	1962	40187
B	273m W	Unspecified Tank	1962	40188
S	274m S	Unspecified Tank	1951	45285
S	275m S	Unspecified Tank	1951	45285
P	292m SW	Tanks	1995	44007
P	292m SW	Tanks	1995	44007
P	293m SW	Tanks	1974	42524
P	293m SW	Tanks	1988	42524
P	293m SW	Tanks	1991	42524
B	304m W	Unspecified Tank	1939	39987
B	305m W	Tanks	1967	43735
B	305m W	Tanks	1962	43735



ID	Location	Land Use	Date	Group ID
B	305m W	Tanks	1974	43735
B	305m W	Tanks	1969	43735
B	311m W	Unspecified Tank	1967	45999
B	311m W	Unspecified Tank	1962	45999
B	311m W	Unspecified Tank	1974	45999
B	311m W	Unspecified Tank	1969	45999
B	313m W	Tanks	1967	41518
B	313m W	Tanks	1962	41518
B	313m W	Tanks	1974	45891
B	314m W	Tanks	1969	42664
U	321m NW	Tanks	1991	43430
U	322m NW	Tanks	1996	43430
B	323m W	Tanks	1967	41526
B	323m W	Tanks	1962	41526
B	323m W	Tanks	1974	41526
B	323m W	Tanks	1969	41526
U	324m NW	Unspecified Tank	1988	40192
B	333m W	Tanks	1967	43640
B	333m W	Tanks	1962	43640
B	333m W	Tanks	1974	43701
B	334m W	Tanks	1969	45886
J	334m NW	Unspecified Tank	1939	39986
J	334m NW	Unspecified Tank	1951	41546
J	335m NW	Unspecified Tank	1950	43888
B	344m W	Tanks	1967	40642
B	348m W	Unspecified Tank	1967	43052
B	349m W	Unspecified Tank	1962	43052
Q	353m S	Unspecified Tank	1939	39970



ID	Location	Land Use	Date	Group ID
Q	354m S	Unspecified Tank	1951	43112
Q	354m S	Unspecified Tank	1951	43112
J	357m NW	Unspecified Tank	1917	39983
J	367m NW	Unspecified Tank	1951	44848
J	367m NW	Unspecified Tank	1950	44848
J	367m NW	Tanks	1962	41152
Q	368m S	Unspecified Tank	1951	43371
Q	369m S	Unspecified Tank	1951	43371
J	377m NW	Unspecified Tank	1951	45394
J	378m NW	Unspecified Tank	1950	45394
Q	387m SE	Unspecified Tank	1952	42633
Q	388m SE	Unspecified Tank	1952	42633
H	390m W	Unspecified Tank	1917	39984
Q	391m SE	Unspecified Tank	1952	46479
Q	391m SE	Unspecified Tank	1952	46479
J	403m NW	Unspecified Tank	1939	40194
J	403m NW	Unspecified Tank	1951	41990
J	405m NW	Unspecified Tank	1950	41917
H	408m W	Unspecified Tank	1951	43042
H	408m W	Unspecified Tank	1951	43042
H	409m W	Unspecified Tank	1917	43042
H	409m W	Unspecified Tank	1939	43042
AB	413m S	Unspecified Tank	1988	45003
AB	413m S	Unspecified Tank	1988	45003
H	414m W	Unspecified Tank	1951	46249
AB	414m S	Unspecified Tank	1974	45003
H	415m W	Unspecified Tank	1951	46249
K	442m NW	Unspecified Tank	1951	44399



ID	Location	Land Use	Date	Group ID
K	443m NW	Unspecified Tank	1950	44399
Q	449m SE	Unspecified Tank	1952	45536
Q	449m SE	Unspecified Tank	1952	45536
H	451m W	Unspecified Tank	1951	42580
H	452m W	Unspecified Tank	1917	39985
H	452m W	Unspecified Tank	1950	42580
H	453m W	Unspecified Tank	1951	44233
H	453m W	Unspecified Tank	1951	44233
H	456m W	Unspecified Tank	1951	45466
H	457m W	Unspecified Tank	1964	45466
H	457m W	Unspecified Tank	1957	45466
H	457m W	Unspecified Tank	1951	45466
H	457m W	Unspecified Tank	1967	45466
H	457m W	Unspecified Tank	1969	45466
AE	457m W	Unspecified Tank	1951	41859
H	457m W	Unspecified Tank	1939	39988
AB	457m S	Unspecified Tank	1995	43738
AB	457m S	Unspecified Tank	1995	43738
AE	458m W	Unspecified Tank	1950	41859
H	459m W	Unspecified Tank	1917	43633
H	459m W	Unspecified Tank	1939	46393
H	459m W	Unspecified Tank	1917	46393
H	462m W	Unspecified Tank	1939	43633
AG	463m S	Tanks	1988	43679
AG	463m S	Tanks	1988	43679
AF	464m NW	Unspecified Tank	1939	42026
AG	464m S	Tanks	1974	43679
AF	465m NW	Unspecified Tank	1917	42026



ID	Location	Land Use	Date	Group ID
AF	469m NW	Unspecified Tank	1939	43606
Q	471m SE	Unspecified Tank	1952	41975
Q	472m SE	Unspecified Tank	1952	41975
AF	479m W	Unspecified Tank	1951	44359
Q	479m SE	Tanks	1952	45819
AF	480m W	Unspecified Tank	1951	44359
AF	480m NW	Unspecified Tank	1917	39982
Q	480m SE	Tanks	1952	45819
AF	482m W	Tanks	1951	42057
AF	483m W	Tanks	1951	42057
AF	484m W	Unspecified Tank	1939	40184
AC	487m NW	Tanks	1971	41978
AC	488m NW	Tanks	1979	41978
AF	492m W	Unspecified Tank	1939	40193
AC	493m NW	Unspecified Tank	1951	41996
AF	493m W	Tanks	1979	41158
AC	493m NW	Unspecified Tank	1951	41996
AF	494m W	Unspecified Tank	1951	44598
AF	495m W	Unspecified Tank	1951	44598
H	496m W	Unspecified Tank	1951	45609
AF	496m W	Tanks	1979	41157
H	497m W	Unspecified Tank	1951	45609
H	497m W	Unspecified Tank	1917	44195
AC	498m NW	Tanks	1979	41154
AA	499m SW	Unspecified Tank	1974	40381

This data is sourced from Ordnance Survey® / Groundsure.



2.3 Historical energy features

Records within 500m

34

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 28 >](#)

ID	Location	Land Use	Date	Group ID
F	131m N	Electricity Substation	1950	22989
F	131m N	Electricity Substation	1951	22989
F	131m N	Electricity Substation	1996	20434
F	137m N	Electricity Substation	1991	23433
A	156m S	Electricity Substation	1951	22961
A	156m S	Electricity Substation	1951	22961
B	184m W	Gasholder	1951	23514
B	185m W	Gasholder	1951	23514
I	215m NW	Electricity Substation	1988	22197
I	215m NW	Electricity Substation	1991	22197
I	215m NW	Electricity Substation	1996	21665
O	223m SE	Electricity Substation	1991	25422
O	223m SE	Electricity Substation	1993	25422
R	272m W	Electricity Substations	1988	21932
R	272m W	Electricity Substations	1988	21932
R	272m W	Electricity Substation	1991	21738
R	273m W	Electricity Substation	1995	23426
R	273m W	Electricity Substation	1995	23426
W	329m S	Electricity Transformer	1974	21247
W	329m S	Electricity Substation	1988	24388
W	329m S	Electricity Substation	1988	24388
W	329m S	Electricity Substation	1991	24388
W	329m S	Electricity Substation	1995	24388



ID	Location	Land Use	Date	Group ID
W	329m S	Electricity Substation	1995	24388
5	347m NW	Electricity Substation	1996	20435
6	348m NE	Electricity Substation	1991	20448
Z	402m N	Electricity Substation	1988	20445
H	426m W	Electricity Substation	1979	21616
H	426m W	Electricity Substation	1991	21616
AF	487m W	Electricity Substation	1971	20439
AF	492m W	Electricity Substation	1991	20455
AC	493m NW	Electricity Transformer	1971	21163
AC	496m NW	Electricity Substation	1979	22348
AC	496m NW	Electricity Substation	1991	22348

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

57

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 28 >](#)

ID	Location	Land Use	Date	Group ID
E	16m NE	Garage	1968	8183
D	16m NW	Garage	1969	8468



ID	Location	Land Use	Date	Group ID
E	16m NE	Garage	1988	7780
E	20m NE	Garage	1969	7596
D	35m NW	Garage	1968	8524
D	35m NW	Garage	1962	8524
E	45m SE	Garage	1969	8750
E	51m E	Garage	1962	7889
E	51m E	Garage	1968	8153
E	56m E	Garage	1988	8150
G	80m SE	Garage	1988	8045
G	80m SE	Garage	1988	8045
G	80m SE	Garage	1967	8045
G	80m SE	Garage	1962	8045
G	80m SE	Garage	1974	8045
G	81m SE	Garage	1969	8045
F	129m N	Garage	1968	8135
F	129m N	Garage	1950	7768
F	129m N	Garage	1962	8135
F	129m N	Garage	1969	8135
F	136m N	Garage	1988	8057
F	136m N	Garage	1991	8057
A	138m S	Wagon Repair Depot	1967	8342
A	138m S	Wagon Repair Depot	1974	8845
A	140m S	Wagon Repair Depot	1969	8642
F	157m N	Garage	1996	8541
L	159m SE	Garage	1967	8473
L	159m SE	Garage	1952	8473
L	159m SE	Garage	1949	8550
L	166m SE	Garage	1988	7489

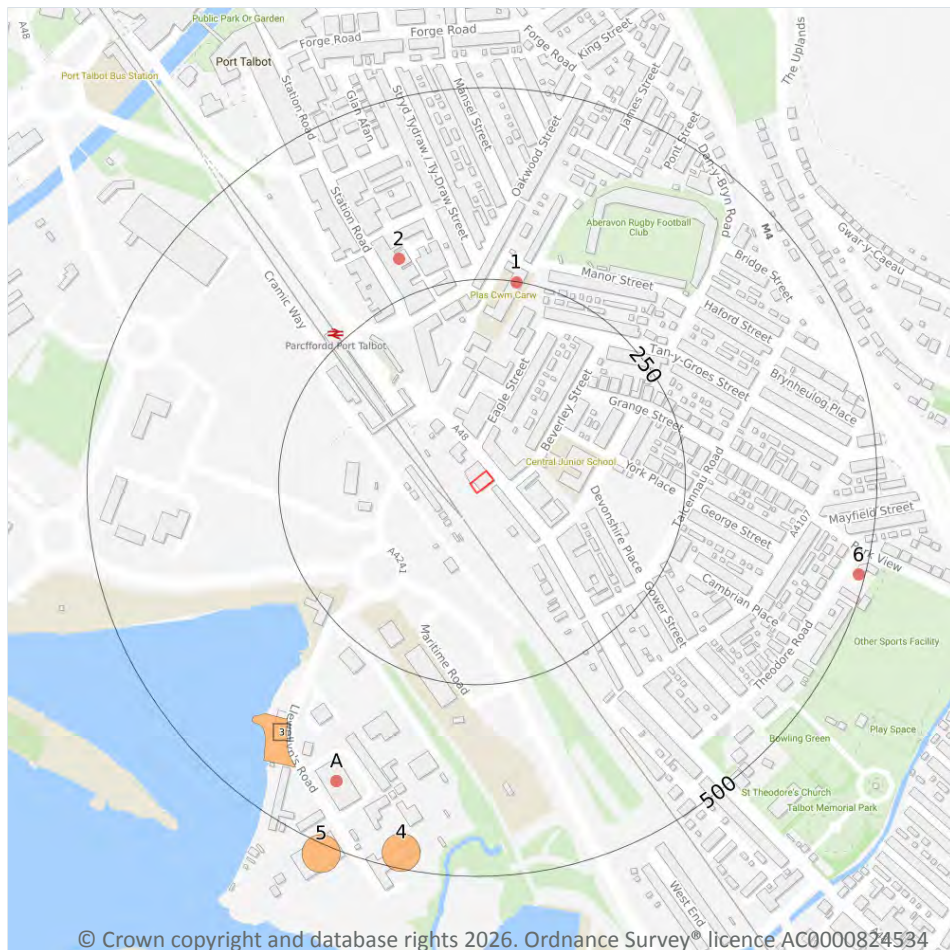


ID	Location	Land Use	Date	Group ID
L	166m SE	Garage	1988	7488
L	167m SE	Garage	1969	8589
L	167m SE	Garage	1967	8473
L	167m SE	Garage	1962	8473
L	167m SE	Garage	1951	8473
L	167m SE	Garage	1974	7483
L	171m SE	Garage	1991	8550
L	171m SE	Garage	1993	8550
A	177m SW	Wagon Repair Depot	1967	8230
A	177m SW	Wagon Repair Depot	1974	8844
A	177m SW	Wagon Repair Depot	1969	7795
X	333m NW	Garage	1988	8855
X	333m NW	Garage	1991	8855
X	334m NW	Garage	1996	8855
X	334m NW	Garage	1969	8855
X	334m NW	Garage	1968	8855
Z	375m N	Garage	1988	8241
Z	375m N	Garage	1991	8241
Z	375m N	Garage	1996	8027
Q	424m SE	Garage	1991	8504
Q	425m SE	Garage	1993	8504
AD	456m NE	Garage	1969	7729
AD	456m NE	Garage	1967	7729
AD	468m NE	Garage	1991	8830
AH	472m SW	Repair Depot	1974	7480
AD	474m NE	Garage	1952	7536
AD	474m NE	Garage	1949	7536

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m**3**

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 44](#) >

ID	Location	Address	Further Details	Date
3	384m SW	Site Address: Former Jet Ski Hire Centre The Yard Llewellyns Quay Port Talbot SA13 1RF	Type of Site: Vehicle Breakers Yard (Change of Use) Planning application reference: P2025/0299 Description: Change of use from a jet ski hire centre (sui generis) to a vehicle breakers yard (sui generis). Data source: Planning Application Data Type: Polygon	19/05/2025

ID	Location	Address	Further Details	Date
4	454m S	Site Address: Harvey Recycling Works, Byass Works, PORT TALBOT, West Glamorgan, SA13 1RS	Type of Site: Waste Transfer Station (Conversion) Planning application reference: 01/553 Description: Scheme comprises demolition of building and construction of a single storey steel portal framed waste transfer building of 1,710 sqm with a re-inforced concrete floor and 2 roller shutter doors. Scheme includes the siting of a weighbridge and a two stoy portable office building of 72 sqm. Construction - roller shutter doors; reinforced concrete surfacing site works. An application (ref: 01/553) for Detailed Planning permission was granted by Neath & Port Talbot B.C. Cuddy Construction are scheduled to start on site December, 2002. Data source: Historic Planning Application Data Type: Point	02/12/2002
5	488m SW	Site Address: Kenworth Building, Llewellyns, Quay, PORT TALBOT, West Glamorgan	Type of Site: Waste Transfer Station Planning application reference: P/2004/1781 Description: Scheme comprises construction of licensed waste transfer station. An application (ref: P/2004/1781) for Outline Planning permission was submitted to Neath & Port Talbot B.C. on 24th January 2005. Data source: Historic Planning Application Data Type: Point	-

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	9
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 44](#) >

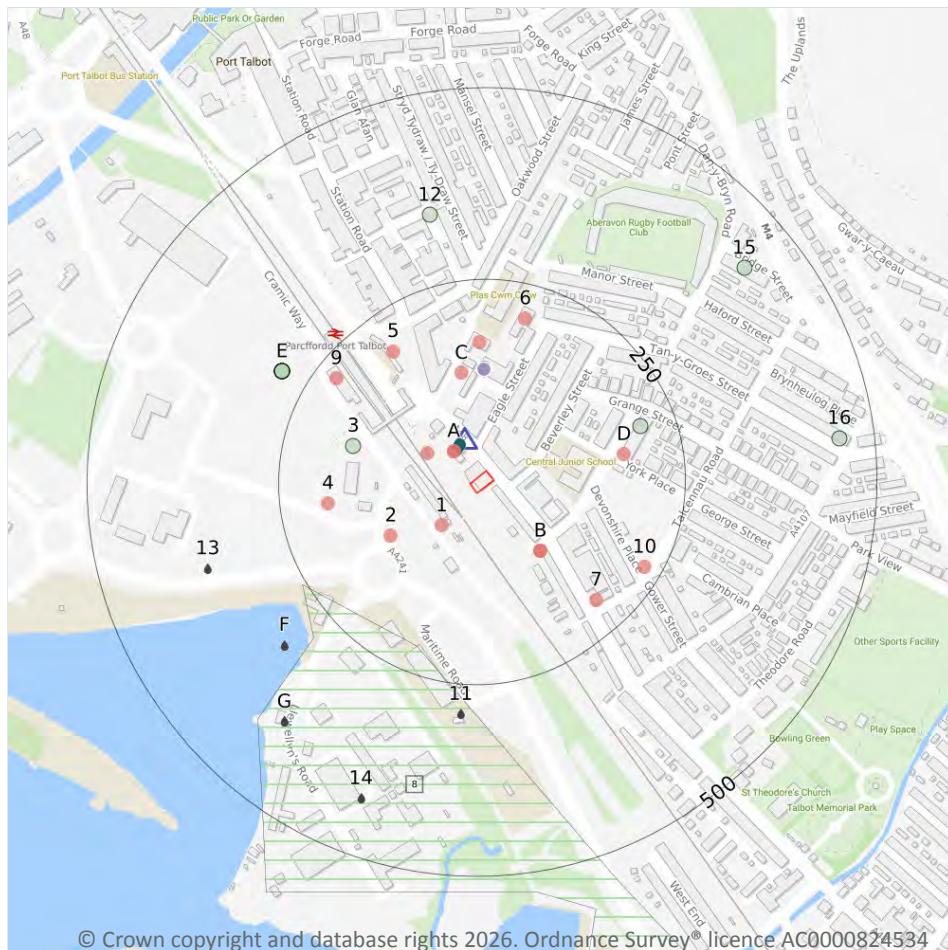


ID	Location	Site	Reference	Category	Sub-Category	Description
1	249m N	Oakwood Lane, Port Talbot, Sa13 1df	WEX165558	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	299m NW	Morganstone Ltd, Former Port Talbot Police Station, Station Road, Port Talbot, Port Talbot, Sa131jb	NRW-WME030934	Using waste exemption	Not on a farm	Use of waste in construction
A	419m SW	Llewellyns Quay, Llewellyns Quay, Port Talbot, Sa13 1rf	WEX142723	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	419m SW	Building 2, Byass Works, Port Talbot, Sa13 1ra	NRW-WME001015	Treating waste exemption	Waste exemption - non-agricultural	Mechanical treatment of end-of-life tyres
A	419m SW	Building 2, Byass Works, Port Talbot, Sa13 1ra	NRW-WME001015	Storing waste exemption	Waste exemption - non-agricultural	Storage of waste in a secure place
A	419m SW	Balfour Beatty Utility Solutions, Unit 3, Llewellyns Quay, Port Talbot, Castell-Nedd Port Talbot, Sa13 1rf	NRW-WME067274	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	419m SW	Generator Power, Unit 3, Llewellyns Quay, Port Talbot, Castell-Nedd Port Talbot, Sa131rf	NRW-WME036391	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	419m SW	Building 2, Byass Works, Port Talbot, Sa13 1ra	NRW-WME001015	Disposing of waste exemption	Waste exemption - non-agricultural	Depositing samples of waste for the purposes of testing or analysing them
6	492m E	Forest Veterinary Group, Forest Vet Group, The Old Vicarage, Theodore Road, Port Talbot, Castell-Nedd Port Talbot, Sa13 1sp	NRW-WME058674	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Control of Major Accident Hazards
- Historical licensed industrial activities
- Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

16

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 48](#) >

ID	Location	Company	Address	Activity	Category
A	47m NW	Port Talbot Service Station	Port Talbot Service Station, Talbot Road, Port Talbot, West Glamorgan, SA13 1HN	Petrol and Fuel Stations	Road and Rail
A	47m NW	Port Talbot Service Station	Port Talbot Service Station, Talbot Road, Port Talbot, West Glamorgan, SA13 1HN	Vehicle Cleaning Services	Personal, Consumer and Other Services



ID	Location	Company	Address	Activity	Category
1	63m SW	Mast (Telecommu nication)	West Glamorgan, SA13	Telecommunications Features	Infrastructure and Facilities
A	69m NW	Electricity Sub Station	West Glamorgan, SA13	Electrical Features	Infrastructure and Facilities
B	110m SE	Kickstart Motorcycles	51, Talbot Road, Port Talbot, West Glamorgan, SA13 1HU	New Vehicles	Motoring
B	110m SE	Putoline	51, Talbot Road, Port Talbot, West Glamorgan, SA13 1HU	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	124m SW	Pumping Station	West Glamorgan, SA13	Water Pumping Stations	Industrial Features
C	132m N	Electricity Sub Station	West Glamorgan, SA13	Electrical Features	Infrastructure and Facilities
C	168m N	Astra Park Service Centre Ltd	Astra Service Centre, Oakwood Lane, Port Talbot, West Glamorgan, SA13 1DF	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	173m E	Evolve Electrical Engineering	21, Broad Street, Port Talbot, West Glamorgan, SA13 1EW	Electrical and Electronic Engineers	Engineering Services
4	187m W	Electricity Sub Station	West Glamorgan, SA13	Electrical Features	Infrastructure and Facilities
5	198m NW	Bus Station	West Glamorgan, SA13	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
6	205m N	Telephone Exchange	West Glamorgan, SA13	Telecommunications Features	Infrastructure and Facilities
7	206m SE	J R Motor Spares	Lucania Building, Talbot Road, Port Talbot, West Glamorgan, SA13 1HU	Vehicle Parts and Accessories	Motoring
9	222m NW	M P G Tyres & Exhausts Ltd	Cramic Way, Port Talbot, West Glamorgan, SA13 1RU	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	227m SE	Electricity Sub Station	West Glamorgan, SA13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.



4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Company	Address	LPG	Status
A	52m NW	EG ON THE MOVE	Talbot Road, Port Talbot, Neath Port Talbot, SA13 1HN	No	Open

This data is sourced from Experian.

4.4 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m

1

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Company	Address	Operational status	Tier
8	213m SW	British Steel Strip Products	British Steel Strip Products, Port Talot Works, Port Talbot, SA13 2NG	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.7 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.8 Historical licensed industrial activities (IPC)

Records within 500m

4

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Details	
C	133m N	Operator: Cambrian Stone Ltd Address: Port Talbot Steelworks, P O Box 12, Port Talbot, West Glamorgan, SA12 6RL Process: Iron And Steel Permit Number: AQ9936	Original Permit Number: IPCAIRAPP Date Approved: 24-7-1995 Effective Date: 30-7-1995 Status: Superseded By Variation
C	133m N	Operator: Cambrian Stone Ltd Address: Port Talbot Steelworks, P O Box 12, Port Talbot, West Glamorgan, SA12 6RL Process: Iron And Steel Permit Number: AW8084	Original Permit Number: IPCMAJVAR Date Approved: 22-1-1997 Effective Date: 1-2-1997 Status: Superseded By Variation
C	133m N	Operator: Cambrian Stone Ltd Address: Port Talbot Steelworks, P O Box 12, Port Talbot, West Glamorgan, SA12 6RL Process: Iron And Steel Permit Number: BA1346	Original Permit Number: IPCMINVAR Date Approved: 27-2-1998 Effective Date: 3-3-1998 Status: Superseded By Variation



ID	Location	Details	
C	133m N	Operator: Cambrian Stone Ltd Address: Port Talbot Steelworks, P O Box 12, Port Talbot, West Glamorgan, SA12 6RL Process: Iron And Steel Permit Number: BE2069	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked - Now Ippc

This data is sourced from the Environment Agency and Natural Resources Wales.

4.9 Licensed industrial activities (Part A(1))

Records within 500m

3

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Details	
C	133m N	Operator: CAMBRIAN STONE LTD Installation Name: - Process: OTHER MINERAL ACTIVITIES; ANY PROCESSING WITH RELEASE OF PARTICULATES INTO AIR (UNLESS A(1) OR A(2)), (EXCEPT STONE ECUTTING) Permit Number: BX0873 Original Permit Number: BL5636	EPR Reference: - Issue Date: 05/12/2003 Effective Date: 07/12/2003 Last date noted as effective: 01/10/2004 Status: SUPERSEDED BY PAS
C	133m N	Operator: CAMBRIAN STONE LIMITED Installation Name: PORT TALBOT STEEL WORKS Process: OTHER MINERAL ACTIVITIES; ANY PROCESSING WITH RELEASE OF PARTICULATES INTO AIR (UNLESS A(1) OR A(2)), (EXCEPT STONE ECUTTING) Permit Number: BL5636IF Original Permit Number: BL5636IF	EPR Reference: - Issue Date: 24/12/2002 Effective Date: 24/12/2002 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
C	133m N	Operator: CAMBRIAN STONE LTD Installation Name: - Process: OTHER MINERAL ACTIVITIES; ANY PROCESSING WITH RELEASE OF PARTICULATES INTO AIR (UNLESS A(1) OR A(2)), (EXCEPT STONE ECUTTING) Permit Number: BL5636 Original Permit Number: BL5636	EPR Reference: - Issue Date: - Effective Date: 24/12/2002 Last date noted as effective: 03/10/2005 Status: SUPERSEDED BY VARIATION

This data is sourced from the Environment Agency and Natural Resources Wales.



4.10 Licensed pollutant release (Part A(2)/B)

Records within 500m

1

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Address	Details	
A	47m NW	Petrogas Group UK Ltd (Applegreen UK), SPAR Texaco (Formerly Blakemore Retail Ltd) Talbot Road Service Station, Talbot Road, Port Talbot, SA13 1HN	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No enforcements issued Comment: No enforcements issued

This data is sourced from Local Authority records.

4.11 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed Discharges to controlled waters

Records within 500m

8

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Address	Details	
11	289m S	LLEWELLYNQWAIPTALBOT	Effluent Type: UNSPECIFIED Permit Number: BP0028901 Permit Version: 1 Receiving Water: SOAKAWAY	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 02/10/1986 Effective Date: 02/10/1986 Revocation Date: 21/04/1994
F	320m SW	PORTTALBOTDOCKS	Effluent Type: UNSPECIFIED Permit Number: BP0055706 Permit Version: 1 Receiving Water: PORT TALBOT DOCKS	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 18/09/1987 Effective Date: 18/09/1987 Revocation Date: 18/11/1992



ID	Location	Address	Details	
F	320m SW	PORTTALBOTDOCKS	Effluent Type: UNSPECIFIED Permit Number: BP0055721 Permit Version: 1 Receiving Water: PORT TALBOT DOCKS	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 18/09/1987 Effective Date: 18/09/1987 Revocation Date: 05/10/1992
13	360m W	PORTTALBOTDOCKS	Effluent Type: UNSPECIFIED Permit Number: BP0055729 Permit Version: 1 Receiving Water: PORT TALBOT DOCKS	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 18/09/1987 Effective Date: 18/09/1987 Revocation Date: 18/11/1992
G	390m SW	PORTTALBOTDOCKS	Effluent Type: UNSPECIFIED Permit Number: BP0055723 Permit Version: 1 Receiving Water: PORT TALBOT DOCKS	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 18/09/1987 Effective Date: 18/09/1987 Revocation Date: 29/09/1992
G	390m SW	PORTTALBOTDOCKS	Effluent Type: UNSPECIFIED Permit Number: BP0055722 Permit Version: 1 Receiving Water: PORT TALBOT DOCKS	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 18/09/1987 Effective Date: 18/09/1987 Revocation Date: 10/09/1992
G	390m SW	PORTTALBOTDOCKS	Effluent Type: UNSPECIFIED Permit Number: BP0055707 Permit Version: 1 Receiving Water: PORT TALBOT DOCKS	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 18/09/1987 Effective Date: 18/09/1987 Revocation Date: 16/12/1992
14	426m S	PORTTALBOTWHAFCHEMICALW, PORTTALBOTWHAFCHEMICAL, TALBOTWHAFCHEMICALWORKS WGL, WGLAM	Effluent Type: UNSPECIFIED Permit Number: BP0096301 Permit Version: 1 Receiving Water: TO LAND	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 17/08/1988 Effective Date: 17/08/1988 Revocation Date: 27/06/1994

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.14 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 Pollution Incidents (EA/NRW)

Records within 500m

11

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 48 >](#)

ID	Location	Details	
3	160m W	Incident Date: 21/09/2003 Incident Identification: 191406 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	203m E	Incident Date: 27/03/2002 Incident Identification: 66944 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

ID	Location	Details	
E	286m NW	Incident Date: 12/10/2003 Incident Identification: 195725 Pollutant: Atmospheric Pollutants and Effects:Oils and Fuel:Specific Waste Materials Pollutant Description: Smoke:Gas and Fuel Oils:Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
E	286m NW	Incident Date: 10/12/2003 Incident Identification: 195725 Pollutant: Atmospheric Pollutants and Effects : Oils and Fuel : Specific Waste Materials Pollutant Description: Smoke :Gas and Fuel Oils :Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
E	286m NW	Incident Date: 10/12/2003 Incident Identification: 195725 Pollutant: Oils and Fuel Specific Waste Materials Pollutant Description: Smoke Gas and Fuel Oils Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
E	286m NW	Incident Date: 12/10/2003 Incident Identification: 195725 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
E	286m NW	Incident Date: 12/10/2003 Incident Identification: 195725 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
E	286m NW	Incident Date: 12/10/2003 Incident Identification: 195725 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 2 (Significant)
12	342m N	Incident Date: 01/04/2002 Incident Identification: 68016 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
15	428m NE	Incident Date: 10/07/2013 Incident Identification: 1131015 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: - Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
16	454m E	Incident Date: 17/07/2013 Incident Identification: 1134570 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: - Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.



4.18 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.19 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory radioactive waste

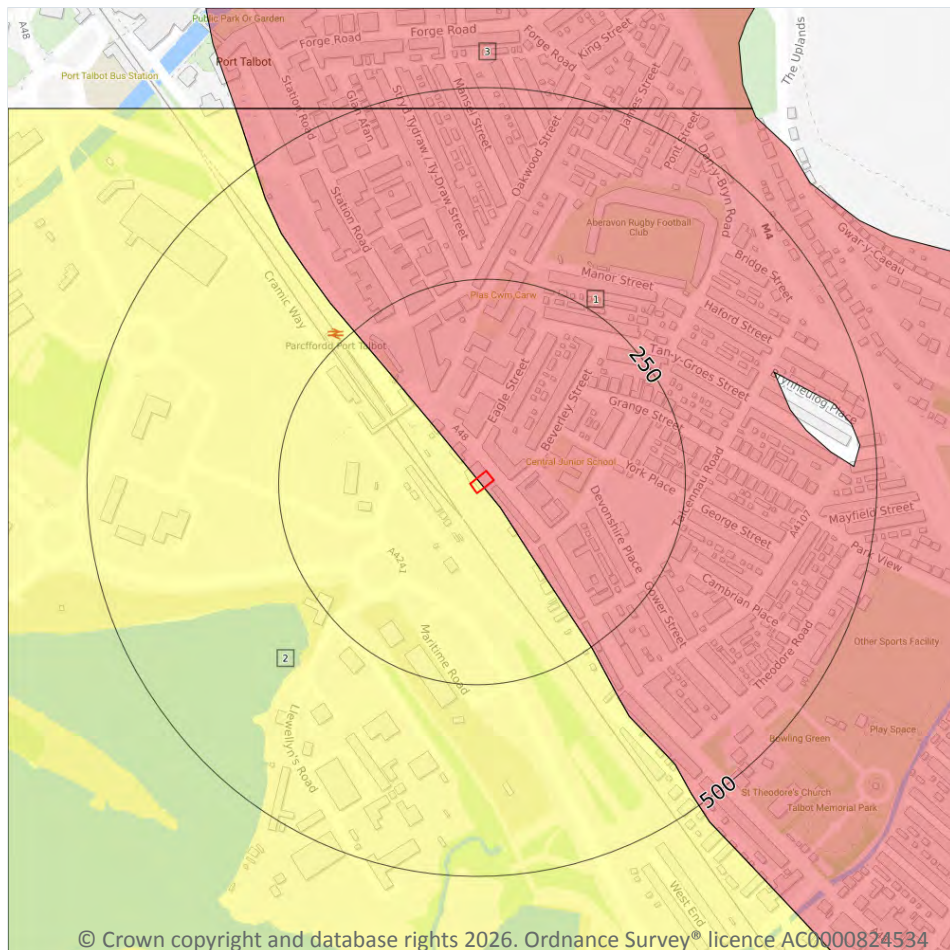
Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 58 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	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
2	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

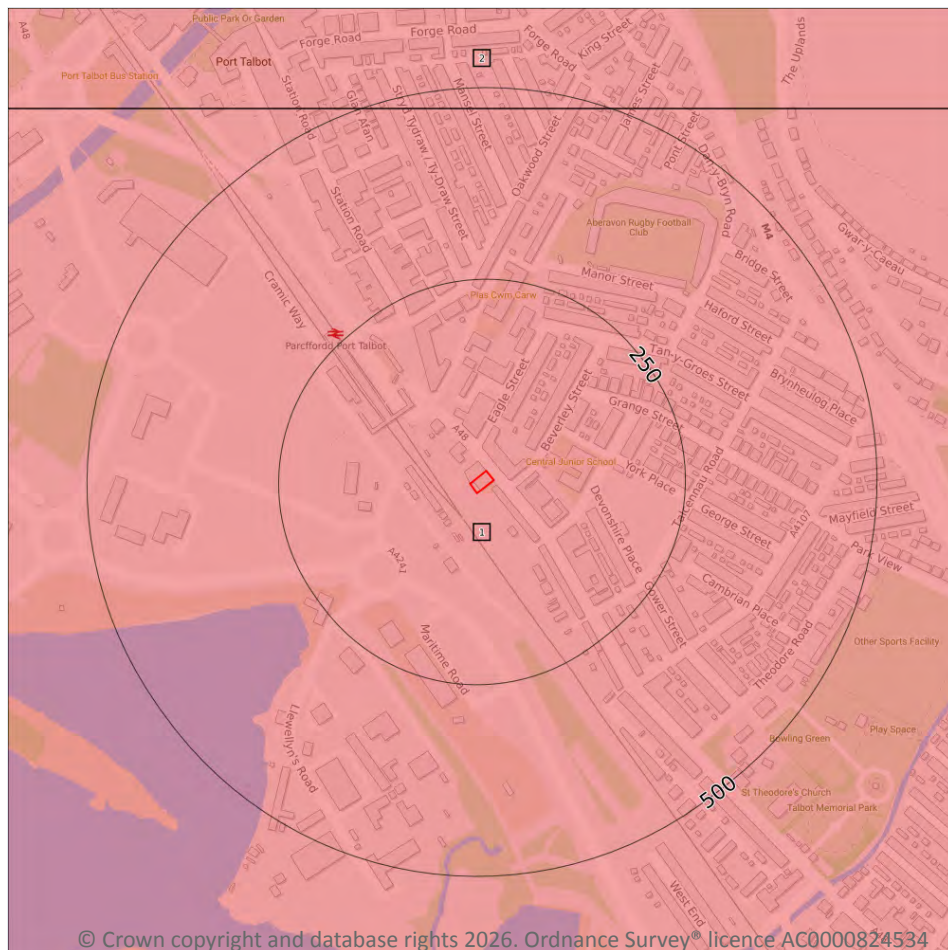


ID	Location	Designation	Description
3	473m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 60](#) >

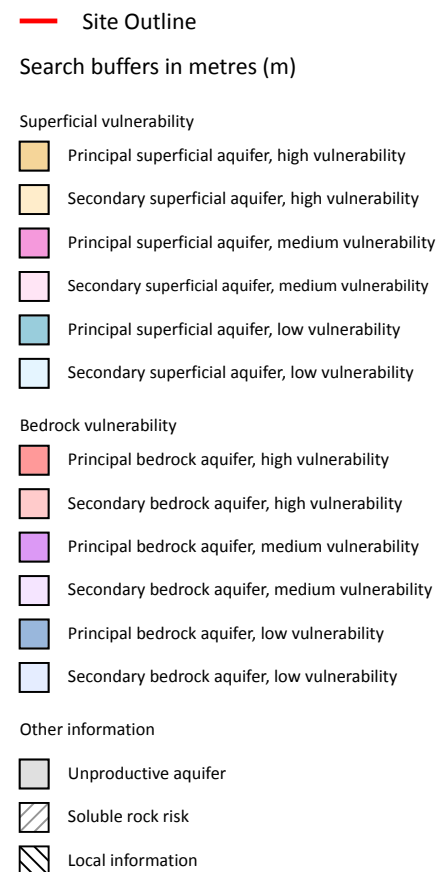
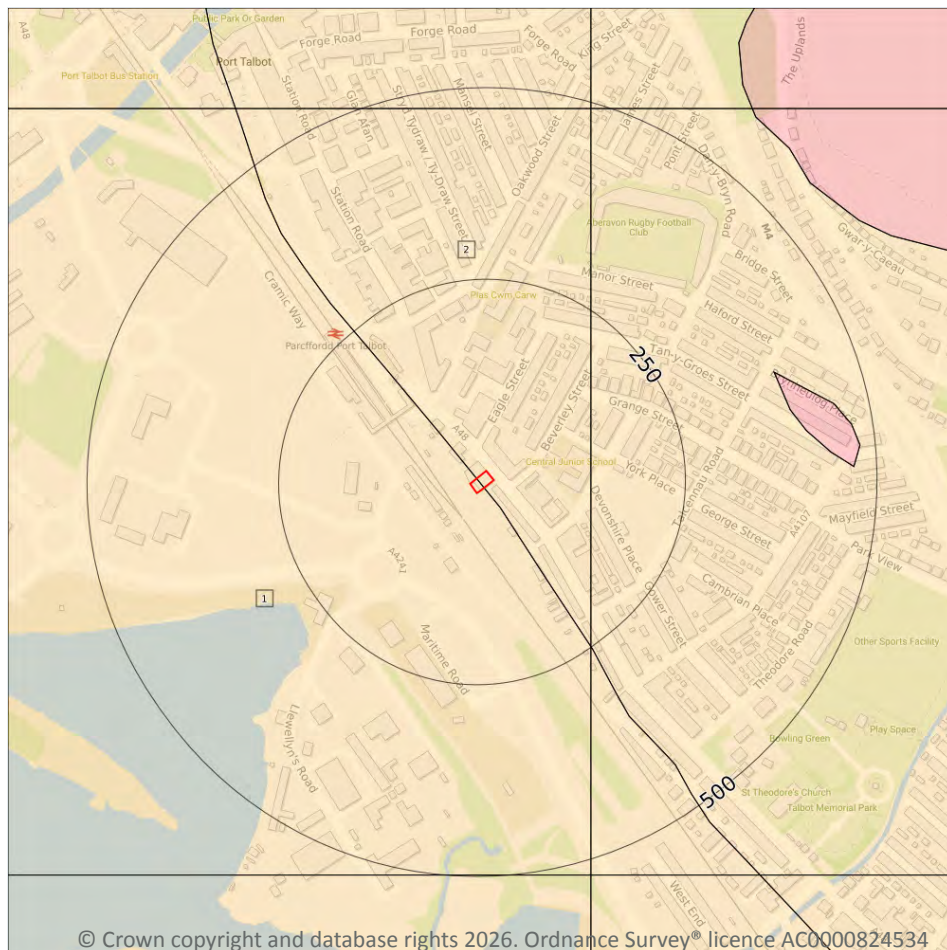
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	473m N	Secondary A	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



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 62](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

26

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 64 >](#)

ID	Location	Details	
1	577m S	Status: Historical Licence No: WA/058/0061/004 Details: Dust Suppression Direct Source: EAW Surface Water Point: PORT TALBOT DOCK AT MARGAM MOORS Data Type: Point Name: Costain Limited Easting: 276967 Northing: 188933	Annual Volume (m ³): 36800 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 05/08/2011 Expiry Date: 31/12/2014 Issue No: 1 Version Start Date: 05/08/2011 Version End Date: -
-	696m SE	Status: Historical Licence No: 21/58/61/0024 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 277150 Northing: 188870	Annual Volume (m ³): 2273000 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	696m SE	Status: Historical Licence No: 21/58/61/0024 Details: Evaporative Cooling - High Direct Source: - Point: - Data Type: Point Name: - Easting: 277150 Northing: 188870	Annual Volume (m ³): 2273000 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	696m SE	Status: Historical Licence No: 21/58/61/0024 Details: Evaporative Cooling Direct Source: EAW Surface Water Point: RIVER FFRWDWYLLT Data Type: Point Name: Tata Steel UK Limited Easting: 277150 Northing: 188870	Annual Volume (m ³): 2273000 Max Daily Volume (m ³): 9819.36 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -



ID	Location	Details	
-	696m SE	Status: Historical Licence No: 21/58/61/0024 Details: Process Water Direct Source: EAW Surface Water Point: RIVER FFRWDWYLLT Data Type: Point Name: Tata Steel UK Limited Easting: 277150 Northing: 188870	Annual Volume (m ³): 2273000 Max Daily Volume (m ³): 9819.36 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	696m SE	Status: Historical Licence No: 21/58/61/0024 Details: Evaporative Cooling - High Direct Source: - Point: - Data Type: Point Name: - Easting: 277150 Northing: 188870	Annual Volume (m ³): 2273000 Max Daily Volume (m ³): 9819.36 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	696m SE	Status: Historical Licence No: 21/58/61/0024 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 277150 Northing: 188870	Annual Volume (m ³): 2273000 Max Daily Volume (m ³): 9819.4 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	826m W	Status: Historical Licence No: WA/058/0061/007 Details: Unknown (Impounding) - Direct Source: - Point: - Data Type: Point Name: - Easting: 276054 Northing: 189756	Annual Volume (m ³): 0 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/05/2012 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	827m W	Status: Historical Licence No: WA/058/0061/0060 Details: Transfer between Sources (Post Water Act 2003) - Very Low Direct Source: Green Park Weir Point: - Data Type: Point Name: - Easting: 276039 Northing: 189707	Annual Volume (m ³): 0 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 30/09/2022 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -



ID	Location	Details	
-	877m SW	Status: Historical Licence No: 21/58/61/0042 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 276230 Northing: 188880	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 397.44 Original Application No: - Original Start Date: 01/05/2014 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -
-	877m SW	Status: Historical Licence No: 21/58/61/0042 Details: Process Water Direct Source: EAW Surface Water Point: PORT TALBOT DOCKS PORT TALBOT Data Type: Point Name: Civil and Marine Ltd Easting: 276230 Northing: 188880	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 49.68 Original Application No: - Original Start Date: 15/04/2002 Expiry Date: 31/03/2029 Issue No: 5 Version Start Date: 01/05/2014 Version End Date: -
-	877m SW	Status: Historical Licence No: 21/58/61/0042 Details: Dust Suppression Direct Source: EAW Surface Water Point: PORT TALBOT DOCKS PORT TALBOT Data Type: Point Name: Civil and Marine Ltd Easting: 276230 Northing: 188880	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 49.68 Original Application No: - Original Start Date: 15/04/2002 Expiry Date: 14/04/2017 Issue No: 4 Version Start Date: 21/05/2010 Version End Date: -
-	877m SW	Status: Historical Licence No: 21/58/61/0042 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 276230 Northing: 188880	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 49.68 Original Application No: - Original Start Date: 01/05/2014 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -
-	881m W	Status: Historical Licence No: 21/58/61/0009 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m ³): 14933610 Max Daily Volume (m ³): 40914 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -



ID	Location	Details	
-	881m W	Status: Historical Licence No: 21/58/61/0009 Details: Evaporative Cooling - High Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m ³): 14933610 Max Daily Volume (m ³): 40914 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	881m W	Status: Historical Licence No: 21/58/61/0009 Details: Process Water Direct Source: EAW Surface Water Point: RIVER AFAN TO PORT TALBOT DOCKS Data Type: Point Name: Tata Steel UK Limited Easting: 275980 Northing: 189690	Annual Volume (m ³): 14933610 Max Daily Volume (m ³): 40914 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	881m W	Status: Historical Licence No: 21/58/61/0009 Details: Evaporative Cooling Direct Source: EAW Surface Water Point: RIVER AFAN TO PORT TALBOT DOCKS Data Type: Point Name: Tata Steel UK Limited Easting: 275980 Northing: 189690	Annual Volume (m ³): 14933610 Max Daily Volume (m ³): 40914 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	881m W	Status: Historical Licence No: 21/58/61/0009 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m ³): 14933610 Max Daily Volume (m ³): 40912.8 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	881m W	Status: Historical Licence No: 21/58/61/0009 Details: Evaporative Cooling - High Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m ³): 14933610 Max Daily Volume (m ³): 40912.8 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -



ID	Location	Details	
-	884m SW	Status: Historical Licence No: 21/58/61/0042 Details: Dust Suppression Direct Source: EAW Surface Water Point: CIVIL & MARINE SLAG CEMENT LTD QUAY AT PORT TALBOT DOCKS Data Type: Point Name: Civil and Marine Ltd Easting: 276240 Northing: 188860	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 49.68 Original Application No: - Original Start Date: 15/04/2002 Expiry Date: 14/04/2017 Issue No: 3 Version Start Date: 12/09/2008 Version End Date: -
-	909m S	Status: Historical Licence No: 21/58/61/0012 Details: Non Evaporative Cooling - Low Direct Source: - Point: - Data Type: Point Name: - Easting: 276890 Northing: 188590	Annual Volume (m ³): 206615700 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	909m S	Status: Historical Licence No: 21/58/61/0012 Details: Non-Evaporative Cooling Direct Source: EAW Surface Water Point: PORT TALBOT DOCKS Data Type: Point Name: Tata Steel UK Limited Easting: 276890 Northing: 188590	Annual Volume (m ³): 206615700 Max Daily Volume (m ³): 590980 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	909m S	Status: Historical Licence No: 21/58/61/0012 Details: Process Water Direct Source: EAW Surface Water Point: PORT TALBOT DOCKS Data Type: Point Name: Tata Steel UK Limited Easting: 276890 Northing: 188590	Annual Volume (m ³): 206615700 Max Daily Volume (m ³): 590980 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	909m S	Status: Historical Licence No: 21/58/61/0012 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 276890 Northing: 188590	Annual Volume (m ³): 206615700 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -



ID	Location	Details	
-	909m S	Status: Historical Licence No: 21/58/61/0012 Details: Non Evaporative Cooling - Low Direct Source: - Point: - Data Type: Point Name: - Easting: 276890 Northing: 188590	Annual Volume (m ³): 206615700 Max Daily Volume (m ³): 590980 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	909m S	Status: Historical Licence No: 21/58/61/0012 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 276890 Northing: 188590	Annual Volume (m ³): 206615700 Max Daily Volume (m ³): 590980 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

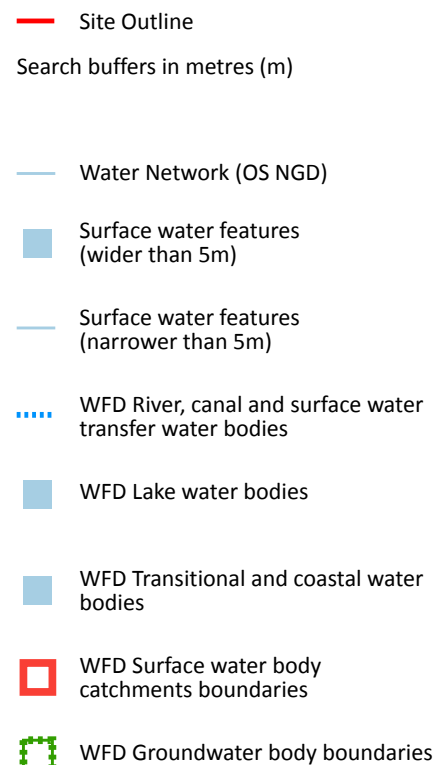
Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.





0

0

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 71](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	Coastal catchment	Not part of a river WB catchment	202	Afan	Tawe to Cadoxton

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

0

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place.

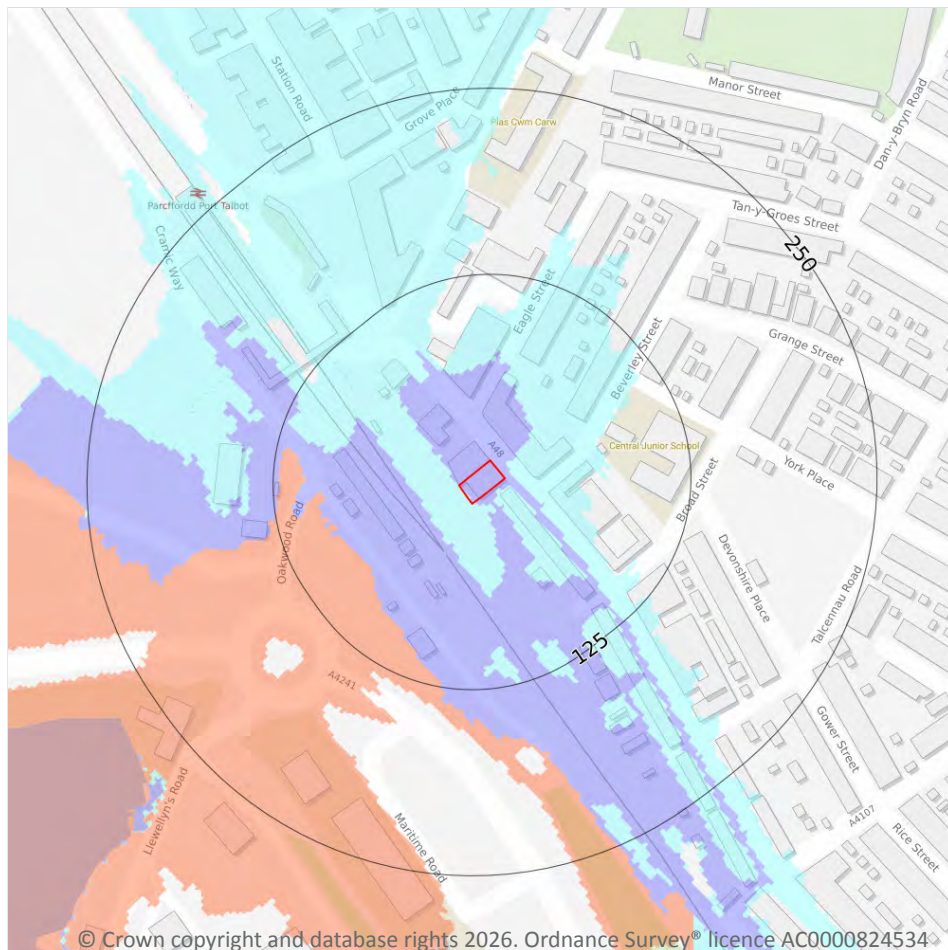
Features are displayed on the Hydrology map on [page 71](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Swansea Carboniferous Coal Measures	GB41002G201000	Poor			2021

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

4

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 73 >](#)



Distance	Flood risk category
On site	Medium
0 - 50m	Medium

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0
---------------------	---

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0
---------------------	---

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Flood Storage Areas

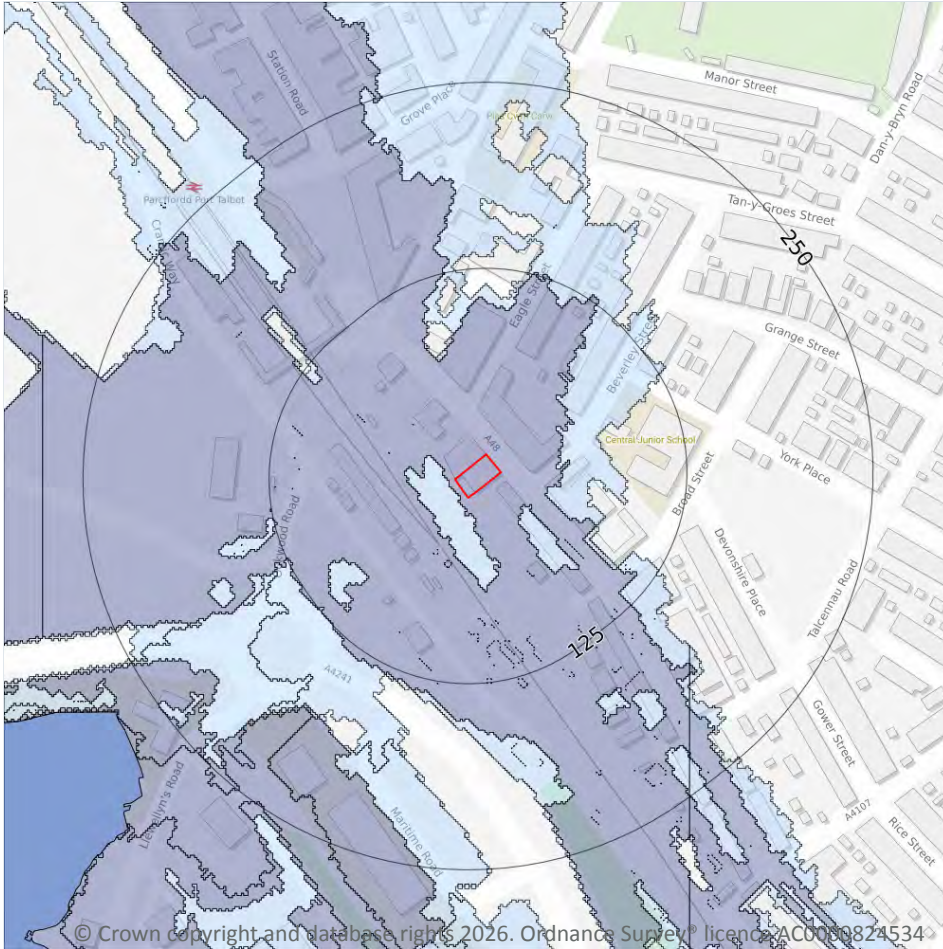
Records within 250m	0
---------------------	---

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.5 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 73 >](#)

Location	Type
3m SW	Zone 2 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



7.6 Flood Zone 3

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

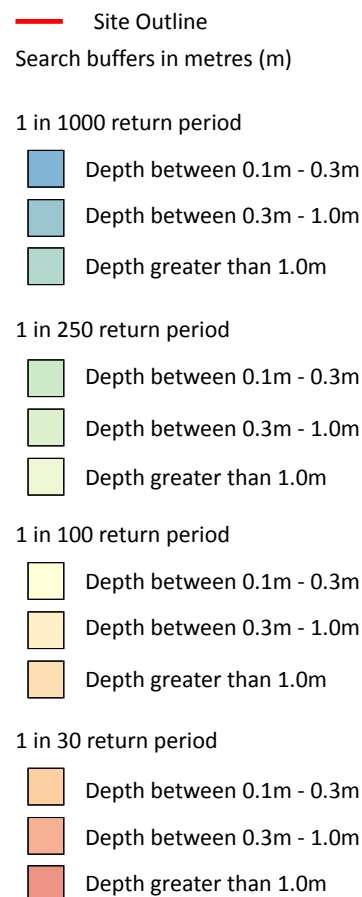
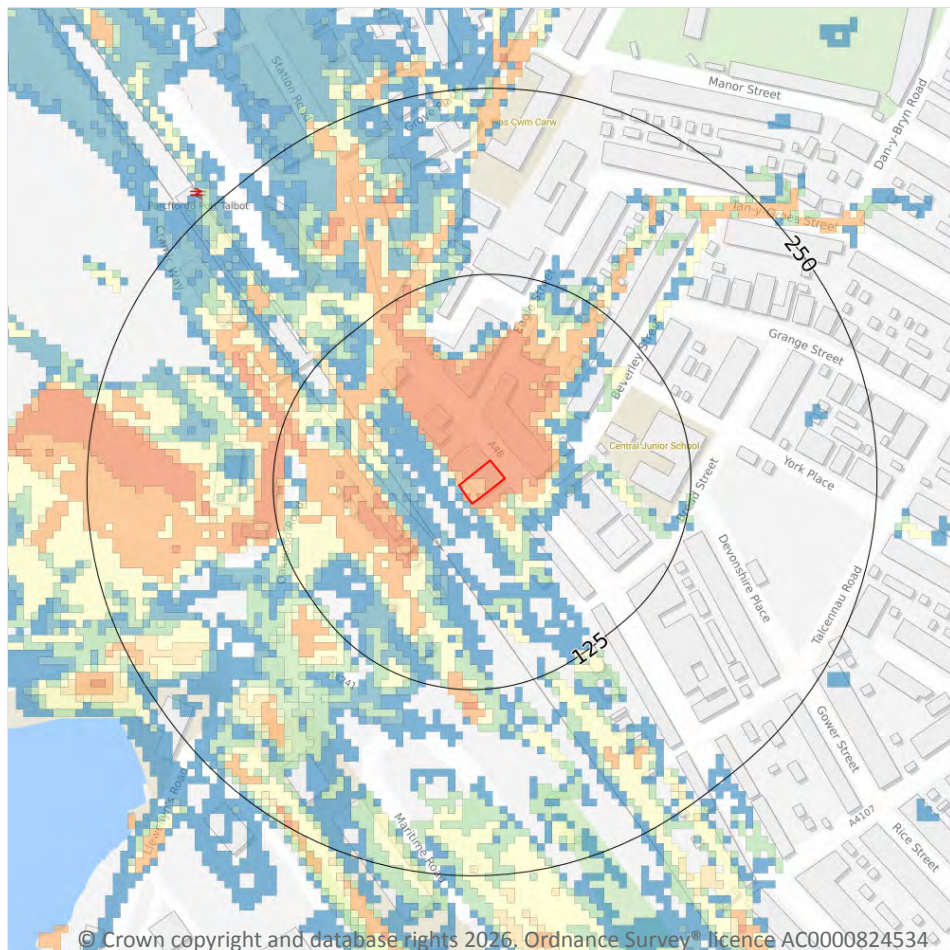
Features are displayed on the River and coastal flooding map on [page 73](#) >

Location	Type
On site	Zone 3 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 77 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

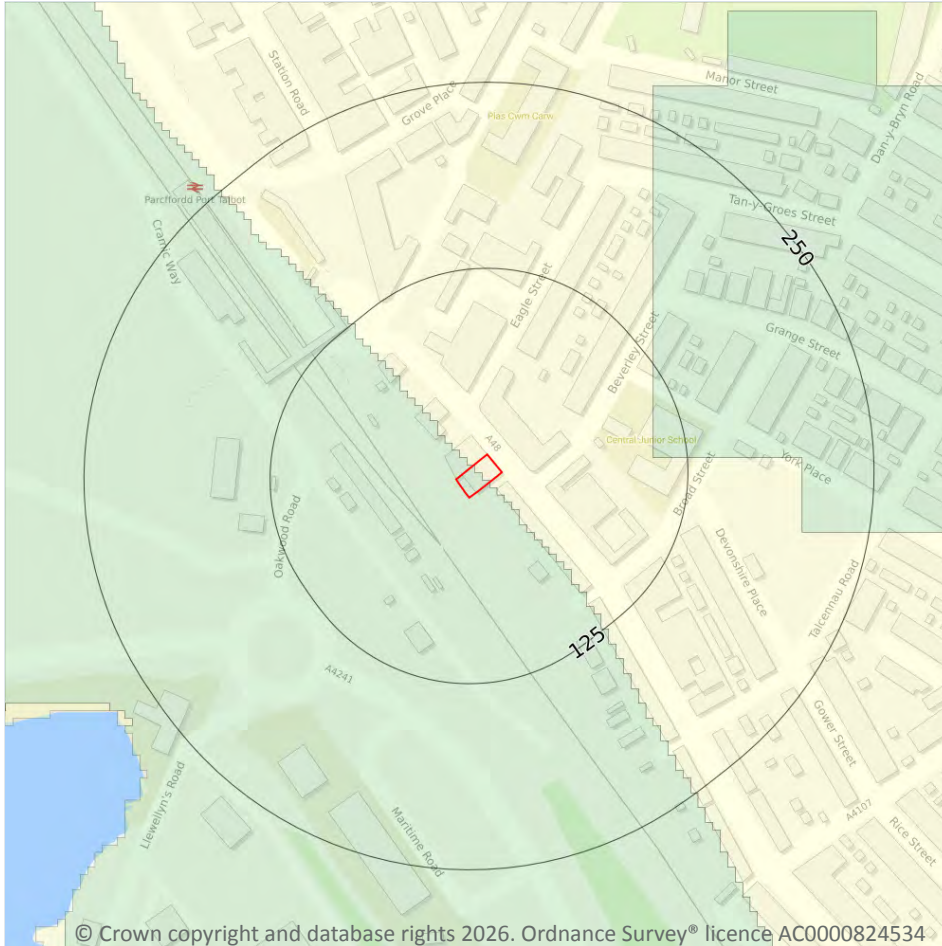
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 79 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

15

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 80](#) >

ID	Location	Name	Woodland Type
1	1045m E	Unknown	Ancient Semi Natural Woodland
-	1253m E	Unknown	Ancient Semi Natural Woodland
-	1300m N	Unknown	Ancient Semi Natural Woodland
-	1352m E	Unknown	Ancient Semi Natural Woodland
-	1363m E	Unknown	Ancient Semi Natural Woodland
4	1435m SE	Unknown	Ancient Semi Natural Woodland
-	1479m N	Unknown	Ancient Semi Natural Woodland
-	1714m E	Unknown	Ancient Semi Natural Woodland
-	1755m E	Unknown	Plantation on Ancient Woodland Site
-	1800m E	Unknown	Ancient Semi Natural Woodland
-	1831m E	Unknown	Plantation on Ancient Woodland Site
-	1833m NE	Unknown	Ancient Semi Natural Woodland
-	1842m NE	Unknown	Plantation on Ancient Woodland Site
-	1847m E	Unknown	Ancient Semi Natural Woodland
-	1931m E	Unknown	Ancient Semi Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site

0

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

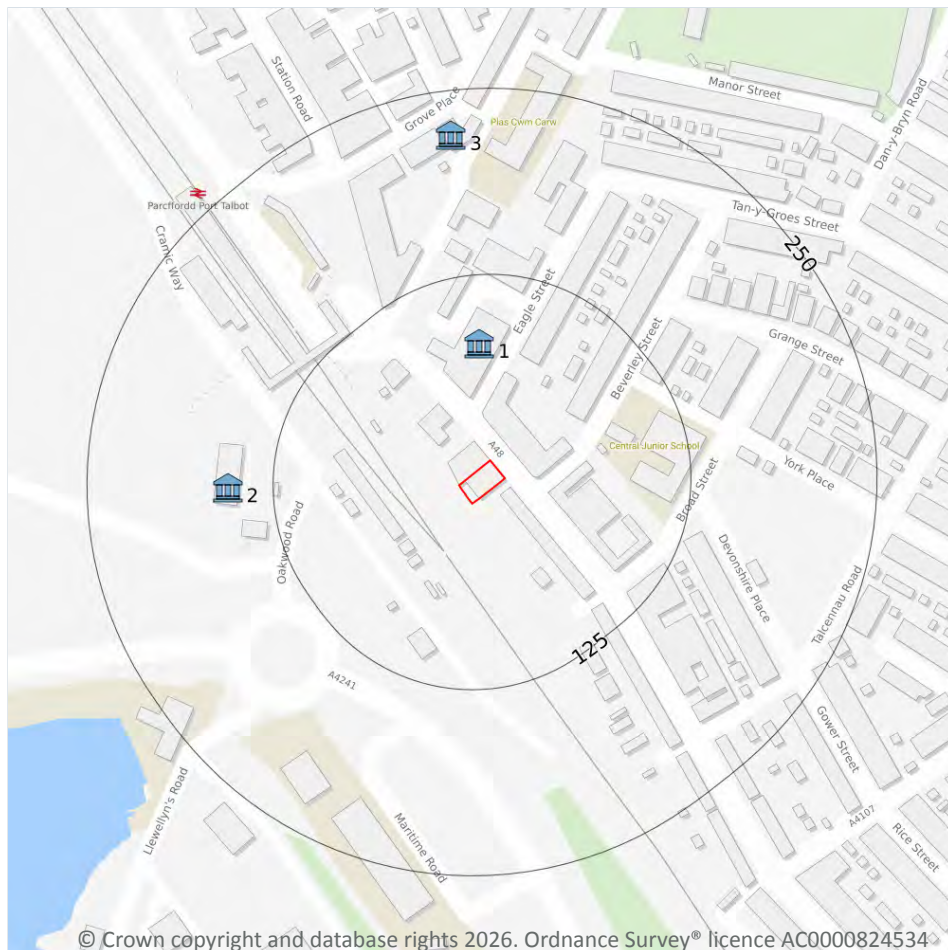
0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

3

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 86 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	79m N	Plaza Cinema, On The Corner With Eagle Street; To Ne Of Parkway Station.	II	22136	04/08/1999
2	156m W	Harbour Court, Located At The Corner Of Oakwood Road And Cramic Way, To The S Of The Main Railway Line.	II	23152	31/03/2000
3	220m N	Grove Place Chapel, Set Behind A Low Snecked Stone Boundary Wall, Cut Away To The N, With Large Square Gate Piers And Cast Iron Gates With Scrollwork.	II	23254	28/04/2000

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

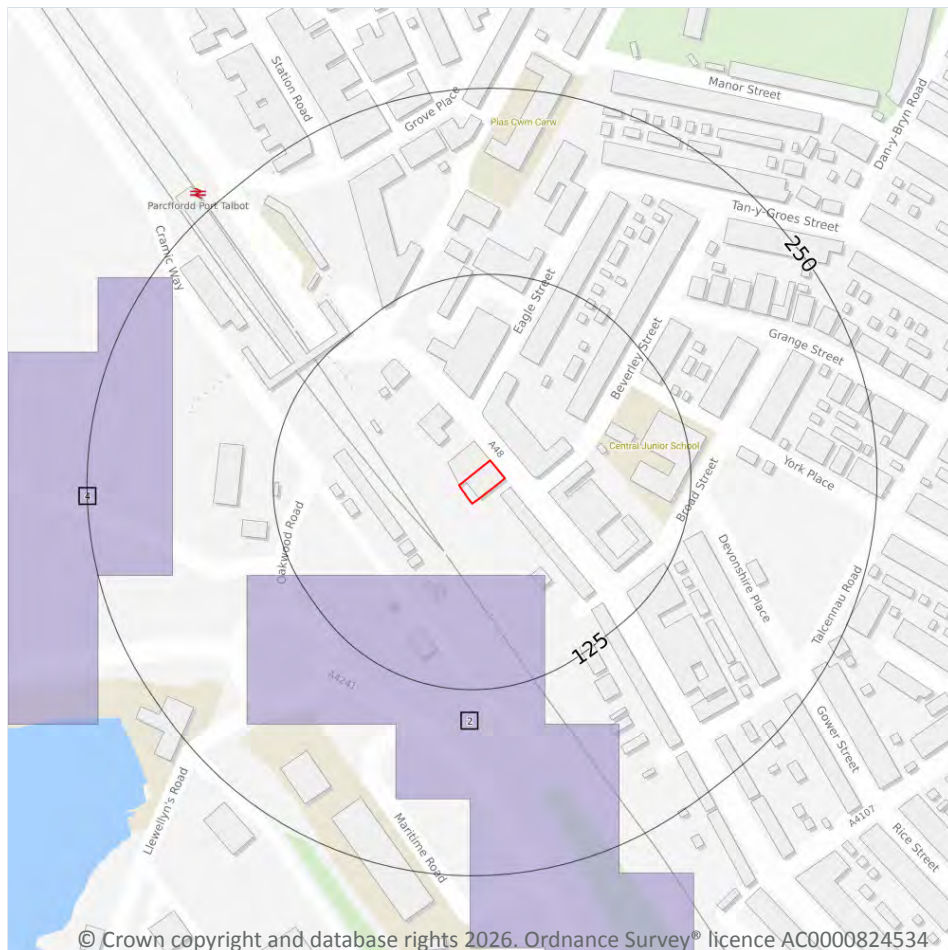
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Timber felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 89](#) >

ID	Location	Classification	Description
2	48m S	Grade 4	Poor quality agricultural land
4	193m W	Grade 4	Poor quality agricultural land

This data is sourced from Natural Resources Wales.



12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

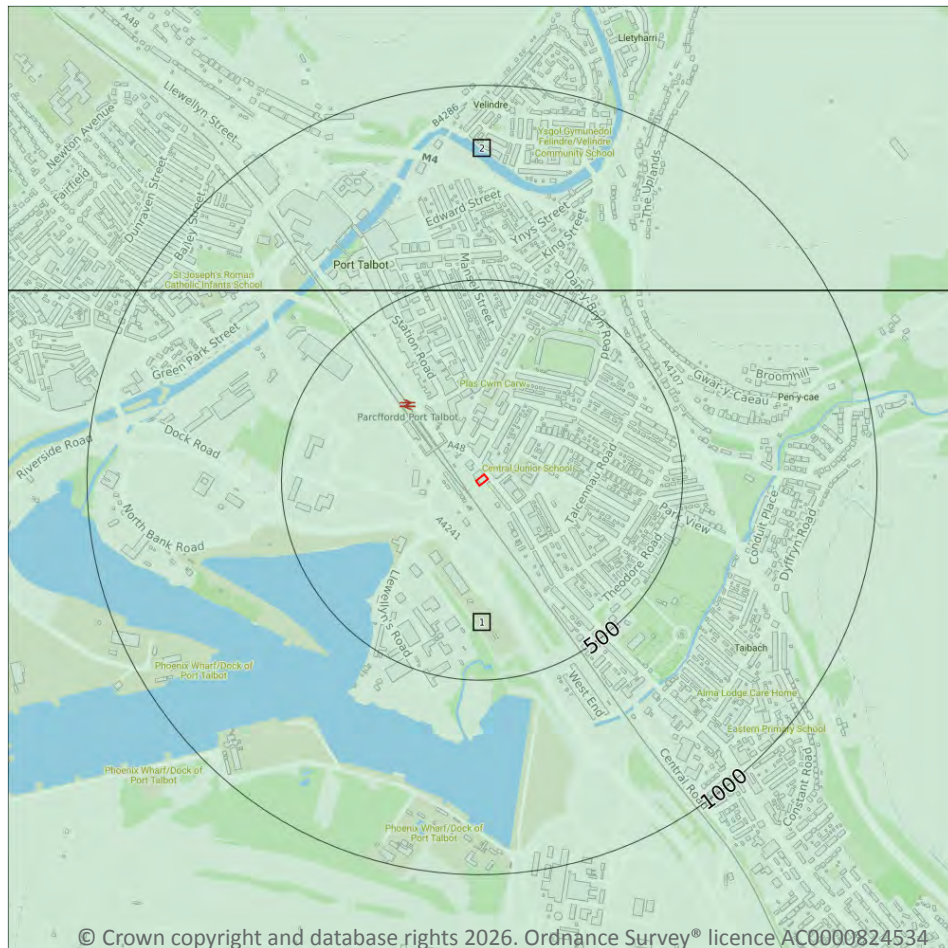
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

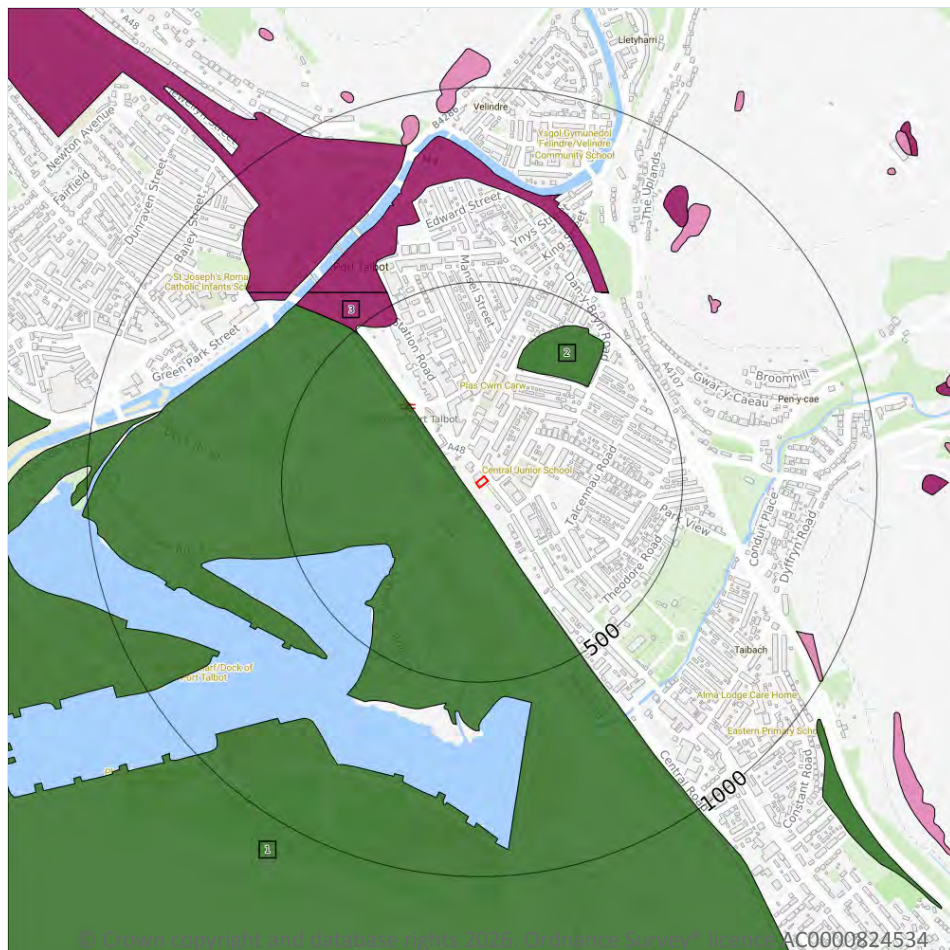
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 92](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SS78NE
2	473m N	Full	Full	Full	Full	SS79SE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

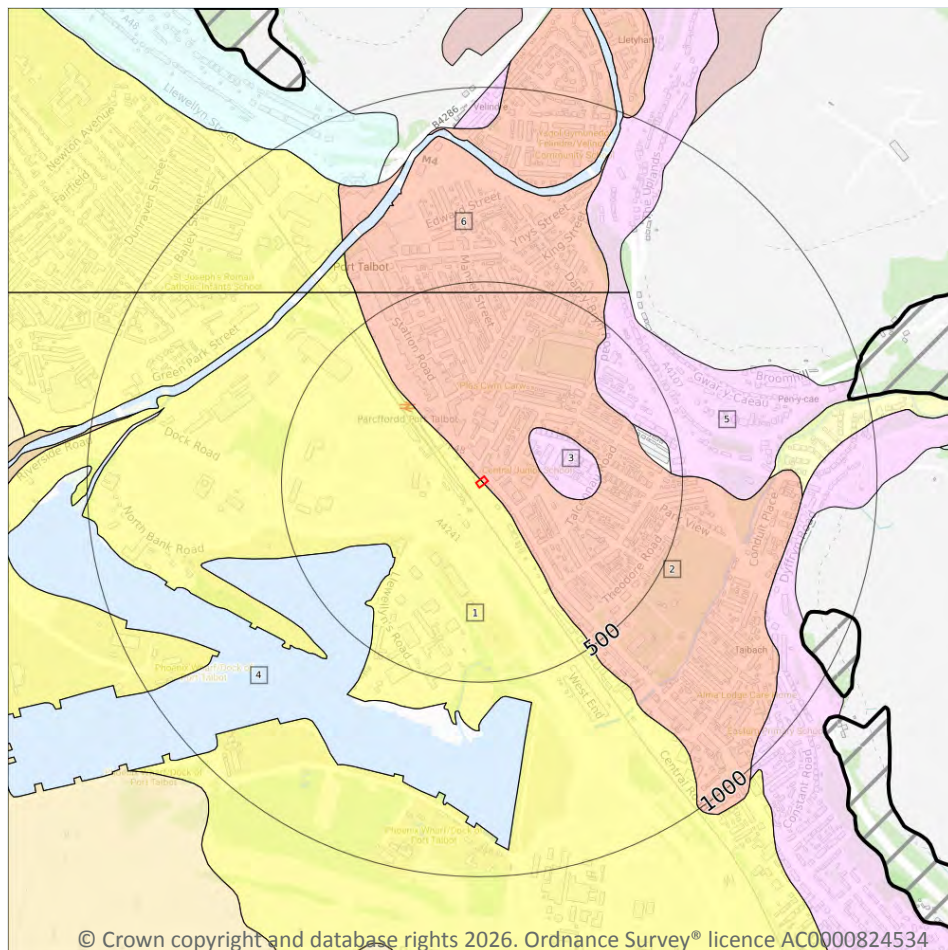
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 93](#) >

ID	Location	LEX Code	Description	Rock description
1	27m SW	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground
2	292m N	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground
3	457m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

6

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 94](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TFD-XCZS	Tidal Flat Deposits-Clay, Silt And Sand	Clay, silt and sand
2	On site	ALF-XSV	Alluvial Fan Deposits-Sand And Gravel	Sand and gravel
3	132m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel



ID	Location	LEX Code	Description	Rock description
4	276m SW	SUPNM- UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]- Unknown/unclassified Entry	Unknown/unclassified entry
5	363m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel
6	473m N	ALF-XSV	Alluvial Fan Deposits-Sand And Gravel	Sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

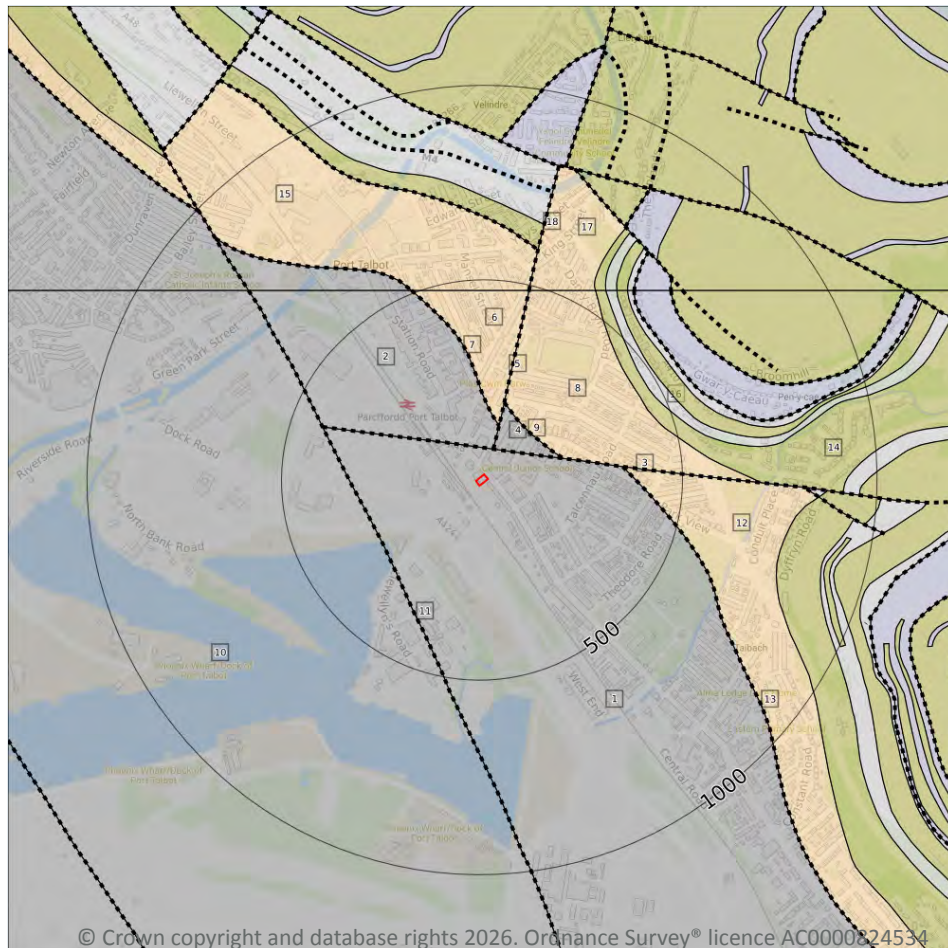
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

---- Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

11

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 96 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
2	68m N	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
4	69m N	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
6	131m N	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
8	159m NE	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
10	287m SW	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
12	348m E	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
14	443m NE	LLFB-SDST	Llynfi Member-Sandstone	Westphalian
15	473m N	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
16	473m NE	LLFB-MDSS	Llynfi Member-Mudstone, Siltstone And Sandstone	Westphalian
17	487m N	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

7

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 96 >](#)

ID	Location	Category	Description
3	68m N	FAULT	Fault, inferred, displacement unknown
5	69m N	FAULT	Fault, inferred, displacement unknown
7	131m N	FOSSIL_HORIZON	Marine band
9	159m NE	FOSSIL_HORIZON	Marine band
11	287m SW	FAULT	Fault, inferred, displacement unknown
13	348m E	FOSSIL_HORIZON	Marine band
18	487m N	FAULT	Fault, inferred, displacement unknown



This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme. Where 50k data is not available, this area has been filled in with 625k scale data.

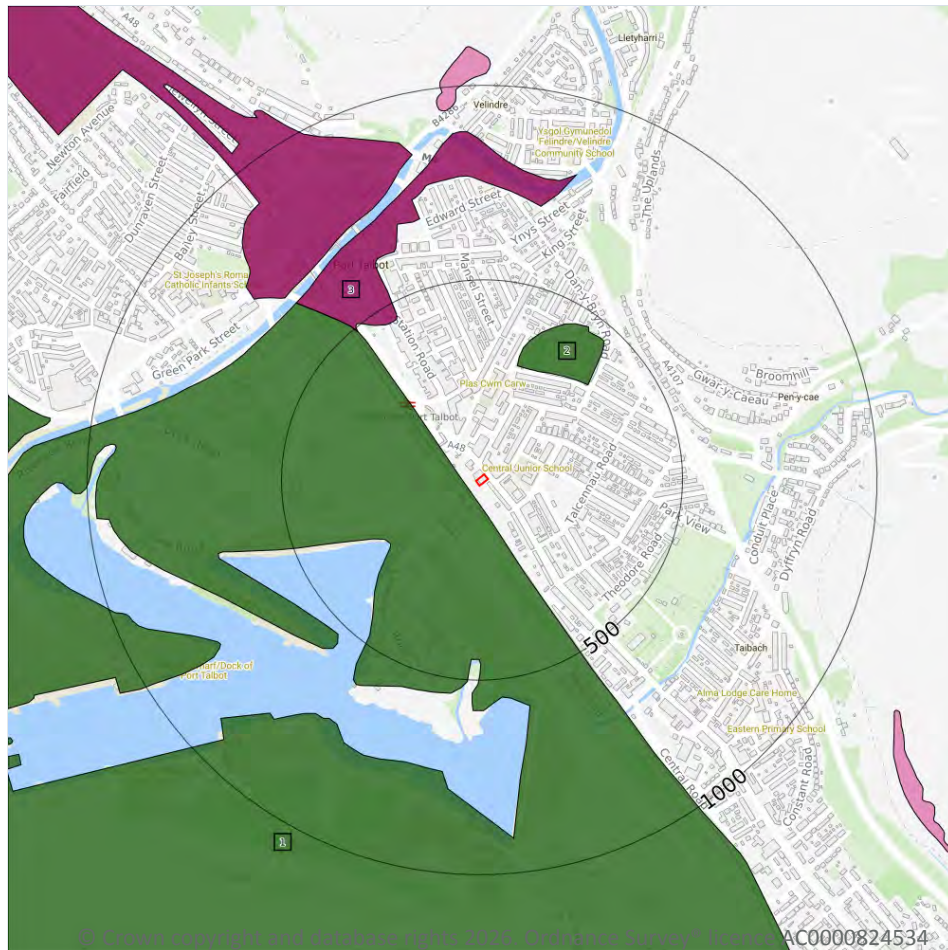
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 99](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW247_swansea_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 100](#) >

ID	Location	LEX Code	Description	Rock description
1	27m SW	LSGR-ARTGR	Landscaped Ground	Artificially modified ground
2	292m N	LSGR-ARTGR	Landscaped Ground	Artificially modified ground
3	457m NW	MGR-ARTDP	Made Ground	Artificial deposit

This data is sourced from the British Geological Survey.



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Date: 6 August 2026



15.3 Artificial ground permeability (50k)

Records within 50m

1

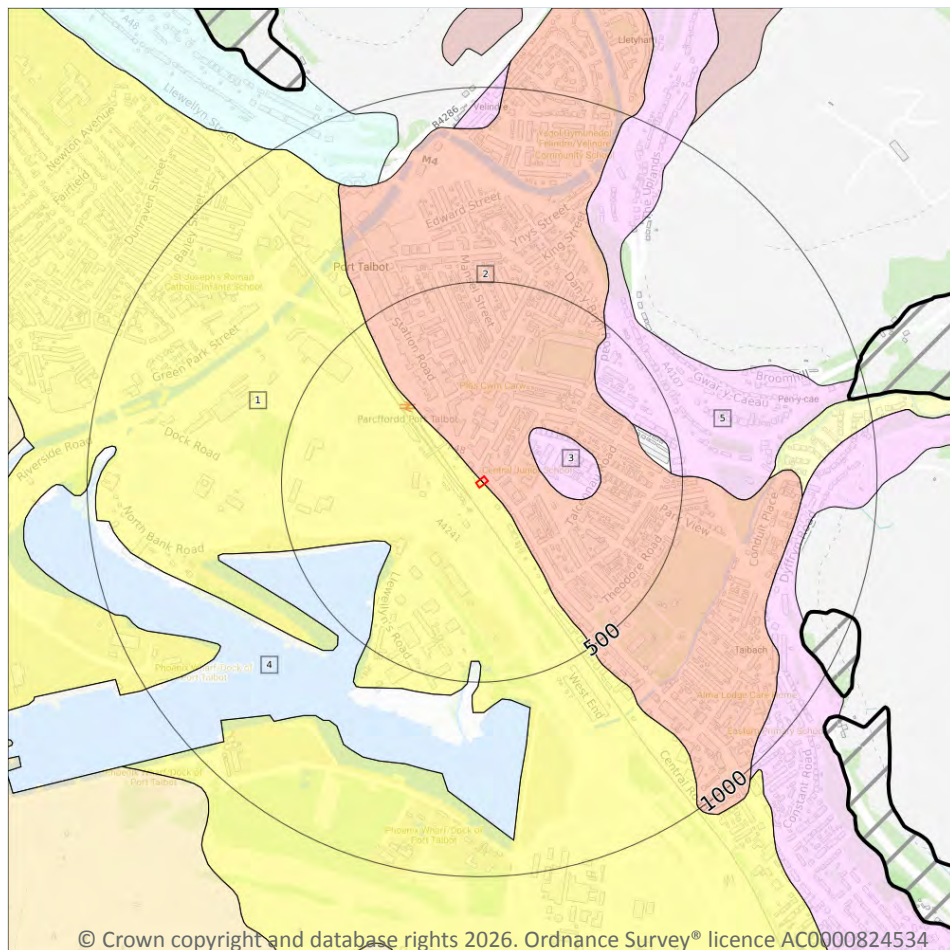
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
27m SW	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

5

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 102](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TFD-XCZS	Tidal flat deposits	Clay, silt and sand
2	On site	ALF-XSV	Alluvial fan deposits	Sand and gravel
3	132m NE	GFICD-XSV	Glaciofluvial ice contact deposits, Devensian	Sand and gravel



ID	Location	LEX Code	Description	Rock description
4	272m SW	SUPNM-UNKNOWN	Superficial Theme Not Mapped	Unknown/unclassified entry
5	363m NE	GFICD-XSV	Glaciofluvial ice contact deposits, Devensian	Sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Moderate	Very Low
On site	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

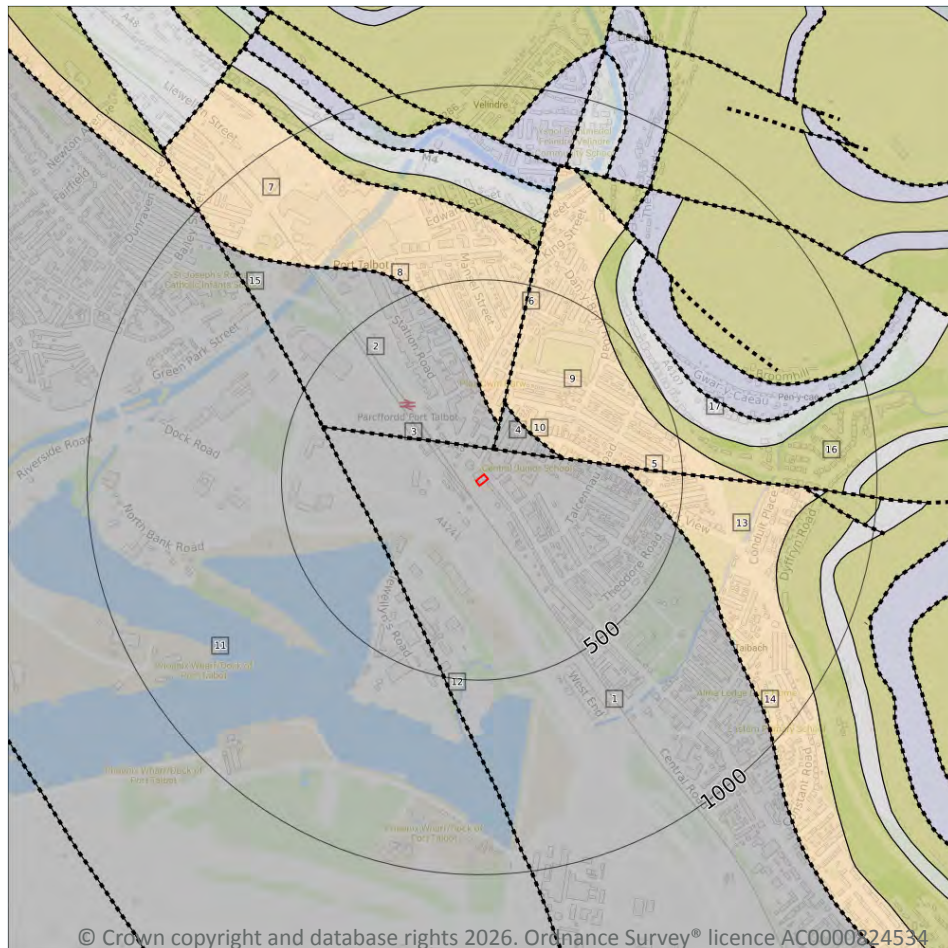
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

---- Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

9

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 104](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
2	68m N	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
4	69m N	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
7	131m N	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
9	159m NE	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
11	287m SW	SWMCM-MDSS	South Wales Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
13	348m E	SWUCM-MDSS	South Wales Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
16	443m NE	LLFB-SDST	Llynfi Member-Sandstone	Westphalian
17	495m NE	LLFB-MDSS	Llynfi Member-Mudstone, siltstone and sandstone	Westphalian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	8
----------------------------	----------

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 104](#) >

ID	Location	Category	Description
3	68m N	FAULT	Fault, inferred, displacement unknown
5	69m N	FAULT	Fault, inferred, displacement unknown



ID	Location	Category	Description
6	69m N	FAULT	Fault, inferred, displacement unknown
8	131m N	FOSSIL_HORIZON	Marine band
10	159m NE	FOSSIL_HORIZON	Marine band
12	287m SW	FAULT	Fault, inferred, displacement unknown
14	348m E	FOSSIL_HORIZON	Marine band
15	418m W	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

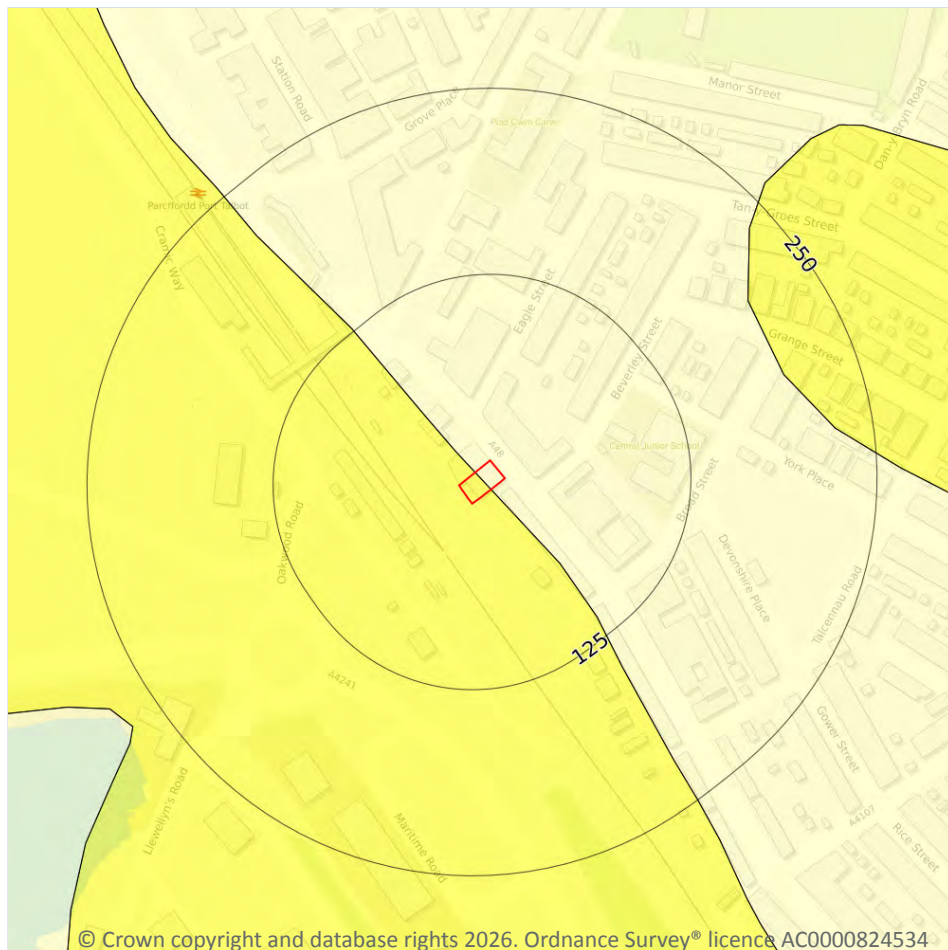
0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

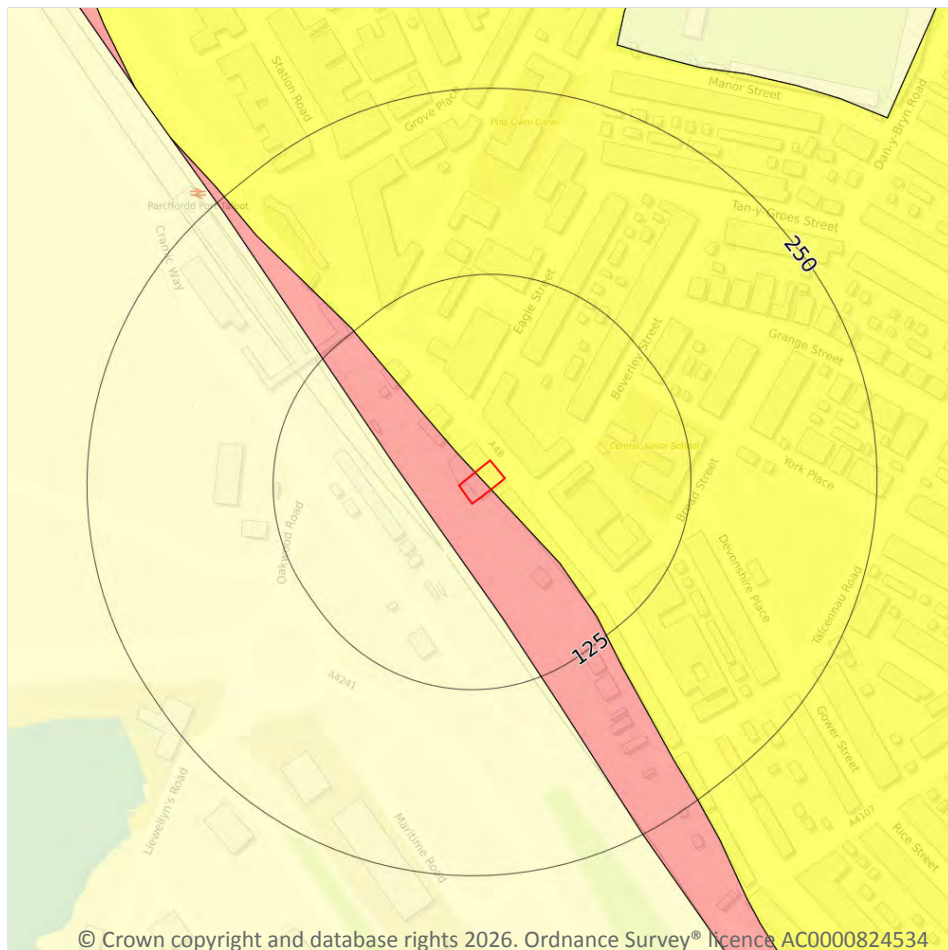
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 108 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

3

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 109 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.



Location	Hazard rating	Details
On site	Moderate	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.
27m SW	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 111](#) >

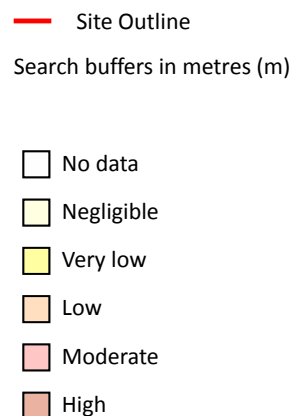
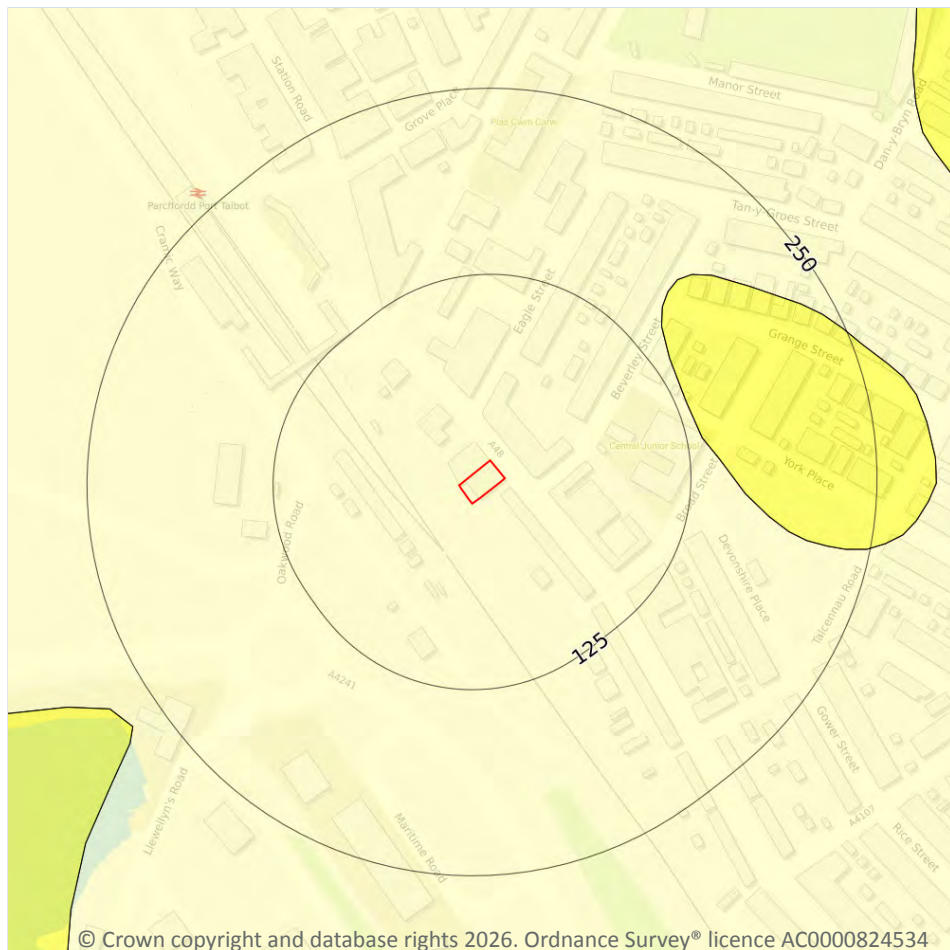
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

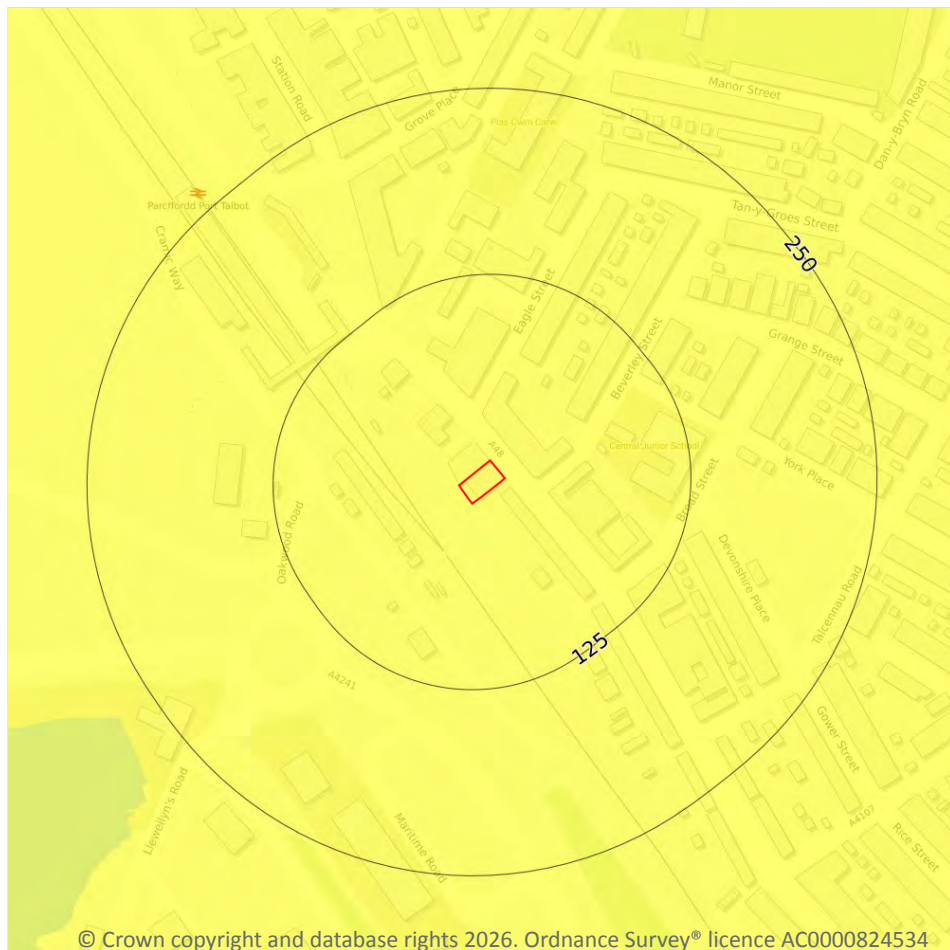
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 113](#) >

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

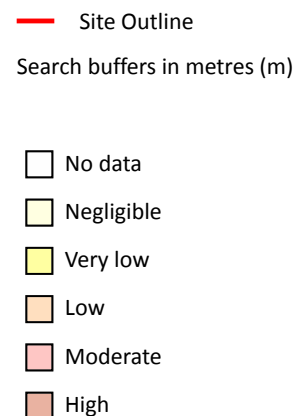
Features are displayed on the Natural ground subsidence - Landslides map on [page 114](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 115](#) >

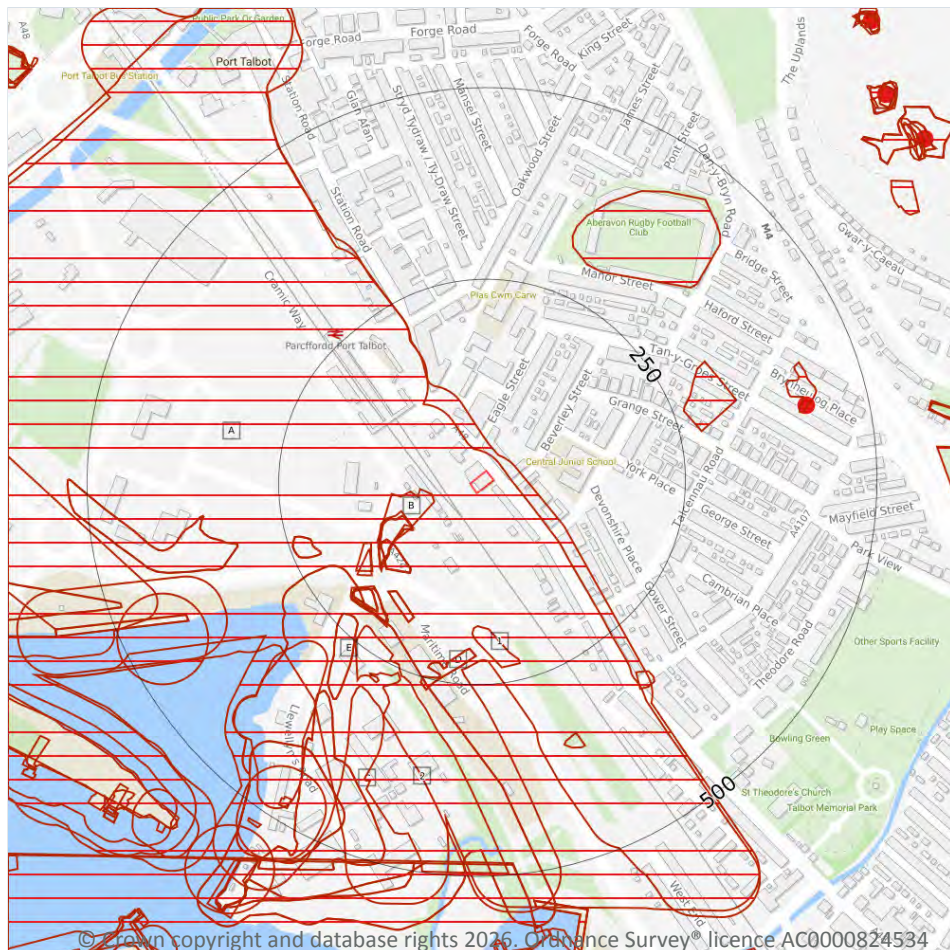
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 117](#) >

ID	Location	Details	Description
J	419m E	Name: Gwar-y-caeau Address: PORT TALBOT, West Glamorgan Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

29

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 117](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Old Dock	1947	1:10560
A	On site	Dock	1921	1:10560
B	52m W	Pond	1897	1:10560
B	94m SW	Pond	1947	1:10560
B	95m SW	Pond	1914	1:10560
B	95m SW	Pond	1921	1:10560
B	127m SW	Pond	1982	1:10000
B	127m SW	Pond	1965	1:10560
B	127m SW	Pond	1993	1:10000
B	151m SW	Pond	1897	1:10560
B	157m SW	Pond	1921	1:10560
B	166m SW	Pond	1914	1:10560
B	166m SW	Pond	1921	1:10560
1	174m S	Unspecified Heap	1884	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	181m SW	Pond	1947	1:10560
B	184m SW	Pond	1914	1:10560
B	184m SW	Pond	1921	1:10560
B	187m SW	Pond	1982	1:10000
B	187m SW	Pond	1965	1:10560
B	187m SW	Pond	1993	1:10000
C	198m SW	Disused Docks	1993	1:10000
C	198m SW	Disused Docks	1982	1:10000
D	203m S	Pond	1914	1:10560
D	203m S	Pond	1921	1:10560
A	215m SW	Pond	1914	1:10560
A	215m SW	Pond	1921	1:10560
2	224m SW	Water Body	1914	1:10560
E	228m SW	Refuse Heap	1914	1:10560
E	228m SW	Refuse Heap	1921	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

4

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 117](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
-	755m S	Coal Works	1914	1:10560
-	755m S	Coal Works	1921	1:10560
-	806m E	Unspecified Old Level	1914	1:10560
-	806m E	Unspecified Old Level	1921	1:10560

This data is sourced from Ordnance Survey®/Groundsure.



18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.



18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

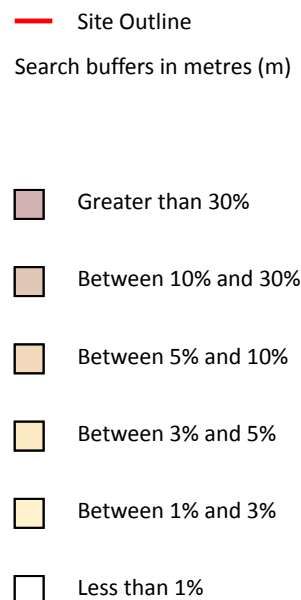
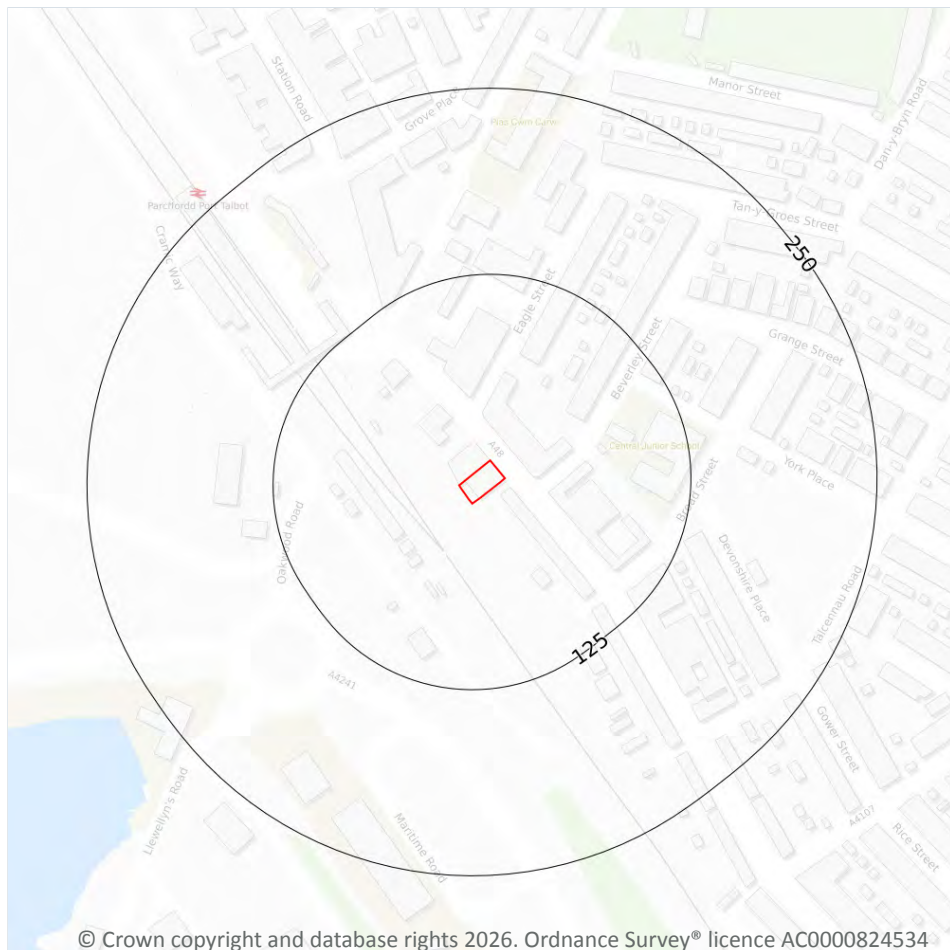
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 125 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	35 - 45 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
7m SE	35 - 45 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

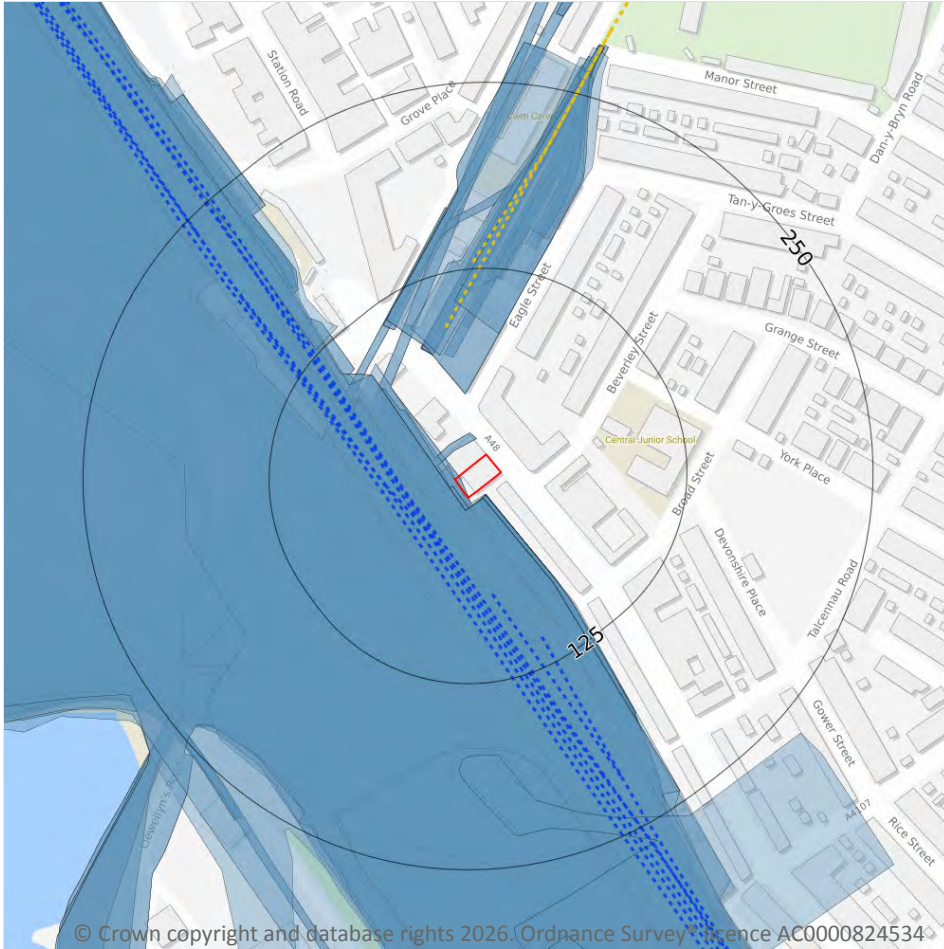
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m

55

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 129 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1897	10560
On site	Railway	0	-
On site	Railway Sidings	1947	10560
4m SW	Railway Sidings	1914	10560
4m SW	Railway Sidings	1921	10560
5m SE	Railway Sidings	1967	1250
5m SE	Railway Sidings	1962	1250
5m SE	Railway Sidings	1951	1250
6m SE	Railway Sidings	1939	2500
6m SW	Railway Sidings	1899	2500
6m SE	Railway Sidings	1969	2500
6m SE	Railway Sidings	1951	2500
6m SE	Railway Sidings	1993	10000
6m SE	Railway Sidings	1982	10000
6m SE	Railway Sidings	1965	10560
8m SW	Railway Sidings	1917	2500
11m W	Railway Sidings	1876	2500



Location	Land Use	Year of mapping	Mapping scale
24m S	Railway Sidings	1974	1250
29m W	Railway Sidings	1950	1250
43m N	Railway Sidings	1914	10560
43m N	Railway Sidings	1921	10560
45m W	Railway Sidings	1950	1250
48m SW	Railway Sidings	1967	1250
48m SW	Railway Sidings	1962	1250
50m SW	Railway Sidings	1974	1250
59m W	Railway Sidings	1950	1250
59m NW	Railway Sidings	1962	1250
61m SE	Railway Sidings	1991	1250
61m SE	Railway Sidings	1988	1250
63m SE	Railway Sidings	1995	1250
69m N	Railway Sidings	1917	2500
73m W	Railway Sidings	1962	1250
74m NW	Railway Sidings	1947	10560
75m NW	Railway Sidings	1939	2500
82m N	Railway Sidings	1897	10560
104m NW	Railway Sidings	1917	2500
109m N	Railway Sidings	1951	2500
111m N	Railway Sidings	1950	1250
111m N	Railway Sidings	1962	1250
121m W	Railway Sidings	1962	1250
125m S	Railway Sidings	1974	1250
128m NW	Railway Sidings	1897	10560
131m NW	Railway Sidings	1876	2500
165m W	Railway Sidings	1962	1250
165m W	Railway Sidings	1950	1250



Location	Land Use	Year of mapping	Mapping scale
169m NW	Railway Sidings	1950	1250
173m S	Railway Sidings	1884	10560
181m W	Railway Sidings	1939	2500
195m W	Railway Sidings	1917	2500
203m W	Railway Sidings	1917	2500
214m SW	Railway	1876	-
217m SW	Railway Sidings	1899	2500
232m NW	Railway	1876	-
238m SW	Railway Sidings	1881	2500
246m NW	Tramway Sidings	1881	2500

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

2

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on [page 129 >](#)

Location	Description
90m N	Razed
129m N	Historical OSM

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

21

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 129 >](#)

Location	Name	Type
32m SW		rail
33m SW	Not given	Multi Track
35m SW	South Wales Main Line	rail
36m SW	Not given	Multi Track
37m SW	Not given	Multi Track
39m SW	Not given	Multi Track
40m SW	South Wales Main Line	rail
44m SW		rail
47m W	Not given	Multi Track
67m S		rail
88m NW	Not given	Multi Track
93m NW	Not given	Multi Track
106m SE		rail
127m S	Not given	Multi Track
135m NW	Not given	Multi Track
140m NW	Not given	Multi Track
153m NW	Not given	Multi Track
189m NW	Not given	Multi Track
207m SE	Not given	Multi Track
236m NW	South Wales Main Line	rail
240m NW	South Wales Main Line	rail

This data is sourced from Ordnance Survey® and OpenStreetMap.



22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



APPENDIX IV – COAL AUTHORITY CONSULTANTS COAL MINING REPORT

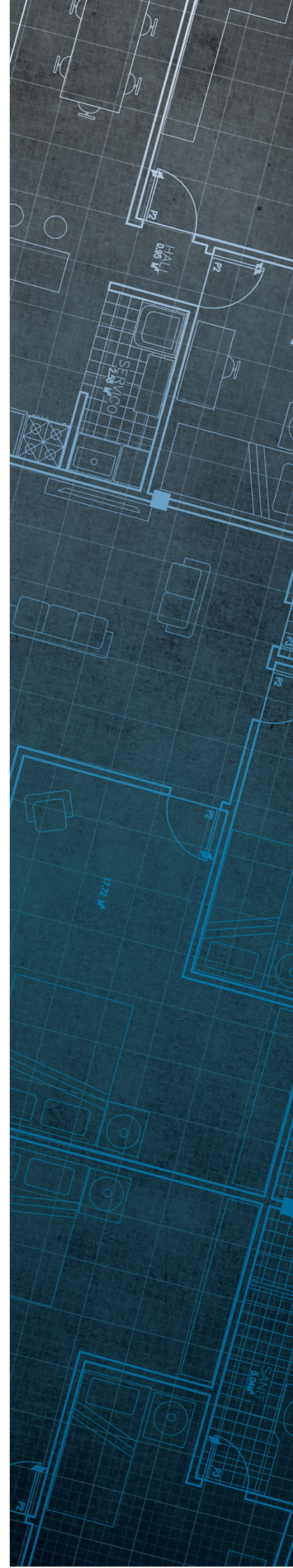


The Coal
Authority

Consultants Coal Mining Report

23-25 Talbot Road
Port Talbot
Neath Port Talbot
SA13 1HU

Date of enquiry:	6 August 2026
Date enquiry received:	6 August 2026
Issue date:	6 August 2026
Our reference:	51003587030001
Your reference:	Q2212/LD/060826



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

Luci Draper

Enquiry address

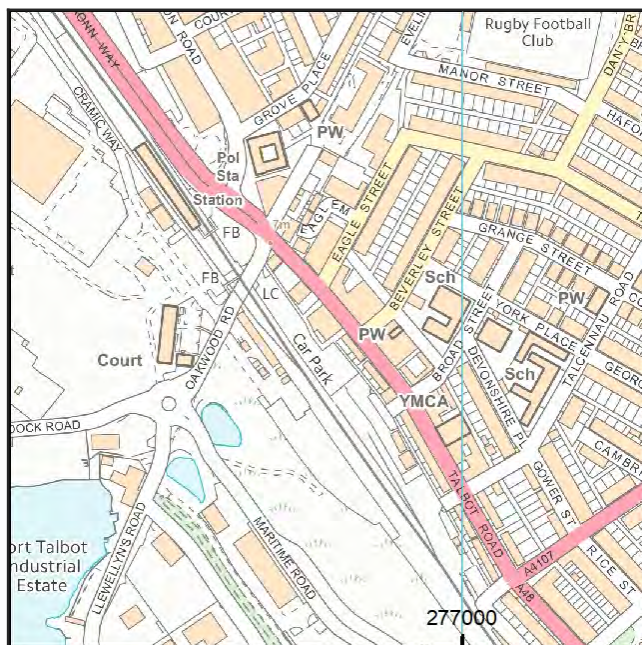
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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

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

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded 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

Based on the responses in this report, no further information has been highlighted.

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.

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 **email us at reports@miningremediation.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.

Key

Approximate position of the enquiry boundary shown 

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