

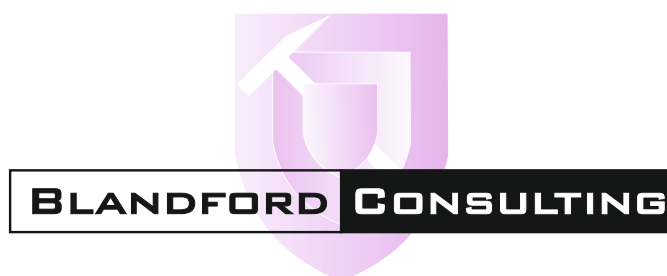
Report No. BC/MB/09.20.01.

**Coal Mining Risk Assessment:
Land Between 2A and 4 Neuadd Road,
Gwaun-Cae-Gurwen**

Prepared on behalf of:

Mr J. Morgan.

By:



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Coal Mining Risk Assessment: Land Between 2A and 4 Neuadd Road, Gwaun-Cae-Gurwen.

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List of Plans

Drawing No:		Scale:
<i>BC/MB/09.20.01.01.</i>	<i>General Location Plan.</i>	<i>1:50,000.</i>
<i>BC/MB/09.20.01.02.</i>	<i>Geology Plan.</i>	<i>1:10,560.</i>
<i>BC/MB/09.20.01.03.</i>	<i>Detailed Location Plan.</i>	<i>1:1,250.</i>

Appendices

Appendix I: Copy of The Coal Authority's Mining Report 5100229871001.

Appendix II: Copy of Public Health England's Radon Gas Report.

Coal Mining Risk Assessment: Land Between 2A and 4 Neuadd Road, Gwaun-Cae-Gurwen.

1 Introduction

This report has been prepared on behalf of our client:

***Mr J. Morgan,
Homelands House,
Bines Road,
Partridge Green,
West Sussex,
RH13 8EQ.***

The report relates to a plot of land situated on Neuadd Road in Gwaun-Cae-Gurwen where it is proposed to construct a detached dwelling. This report discusses the geology and mining history of the area and assesses the coal mining risk to the proposed dwelling.

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

- i) Research of published geological records;*
- ii) Research of Coal Mining records held by The Coal Authority;*
- iii) The Coal Authority's interactive map accessed on the 1st September 2020;*
- iv) The findings of The Coal Authority's mining report reference no. 51002298071001;*
- v) The findings of Public Health England's Radon gas report and*
- vi) the archive records of Blandford Consulting.*

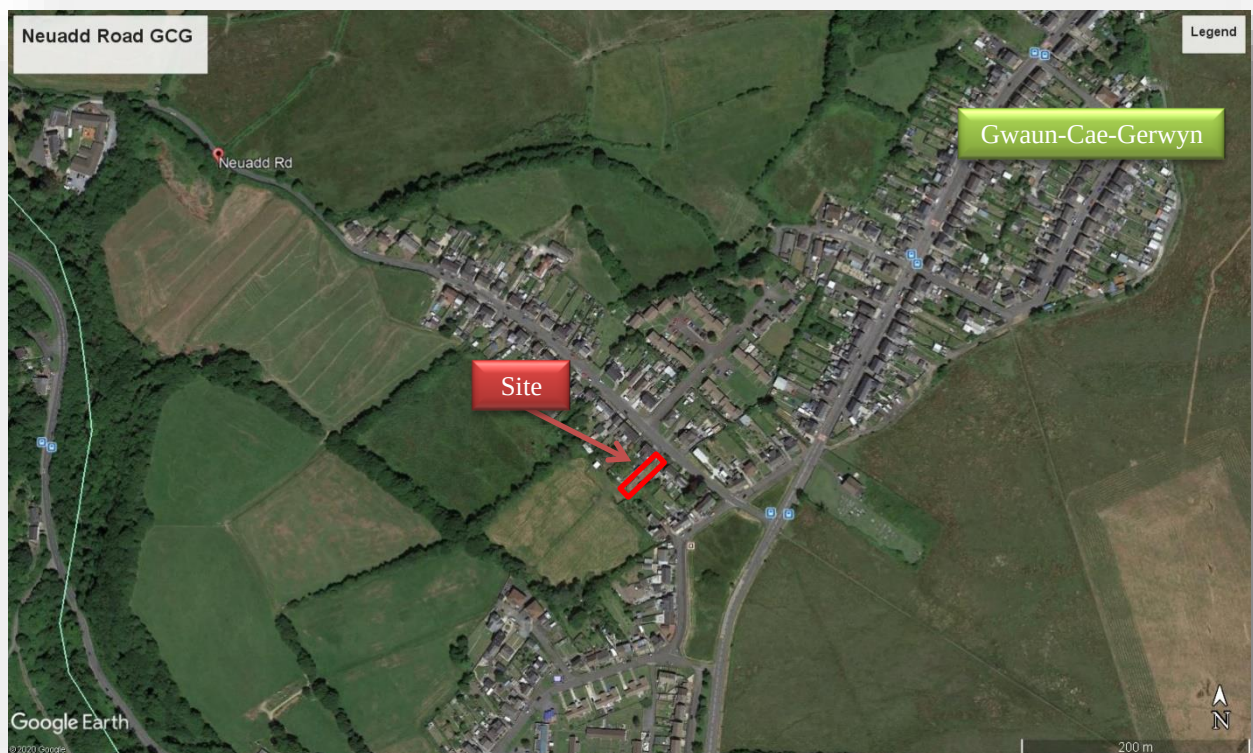
The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

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2 Brief Description of the Site

The Site is located towards the northern fringes of Gwaun-Cae-Gurwen, approximately 7.5 km east of the centre of Ammanford (see Figure 1 and *General Location Plan, drawing no. BC/MB/09.20.01.01*). The parcel of land is located in a semi-rural landscape with a residential area to the north and east and with agricultural enclosures to the west. Neuadd Road is a linear development comprised of a mixture of detached and semi-detached dwellings. The Site is roughly rectangular in outline with maximum dimensions of 48m by 10m and is at an approximate elevation of 170m aod; it is presently unoccupied.

Figure 1
Aerial View of Site



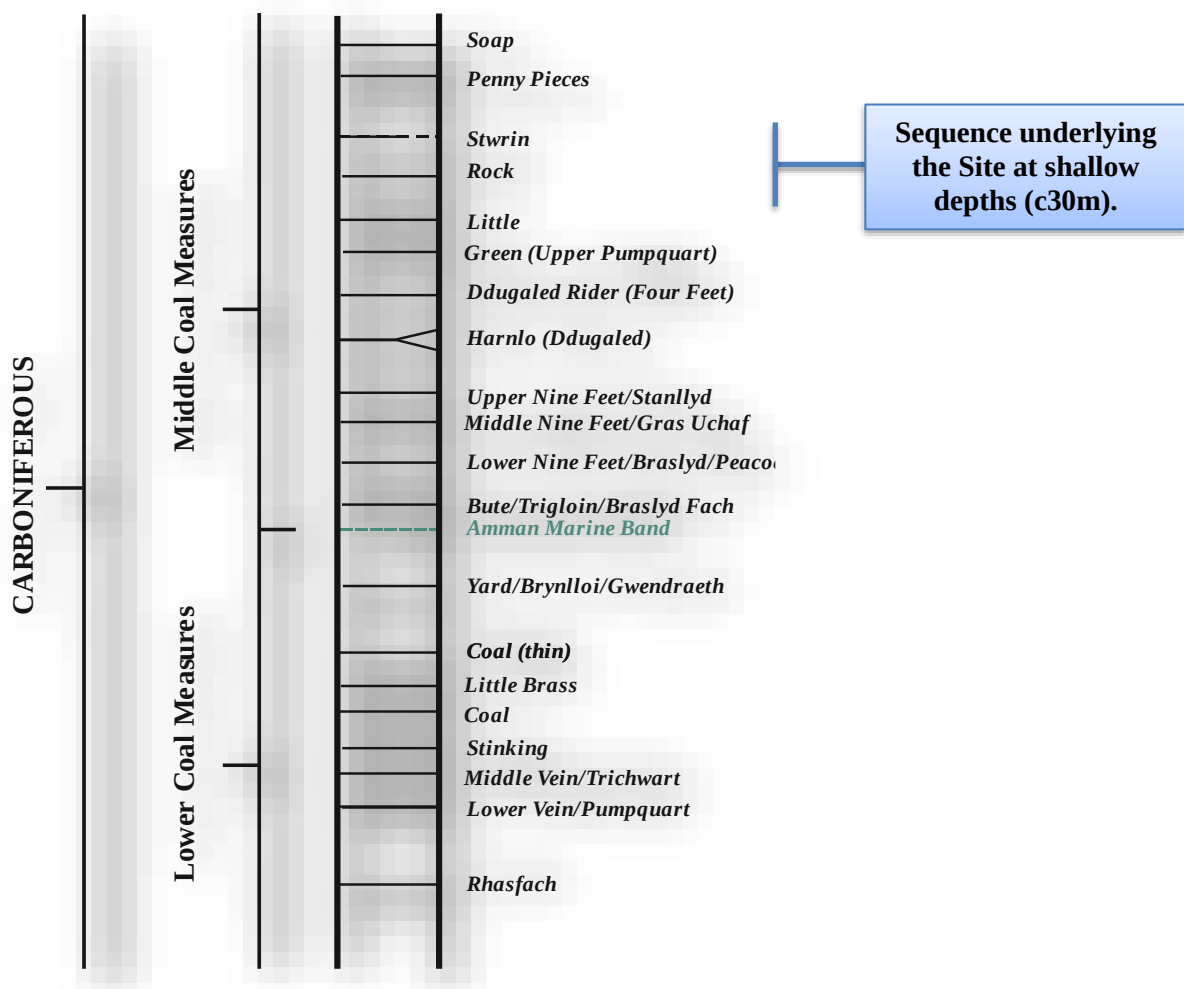
3 Geology of the Site

The Site is situated near the northern margin of the South Wales Coalfield and is underlain at shallow depths by strata assigned to the Middle Coal Measures. The most recently

/Cont....

published geological sheet at 1:10,560 scale (SN 71 SW) shows the inferred position of the outcrop of the Two Feet Nine Seam (Stwrin) to be present immediately north of the Site; the outcrop follows a roughly north-easterly trend. The inferred positions of a number of other outcrops are shown to be present north of the Site, they all follow a similar trend (see *Geology Plan, drawing no. BC/MB/09.20.01.02*). The regional dip of the strata is southwards, suggesting that the Two Feet Nine Seam underlies the Site at very shallow depths. The thickness of the Two Feet Nine Seam in the area varies between 0.25m and 0.70m and is not of a consistent thickness that would have supported underground mining operations. The shallowest coal seam underlying the Site capable of supporting underground mining operations is the Lower Six Feet Seam (Little Seam).

Figure 2
Part of the Stratigraphic Column.



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The coal measures of the South Wales Coalfield have been affected by large faults. In the Gwaun-Cae-Gurwen area these large faults have a slightly sinuous trace at the surface and average trends towards the north. The published geological sheet indicates that the Site is not affected by such large-scale faulting.

The published geological sheet shows the coal measures to be overlain with deposits of locally derived soils.

The published geological sheet also identified that the Site is not affected by landslip.

4 Mining History

Our searches identified that the Site is within influencing distance of old workings in four coal seams at depths of between 110m and 340m and last mined in 1948. These workings are too deep to affect the proposed development. There are no recorded old workings at shallow depths beneath the Site and The Coal Authority's interactive map shows no 'probable' workings, *i.e.* potential shallow mine workings for which The Coal Authority has no record, affecting the Site (see Figure 3). Our searches also identified that there are no recorded disused mine entries within the confines of the Site or within 20m of it.

There are no active mines, underground or opencast, in the area that might affect the proposed development and the Site has not been part of an opencast site.

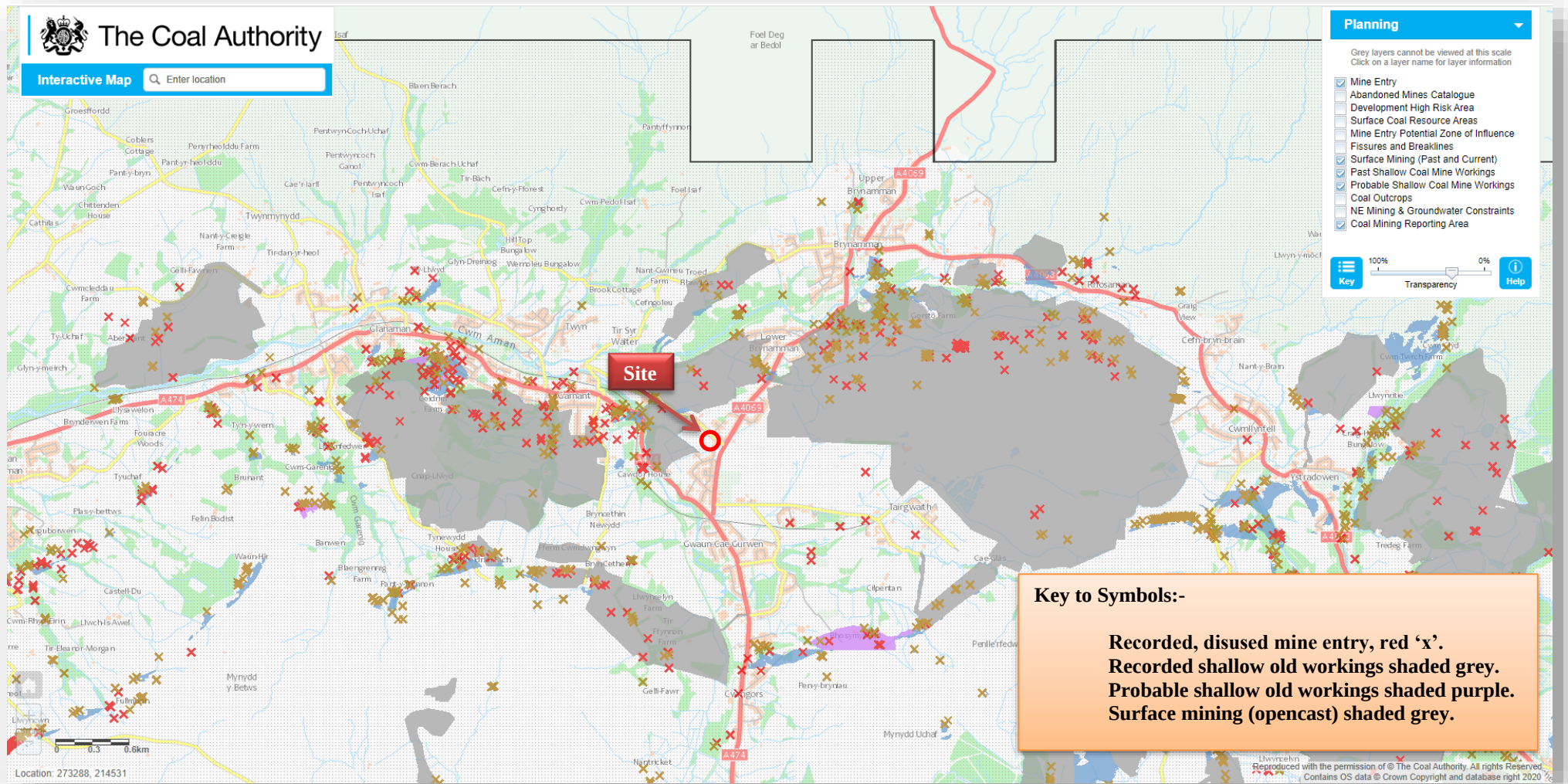
5 Mine Gases

When coal is mined gases, including methane, are released and may accumulate in the voids left by the mining operations. These gases may later vent to atmosphere or be displaced by mine water flooding the mining voids and forced to the surface. Mine gases may, in certain circumstances, accumulate within dwellings and pose a risk of asphyxiation, fire or explosion. A number of studies of the old workings across South Wales and dating back to the mid to late twentieth century have shown that there is little risk from mine gases. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine

/Cont....

Report No. BC/MB/09.20.01.

Figure 3
Print-out of The Coal Authority's Interactive Map
(Accessed 1st September 2020)



/Cont....

gases to atmosphere or is as a result of the combination of the two. There are no known shallow mine workings underlying the Site that could act as a source of mine gases.

6 Radon Gas

Government guidelines recommend that the potential for Radon gas should be assessed for all new developments; the advice has been implemented by obtaining from Public Health England a Radon report for the immediately adjacent 2A Neuadd Road. The geology at 2A Neuadd Road and the Site are the same so that the findings of the report can be applied to the Site. The report identifies that the Site is in an area where there is no risk from Radon gas and the appropriate response for Building Control purposes is NONE.

7 Discussion and Recommendations

7.1 Solid Geology

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

7.2 Mining History

7.2.1 Mine Workings

There are no records of any shallow old workings underlying the Site and The Coal Authority's interactive map shows no 'probable' mine workings affecting the Site. The shallowest coal seam that may underlie the Site is the Two Feet Nine Seam (Stwrin), which is too thin to have supported underground mining operations. The shallowest coal seam underlying the Site capable of supporting underground mining operations is the Lower Six Feet Seam (Little Seam). The Lower Six Feet Seam was encountered in the Steer Pit downcast shaft, to the south-east of the Site, at a depth of 390 feet (c60m), such that it is there at an

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elevation of 117m aod. Contours shown on the published geological sheet for the Triquart Seam show the Site to be along the direction of strike from the shaft; the Lower Six Feet (Little) Seam is therefore at an approximate elevation of 117m aod beneath the Site, a depth of approximately 53m. Any old workings that may be present in the Seam beneath the Site are too deep to pose a risk of them collapsing to the surface.

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

7.2.2 Mine Entries

Our searches found no recorded, disused shaft or adit within the confines of the Site or 20m of it. It is highly unlikely that an unrecorded mine entry is present within the Site, but the likelihood cannot be entirely dismissed given the mining history of the area; it would be prudent to monitor excavations associated with the redevelopment of the Site. If anything unusual is observed, excavation work should be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

7.2.3 Mine Gases

When coal is mined gases, including methane, are released and may accumulate in the voids left by the mining operations. There are no shallow mine workings underlying the Site that might act as a source of mine gases and no coal seam present at shallow depths that might have been mined underground.

7.3 Subsidence Claims

The Coal Authority's mining report identifies two properties within 50m of the Site where a subsidence claim has been lodged. The mining report does not state whether the claims were successful or not. Notwithstanding the two claims, we have identified no risk to the proposed development resulting from the mining history of the area.

/Cont....

7.4 Radon Gas

The Site lies within an area defined by Public Health England as not being affected by Radon gas.

7.5 Summary of Risk Assessment

The risk of the Site being affected by shallow mine workings is considered to be negligible. There are no recorded mine entries within the confines of the Site or 20m of it, but the extremely low risk of an unrecorded mine entry being present within the Site cannot be entirely dismissed. There are no mines operating in the area that could affect the proposed dwelling. The Site is not in an area affected by Radon gas.

7.6 Summary of Recommendations

Excavations on Site should be monitored for any signs of an unrecorded mine entry. If anything unusual is observed, excavation work should be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

7.7 Foundation Options

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



**Dr Malcolm Blandford,
Chartered Geologist.**

Report Date: 3rd September 2020.

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PLANS



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Geologists Working With The Environment....

Study on Land at Neuadd Road, Gwaun Cae Gurwen.

General Location Plan.

Plan Scale: 1:50,000.

Key to Symbols:

 Approximate Position of Site.

Note:
North is at top of plan.

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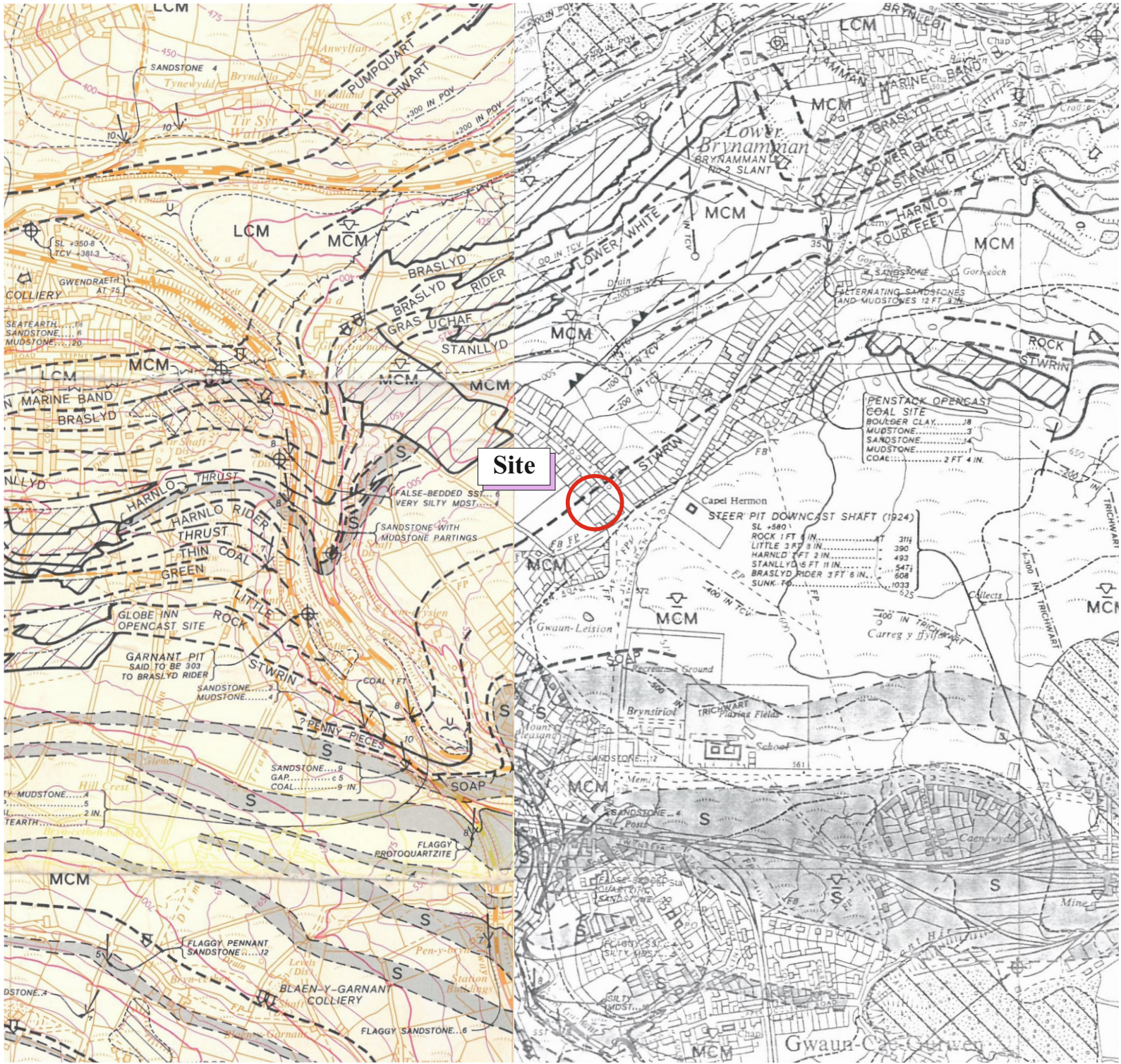
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Study on Land at Neuadd Road, Gwaun Cae Gurwen.

Geology Plan.

Plan Scale: 1:10,560.



Key to Symbols:

○ Approximate Position of Site.

Note:

North is at top of plan.

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Study on Land at Neuadd Road, Gwaun Cae Gurwen.

Detailed Location Plan.

Plan Scale: 1:2,500

Key to Symbols:

— Approximate Site Boundary.

Note:
North is at top of plan.

Plan extracted from documents
supplied by client.

Plan for identification only,
do not scale from this plan.

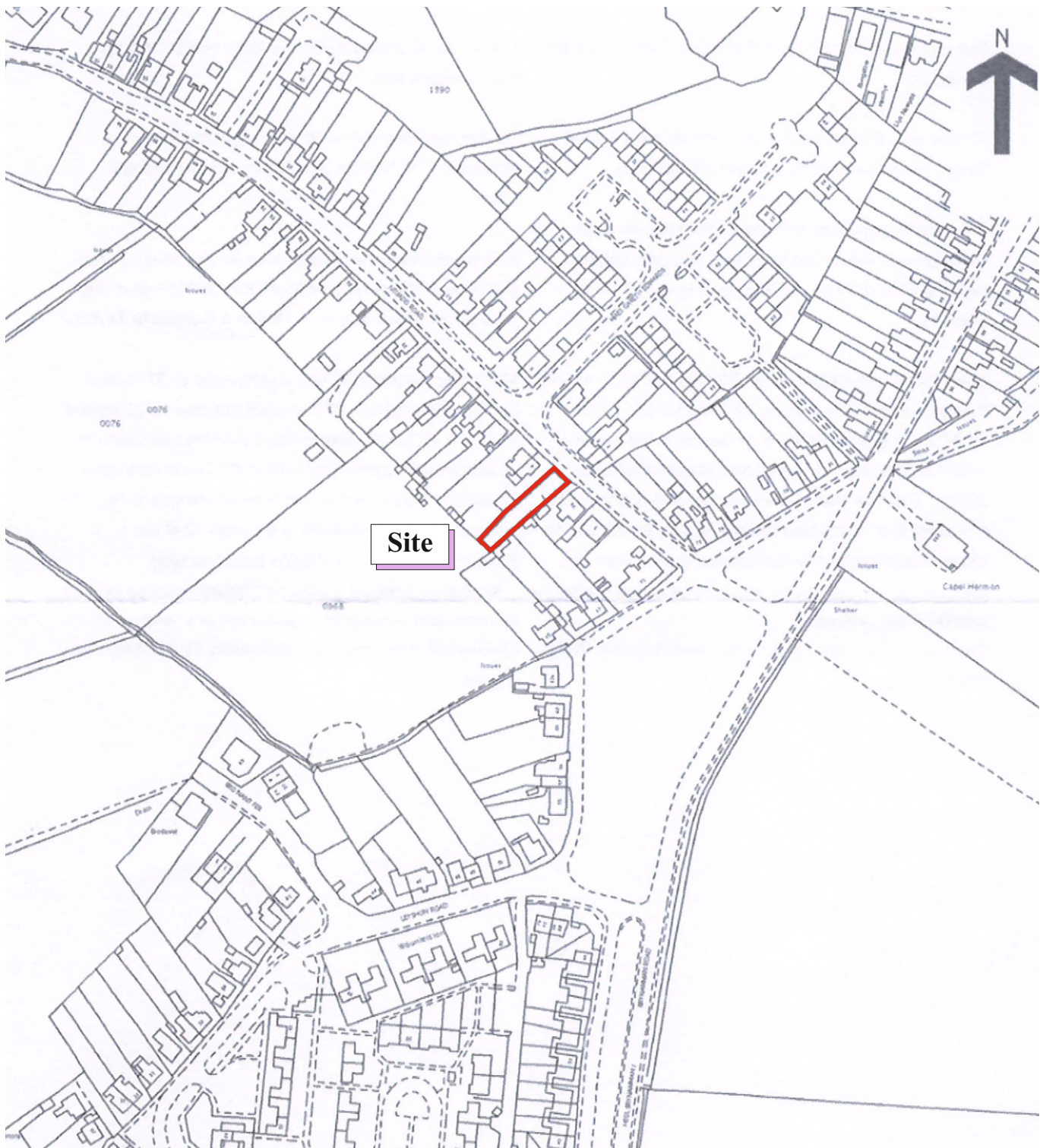
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Drawing No: BC/MB/09.20.01.03.



APPENDIX I

THE COAL AUTHORITY'S MINING REPORT 51002298071001.



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The Coal
Authority

CON29M

coal mining report

LAND BETWEEN 2A AND 4 NEUADD ROAD, GWAUN CAE GURWEN, NEATH
PORT TALBOT, SA18 1UG



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5
Coal mining subsidence	Page 6



Further action

These additional reports can give further detail on the risks identified:

- Subsidence claims 50m buffer report

For more information please see our **Further action reports** on page 9



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: **BC/MB/09.20.01**
Our reference: **51002298071001**
Date: **2 September 2020**

Client name:
BLANDFORD CONSULTING

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



The Law
Society

Enquiry boundary

Key

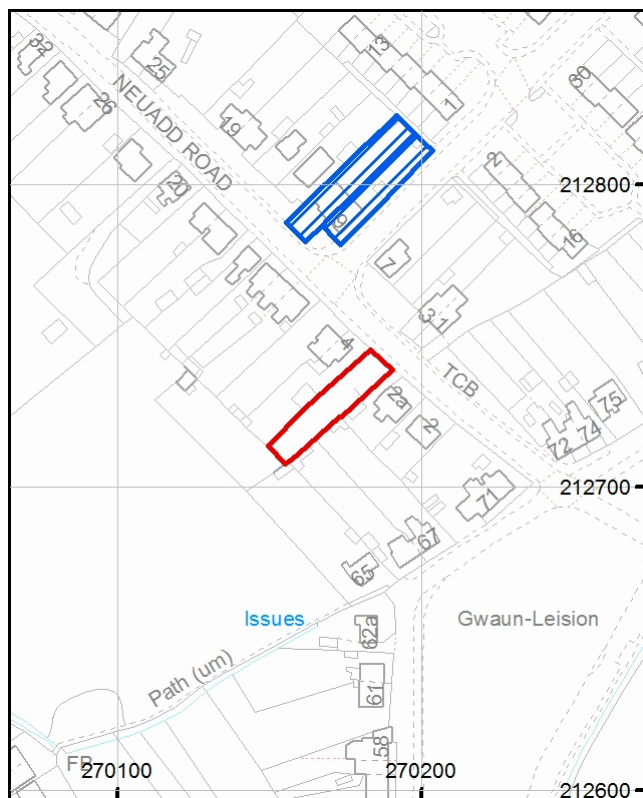
Approximate position of enquiry boundary shown



Coal claims



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.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 4 seams of coal at 110m to 340m depth, and last worked in 1948.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

In addition 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.

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

There are 2 claims within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

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



Further action reports

Subsidence claims 50m buffer report - gives information on coal mining subsidence claims within 50 metres of the property boundary. To order this report, use the same boundary as the CON29M mining report.

For more information and to order this report please visit:

<https://www2.groundstability.com/subsidence-50m-buffer>

APPENDIX II

PUBLIC HEALTH ENGLAND'S RADON GAS REPORT



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Geologists Working With The Environment....



Radon Risk Report for addresses in England and Wales

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Address searched: 2A Neuadd Road, Gwaun Cae Gurwen, Ammanford, SA18 1UG

Date of report: 2 September 2020

Guidance for existing properties

Is this property in a radon Affected Area? - No

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

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

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

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

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

Radon Affected Areas are designated by the Public Health England. PHE advises that radon gas should be measured in all properties within Radon Affected Areas.

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

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

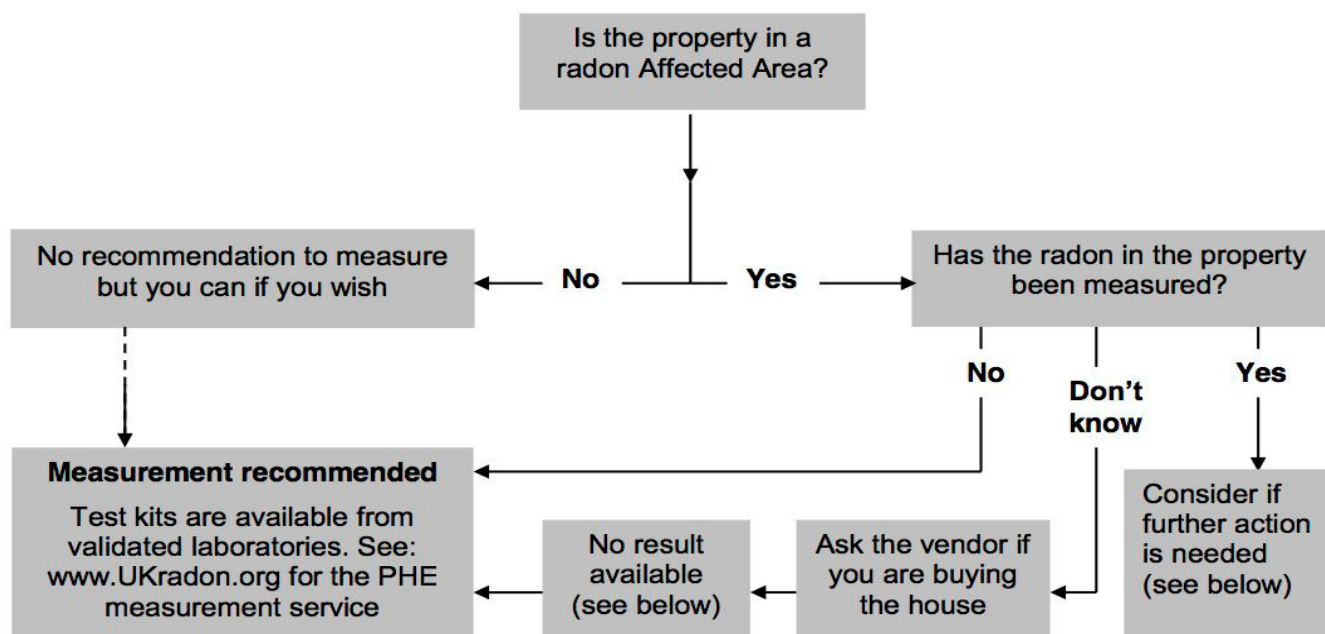
Guidance for new buildings and extensions to existing properties

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

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

See the Radon and Building Regulations for more details.

PHE guidance for occupiers and prospective purchases



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

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

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

PHE designated radon website:

<https://www.ukradon.org>

Building Research Establishment:

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



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