

**GEO-TECHNICAL AND
GEO-ENVIRONMENTAL
DESK STUDY REPORT
PROPOSED RESIDENTIAL
DEVELOPMENT
GLYNCORRWG
PORT TALBOT**

**Prepared for:
MR MARK LEE**

March 2008

Report No: 10324




terrafirma

GEO-TECHNICAL AND GEO-ENVIRONMENTAL DESK STUDY REPORT

PROPOSED RESIDENTIAL DEVELOPMENT
GLYNCORRWG
PORT TALBOT

Prepared for:
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Report No. 10324

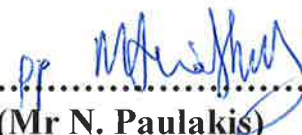
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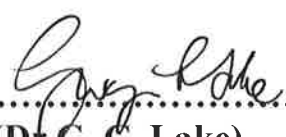
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(Mr N. Paulakis)

APPROVED BY : .....
(Dr G. C. Lake)

Executive Summary

The Ordnance Survey Plans dating back to 1880 show that the site has remained undeveloped throughout its history, with a domestic property lying at its southern boundary.

The geology map of the area shows the site to be underlain by rocks of the Brithdir Beds of the Carboniferous Coal Measures. The Brithdir Rider outcrops close to/or within the site although in the Afan Valley area the seam is recorded as being thin and dirty and would not, therefore, have been worked. The site can therefore be considered as free from the risk of mine related subsidence.

The British Geological Survey confirmed that Basic Radon Protection is not required at the site.

Due to the sites history we do not expect significant contamination to be present.

We anticipate that mass concrete strip foundations will be suitable at the site for loads up to 150 kN/m². Ground floor slabs can be ground-bearing.

TABLE OF CONTENTS

Section 1	Introduction and Proposed Development
1.1	Limitations and Exceptions of Desk Study
Section 2	Review of Existing Data
2.1	Physical Setting
2.2	Site History
2.3	Current Use And Site Conditions
2.4	Environmental Setting
2.4.1	Geology
2.4.2	Radon
2.4.3	Coal Mining
2.4.4	Hydrology and Groundwater Vulnerability
Section 3	Anticipated Ground Conditions
Section 4	Potential Sources of Contamination, Pathways and Potential Receptors
4.1	Potential Sources
4.2	Pathways
4.3	Potential Receptors
4.4	Site Conceptual Model
Section 5	Preliminary Engineering Recommendations
5.1	General
5.2	Anticipated Foundation and Floor Slab Solution
5.3	Excavations and Formations
5.4	Access Road and Car Parking Areas
5.5	Protection of Buried Concrete
5.6	Retaining Walls
Tables	
Table 2.1	Hydro-geological Significance of Ground Conditions
Table 3.1	Summary of Anticipated Ground Conditions
Table 5.1	Effective Shear Stress Parameters
Annexes	
Annex A	Envirocheck Historical Maps
Annex B	Radon (RPM) Report
Annex C	Coal Authority Mining Report
Drawings	
Drawing 01	Site Location
Drawing 02	Site Layout

SECTION 1 Introduction and Proposed Development

Mr Mark Lee has requested that a desk top study be undertaken at a site located in Glynccorrwg, Port Talbot.

Terra Firma (Wales) Limited has been commissioned to carry out the geo-technical and geo-environmental desk study of the above site.

The main objectives of the desk study were to:

- Undertake a walk over survey of the site in order to identify relevant features.
- Investigate the history of the site by referring to old Ordnance Survey maps.
- Determine the likely geological conditions beneath the site including soil types, groundwater and if made ground is likely to be present beneath the site.
- Assess activities carried out at the site and in the area which may prove detrimental to the environmental condition of the site and its surroundings.
- Assess whether the site is likely to have been impacted by coal mining.

Based on the desk study information, the following assessment is to be made:

- Identify the likely potential environmental liabilities at the site associated with any soil and groundwater contamination from past site uses.
- Identify if radon protective measures are necessary at the site.
- Determine whether a specific investigation is necessary to assess mining beneath the site
- Provide a likely foundation/floor slab solution for any the proposed development.

The desk study will be used to determine the suitability of the site for development and the findings of the study will be used to design a suitable intrusive investigation to address issues raised by the desk study.

It is understood that the development is to comprise the construction of two detached residential dwellings.

1.1 Limitations and Exceptions of Desk Study

Mr Mark Lee has requested that a Geo-technical and Geo-environmental Desk Study be carried out in order to determine the past history, mining, likely ground conditions and possibility of contamination and ground gasses beneath the site. Based on the desk study information a tentative foundation/floor slab solution is also to be presented. In addition, the effect if any of radon gas beneath the site has also been investigated.

The desk study has been conducted and this report has been prepared for the sole internal reliance of Mr Mark Lee and his 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 geo-technical 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

The site is located to the rear of Heol Y Deryn, Glyncorrwg, Port Talbot. The site is centred on National Grid Reference 287390 199420 and has a plan area of 0.3 ha. The site sits at approximately 240m a.o.d.

The site is roughly triangular in shape.

The site rises to the west although cutting the hillside has created a level platform at the site.

2.2 Site History

The recent history of the site has been traced with the aid of historical Ordnance Survey maps dated 1875, 1884, 1899, 1900, 1918, 1921, 1938, 1964/65, 1981, 1982/84, 1993, 1999 and 2007. Extracts from these maps obtained from landmark information group and have been reproduced and are shown in chronological order in Annex A.

1875

The 1875 edition shows the site to comprise open fields. A field boundary runs along the eastern boundary of the site and another boundary passes through the middle of the site. The Nant-du stream runs from west to east approximately 40m south of the sites boundary. The Welsh Main Colliery is located immediately east of the study site. As shafts/levels are not indicated this portion of the colliery may comprise auxiliary buildings associated with the Welsh Main Colliery levels located on the hillside above the site. The two sites are connected by a tram line which passes the study site on its northern side.

1884

The 1884 map shows those features mentioned above

1899 & 1900

The 1899 & 1900 editions show the site to still comprise open land. The Welsh Main Colliery buildings are no longer present to the east of the site and the tramline has also been removed. A drainage channel is indicated close to the eastern boundary of the site. Some urban expansion has occurred in Glyncorrwg since the previous editions.

1918, 1921 & 1938

The 1918, 1921 & 1938 editions show the site to still comprise open land and the land immediately surrounding the site is virtually unchanged.

1962 and 1964/65

The 1962 and 1964/65 editions show the majority of the site to be undeveloped. A building named 'Glan-y-nant' is positioned immediately south of the site and the garden area of this site appears to encroach on the site. A sluice has been positioned on the stream located to the east of the site and a pond has been created. Urban development has occurred in Glyncorrwg, approximately 80m south of the study site.

2.2 Site History (Continued)

1981, 1982/84, 1993, 1999 & 2007

The 1981 & 1982/84, 1993, 1999 & 2007 editions show the site to be virtually unchanged since the previous edition and no significant changes have occurred in the sites immediate surrounds.

2.3 Current Use and Site Conditions

The site was visited on 11th March 2008. The site was seen to rise towards the west although a platform had been cut into the hillside in the north of the site, and a retaining wall constructed. A small watercourse enters the site from the west near the sites centre before entering a culvert. The south of the site was seen to comprise rough vegetation including mature coniferous trees.

2.4 Environmental Setting

2.4.1 Geology

The 1:50,000 scale geological map of the area (BGS Sheet 248, Drift Edition, 1972) shows the site to be underlain by the rocks of the Lower Pennant Series of the Carboniferous Coal Measures. The Brithdir Rider Coal Seam is shown to outcrop within, or close to, the site.

Superficial deposits of Boulder Clay are shown to cover the solid geology in the vicinity of the study site.

A geological fault is shown to run across the hillside to the east of the site.

The South Wales Coalfield Landslip Survey (Report No EG80/4) published by the Institute of Geological Sciences shows the site to be unaffected by any recorded landslips.

2.4.2 Radon

A Radon Protection Measures Report (BRE211) was ordered from the British Geological Survey. The report revealed that BASIC Radon Protection Measures are required for any new development at the study site.

A copy of the Radon Report is presented in Annex B.

2.4.3 Coal Mining

A Coal Mining Report was ordered from the Coal Authority. The report revealed that the site is within the likely zone of influence of known workings within one coal seam located at between 290m to 350m depth, last worked in 1925. The report reveals that all movement associated with these workings should, by now, have ceased.

There are no known mine entries within the site, or within 20m of the site.

In addition the coal authority report that coal is known to lie at or near the surface which may have been worked historically without record. However, the BGS Geological Map indicates that the only shallow seam in the vicinity of the site is the Brithdir Rider and the BGS Memoirs record that this coal seam is both thin and dirty in the Avan Valley area and has only been worked in the Pont-Ryhd-y-Fen area.

The site can, therefore, be considered as free from the potential effects of mine related subsidence.

A copy of the Coal Authority report is presented in Annex C.

2.4.4 Hydrology and Groundwater Vulnerability

A small water course is culverted near the centre of the site. This water course leads to the Afon Corrwg.

The Groundwater Vulnerability Map of the area (Sheet 35, Environment Agency 1996) shows the site to be underlain by a minor aquifer. The superficial deposits overlying the minor aquifer have been identified as being of low permeability.

The likely hydro-geological properties of the ground beneath the site are listed below;

Table 2.1 Hydro-geological Significance of Ground Conditions		
Soil/Rock Horizon	Soil/Rock Properties	Hydro-geological Significance [§]
Head Deposits	Variable permeability due to varying amounts of granular content, but generally low due to dominant clay matrix.	Permeability may vary between 10^{-08} and 10^{-04} depending upon granular content. The low permeability conditions would be expected to prevent deep transmission of any contaminated surface water or leachate.
Weathered Shallow Bedrock	Relatively permeable due to weathering which weakens the rock grain matrix and the formation of discontinuities such as fractures and joints	There are no published permeability values for weathered bedrock, but it can be assumed to be more permeable than competent bedrock i.e. more permeable than 4×10^{-04} m/d - see below.
Competent Bedrock	Dominantly Mudstone with minor units of Sandstone. Mudstone/Siltstone relatively impermeable. The Sandstone units have little primary porosity, with groundwater recharge, flow and storage by way of fractures and joints (secondary porosity). Grains are very well cemented with much quartz overgrowth. Permeability decreases with depth due to weight of overburden, increasing the degree of grain cementation and closure of fracture/joint systems. Mudstone/Siltstone act as aquicludes hydraulically isolating the more permeable Sandstone.	The Sandstone holds the most significance with regards to groundwater resources. The groundwater may supply local drinking water supplies and industry. Data is limited, but one set of core data detailed within Technical Report WD/00/04 indicates permeability values of between 5.8×10^{-06} to 1.1×10^{-04} and porosity values of no more than 2.4%. One transmissivity test has been undertaken within the Middle Coal Measures, giving a value of $11 \text{ m}^2/\text{d}$ and a specific capacity of $9 \text{ m}^3/\text{d/m}$.

Notes:

[§] Published permeability, porosity and maximum yields taken from Technical Report WD/00/04 (published 2000)

SECTION 3 Anticipated Ground Conditions

Based on the information provided by the geological map we anticipate the following ground conditions.

Table 3.1 Summary of Anticipated Ground Conditions		
Depth (m)	Thickness (m)	Stratum
GL - Near Surface	-	MADE GROUND: We anticipate that some made ground may exist beneath the site.
Near Surface – Shallow depth	Unknown	SUPERFICIAL DEPOSITS: BOULDER CLAY: Probable Stiff, variably sandy gravelly CLAY with cobbles and boulders.
Relatively Shallow Depth	-	SOLID GEOLOGY: CARBONIFEROUS COAL MEASURES: MUDSTONE with subordinate sandstone and coal seams.

During the site visit stiff boulder clay was exposed in the excavations for a retaining. The ground conditions beneath the site should be confirmed during the excavation of the foundations.

SECTION 4 Potential Sources of Contamination, Pathways and Potential Receptors

4.1 Potential Sources

As discussed above, the site has remained undeveloped throughout its known history with a domestic property located immediately south of the site. One would, therefore, not expect any specific contaminants to be associated with the site.

4.2 Pathways

Pathways are the routes by which contaminants are transported to sensitive receptors. In respect to the assessment of contaminated soil the receptors (future occupants/site users) are considered to come into direct contact with the contaminant if present. Due to the sites uneventful history we do not expect contamination to be present.

In the absence of a contamination source, the pathway-receptor linkage is irrelevant.

4.3 Potential Receptors

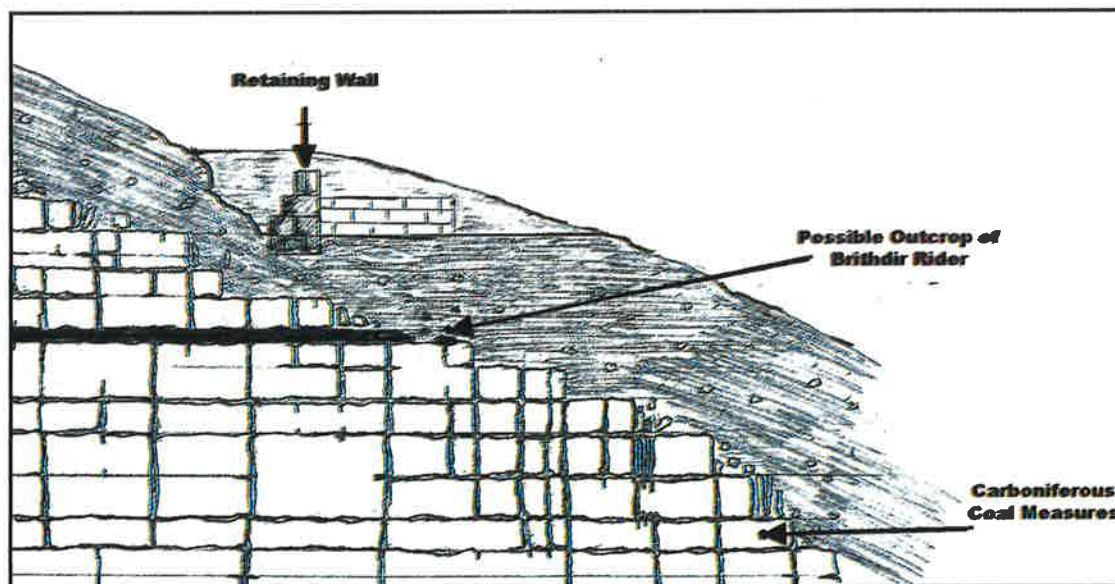
Potential receptors of any contamination that may be present at the site include the ground workers during the development of the site, site visitors and future site occupants, residents in the vicinity of the site and aquatic environments such as groundwater beneath the site and nearby surface water bodies.

The history of the site is such that we do not expect contamination to be present and therefore the source-pathway-receptor linkage is broken.

4.4 Site Conceptual Model

A site conceptual model is presented below. The model is, at present, relatively simple as detailed information about the ground conditions beneath the site is limited. The SCM presents known and anticipated factors that will effect ground conditions and hence development at the site.

The model is not to scale and the geological sequence is assumed, based on the geological map for the area. The depth to groundwater is not currently known.



SECTION 5 Preliminary Engineering Recommendations

5.1 General

The preliminary recommendations given in the following sections are based on the available desk study information and should be confirmed by an inspection the foundation excavations.

5.2 Anticipated Foundation and Floor Slab Solution

One would anticipate that superficial deposits of boulder clay will lie at shallow depth beneath the site of the proposed developments. Foundations should be excavated into this material to a depth at which it becomes stiff. The stiff boulder clay should perform satisfactorily with mass concrete strip foundations with foundation loads of up to 150 kN/m^2 , at which intensity total settlement should not exceed 30mm and differential settlement should not result in structural distortion in excess of 1:750.

Floor slabs can be designed as ground bearing provided they are sat on the boulder clay. All excavations and exposures should be inspected by a suitably qualified engineer prior to the pouring of any foundation. If any soft spots are identified these should be excavated out and replaced with a granular fill such a DoT Type 2, placed in thin compacted layers in accordance with Series 600 of the Specifications for Highway Works.

5.3 Excavations and Formations

Very shallow excavations should be possible with normal soil excavating machinery. Deeper excavations are likely to encounter less weathered materials that may require the use of hydraulic breaker attachments to excavate.

The sides of any excavations deeper than 1.0m should be supported by planking and strutting or other proprietary means or battered back to a safe angle.

The excavation formations will be susceptible to loosening, softening and deterioration by wet weather and site traffic. Therefore, they should be protected by blinding concrete or a 200mm thick layer of hardcore immediately after exposure. Allowances should be made for the removal of any 'soft spots/areas' and their replacement with well-compacted granular materials.

All materials to be removed from the site should be subject to Waste Acceptance Criteria Testing to allow classification for removal.

5.4 Access Road and Car Parking Areas

CBR testing should be carried out following the exposure of the final formation level beneath any roadways and parking areas. For design purposes a conservative CBR value of 3% should be assumed although higher values are likely to be achievable with appropriate ground treatment.

5.5 Protection of Buried Concrete

It is our experience that foundations based in natural boulder clay deposits should conform to ACEC Class AC-1 of BRE Special Digest 1 (2005).

5.6 Retaining Walls

In order to construct the extension it is likely that a retaining wall will be necessary.

Table 5.1 presents the effective shear stress parameters which may be used for the construction of the retaining wall.

Table 5.1 Effective Shear Stress Parameters			
Sample Description	Angle of Shearing Resistance (°)	Bulk Density	Effective Cohesion (kPa)
Stiff boulder clay	30	18	0
Competent Sandstone/Mudstone	50	21	25

The bulk unit weights and effective cohesion values have been derived from experience.

Appropriate drainage should be incorporated in to the design to prevent the build up of hydrostatic pressure.

Allowances should also be made for the removal of soft spots and their replacement with imported suitable selected inert granular materials.

During the site development/construction phases stability surveys should be undertaken at regular intervals, including pictorial records. Any evidence of slope instability should be reported to a qualified engineer and appropriate remedial measure implemented.

ANNEX A Envirocheck Historical Maps
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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Site
Each slice represents a 110,000 plot area (0.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline) that are referenced by letters of the alphabet, starting from the bottom left corner of the slice 'grid'. This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 12,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Ms H Brooke-Smith, Terra Firma (Wales) Ltd, 5 Deryn Court, Warfale Road, Pentwyn, Cardiff, CF23 7HB

Order Details

Order Number: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287380, 199410
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY



Historical Mapping Legends

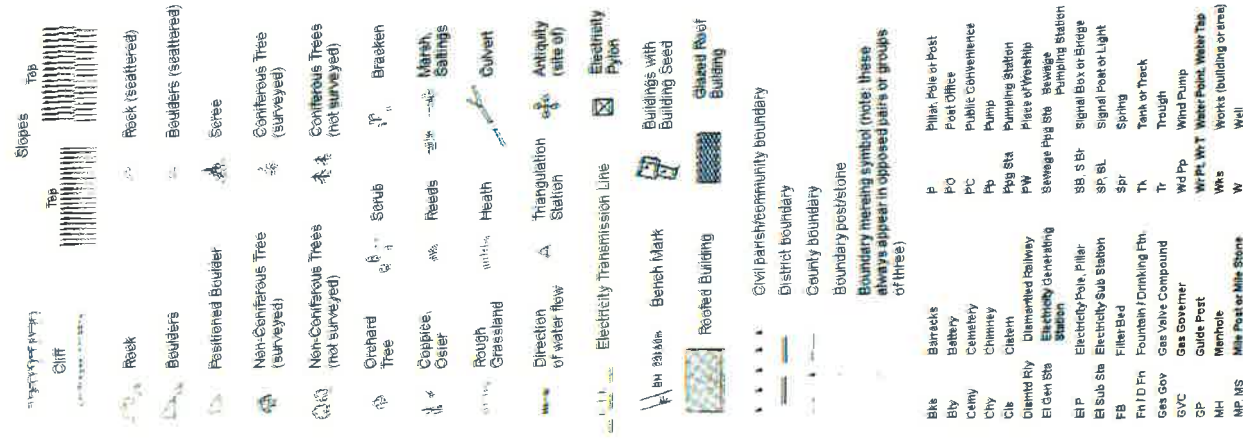
Ordnance Survey County Series and
Ordnance Survey Plan 1:2,500



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



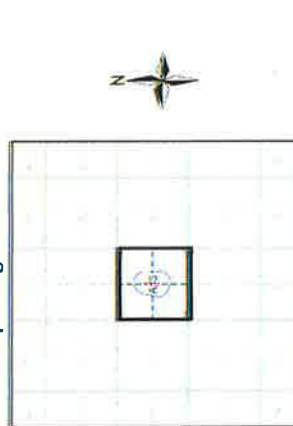
Large-Scale National Grid Data 1:2,500 and
1:1,250



Ordnance Survey mapping included:

Mapping Type	Scale	Date	PG
Glamorganshire	1:2,500	1875	2
Glamorganshire	1:2,500	1899	3
Glamorganshire	1:2,500	1918	4
Ordnance Survey Plan	1:2,500	1962	5
Additional SIMs	1:2,500	1981	6
Large-Scale National Grid Data	1:2,500	1993	7

Historical Map - Segment A13



Order Details

Order Number: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Ty Gwyn Bungalow, Glynccornwg, PORT TALBOT, West
Glamorgan, SA13 3BY

Glamorganshire

Published 1875

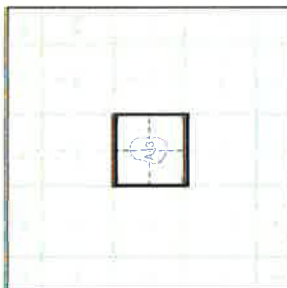
Source map scale - 1:2,500

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 2500 scale was adopted for Wales and the maps were reissued by the Ordnance Survey. 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)



Historical Map - Segment A13

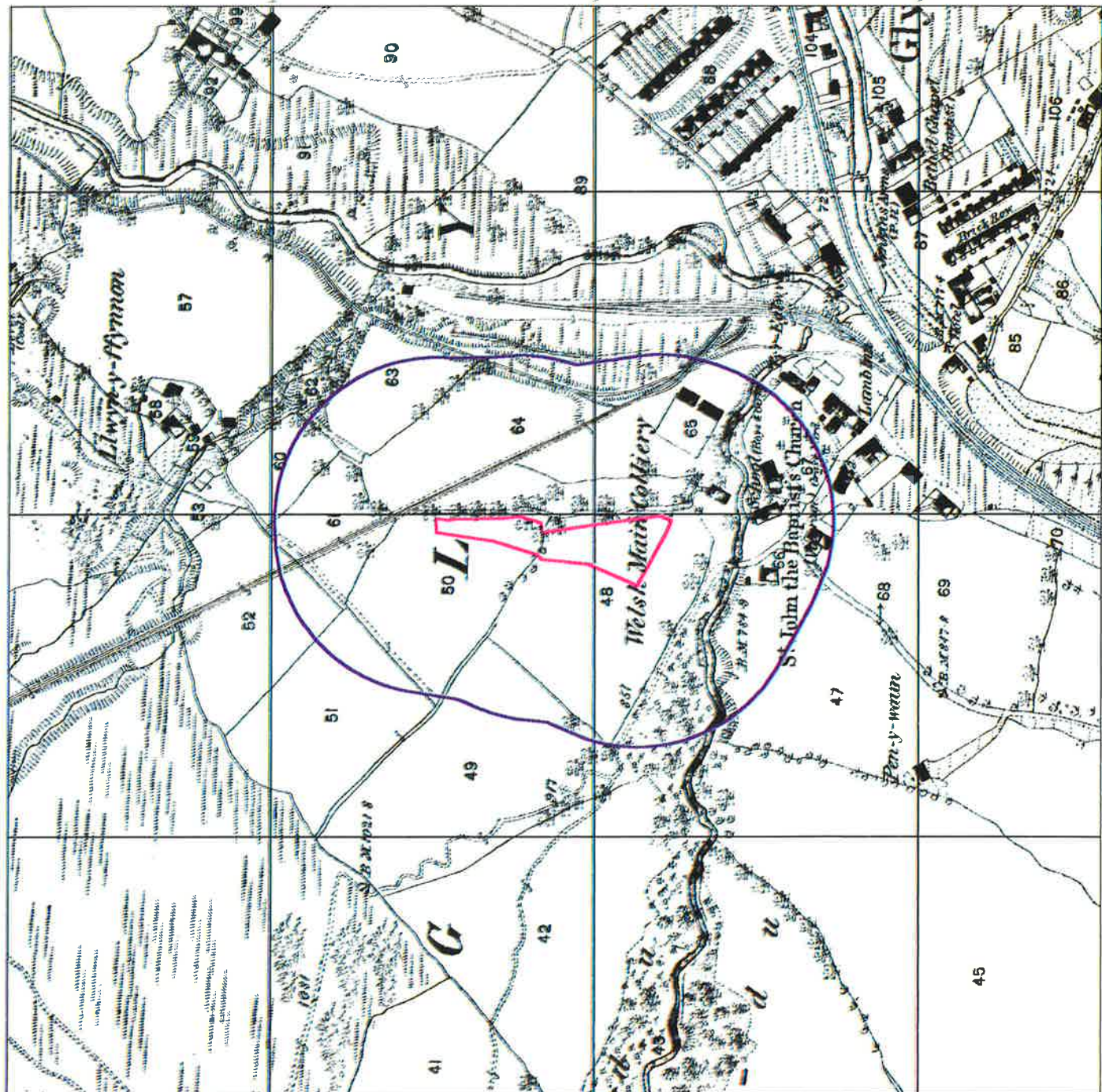


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National Grid Reference: 287390, 199420
Slice: A
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Search Buffer (m): 100

Site Details

Ty Gwyn Bungalow, Glyncorwg, PORT TALBOT, West Glamorgan, SA13 3BY



Glamorganshire

Published 1899

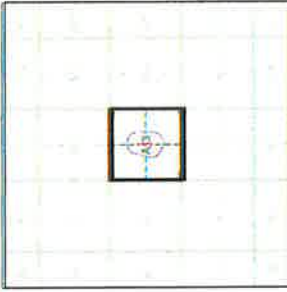
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13

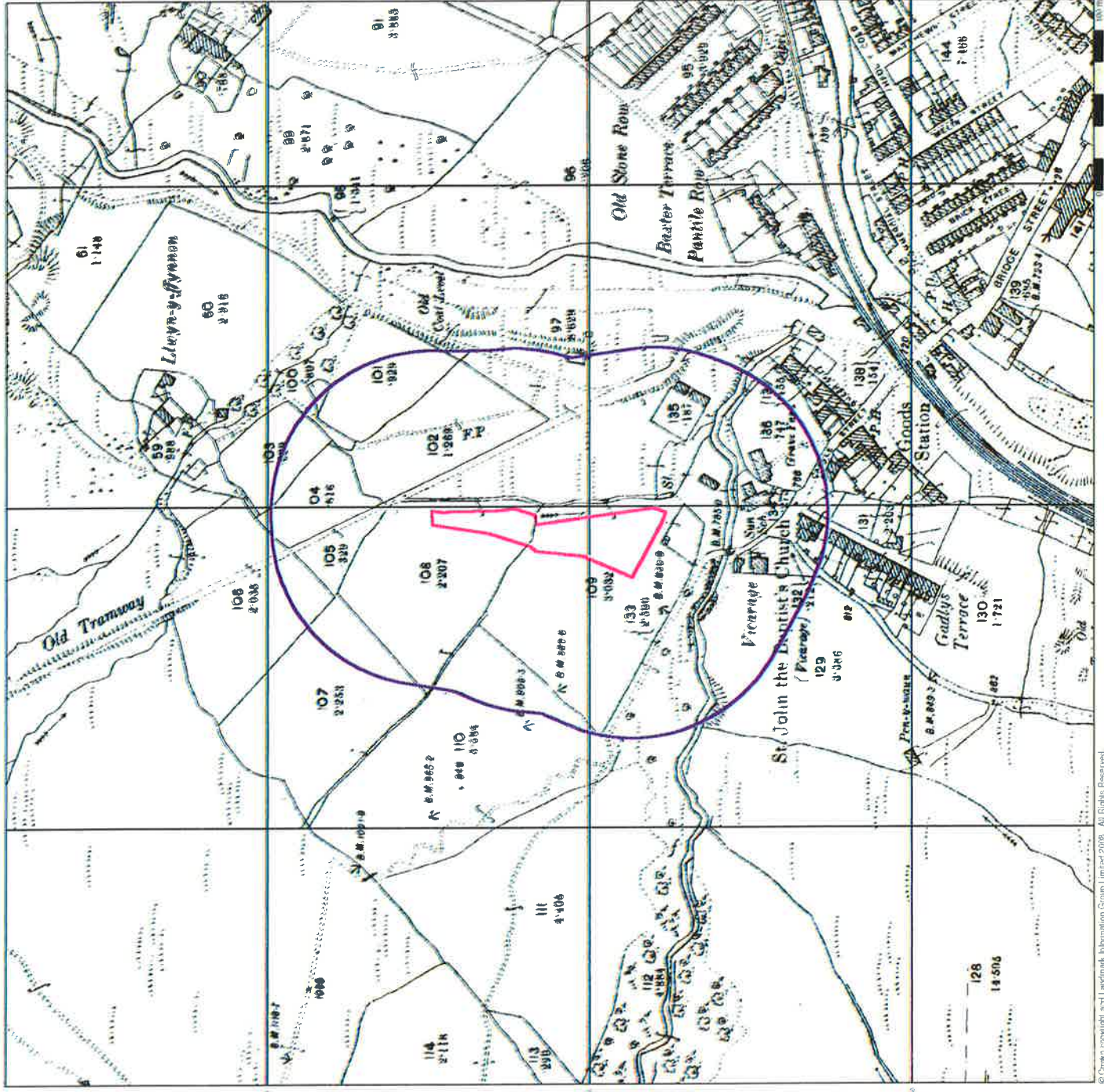


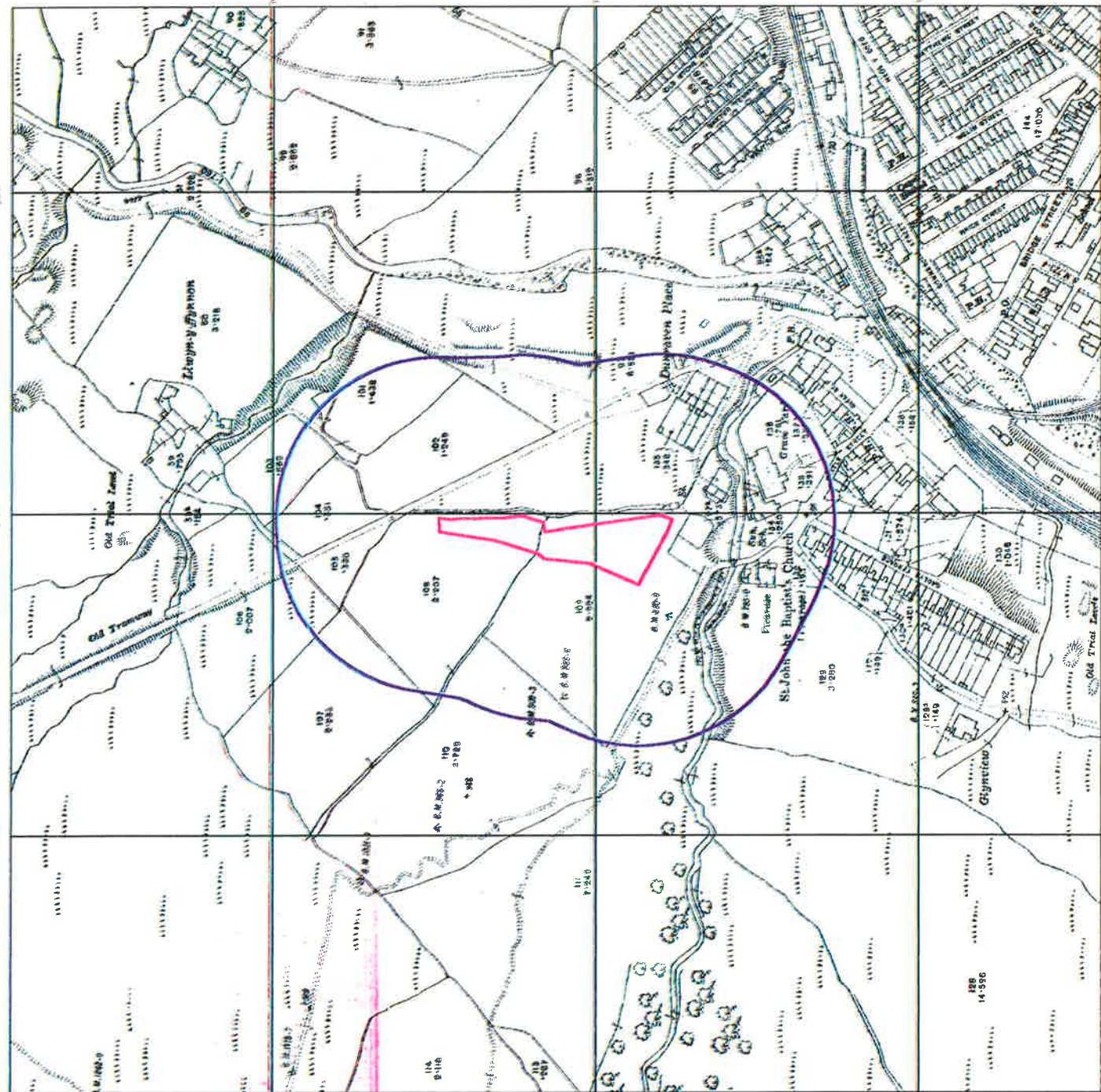
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Search Buffer (m): 100

Site Details

Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY





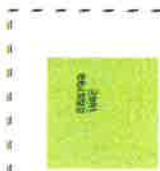
Ordnance Survey Plan

Published 1962

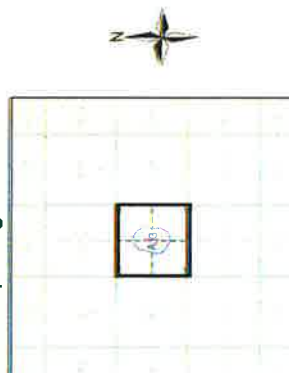
Source map scale - 1:2,500

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 Ordnance Survey maps given below are often some years later than the original maps. But they are based on the Cassini projection, with independent surveys of a locality or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

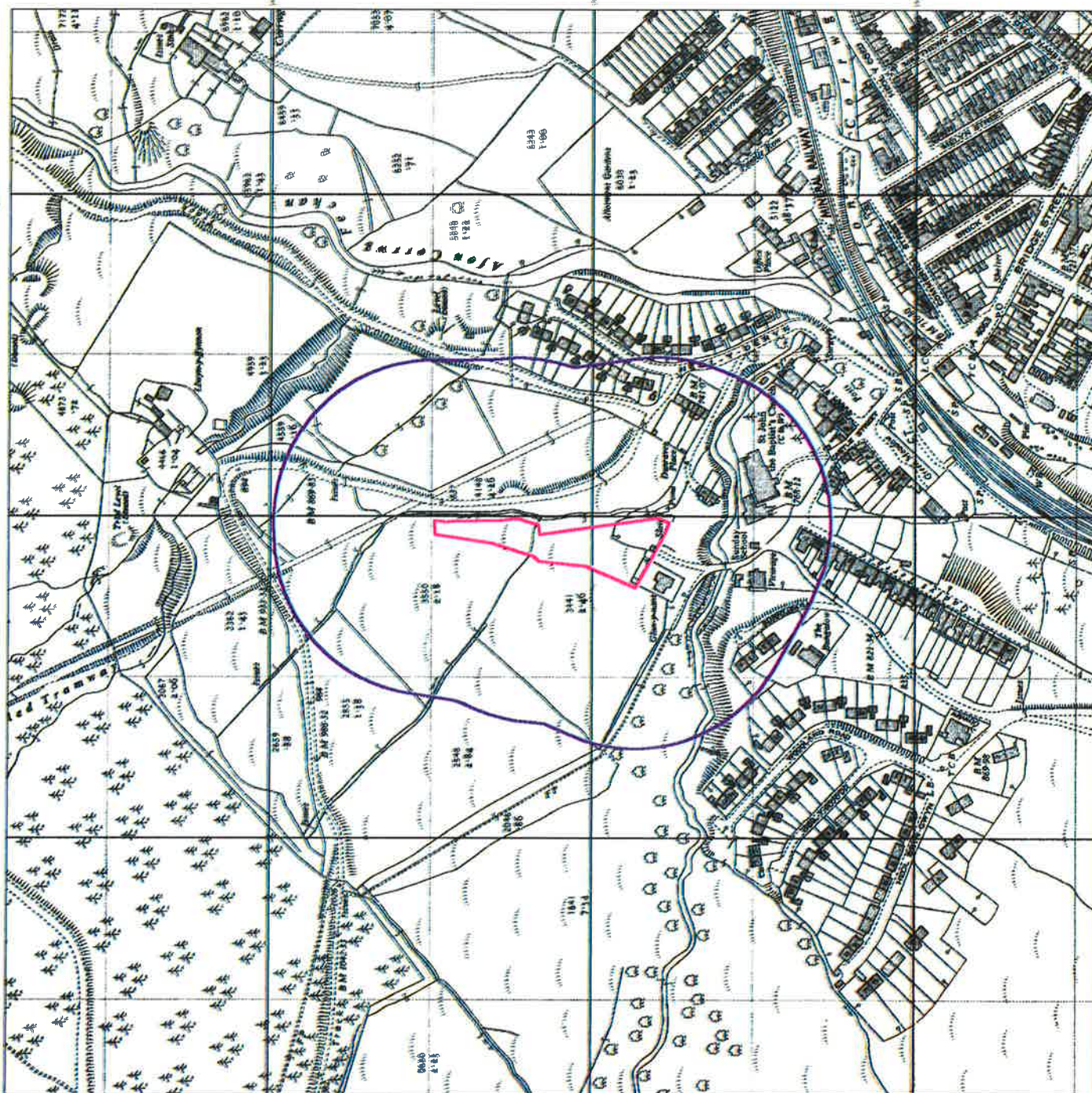


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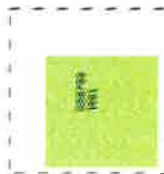
Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY



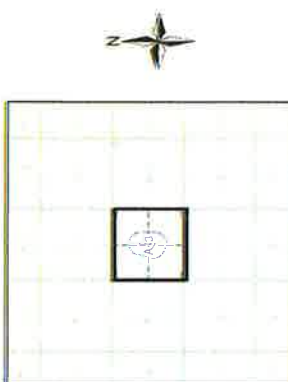
**Additional SIMs
Published 1981
Source map scale - 1:2,500**

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 1984, 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

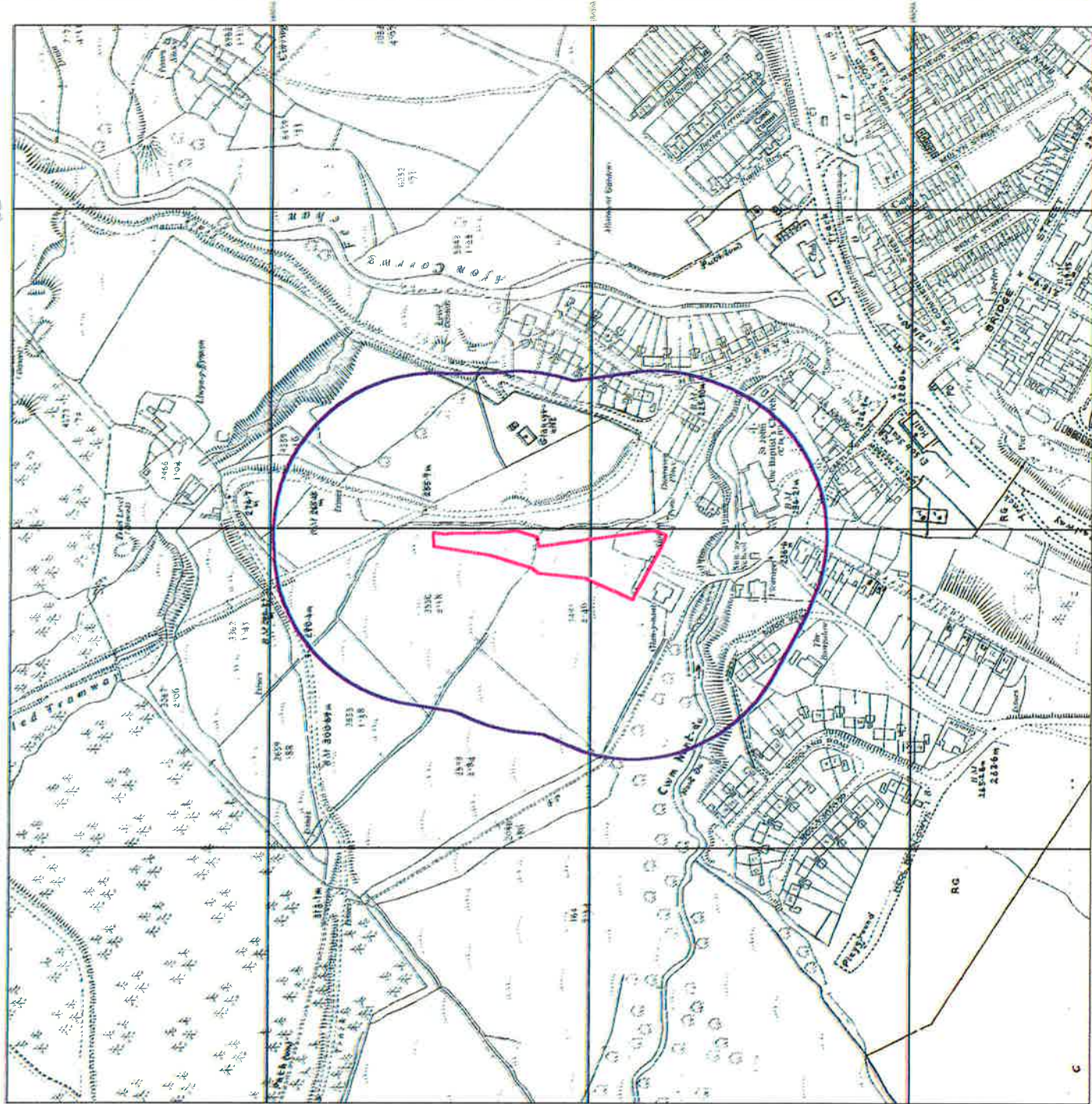


Order Details

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Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Ty Gwyn Bungalow, Glynconrg, PORT TALBOT, West Glamorgan, SA13 3BY



Large-Scale National Grid Data

Published 1993

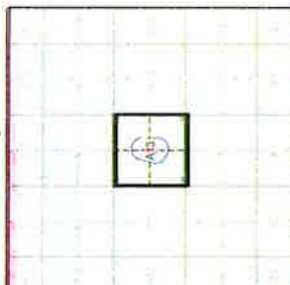
Source map scale - 1:2,500

Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's Survey of Information on Microfilm) in 1992, and continued to be produced until 1993. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic detail than the 'small scale' maps. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

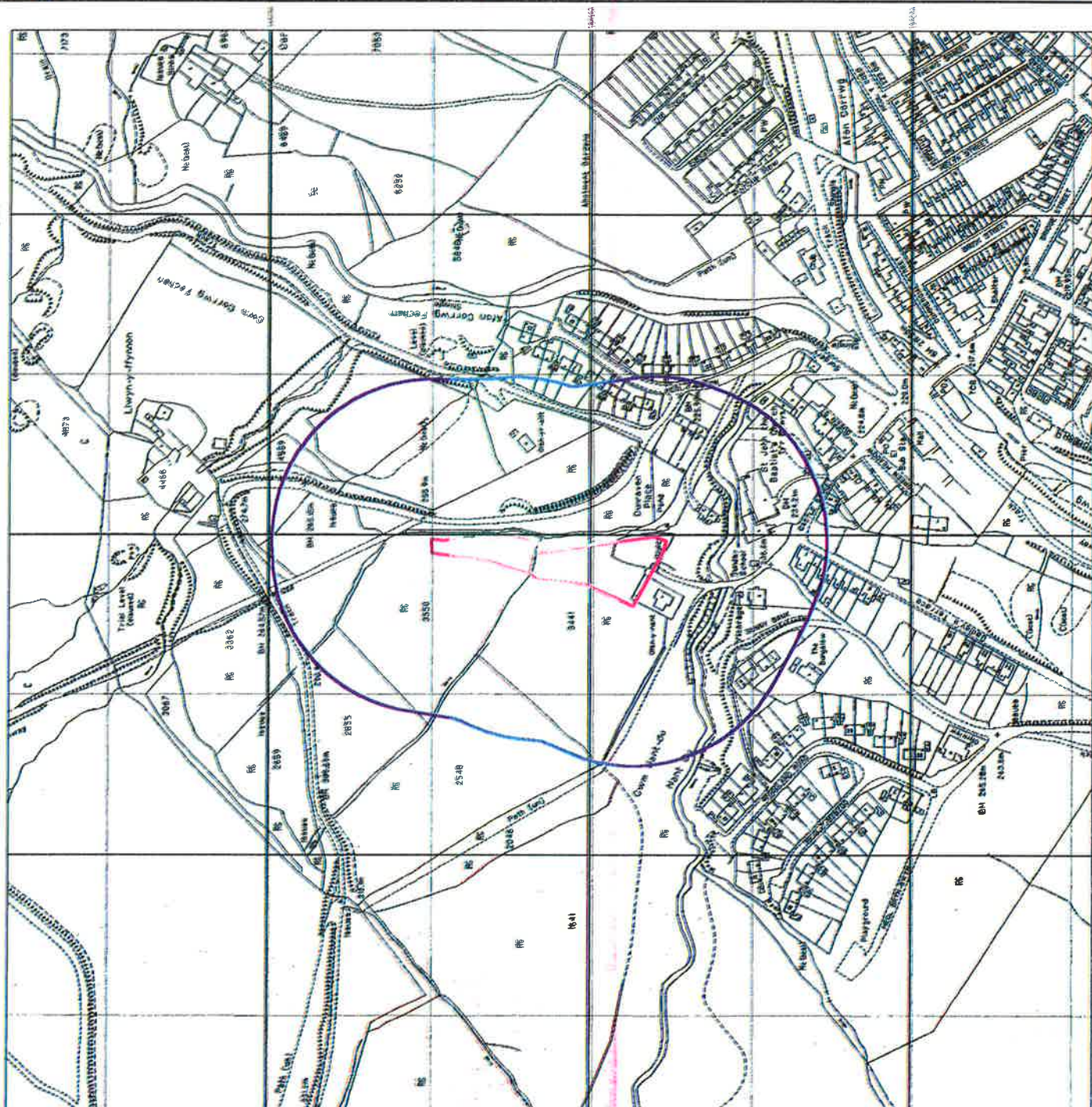


Order Details

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Customer Ref: 10324
National Grid Reference: 287390, 199420
Site: A
Site Area (Ha): 0.3
Search Buffer (m): 100

Site Details

Ty Gwyn Bungalow, Glynorwng, PORT TALBOT, West Glamorgan, SA13 3BY



Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:10,560

Gravel Pit	Sand Pit	Other Pits
Quarry	Shingle	Orchard
Oysters	Reeds	Marsh
Mixed Wood	Deciduous	Brushwood
Fir	Furze	Rough Pasture
Arrow denotes flow of water	Triangulation Station	
Site of Antiquities	Bench Mark	
Pump, Guide Post, Signal Post	Well, Spring, Boundary Post	
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	
County & Civil Parish Boundary	Administrative County & Civil Parish Boundary	
County Borough Boundary (England)		
County Borough Boundary (Scotland)		
Rural District Boundary		
Civil Parish Boundary		

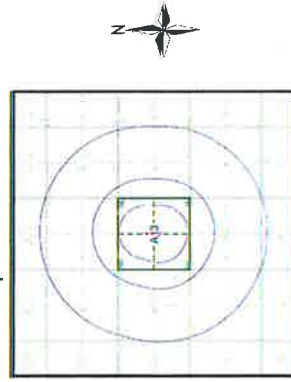
Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry	Gravel Pit	Refuse tip or slag heap
Sand Pit	Disused Pit or Quarry	Reek (scattered)
Refuse or Slag Heap	Lake, Lesh or Pond	Boulders (scattered)
Dunes	Boulders	Mud
Coniferous Trees	Non-Coniferous Trees	Sand Pit
Orchard	Scrub	Top of cliff
Bracken	Health	Underground detail
Marsh	Reeds	Narrow gauge railway
Building	Direction of Flow of Water	Single track railway
Glasshouse		Civil, parish or community boundary
Sloping Masonry	Pyren	Constituency boundary
Electricity Transmission Line	Pole	
Standard Gauge Multiple Track	Standard Gauge Single Track	
Siding, Railway or Mineral Line	Narrow Gauge	
Geographical County		
Administrative County, County Borough or County of City		
Municipal Borough, Urban or Rural District, Borough or District Council		
Borough, Borough or County Constituency		
Shows only when not in incident with other boundaries		
Civil Parish		
Shows alternately when coincident at boundaries occur		
BP BS	Boundary Post or Stone	Police Station
Ch	Church	Post Office
CH	Club House	Public Convenience
F E St	Fire Engine Station	Public House
FB	Foot Bridge	Signal Box
Fn	Fountain	Spring
GP	Guide Post	Telephone Call Box
MP	Mill Post	Telephone Call Post
MS	Mill Stone	Well

1:10,000 Raster Mapping

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

Historical Map - Slice A



Order Details

Order Number: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncorrwg, PORT TALBOT, West Glamorgan, SA13 3BY



Tel: 0870 452 6670
Fax: 0870 452 6671
Web: www.envirocheck.co.uk

Ordnance Survey mapping 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	1938	5
Ordnance Survey Plan	1:10,560	1964 - 1965	6
Ordnance Survey Plan	1:10,000	1982 - 1984	7
10K Raster Mapping	1:10,000	1999	8
10K Raster Mapping	1:10,000	2007	9

Glamorganshire

Published 1884

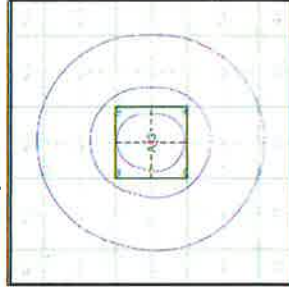
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1884 the 1:2,500 scale was adopted for mapping urban areas; these maps were often to update the 1:50,000 scale. The published date given therefore is often to update the 1:50,000 scale. The 1:10,560 scale maps were based on the Cassini Projection, with independent surveys of the county or group of counties, giving rise to significant inaccuracies in adjoining 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: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY

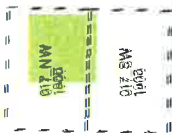
Glamorganshire

Published 1900

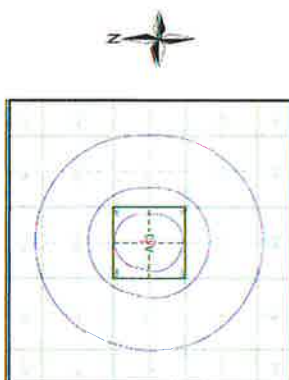
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1954 the 1:2,500 scale was adopted for mapping urban areas; these maps were updated in 1960 and 1962. The published date given on the maps is often earlier than the actual date of publication. The maps were based on the Cassini Projection which was used for the county of Glamorganshire giving rise to significant inaccuracies in culled 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: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY

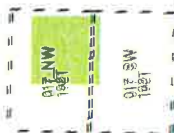
Glamorganshire

Published 1921

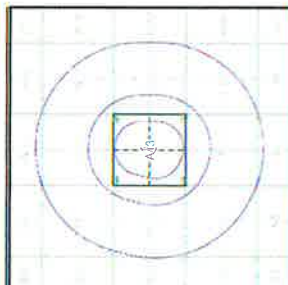
Source map scale - 1:10,560

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 1:2500 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 produced by the Ordnance Survey, which conducted independent surveys of a single county or group of counties. Following the 1921 Census, the Ordnance Survey produced a Provisional Edition of 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

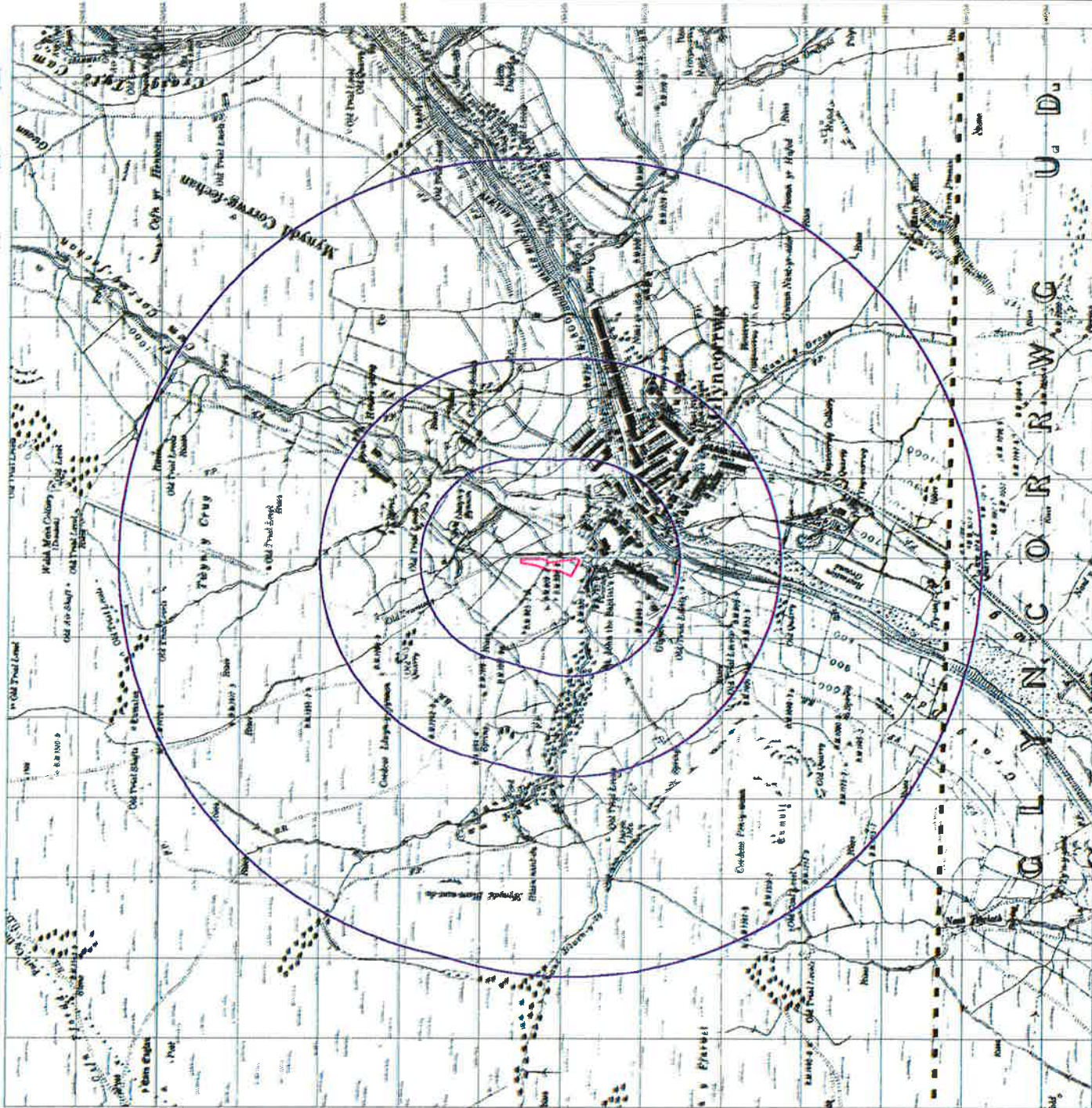


Order Details

Order Number: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncothorpe, PORT TALBOT, West Glamorgan, SA13 3BY



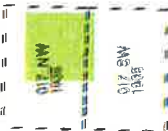
Glamorganshire

Published 1938

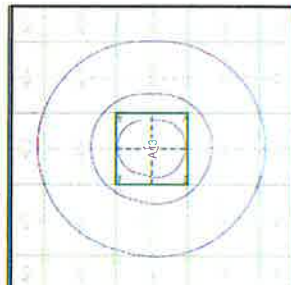
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the time applied for England, Wales and Scotland in the 1840's. In 1854 a new system of mapping urban areas (these maps were used to update the 1:10,560 scale maps) was introduced. These maps are of other some years later than the surveyed data. Based on the OS's data, the maps are based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in culving 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

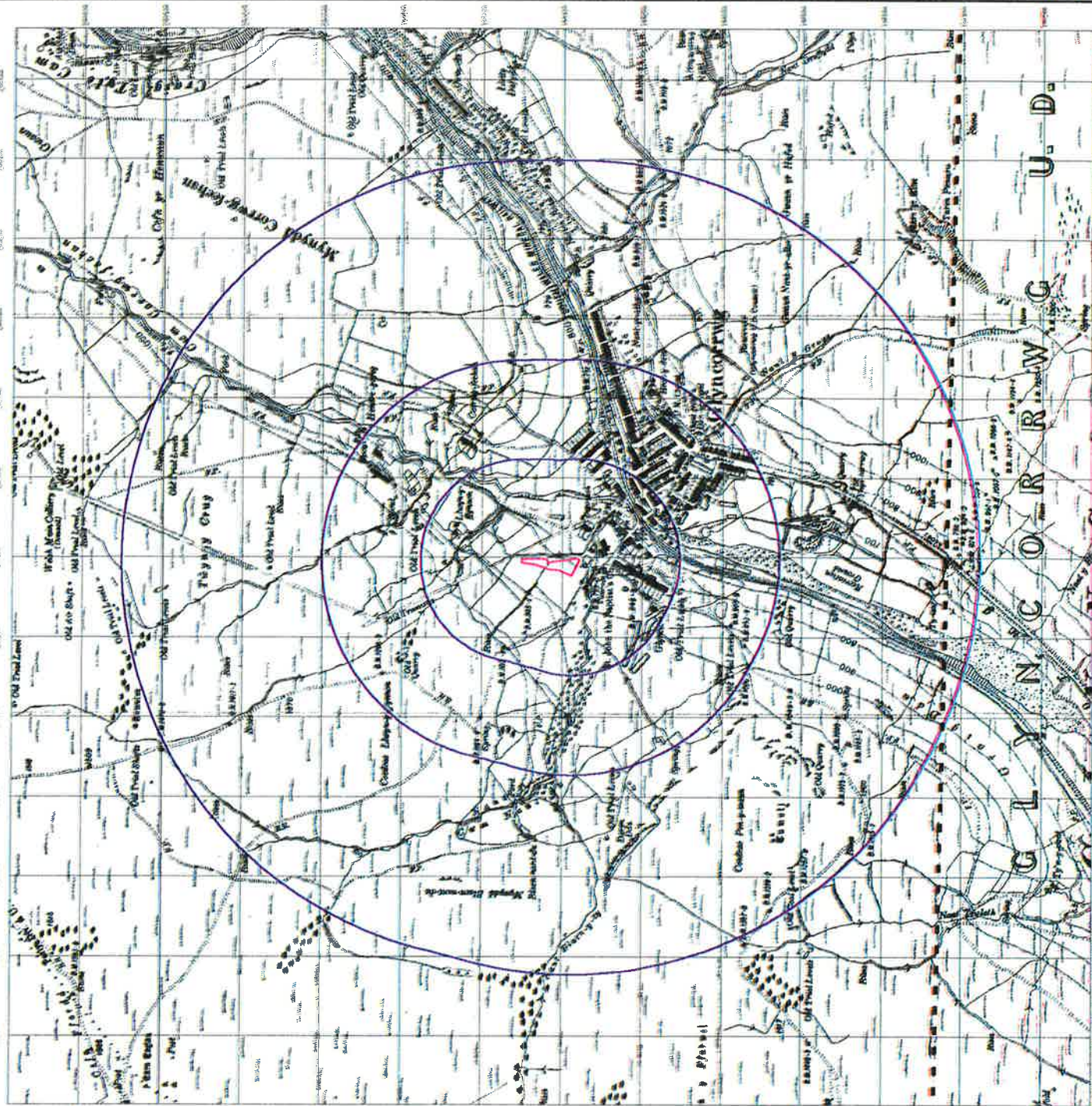


Order Details

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Customer Ref: 10324
National Grid Reference: 287390, 199420
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Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncoarnwg, PORT TALBOT, West Glamorgan, SA13 3BY



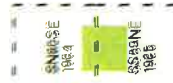
Ordnance Survey Plan

Published 1964 - 1965

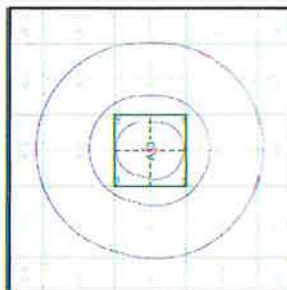
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the Ordnance Survey, Warley, in 1964. The maps were reproduced at the 1:10,560 scale and were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1939, 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 1940s, 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: 24550298_1_1
Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwynn Bungalow, Glynccorwg, PORT TALBOT, West Glamorgan, SA13 3BY

Ordnance Survey Plan

Published 1982 - 1984

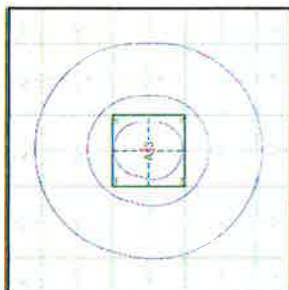
Source map scale - 1:10,000

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 1:10,000 maps. The published date given therefore is the year the survey was completed. The maps are based on a single county or group of counties, giving rise to significant local variations. In the late 1940's a Provisional Edition was produced, which updated the 1:10,000 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

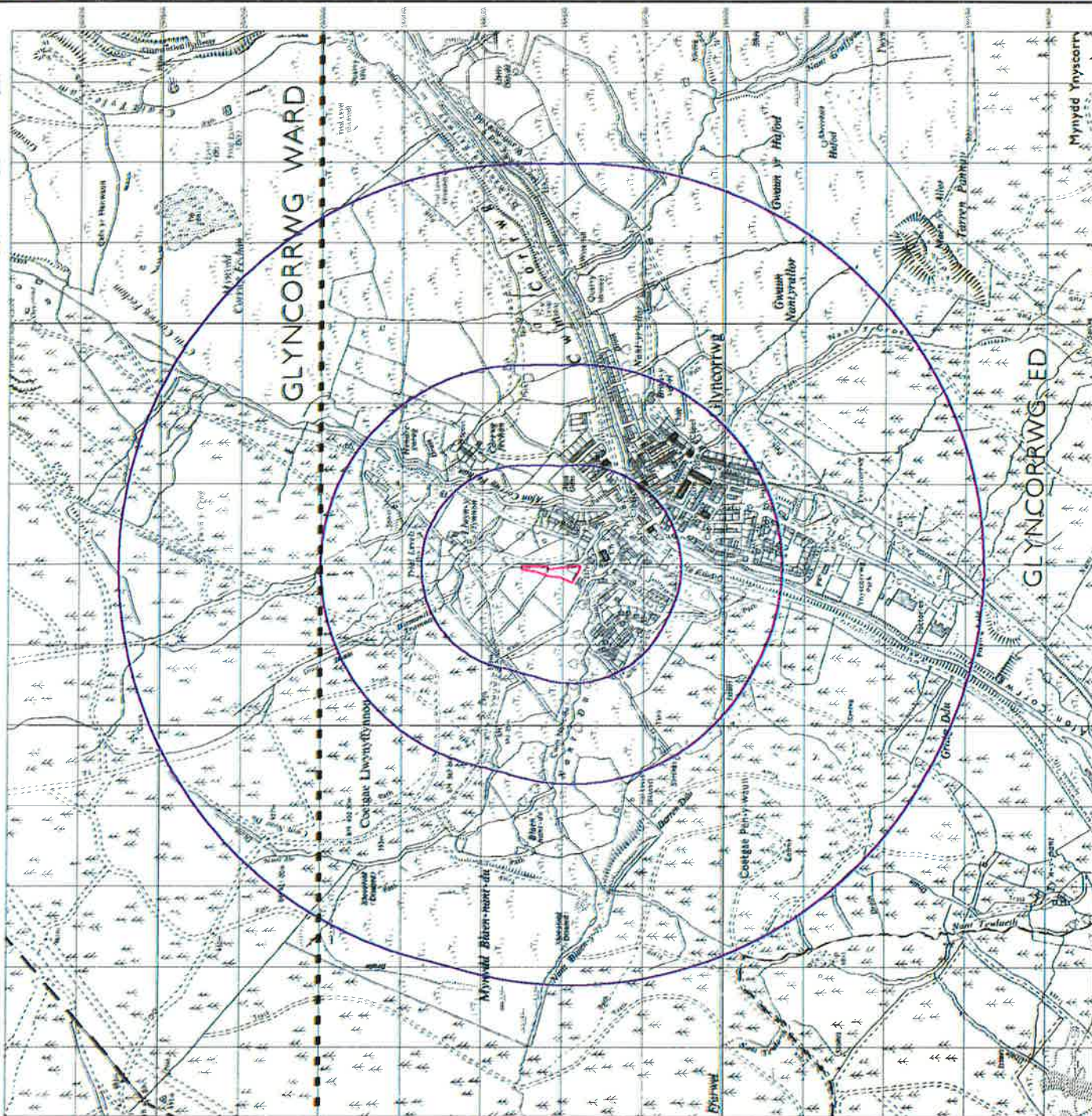


Order Details

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Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glynccorwg, PORT TALBOT, West Glamorgan, SA13 3BY



10K Raster Mapping Published 1999

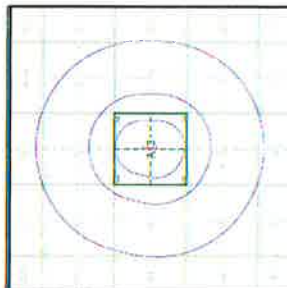
Source map scale - 1:10,000

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 major roads and paths. Road names are also included together with the relevant road number. The data is also available in a vector format which includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SNIDGE	1999
SSGANE	1999

Historical Map - Slice A

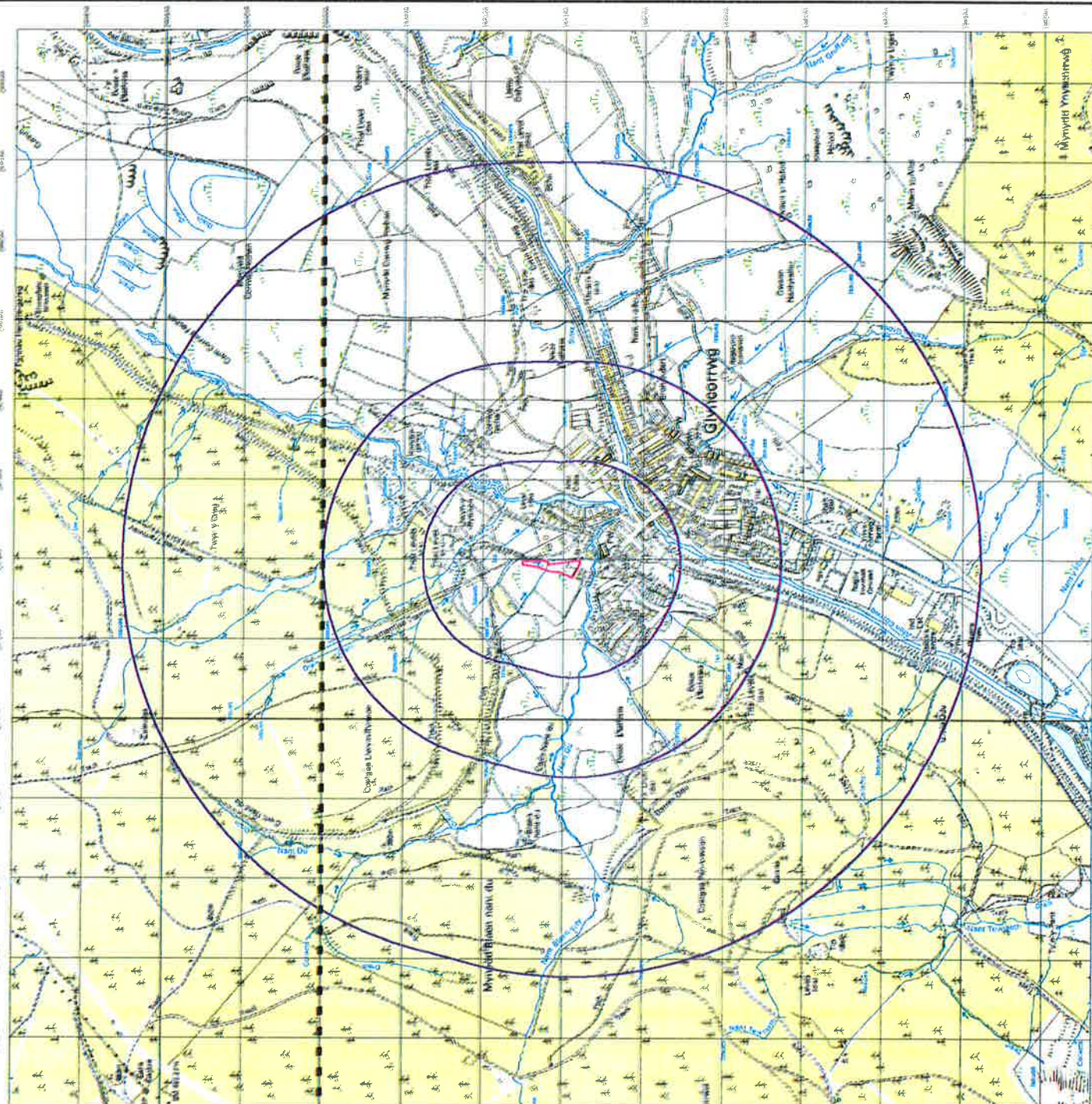


Order Details

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Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY



10K Raster Mapping

Published 2007

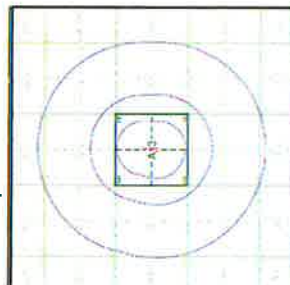
Source map scale - 1:10,000

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

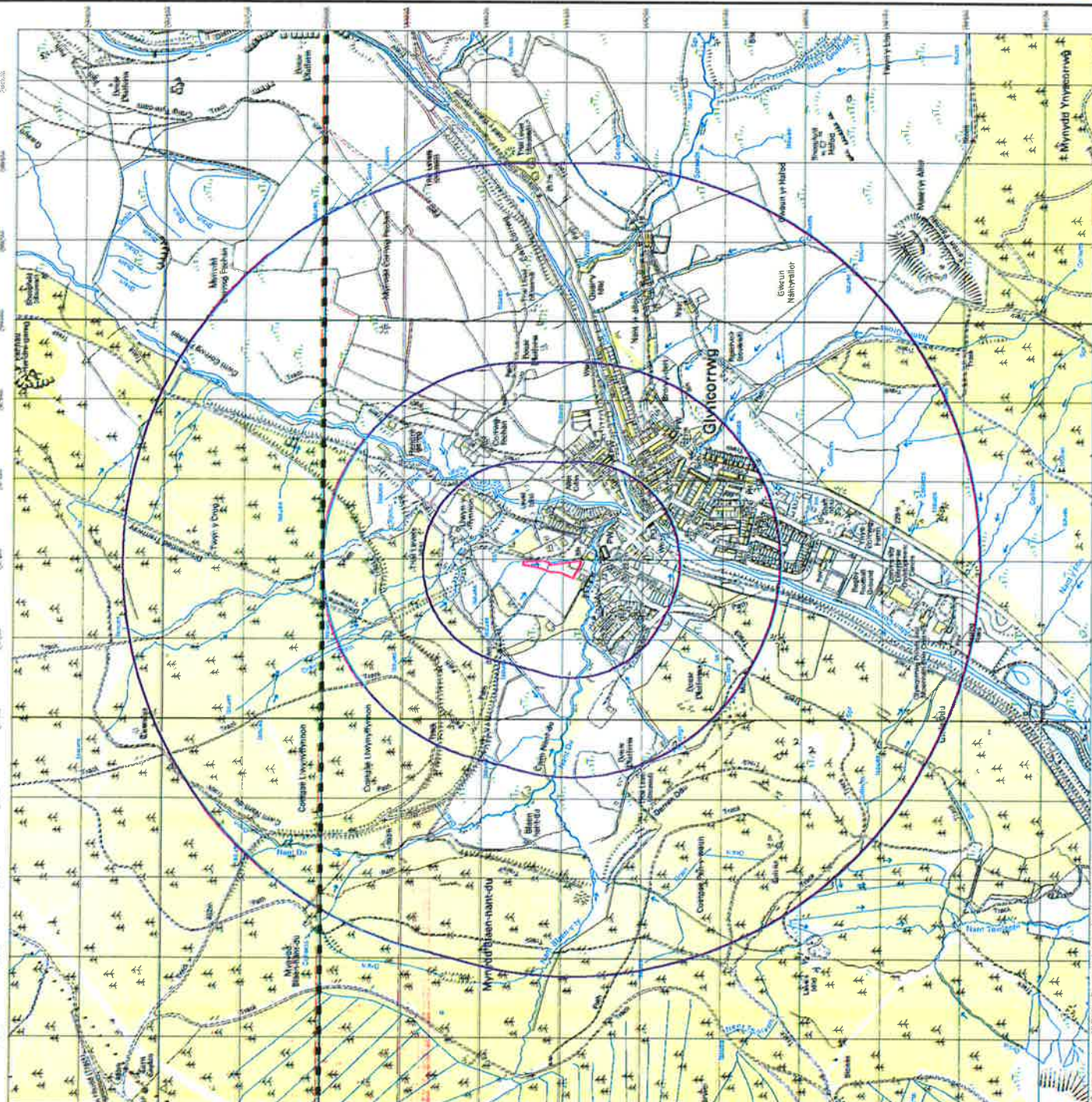


Order Details

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Customer Ref: 10324
National Grid Reference: 287390, 199420
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Ty Gwyn Bungalow, Glyncoirwg, PORT TALBOT, West Glamorgan, SA13 3BY



ANNEX B Radon (RPM) Report

BR211 Radon Report

Helen
Terra Firma (Wales) Ltd
5 Deryn Court
Wharfedale Road
Pentwyn
Cardiff
CF23 7HB

BR211 RADON REPORT

Advisory report on the requirement for radon protective measures in new buildings and extensions

Client's Reference:

10324

Date: 04 March 2008

BGS BR211 Radon Version 1.0

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Page: 1

Report No: /GR_119382_1

BR211 Radon Report

Section 1: Location and extent of report area

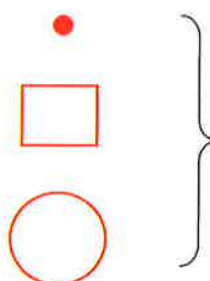
Area centred at: 287010,199580

Radius of site area: 250.0 metres



Scale: 1:25000 (1cm = 250m)

KEY:



POINT, RECTANGLE or CIRCLE defines report location or site area (details provided by client).

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BR211 Radon Report

Section 2: Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2007 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

BASIC RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

The BGS is not able to provide advice on the technical specifications of 'basic' and 'full' radon protective measures. This information is detailed in **BRE Report BR211 :Radon: Protective measures for new buildings** which may be purchased from brebookshop.com. BR211 offers guidance on the technical solutions that are required to satisfy Building Regulations requirements. Summary guidance is available on the web at: <http://www.bre.co.uk/radon/protect.html>.

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.

Contact 020 7944 5758 or Email: partsac.br@communities.gsi.gov.uk for advice on the interpretation of guidance contained in BRE Report BR211 (2007).

Section 3: What is radon ?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

Section 4: Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**.

BRE publications may be obtained from The BRE Bookshop, I H S Technical Indexes Ltd., Willoughby Road, Bracknell, Berkshire RG12 8DW. Tel: 01344 404407, Fax: 01344 714440, website: www.brebookshop.com

BR211 Radon Report

Section 5: Radon in existing buildings

Useful information is given in the following free publications which can be obtained by writing to:

Radon Studies, Radiation Protection Division, Health Protection Agency, Chilton, Didcot,
Oxfordshire OX11 0RQ

Radon - A Householder's Guide

Radon - You Can Test for it

Radon - A Guide for Homebuyers and Sellers

Radon - A Guide to Reducing Levels in Your Home

Information in the booklets is also available on the DEFRA website at:

<http://www.defra.gov.uk/environment/radioactivity/background/radon.htm>

Householders are recommended to follow advice in **Radon - a householder's guide**. The guide outlines simple solutions for dealing with the radon problem depending on whether or not the home has been tested for radon. In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Control Officer at your local council.

Advice about radon, its health risks and details of how to order the radon test may be obtained from the HPA free radon answerphone 0800 614529, HPA Radon Helpline on 01235 822622, website: www.hpa.org.uk or by writing to Radon Studies at the Health Protection Agency, address above.

BR211 Radon Report

Section 6: Terms & Conditions

General

This report is supplied in accordance with the GeoReports Terms & Conditions available on the BGS website at www.bgs.ac.uk/georeports and also available from the BGS Central Enquiries Desk at the below address.

Important notes about this report

The data, information and related records supplied in this report by BGS can only be indicative and should not be taken as a substitute for specialist interpretations, professional advice and/or detailed site investigations. You must seek professional advice before making technical interpretations on the basis of the materials provided.

Geological observations and interpretations are made according to the prevailing understanding of the subject at the time. The quality of such observations and interpretations may be affected by the availability of new data, by subsequent advances in knowledge, improved methods of interpretation, and better access to sampling locations.

Raw data may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected to quality control to ensure reliability where possible, some raw data may have been processed without human intervention and may in consequence contain undetected errors.

Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.

Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.

The most appropriate techniques for copying original records are used, but there may be some loss of detail and dimensional distortion when such records are copied.

Data may be compiled from the disparate sources of information at BGS's disposal, including material donated to BGS by third parties, and may not originally have been subject to any verification or other quality control process.

Data, information and related records, which have been donated to BGS, have been produced for a specific purpose, and that may affect the type and completeness of the data recorded and any interpretation. The nature and purpose of data collection, and the age of the resultant material may render it unsuitable for certain applications/uses. You must verify the suitability of the material for your intended usage.

If a report or other output is produced for you on the basis of data you have provided to BGS, or your own data input into a BGS system, please do not rely on it as a source of information about other areas or geological features, as the report may omit important details.

The topography shown on any map extracts is based on the latest OS mapping and is not necessarily the same as that used in the original compilation of the BGS geological map, and to which the geological linework available at that time was fitted.

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For further information, please contact:

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British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Tel: 0115 936 3143
Fax: 0115 936 3276
Email: enquiries@bgs.ac.uk

ANNEX C Coal Authority Mining Report

Issued by:

The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire NG18 4RG
On-Line Service: www.coalminingreports.co.uk - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

DR GWYN LAKE,
TERRA FIRMA (WALES) LTD,
5 DERYN COURT,
WHARFEDALE ROAD,
CARDIFF,
SOUTH GLAMORGAN,
CF23 7HA

Person dealing with this matter:	Paul Heap
Our reference:	00019413-08
Your reference:	10324
Electronic Ref:	EME_00008953600001_005
RRUID:	005_00008953600001
Date of your enquiry:	03 March 2008
Date we received your enquiry:	03 March 2008
Date of issue:	12 March 2008

This report is for the property described in the address below and the attached plan.

Coal and Brine Report

Land Off, Castle Street, Glyncorrwg, Port Talbot, Neath Port Talbot

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	Yes
Brine extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 1 seam of coal at 290m to 350m depth, and last worked in 1925.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

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

Coal-mining geology

At the surface, there are no known faults or other lines of weakness due to coal mining that have made the property unstable.

Opencast Coal Mining

Past

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

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority has not received a request to carry out preventive work before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

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

Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

Working Facilities Orders

The property is not in an area for which 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.

Payments to Owners of Former Copyhold Land

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

Comments on Coal Authority information

Where development proposals are being considered, technical advice should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. This is necessary due to the Public Safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The report is compliant with Home Information Pack requirements.

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Ordnance Survey (OS) has carried out a Positional Accuracy Improvement Programme to make sure that the maps it produces are accurate. We have no control over who is using the improved information. In some cases, the position of surface features and mining features on the map may have changed. This is because we have updated our database in line with Ordnance Survey's improved maps.

Location map



Approximate position of property

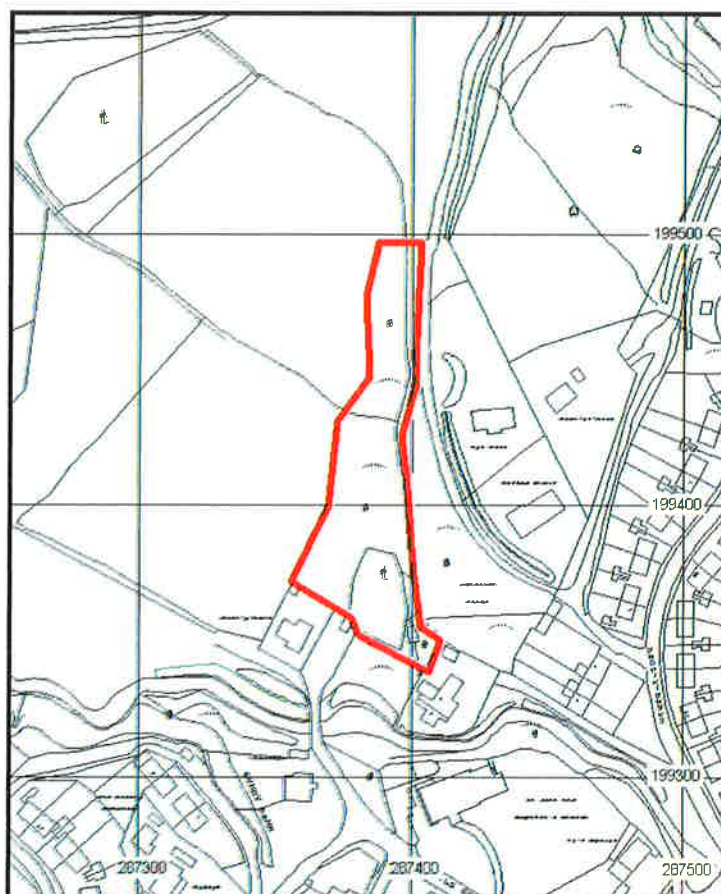


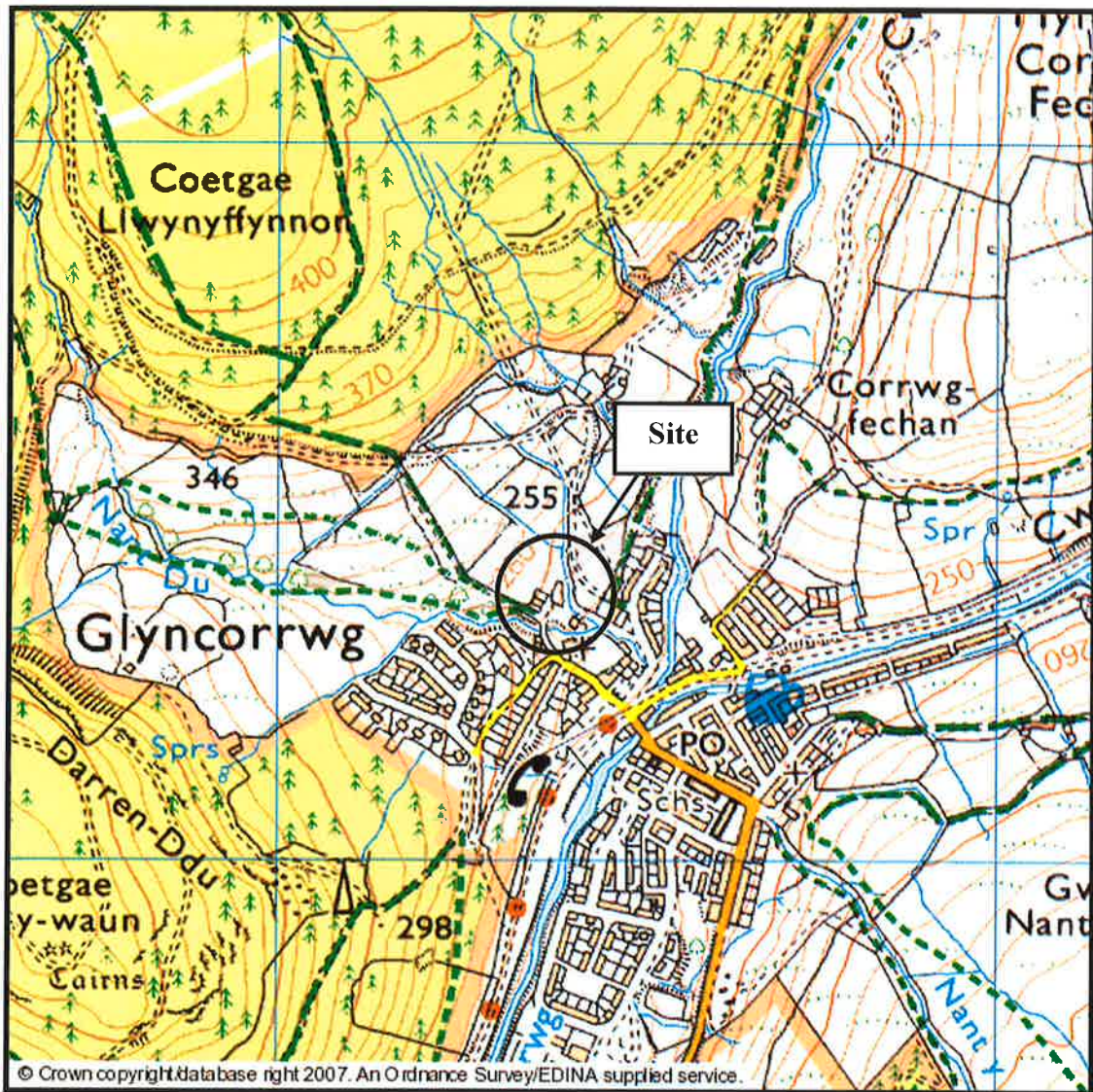
Enquiry boundary

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Key

Approximate position of enquiry boundary shown





Project : Glyncorrwg

Drawing No. 01 - Site Location
Scale NTS

