

Coal Mining Risk Assessment Report:

Land at Pine Valley, Cwmavon,
Port Talbot, SA12 9NF

Prepared for:

South Wales Contractors Ltd

November 2019

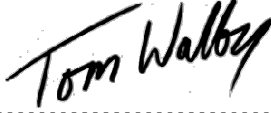
Job No: 15727

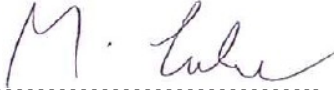
REPORT TITLE : **Coal Mining Risk Assessment Report:
Land at Pine Valley, Cwmavon,
Port Talbot, SA12 9NF**

REPORT STATUS : **Final**

JOB NUMBER : **15727**

DATE : **November 2019**

PREPARED BY : 
.....
Mr Tom Walby

REVIEWED BY : 
.....
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.....
Dr G. C. Lake

Executive Summary

Site Location	<i>The site is centred on a National Grid Reference of 254320 199560, occupying a plan area of 0.07 Hectares.</i>
Site History	<i>The site does not appear to have been significantly developed in the past although the topography suggests that site levels have been altered.</i>
Geology	<i>The stratigraphical sequence within 50m of the ground surface of the site could be:</i> • <i>Possible Made Ground</i> • <i>Till</i> • <i>Weathered Measures</i> • <i>Gellideg Coal Seam (outcropping on site)</i> • <i>Measures</i> • <i>Garw Coal Seam</i> • <i>Measures</i>
Mining	<i>The Coal Authority believe coal could be at or close to the surface and may have been worked in the past. The potential presence of coal workings at or close to the surface should be considered.</i> <i>The site is also in a surface area that could be affected by underground mining in 1 seams of ironstone at shallow depth, last worked in 1880.</i> <i>There are no known coal mine entries within, or within 20 metres of, the boundary of the property.</i>
Assessment of the Risk from Past Shallow Mining	<i>Given the Coal Authority's records of shallow ironstone workings and the given the presence of the Gellideg Coal Seam outcropping beneath the site and the Garw Coal Seam potentially at shallow depth, there is a risk of surface instability should possible workings beneath the site collapse.</i> <i>The risk from past shallow mining is therefore considered moderate and requires intrusive investigation to confirm seam thickness and depth beneath the development.</i>

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SECTION 1 Introduction and Proposed Development

South Wales Contractors Ltd are proposing the residential development of a plot of land off Pine Valley in Cwmavon near Port Talbot for 19 dwellings with associated access and parking.

Terra Firma (Wales) Limited has been commissioned by South Wales Contractors Ltd to undertake a Coal Mining Risk Assessment Report (CMRA) for the site.

The main objectives of the CMRA were to:

- Determine the type of the underlying solid geology and the depth to and amount of sound rock head cover above the shallowest workable coal seam/ironstone vein
- Determine the risk, if any from past shallow underground mining
- Provide recommendations with regard to any other mining aspects pertaining to the development

In order to achieve the above objectives, Terra Firma (Wales) Limited carried out an assessment programme including a review of existing data.

1.1 Limitations and Exceptions

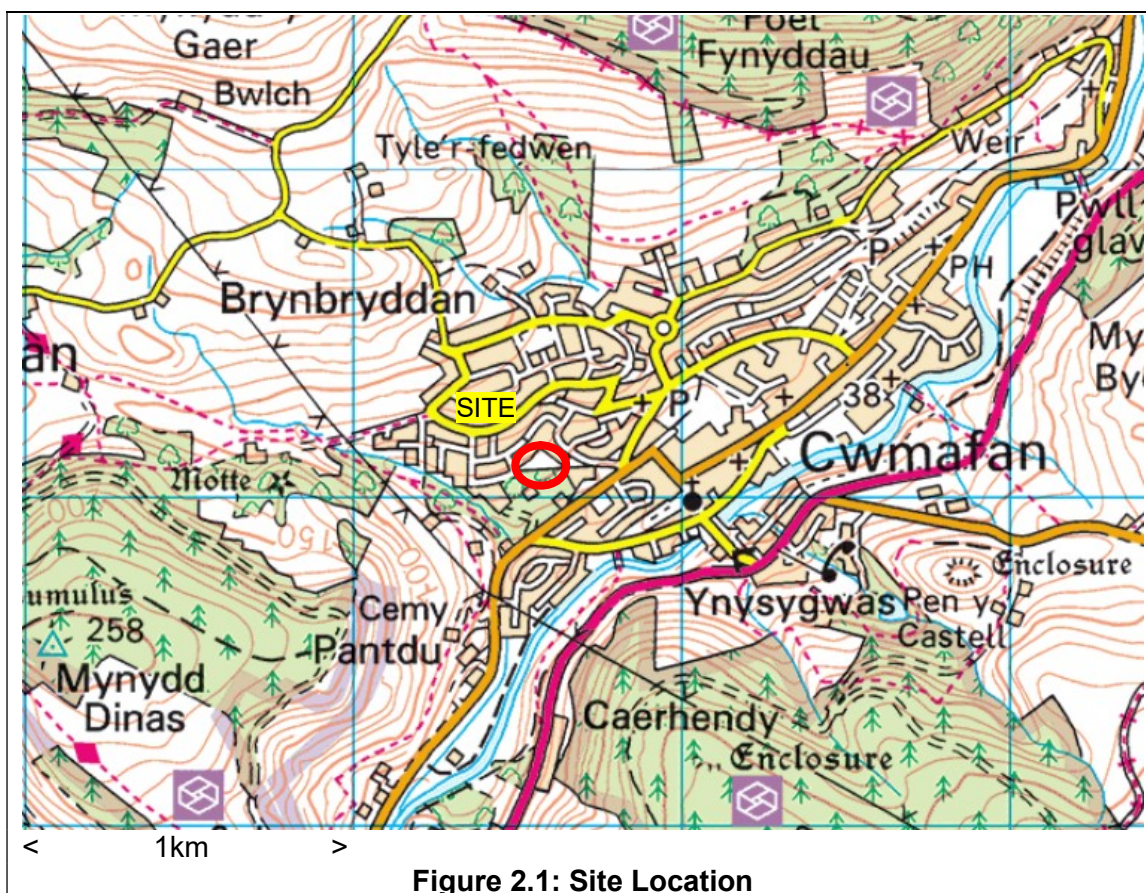
The CMRA has been conducted and this report has been prepared for the sole internal reliance of South Wales Contractors Ltd and their design and construction team. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Terra Firma (Wales) Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The report represents the findings and opinions of experienced geo-environmental and geotechnical consultants. Terra Firma (Wales) Limited does not provide legal advice and the advice of lawyers may also be required.

SECTION 2 Review of Existing Data

2.1 Physical Setting and Current Site Use

The site is centred on a National Grid Reference of 277530 192090, occupying a plan area of 0.7 Hectares and is roughly rectangular in shape. The site's location is illustrated on **Figure 2.1** below.



The site is currently unoccupied. The site is currently an open field with areas of dense vegetation and mature trees. The site lies within a predominantly residential area.

The site falls from ~62mAOD in the northern corner to ~55mAOD to the south.

2.2 History

Historical maps of the site have been obtained from the Landmark Information Group and are presented in **Annex A**. The most relevant history maps are summarised in **Table 2.1**. It should be noted that distances, where quoted are approximate.

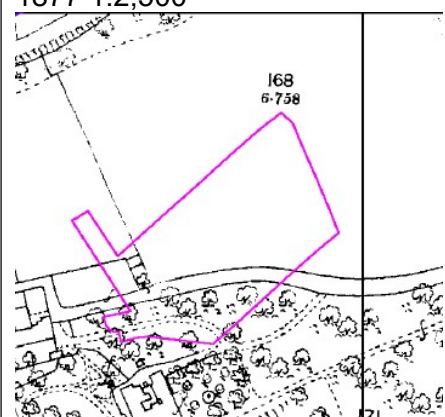
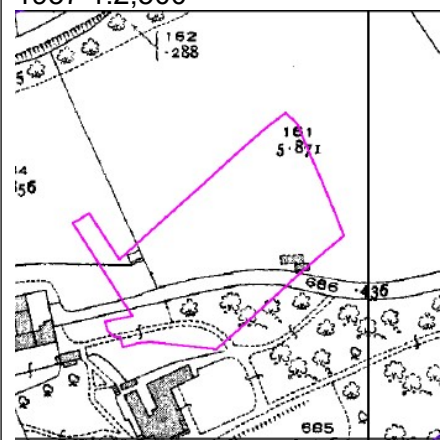
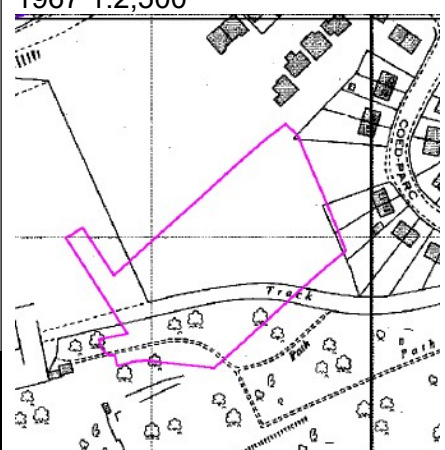
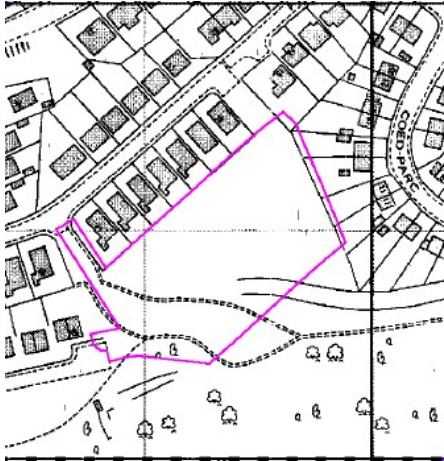
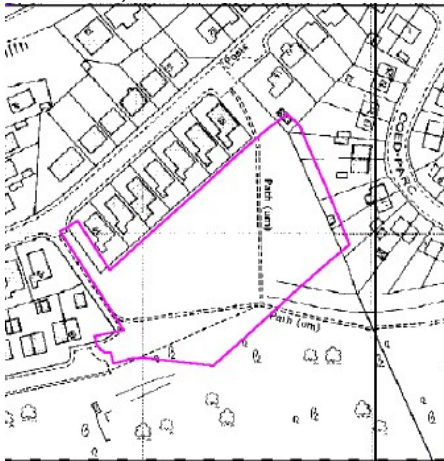
Table 2.1 Historical Development from Map Information		
Map Edition and Scale	Key Features on Site	Key Features off Site
1877 1:2,500 	There is an existing small possibly temporary agricultural building in the west. A road crosses along the southern area of the site. Mature trees of Coed-y-Parc are established on the southern site boundary.	The open agricultural fields continue to the north of the site whilst land to the south comprises of the grounds of Coed-y-Parc.
1899 1:2,500	The open field has been split into smaller fields.	Victoria Terrace had been built some 100m east of the site.
1916 1:2,500	No significant changes to the 1877 map.	No significant changes within the immediate area since the 1899 map.
1937 1:2,500 	Existing small possibly temporary agricultural buildings to the west appear to have been demolished. Three small possibly temporary agricultural buildings have been built, two to the east and one to the west.	No significant changes within the immediate area since the 1899 map.
1967 1:2,500 	All structures appear to have been demolished. The track and mature trees to the south remain.	Coed-y-Parc to the south of the site appears to have been demolished. New residential properties appear to be under construction off Coed-Parc immediately east of the site, establishing the eastern site boundary.
Continued on next page		

Table 2.1 Historical Development from Map Information (continued)

Map Edition and Scale	Key Features on Site	Key Features off Site
1978 1:2,500 	The site may have been reprofiled as a stretch of the track appears to have been removed and new paths cross the site.	Residential properties off Pine Valley have been built to the north and west of the site.
1983 1:2,500 	The site may have been reprofiled as a stretch of the track appears to have been removed and new paths cross the site.	No significant changes within the immediate surrounding area since the 1978 map.
1993 1:2,500	No significant changes to the 1983 map.	A new building at the site of the former Coed-y-Parc.
2000 Aerial Photograph 	No significant changes to the 1983 map.	No significant changes within the immediate surrounding area since the 1993 map.
2006 1:10,000	No significant changes to the 1983 map.	No significant changes within the immediate surrounding area since the 1993 map.
2019 1:10,000	No significant changes to the 1983 map.	No significant changes within the immediate surrounding area since the 1993 map.

2.3 Geology

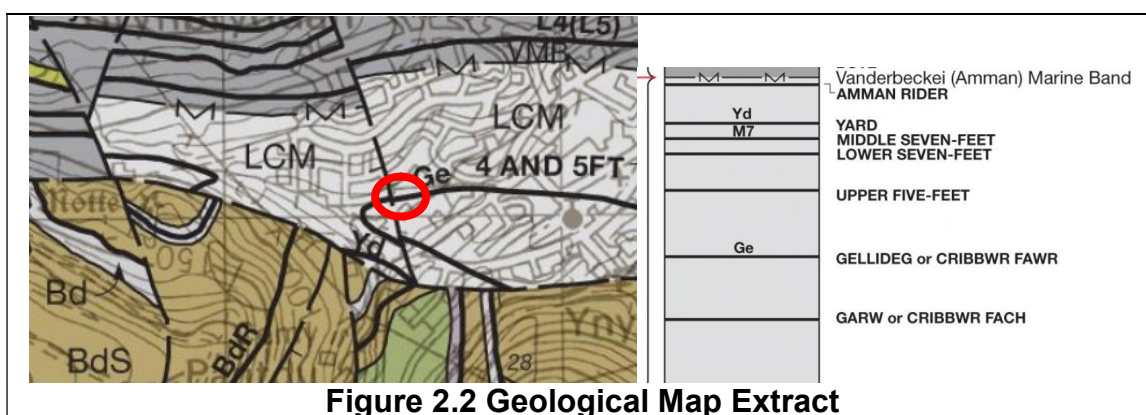
The geological map of the area records that the site is underlain by the rocks of the South Wales Lower Coal Measures Formation - Mudstone, Siltstone and Sandstones of Carboniferous Age. The rocks consist grey, (productive) coal-bearing mudstones/siltstones, with seatearths and minor sandstones. Ironstones are found locally.

The local geology appears to be affected by an anticline, with the site located on the northern side with bedrock dipping $\sim 60^\circ$. Locally rock is expected to be fractured and deformed.

The outcrop of the Gellideg Coal Seam is conjectured to cross the site from east to west. The Gellideg Coal Seam is therefore expected to underlie the northern area of the site at shallow depth.

The Garw Coal Seam lies some 54m below the Gellideg Coal Seam and therefore may also be encountered at shallow depth beneath the site, particularly towards the axis of the anticline to the south.

A north northwest to south southeast trending fault is shown crossing the western side of the site.



Superficial deposits of till are shown to overly the solid geology.

A variable thickness of made ground is anticipated locally across the site.

2.4 Mining

The CON29M Report was procured from the Coal Authority. The report is presented in **Annex B**.

The Coal Authority believe coal could be at or close to the surface and may have been worked in the past. The potential presence of coal workings at or close to the surface should be considered.

The site is also in a surface area that could be affected by underground mining in 1 seams of ironstone at shallow depth, last worked in 1880.

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

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

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

There are no coal mining subsidence claims recorded within 50m of the site.

SECTION 3 Assessment of the Risk from Past Shallow Coal Mining

3.1 Underground Mining

Based upon the desk study information, the stratigraphical sequence within 50m of the ground surface of the site could be:

- Possible Made Ground
- Till
- Weathered Measures
- **Gellideg Coal Seam (outcropping on site)**
- Measures
- **Garw Coal Seam**
- Measures

The Gellideg is conjectured to outcrop beneath the site with the Garw Coal Seam below. It is possible that both coal seams underlie the site at shallow depth. The Coal Authority hold no record of the seams being worked, but also state in their report that the seams may have been worked in the past.

Ironstones may be encountered at shallow depth.

The site is also in a surface area that could be affected by underground mining in one seams of ironstone at shallow depth, last worked in 1880.

3.2 Adits and Shafts

There are no mine entries recorded within, or within 20m of the site. However, seams may have been worked in the past from the surface.

3.3 Conclusions

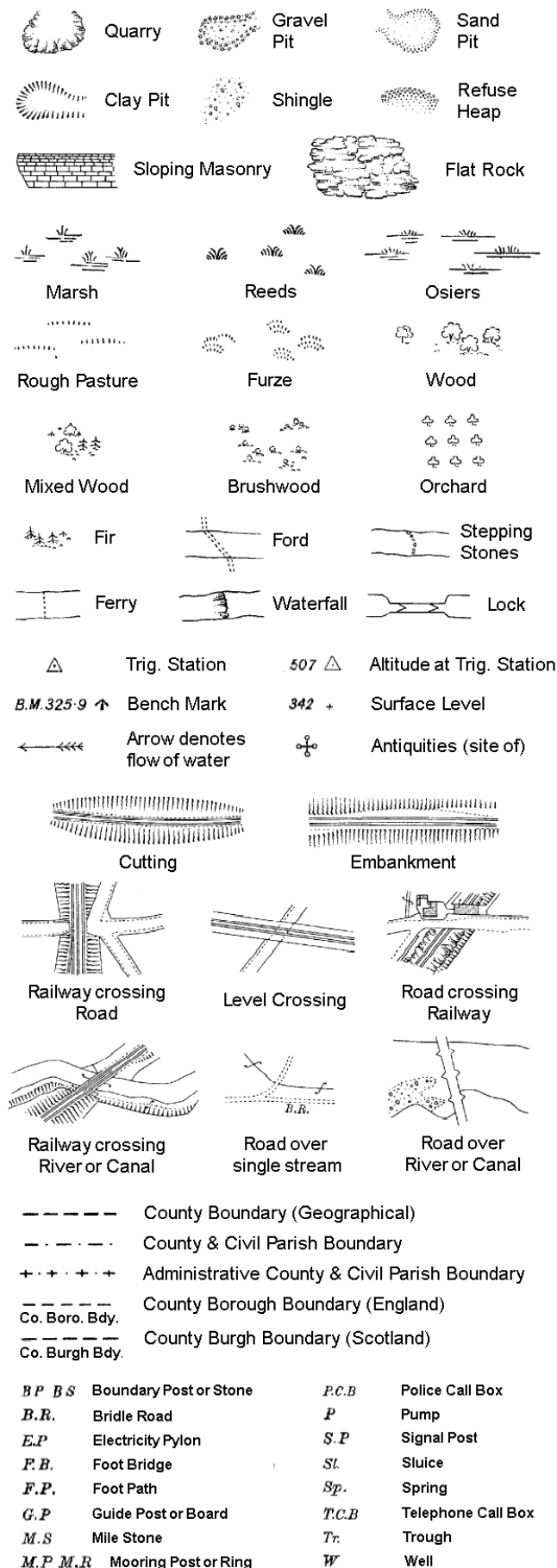
Given the Coal Authority's records of shallow ironstone workings and the given the presence of the Gellideg Coal Seam outcropping beneath the site and the Garw Coal Seam potentially at shallow depth, there is a risk of surface instability should possible workings beneath the site collapse.

The risk from past shallow mining is therefore considered moderate and requires intrusive investigation in the form of rotary probeholes to confirm seam thickness and depth beneath the development.

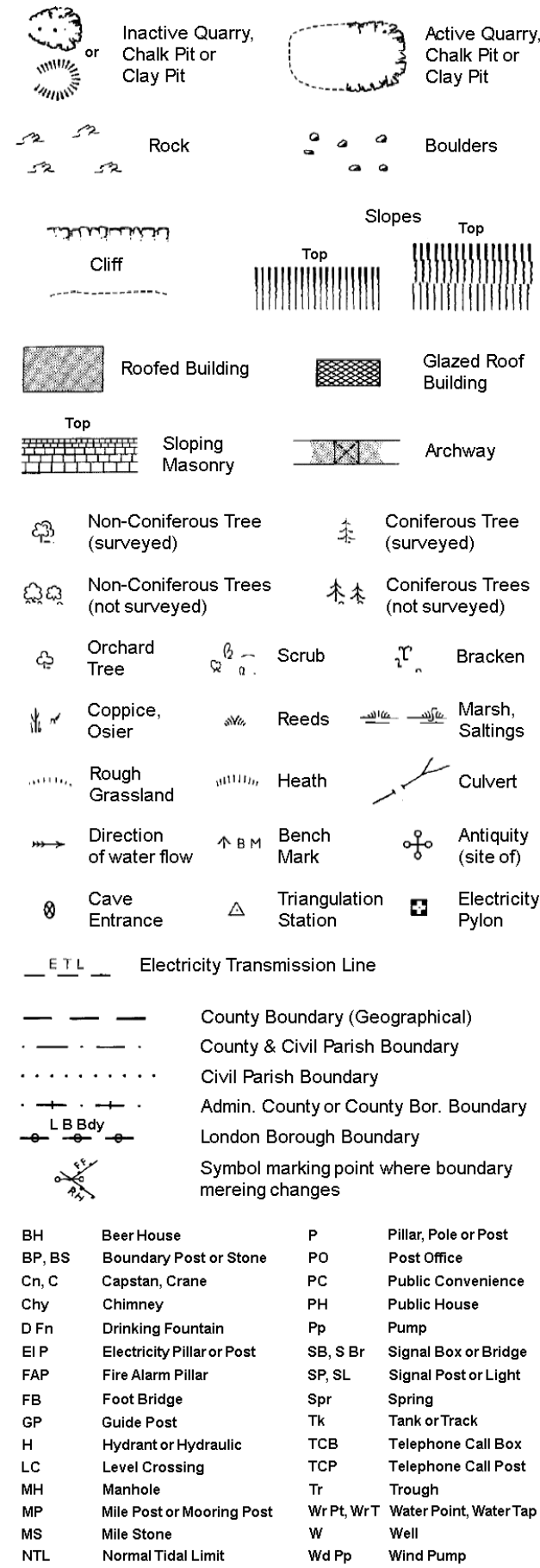
Annex A
Landmark Historical Maps

Historical Mapping Legends

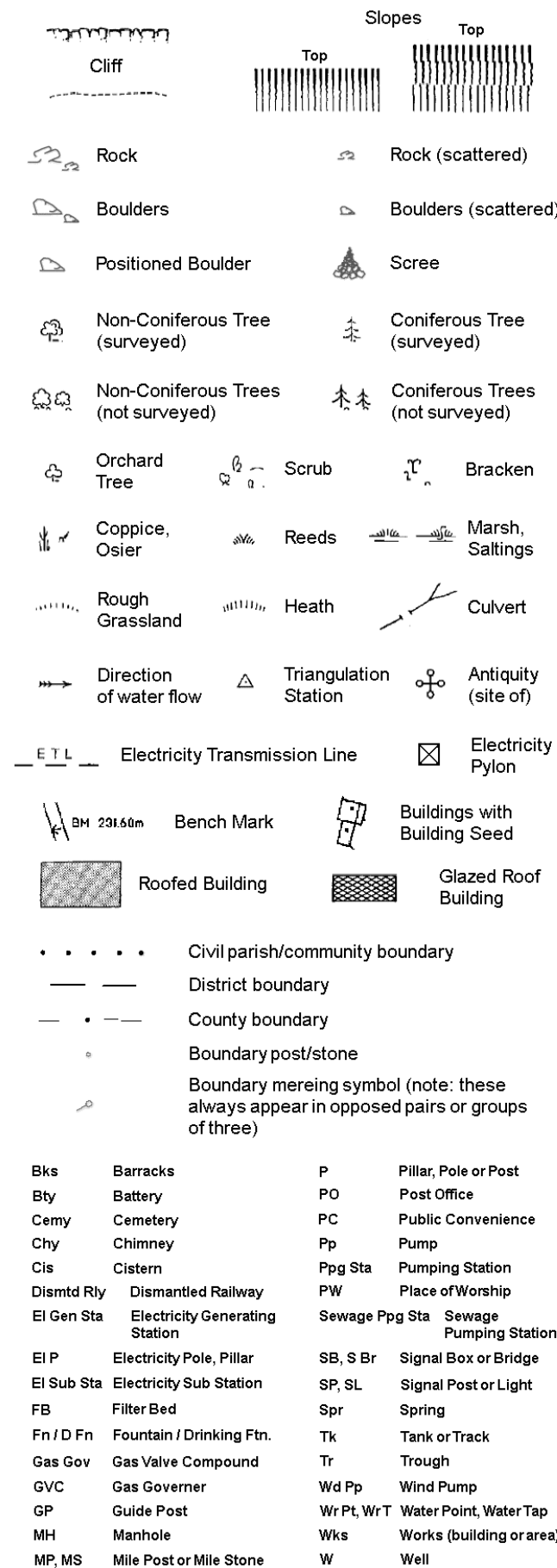
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



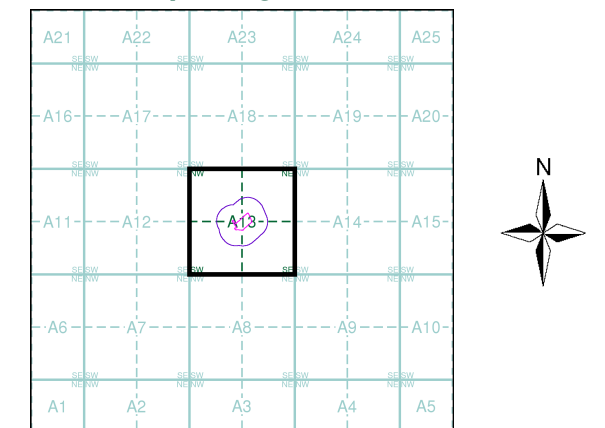
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Glamorganshire	1:2,500	1877 - 1878	2
Glamorganshire	1:2,500	1899	3
Glamorganshire	1:2,500	1918 - 1919	4
Glamorganshire	1:2,500	1936 - 1937	5
Ordnance Survey Plan	1:2,500	1967	6
Ordnance Survey Plan	1:2,500	1978	7
Ordnance Survey Plan	1:2,500	1983 - 1984	8
Additional SIMs	1:2,500	1983	9
Large-Scale National Grid Data	1:2,500	1993	10
Large-Scale National Grid Data	1:2,500	1995	11
Historical Aerial Photography	1:2,500	2000	12

Historical Map - Segment A13



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 100

Site Details

Land at Pine Valley, Cwmavon, Port Talbot, SA12 9NF



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Glamorganshire

Published 1877 - 1878

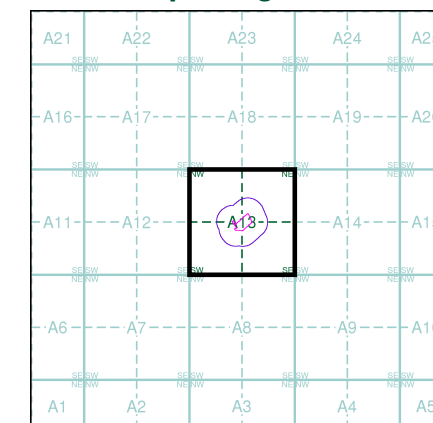
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

025_06
1878
1:2,500
025_10
1877
1:2,500

Historical Map - Segment A13



Order Details

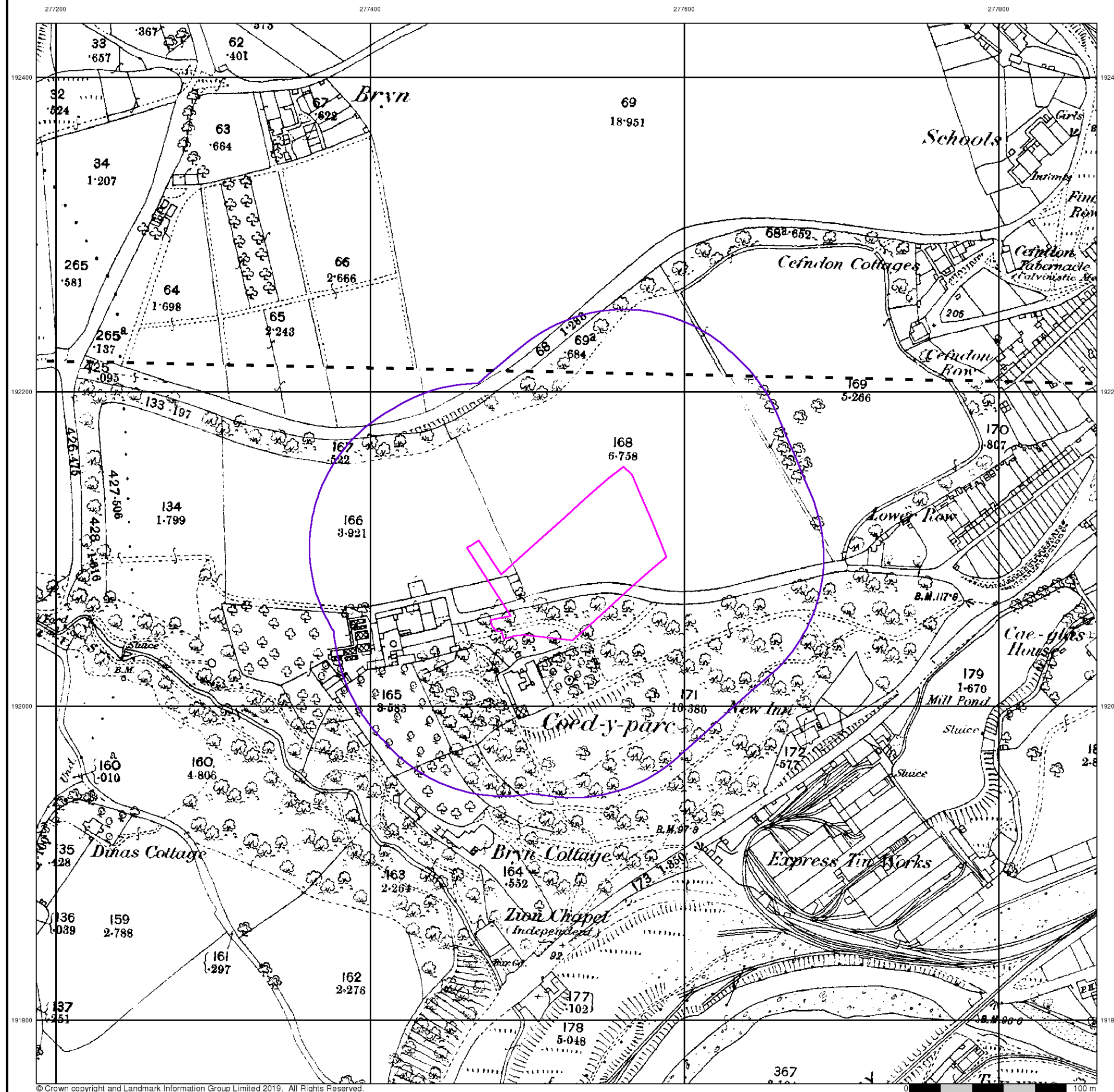
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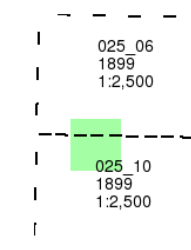
Glamorganshire

Published 1899

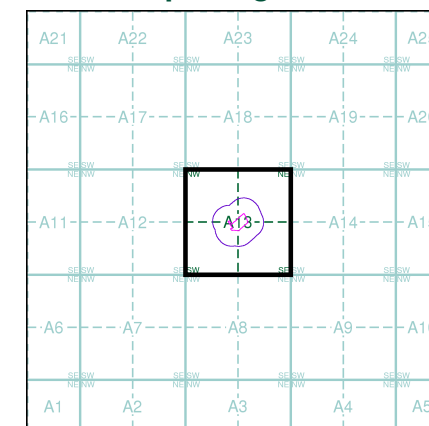
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

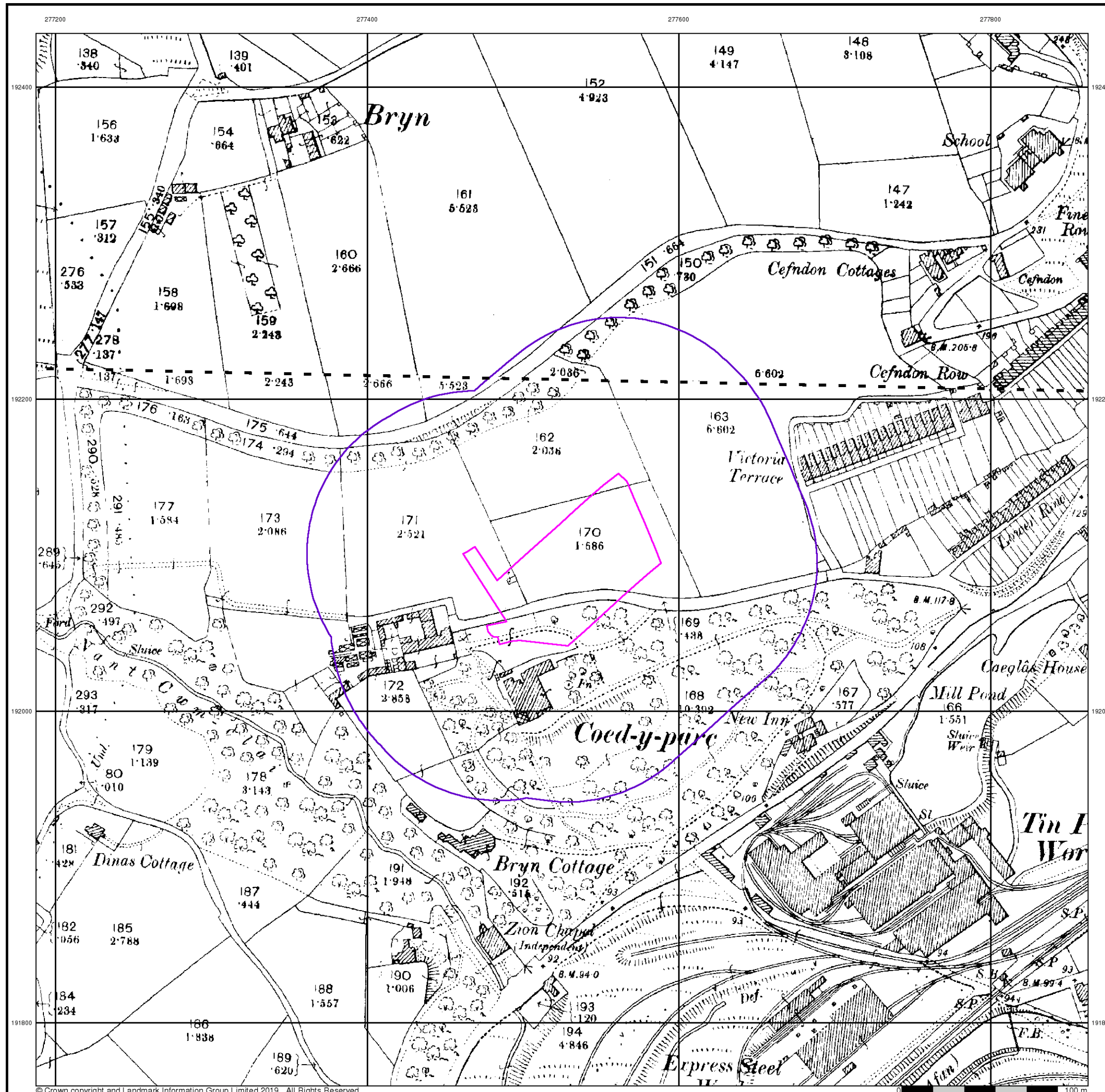
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National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 100

Site Details

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Glamorganshire

Published 1918 - 1919

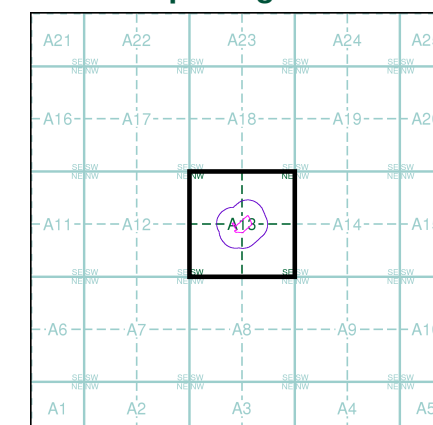
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Map Name(s) and Date(s)

025_06
1919
1:2,500
025_10
1918
1:2,500

Historical Map - Segment A13



Order Details

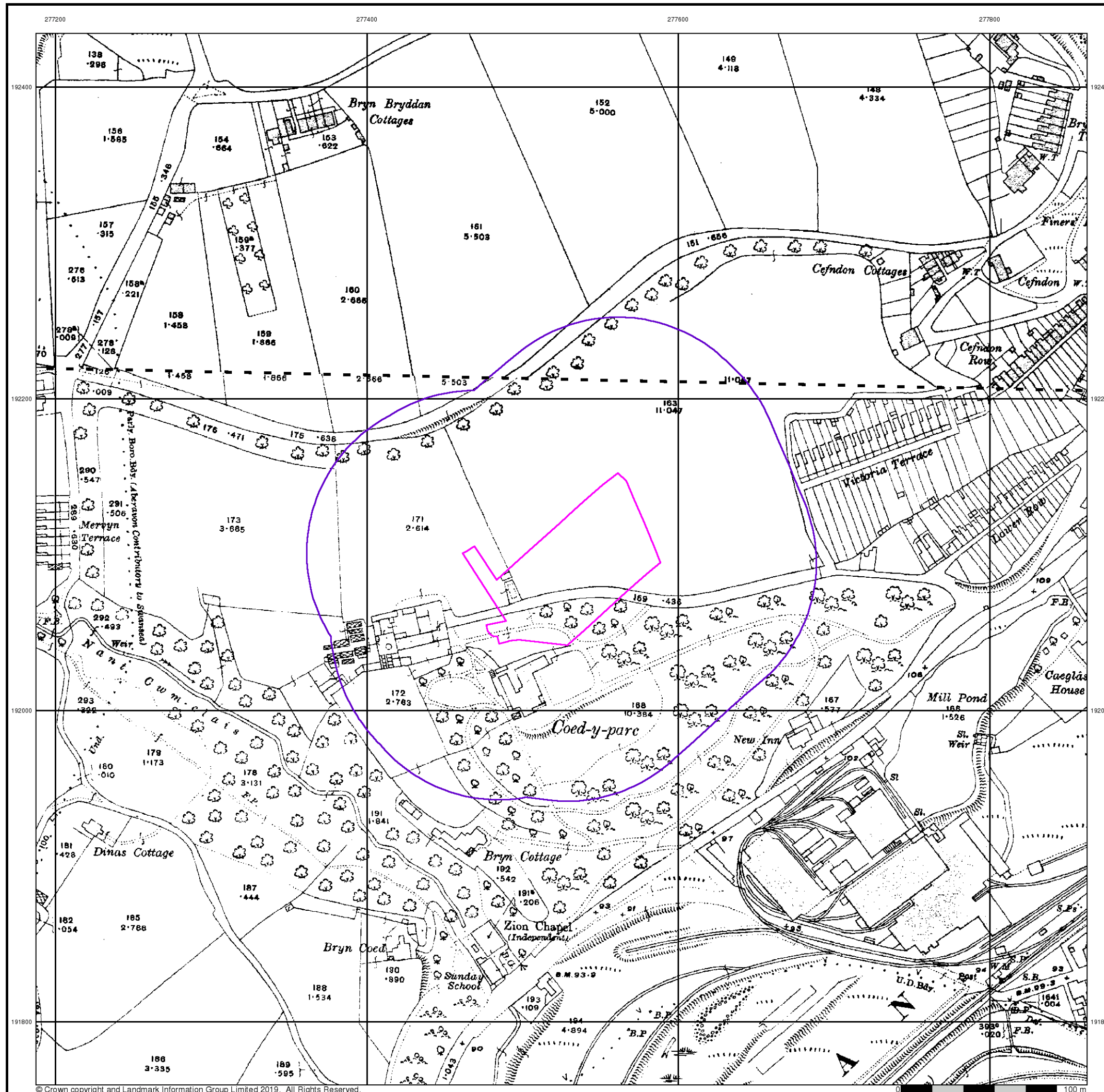
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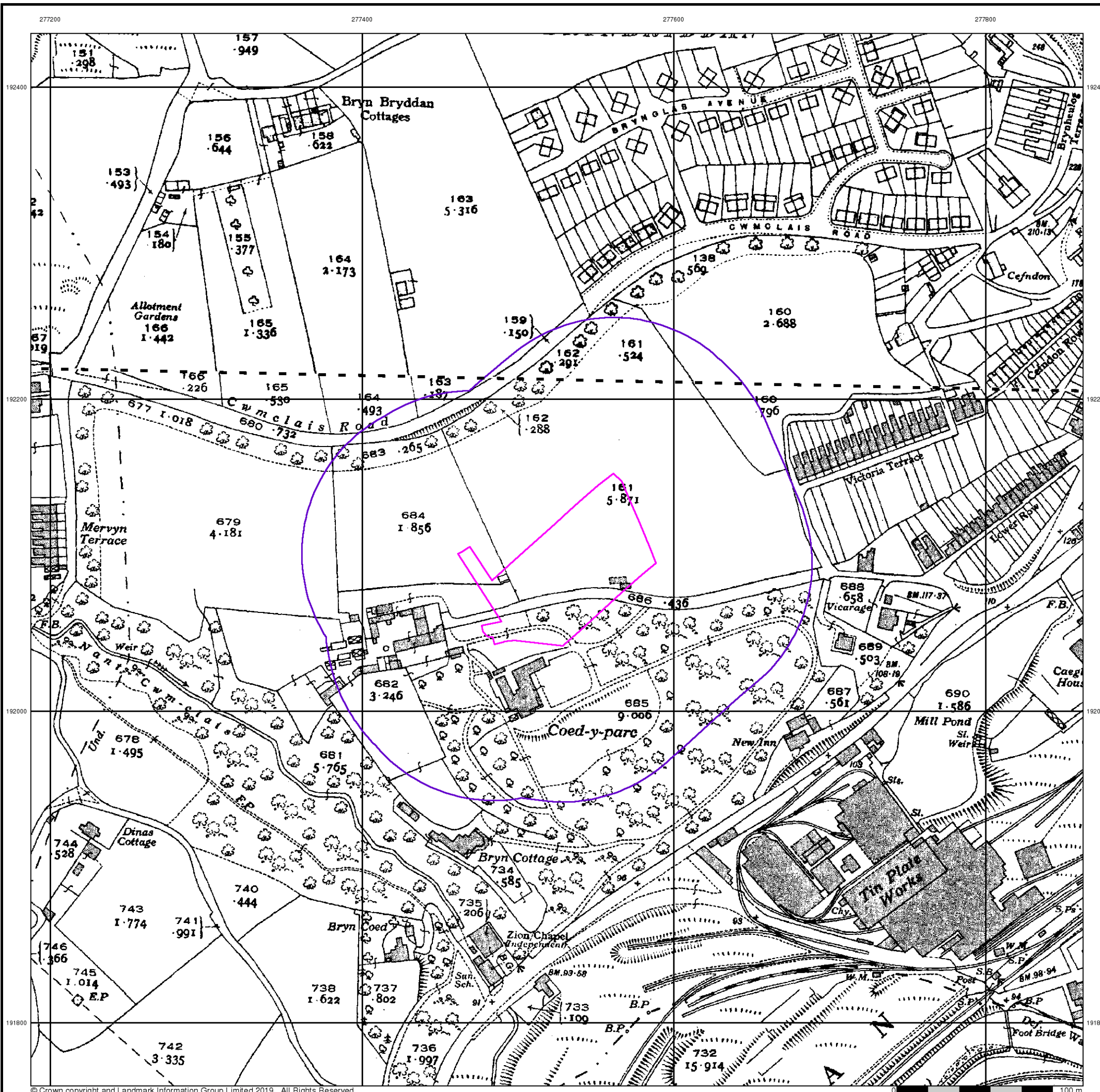
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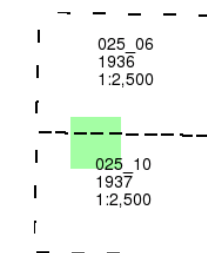
Glamorganshire

Published 1936 - 1937

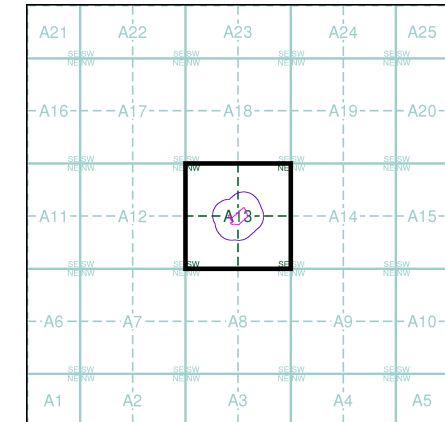
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Map Name(s) and Date(s)



Historical Map - Segment A13



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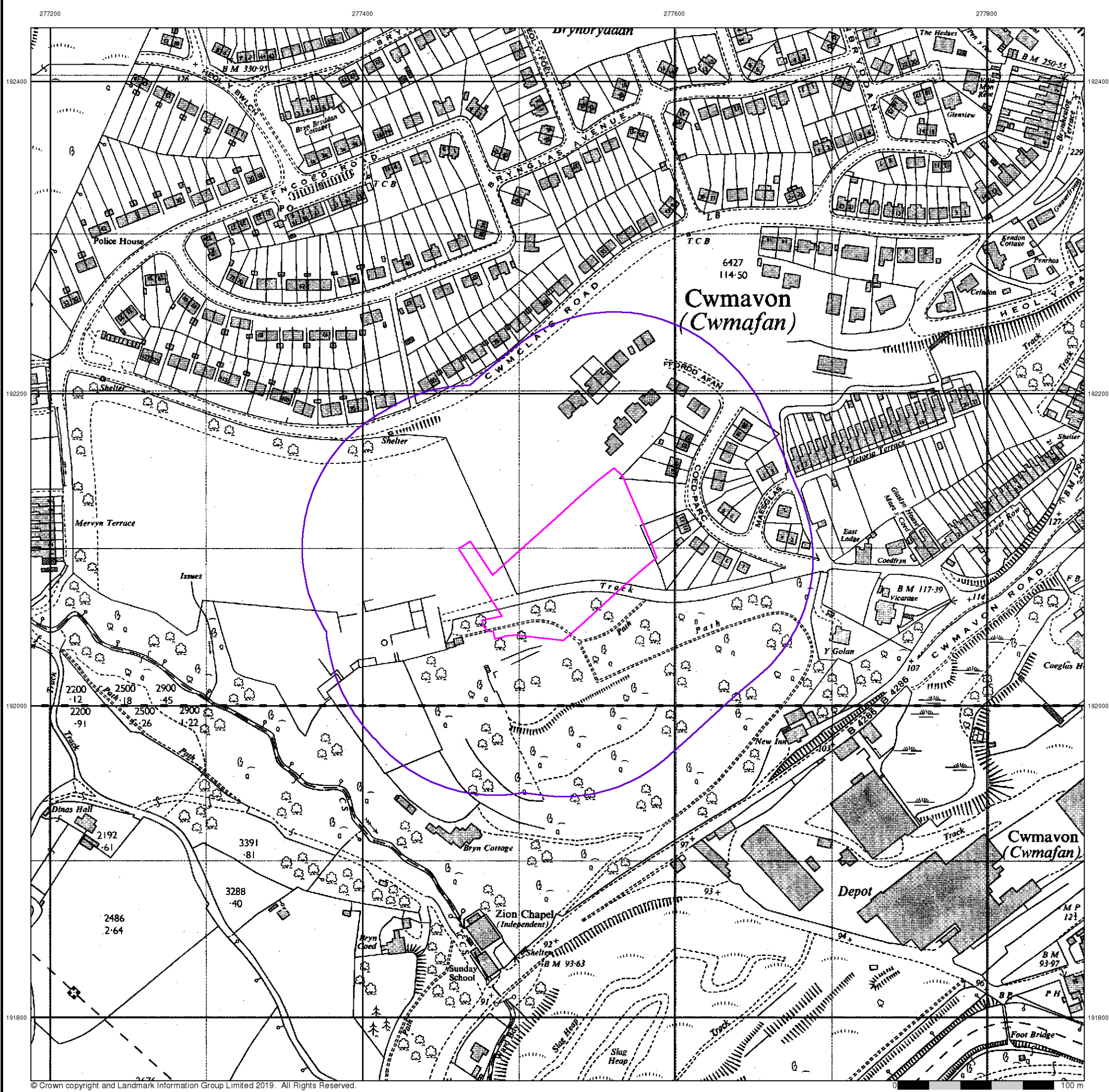
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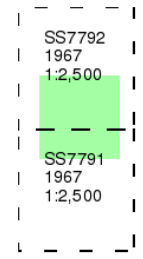
Ordnance Survey Plan

Published 1967

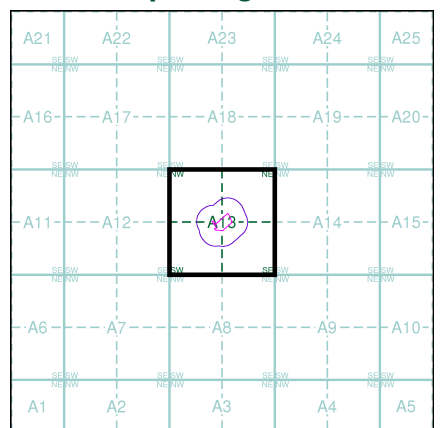
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 225688707_1_1
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National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 100

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Ordnance Survey Plan

Published 1978

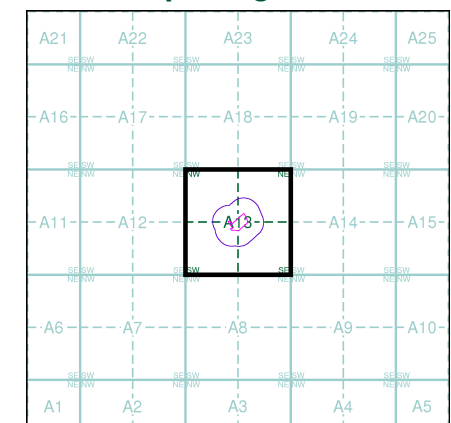
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Map Name(s) and Date(s)

SS7792
1978
1:2,500
SS7791
1978
1:2,500

Historical Map - Segment A13



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
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Landmark
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Ordnance Survey Plan

Published 1983 - 1984

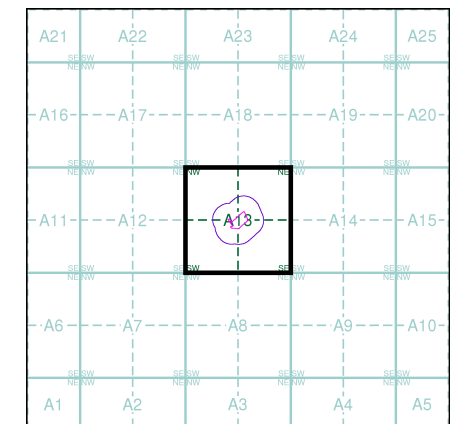
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SS7792
1983
1:2,500
SS7791
1984
1:2,500

Historical Map - Segment A13



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Site Area (Ha): 0.7
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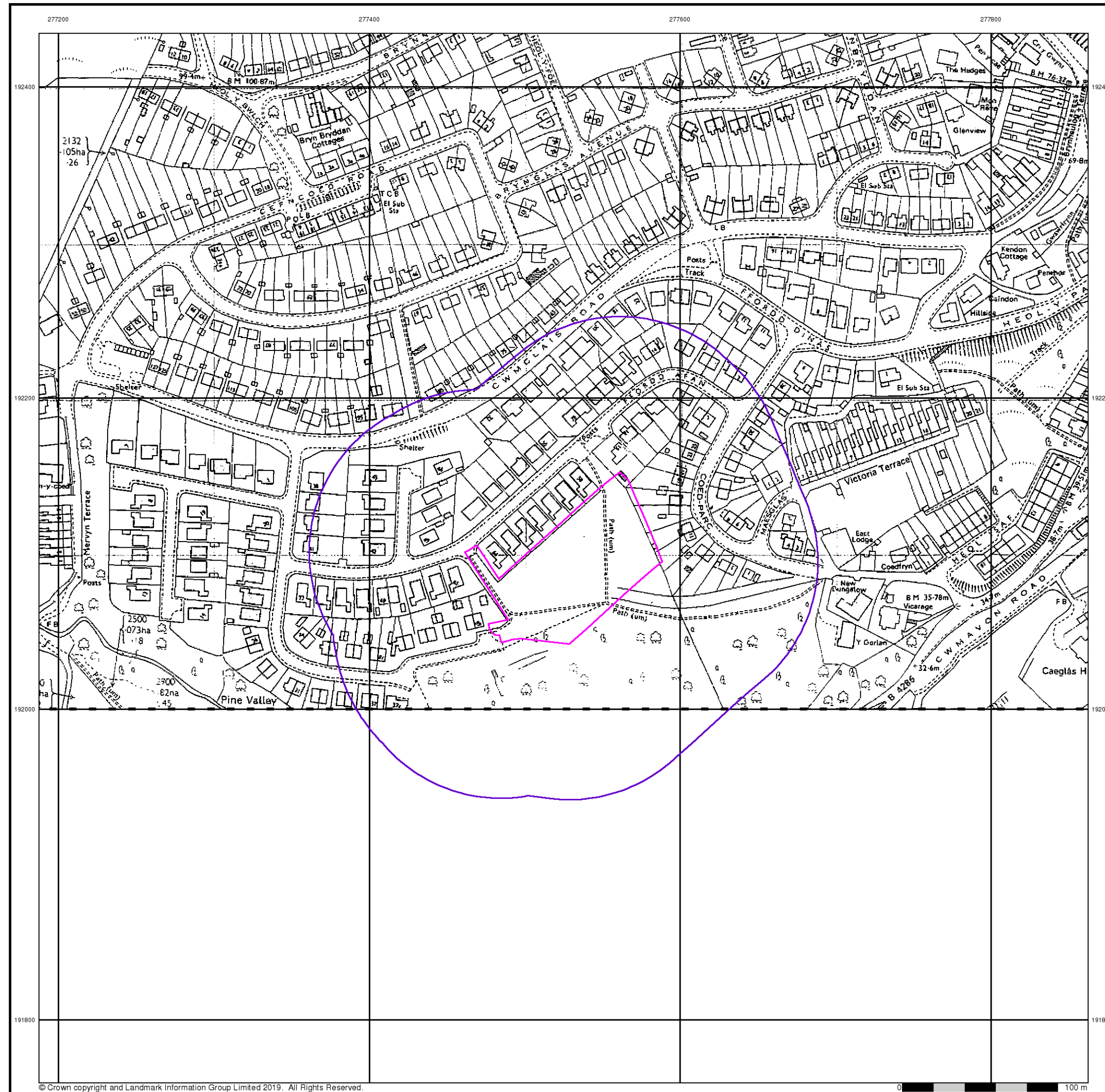
Site Details

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0 100 m



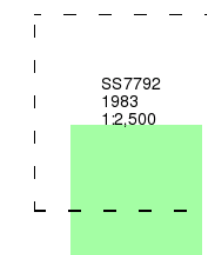
Additional SIMs

Published 1983

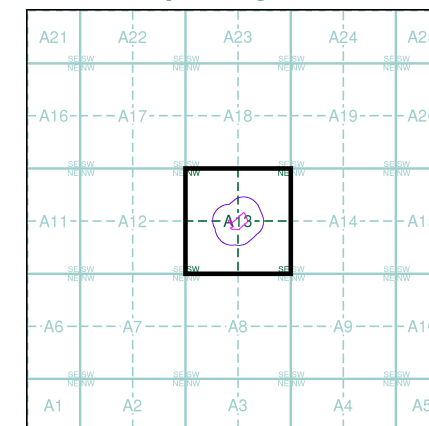
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 225688707_1_1
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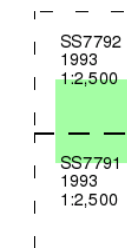
Large-Scale National Grid Data

Published 1993

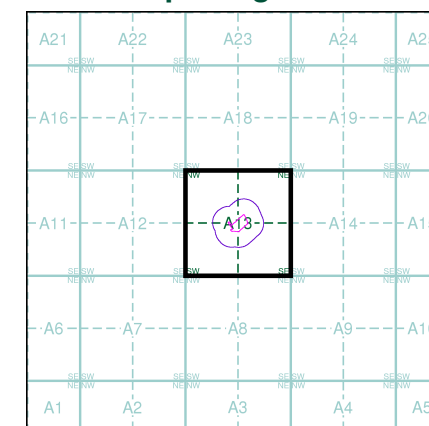
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

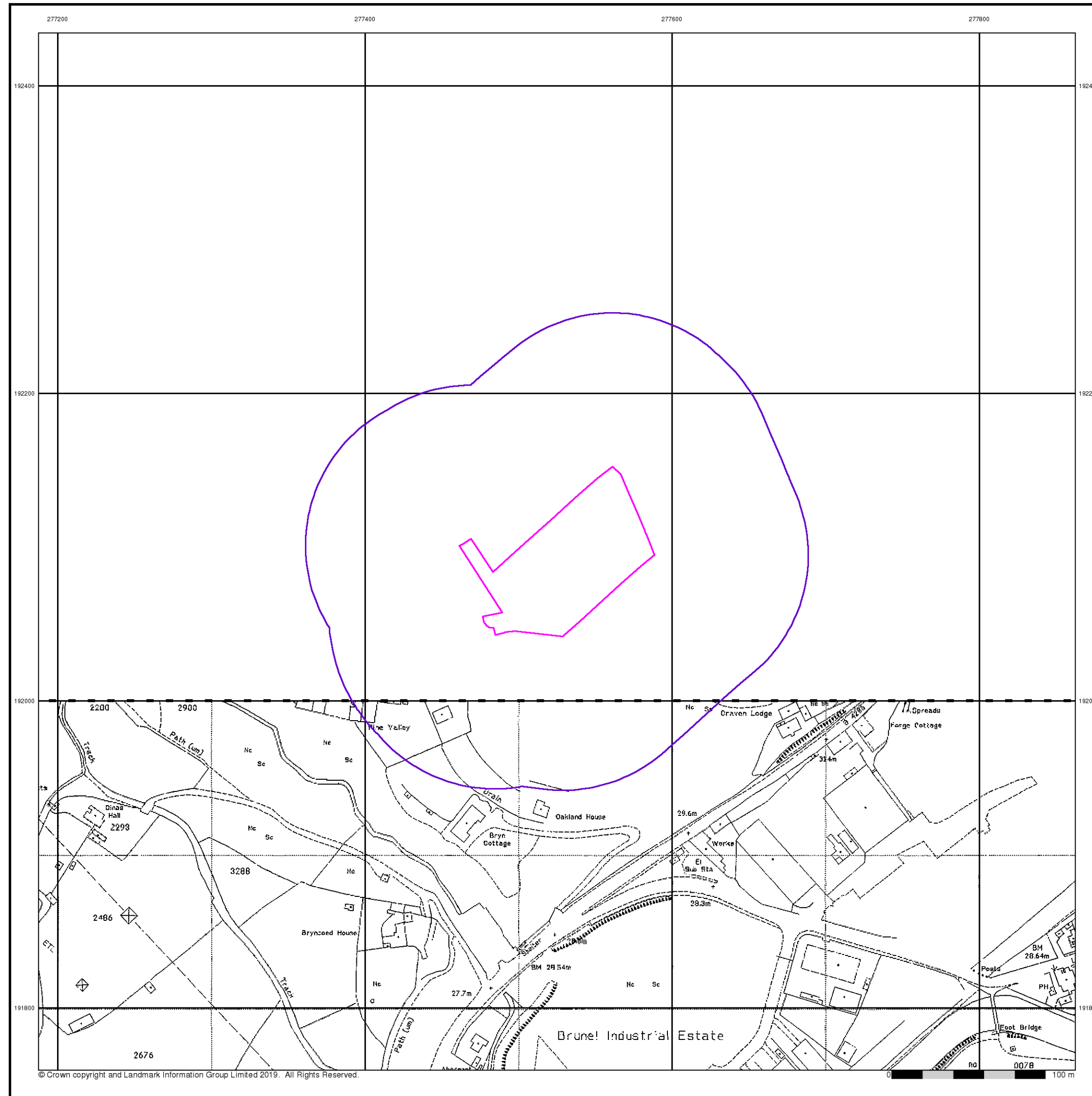
Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 100

Site Details

Land at Pine Valley, Cwmavon, Port Talbot, SA12 9NF



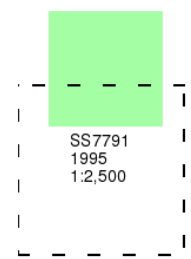
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



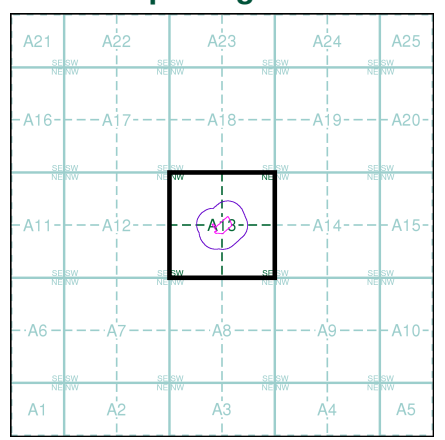
Large-Scale National Grid Data
Published 1995
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details
Order Number: 225688707_1_1
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Site Area (Ha): 0.7
Search Buffer (m): 100

Site Details
Land at Pine Valley, Cwmavon, Port Talbot, SA12 9NF



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0 100 m



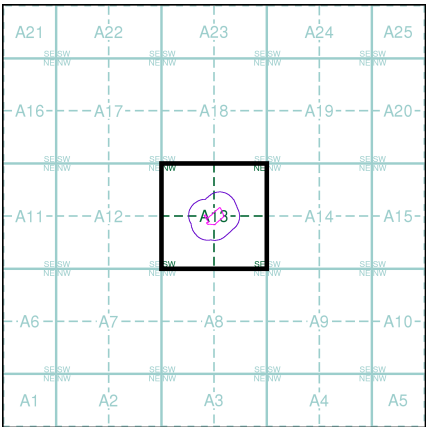
terrafirma

Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 100

Site Details

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Landmark
INFORMATION GROUP

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

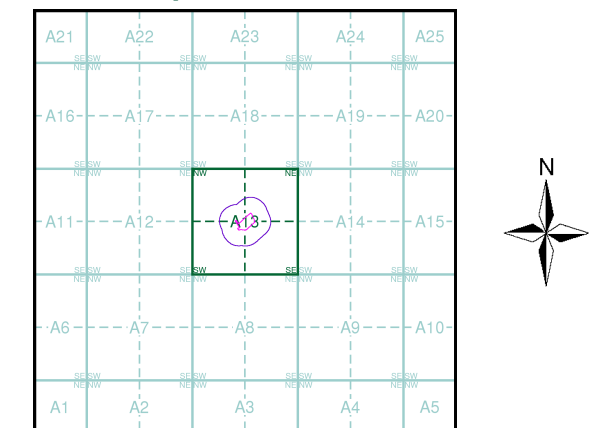
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Glamorganshire	1:10,560	1884	2
Glamorganshire	1:10,560	1900	3
Glamorganshire	1:10,560	1921	4
Glamorganshire	1:10,560	1936	5
Historical Aerial Photography	1:10,560	1949	6
Glamorganshire	1:10,560	1951 - 1952	7
Ordnance Survey Plan	1:10,000	1964	8
Ordnance Survey Plan	1:10,000	1974	9
Ordnance Survey Plan	1:10,000	1980	10
Ordnance Survey Plan	1:10,000	1996	11
10K Raster Mapping	1:10,000	1999	12
10K Raster Mapping	1:10,000	2006	13
VectorMap Local	1:10,000	2019	14

Historical Map - Slice A



Order Details

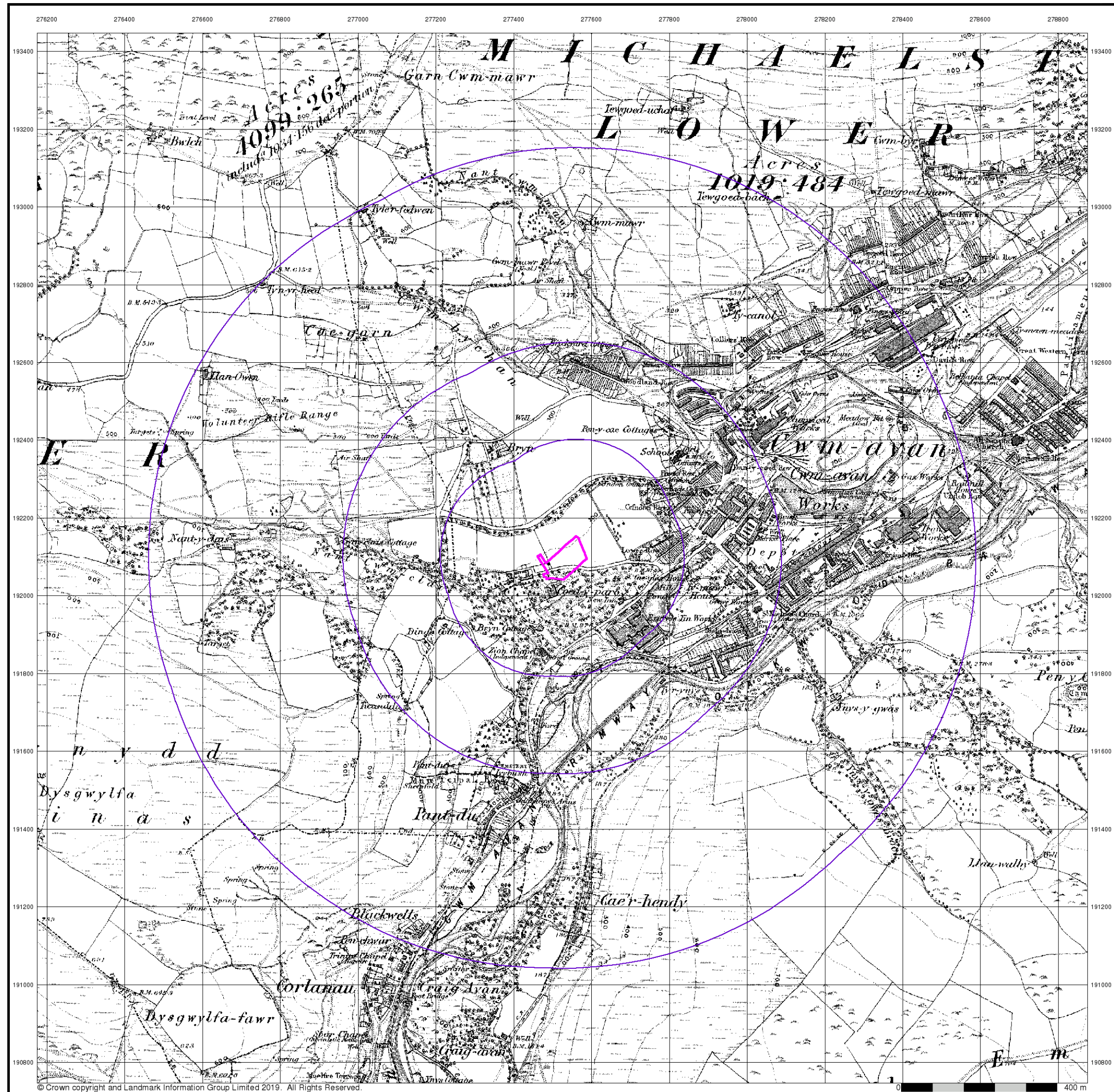
Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

Land at Pine Valley, Cwmavon, Port Talbot, SA12 9NF



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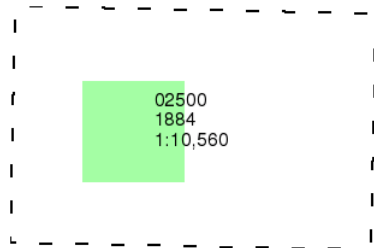
Glamorganshire

Published 1884

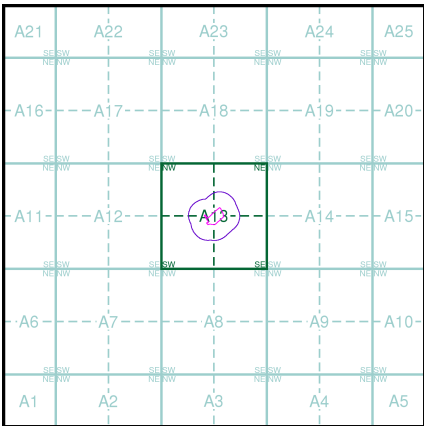
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
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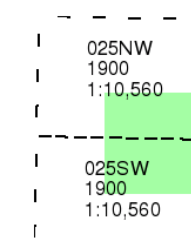
Glamorganshire

Published 1900

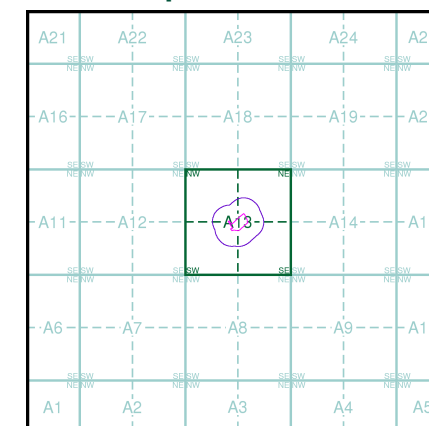
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

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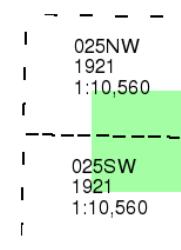
Glamorganshire

Published 1921

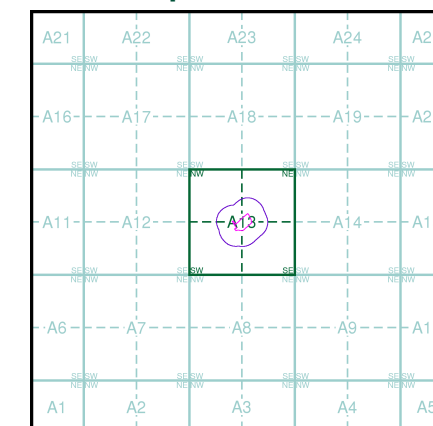
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
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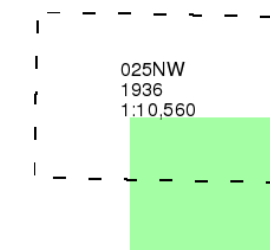
Glamorganshire

Published 1936

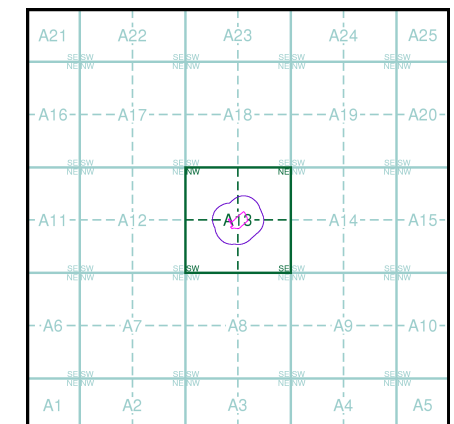
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

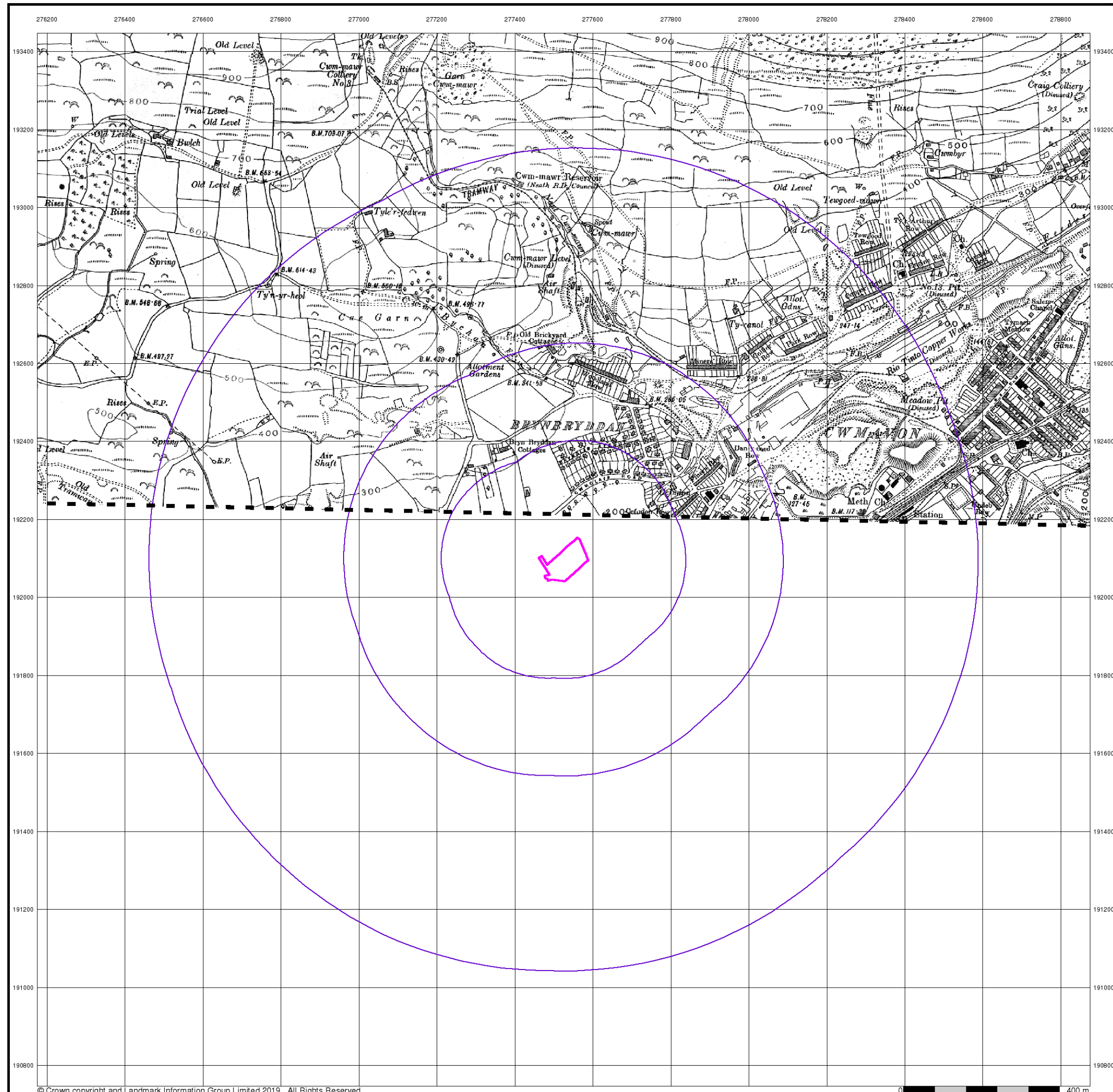
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Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
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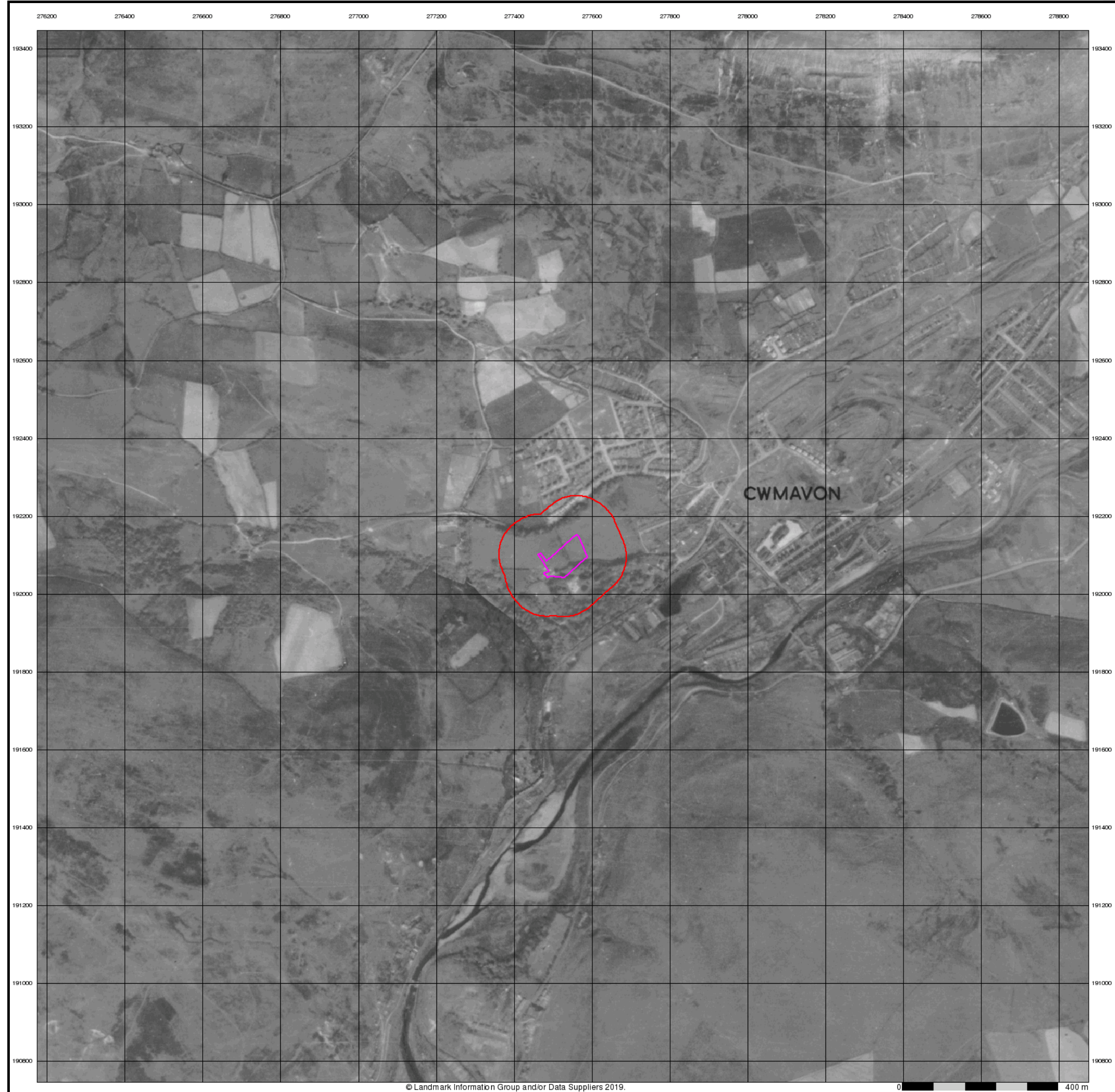
Site Details

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0 400 m



terrafirma

Historical Aerial Photography

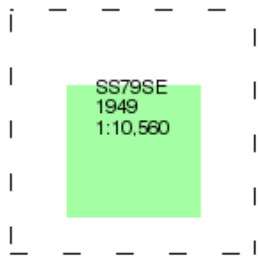
Published 1949

Source map scale - 1:10,560

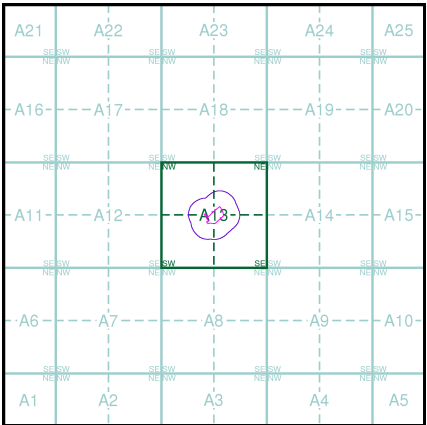
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



LIBRARY
HSILIRB

Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

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Glamorganshire

Published 1951 - 1952

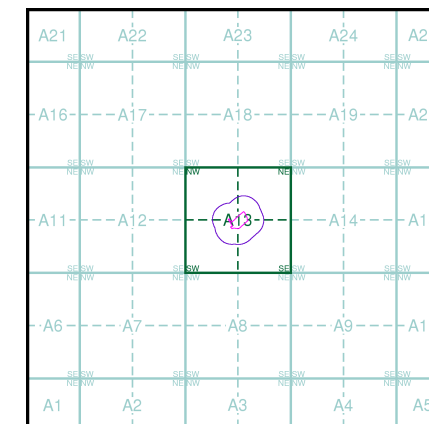
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

025NW
1951
1:10,560
025SW
1952
1:10,560

Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

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Ordnance Survey Plan

Published 1964

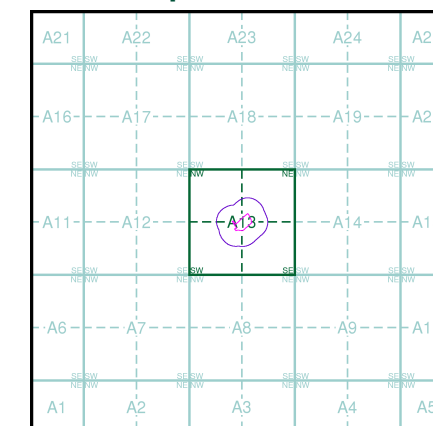
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SS79SE
1964
1:10,560

Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

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Ordnance Survey Plan

Published 1974

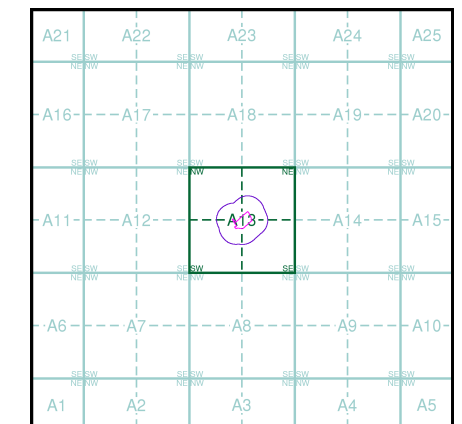
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SS79SE
1974
1:10,560

Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

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Ordnance Survey Plan

Published 1980

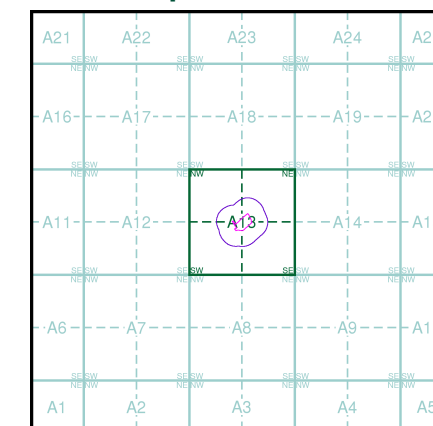
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SS79SE
1980
1:10,000

Historical Map - Slice A



Order Details

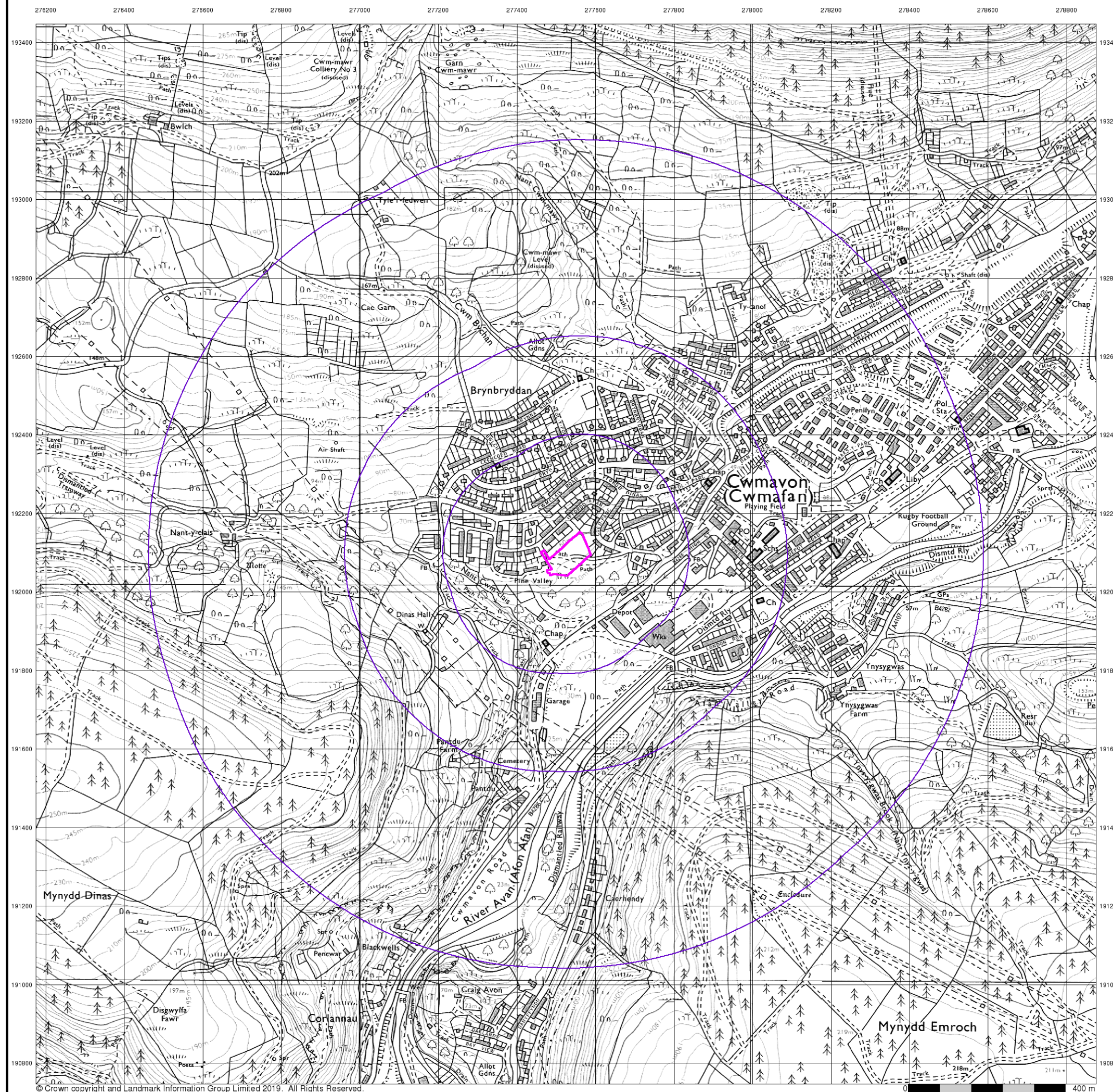
Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

Land at Pine Valley, Cwmavon, Port Talbot, SA12 9NF

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Ordnance Survey Plan

Published 1996

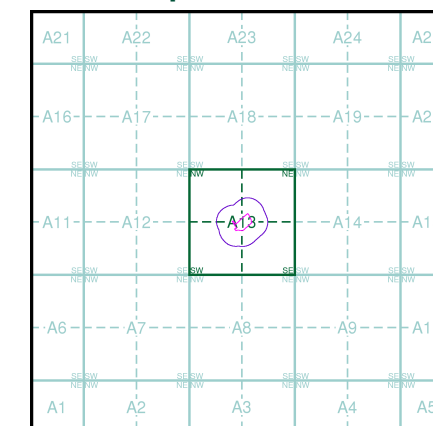
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SS79SE
1996
1:10,000

Historical Map - Slice A



Order Details

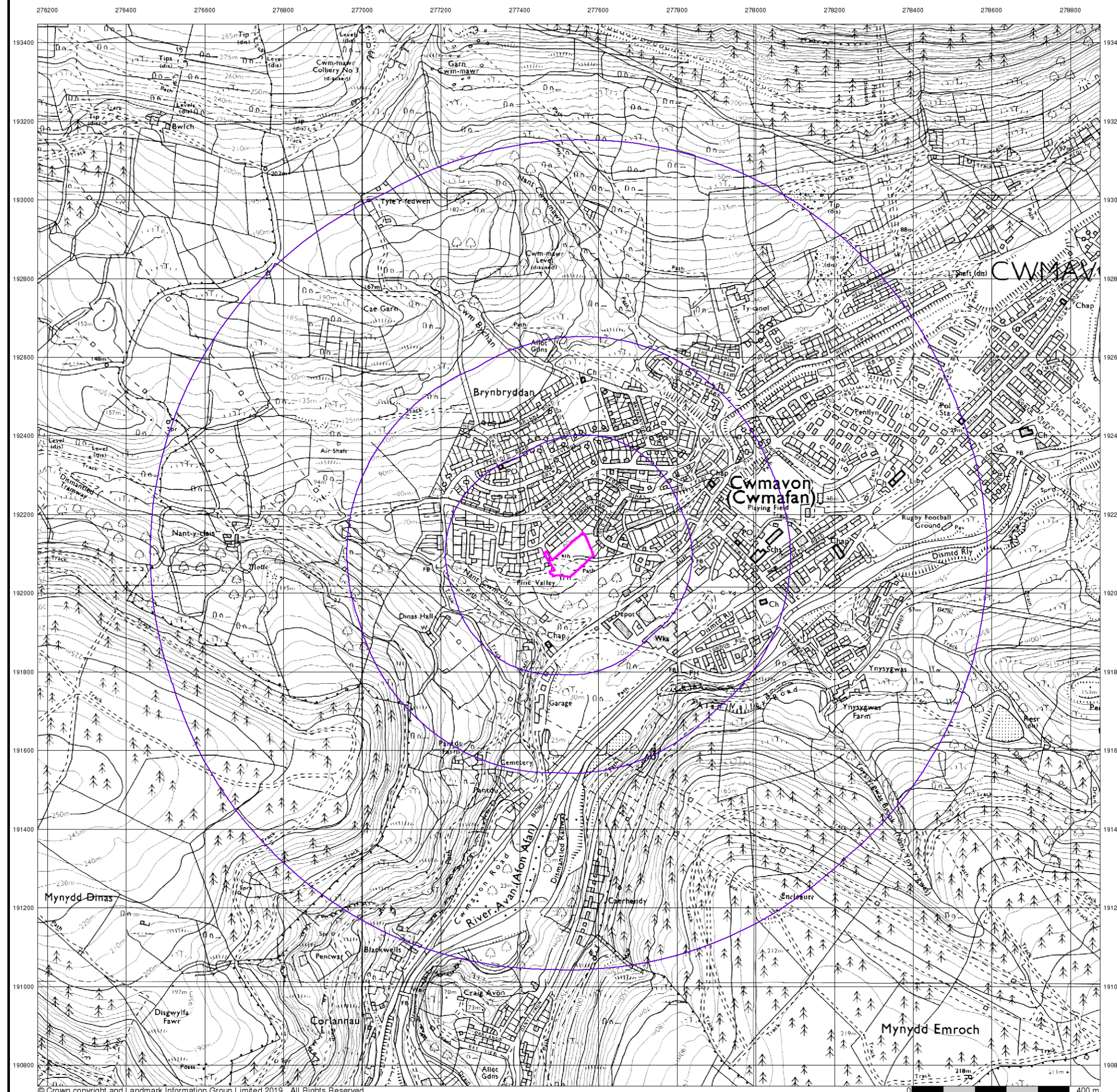
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Slice: A
Site Area (Ha): 0.7
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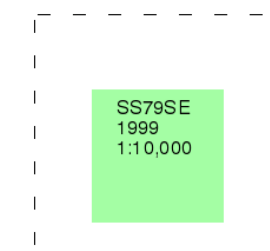
10k Raster Mapping

Published 1999

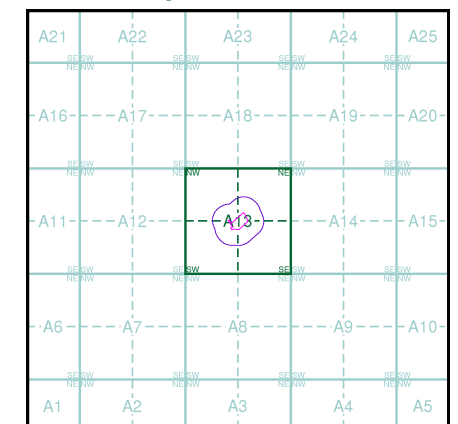
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
Site Area (Ha): 0.7
Search Buffer (m): 1000

Site Details

Land at Pine Valley, Cwmavon, Port Talbot, SA12 9NF



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



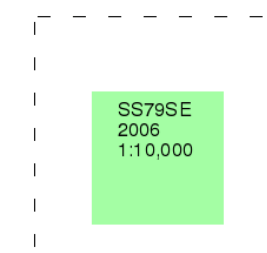
10k Raster Mapping

Published 2006

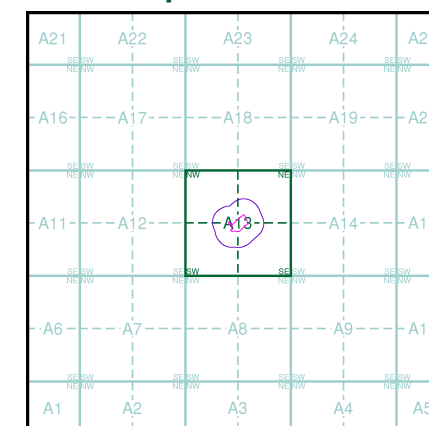
Source map scale - 1:10,000

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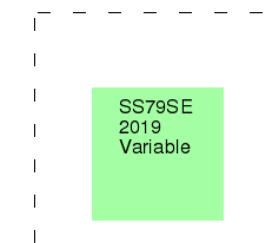
VectorMap Local

Published 2019

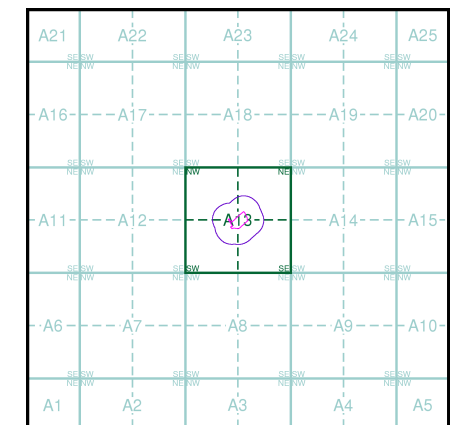
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 225688707_1_1
Customer Ref: 15727
National Grid Reference: 277530, 192090
Slice: A
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Search Buffer (m): 1000

Site Details

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Annex B
Coal Authority Report



The Coal
Authority

CON29M

coal mining report

LAND AT PINE VALLEY, CWMAVON, PORT TALBOT, NEATH PORT TALBOT
SA12 9NF



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **225688707_2**
Our reference: **51002195838001**
Date: **20 November 2019**

Client name:
**LANDMARK INFORMATION
GROUP LIMITED**

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

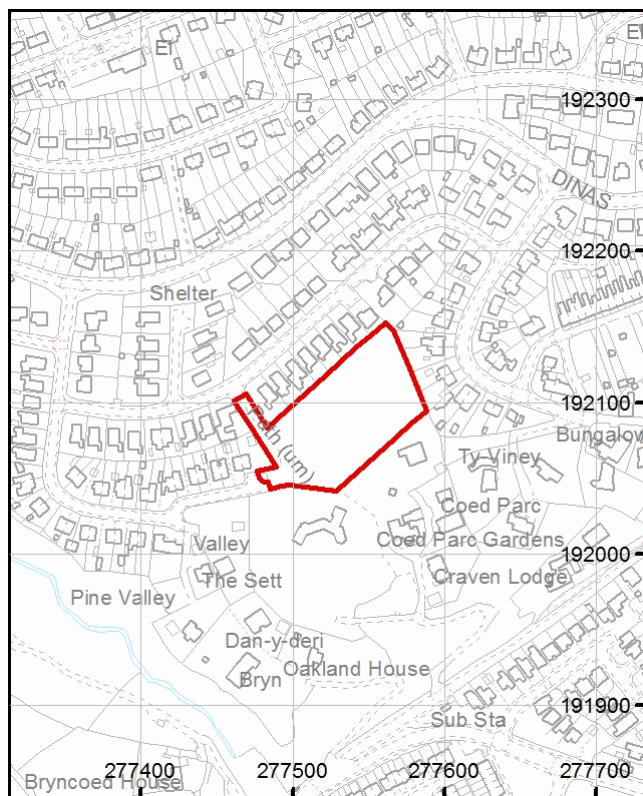


The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

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

Professional opinion



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. 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

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

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

The property is in a surface area that could be affected by underground mining in 1 seam of ironstone at shallow depth, and last worked in 1880.

2 Present underground coal mining

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

3 Future underground coal mining

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

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

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

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

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

4 Mine entries

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

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

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

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

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

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

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

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

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

10 Mine gas

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

11 Hazards related to coal mining

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

12 Withdrawal of support

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

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

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

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

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings