

**PROPOSED RESIDENTIAL DEVELOPMENT
ALLTYGRUG ROAD, YSTALYFERA
NEATH PORT TALBOT**

CWM PLANNING AND DESIGN LTD

**PRELIMINARY
COAL MINING RISK ASSESSMENT**

Prepared for:

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ALLTYGRUG ROAD, YSTALYFERA
NEATH PORT TALBOT**

CWM PLANNING AND DESIGN LTD

PRELIMINARY COAL MINING RISK ASSESSMENT

Date	Status	Written By	Checked and Approved By
September 2016	Final	Jeremy Hucker	Giles Sommerwill
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Signature			

SUMMARY

Cwm Planning and Design Ltd are involved in the redevelopment of the subject site as a residential development. ESP have undertaken a preliminary coal mining risk assessment in accordance with Coal Authority guidance, comprising a desk study review of available historical, geological and mining information, to assess the potential subsidence risk to the proposed development.

Based on the available information, we consider it likely that the White Four Feet/Rock and Four Feet coal seams are likely to have been worked at estimated depths of less than 15m and around 40m beneath the site. However, there is insufficient information to identify the precise depths of these workings/coal seams beneath the site. In addition, the Upper Black/Little coal seam is anticipated at around 20m depth, and workings within this seam also cannot be discounted.

Given the presence of shallow workings beneath the site, we cannot discount that there is insufficient bedrock cover above coal workings to mitigate the subsidence risk. Therefore, we cannot discount a subsidence risk above past coal workings beneath the site.

We recommend that the precise geological succession beneath the site, including the depth and thickness of shallow coal seams, is confirmed by rotary drilling. We recommend a minimum of three drillholes to 40m depth. The permission of the Coal Authority will be required for this investigation.

We have found no evidence to suggest that coal mine entries are present within, or immediately adjacent to, the site boundary. However, in areas such as the site, the risk of past mine entries cannot be totally discounted and a careful watch should be maintained during development. Any anomalous ground features identified which could be indicative of mine entries should be subjected to further investigation.

Abandonment plans for the site have been requested from the Coal Authority and the assessment contained within this report will be updated upon receipt.

**PROPOSED RESIDENTIAL DEVELOPMENT
ALLTYGRUG ROAD, YSTALYFERA, NEATH PORT TALBOT**

PRELIMINARY COAL MINING RISK ASSESSMENT

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GENERAL NOTES

1.0 INTRODUCTION AND OBJECTIVES

1.1 Background

Cwm Planning and Design Ltd (hereafter known as the Client) are involved in the redevelopment of a currently vacant site in Ystalyfera for residential purposes. The Earth Science Partnership Ltd (ESP), Consulting Engineers, Geologists and Environmental Scientists, were instructed by the Client to complete a preliminary Coal Mining Risk Assessment for the subject site to evaluate the potential mining subsidence risks which could impact on the proposed development. The site location is shown on Figure 1.

We understand that the proposed development will comprise a conventional two-storey structure of traditional load-bearing wall construction, located in the centre of the site. We understand that the proposed structures would be classified as Geotechnical Category 2 (BS5930:2015).

1.2 Objective and Scope of Works

We understand that the Client has applied for planning permission for the proposed development and a Coal Mining Risk Assessment report has been requested by the Local Planning Authority (LPA) in order to assess the application. No further information has been provided.

The objective of this report is to obtain and review available desk study data on the site in order to undertake a Preliminary Coal Mining Risk Assessment. The scope of works was agreed with the Client by ESP within an agreed budget, and comprised a desk study review of available historical Ordnance Survey maps, geological maps, memoirs, and further desk study information, including a Coal Authority mining report, a site reconnaissance walkover, assessment and reporting. The assessment has been completed in accordance with the guidance published by the Coal Authority (2014).

The contract was awarded on the basis of a competitive tender quotation. The terms of reference for the assessment are as laid down in the Earth Science Partnership proposal of 9th September 2016 (ref: db/ESP 6392b.It1 proposal).

The assessment was undertaken in September 2016.

1.3 Limitations of Report

This report represents the findings of an assessment of mining subsidence risk relating to a proposed development as detailed in the text. The brief did not require an assessment of the implications for any other end use, nor of other geotechnical or geo-environmental hazards which may be present at the site. The report is not a comprehensive site characterisation, and should not be construed as such. Should an alternative end use be considered, the findings of the assessment should be re-examined relating to this use.

Where preventative, ameliorative or risk mitigation works are required, professional judgement will be used to make recommendations that satisfy the site specific requirements in accordance with good practice guidance.

Earth Science Partnership

Consultation with regulatory authorities will be required with respect to proposed works as there may be overriding regional or policy requirements which demand additional work to be undertaken. It should be noted that both regulations and their interpretation by statutory authorities are continually changing.

This report represents the findings and opinions of experienced geo-environmental and geotechnical specialists. Earth Science Partnership does not provide legal advice and the advice of lawyers may also be required.

1.4 Digital Copy of Report

This report is published in digital pdf format only.

2.0 DESK STUDY AND FIELD RECONNAISSANCE VISIT

The following site description is largely based on a site inspection made at the site on the 29th September 2016 during dry and sunny weather, and general views of the site are included as a series of photographs within the Plates section of this report.

2.1 Site Location and Description

The site is located to the north-east of Alltygrug Road, on the northern margins of Ystalyfera in the County Borough of Neath Port Talbot. The National Grid Reference of the centre of the site is (SN) 276810 209255 and the postcode is SA9 2AR. A Site Location Plan is presented as Figure 1.

The site comprises a triangular shaped parcel of land of around 70m in length (north-east to south-west) and up to 30m in width (south-east to north-west), occupying an area of around 0.15ha. It presently comprises a vacant plot which appears to have been previously developed, with a concrete and tiled former floor slab evident in the central area. The remainder of the site is overgrown with vegetation, which is very dense in places, with some small mounds of apparent demolition rubble. An old gate, apparently from the previous development, remains standing in the south, and the site is currently secured by Herras fencing along the eastern boundary.

It is bounded by:

- To the east: a lane off Alltygrug Road, followed by residential dwellings and domestic garages;
- To the south-west: dwellings and associated gardens on Alltygrug Road;
- To the west: undeveloped, overgrown ground; and
- To the north: a dwelling at the end of the lane.

The general topography in the area slopes down towards the valley floor of the River Tawe, some 500m to the south-east. The site itself comprises a generally flat and level central and eastern area with heavily vegetated slopes up to the western and north-western boundaries. A topographic survey has been provided by the Client, which suggests the general elevation of the site is around 120m OD, with the slopes up to western and north-western boundaries around 5m in height.

A search for underground utilities was not included in the brief for this assessment.

2.2 Site History

2.2.1 Published Historical Maps

The site history has been assessed in terms of mining legacy from a review of available historical Ordnance Survey County Series and National Grid maps. Extracts from the historical maps are presented in Appendix B and the salient features since the First Edition of the County Series maps are summarised in Table 1 below.

Table 1: Review of Historical Maps

Date	On-Site	In Vicinity of Site
1876 – 1901	The site was occupied by open undeveloped ground comprising part of an apparent former colliery spoil tip. A stream appears to have been culverted through the south-western margins of the site, issuing just to the south. A track is shown across the southern margins of the site in 1899. <i>Note that the boundary shown on the First Edition 1:2,500 scale map of 1879 is incorrect.</i>	The area of the site comprised undeveloped land covered with probable colliery spoil tips. The stream apparently culverted beneath the site issues from beneath a tip some 65m to the north-west. Alltygrug Road is shown to the south-west, with residential properties further to the south-west. A number of former mine entries are shown to the north of the site, including the Clyngwyn Colliery fed by a railway some 180m to the north. Further coal mine entries are also shown some 220m to the east and 200 and 230m to the south-west.
1914 – 1948	The site is shown to have been developed with a probable house in the south-western margins. The colliery spoil mound appears to have been reworked to form a downslope on the north-western boundary. The track remained through the southern margins.	All former coal pits in the area are shown to become disused by this time. The shapes of colliery spoil mounds around the site have changed from previous editions. The track to the east of the site is shown accessing the house to the north. The houses on Alltygrug Road immediately to the south-west of the site are shown.
1963 – 2002	The house on site had been extended, and a further small building is shown on the eastern boundary.	By 1971, the former colliery spoil mounds appear to have been re-profiled.
2010 – present	The building on site is no longer shown.	No significant changes.

2.2.2 Other Sources

No further relevant information on the site history has been identified as part of this assessment.

2.3 Previous Investigations and Assessments

We are not aware of any previous geotechnical or mining investigations or assessments at the site.

2.4 Geological Setting

2.4.1 Published Geology

The published 1:10,560 scale geological map for the area of the site (Sheet SN70NE) indicates the site to be underlain by bedrock of the Middle Coal Measures. No superficial deposits are shown. However, the historical maps suggest that colliery spoil (Made Ground) is likely to cover the bedrock in the vicinity of the site – see Section 2.2.1.

Reference to the up-to-date mapping available on the website of the British Geological Survey (BGS, September 2016) indicates a similar succession.

The Coal Measures bedrock comprises an interbedded succession of sandstone, siltstone and mudstone, with coal seams and associated seat earths.

The geological map indicates the identified outcrops of the Soap, Penny Pieces and Stwrin coal seams to run south-west to north-east some 100 to 200m to the north-west (upslope) of the site. The outcrop of the Four Feet Vein coal is shown some 160m to the east (downslope). Given the seam outcrop pattern, we anticipate that the bedrock dips towards the south/south-east.

2.4.2 Available BGS Borehole Records

Reference to the website of the British Geological Survey (BGS, September 2016) indicates no available records of boreholes in the vicinity of the site.

2.5 Mining Setting

2.5.1 Coal Seams Anticipated Beneath the Site

As discussed in Section 2.4.1, the site is underlain by bedrock of the Middle Coal Measures, which contains several seams of coal. The Soap, Penny Pieces and Stwrin seams are shown to crop out on the hillside to the north-west of the site, with the Four Feet Vein cropping out downslope to the east. Given the dip of the bedrock to the south/south-east, we consider that the shallow bedrock strata beneath the site are likely to comprise that between the Stwrin and Four Feet Vein seams.

Based on the geological succession indicated on the published geological map, the coal seams present in the vicinity of the site are listed in Table 2.

Table 2: Seams Anticipated Beneath the Site

Seam	Thickness	Separation
Stwrin	2 - 3 ft (0.6 - 0.9m)	
		15m
White Four Feet/Rock	2.5 - 5ft (0.8 - 1.5m)	
		6m
Upper Black/Little	2 - 3ft (0.6 - 0.9m)	
		19m
Four Feet Vein	2 - 4ft (0.6 - 1.2m)	
		18m
Harnlo	2ft (0.6m)	
		15m
Lower Nine Feet	5 - 6ft (1.5 - 1.8m)	

The above succession in the vicinity of the site is illustrated as a Conceptual Ground Model on Figure 3. However, given the limited amount of information available at this stage, it should be appreciated that the dip on the strata and, hence, the depth of seams beneath the site have been estimated.

From Figure 3, we consider that the White Four Feet or Rock coal seam could be present beneath the site at a depth of less than 15m, whilst the Upper Black or Little seam could be present at a depth of around 20m. The Four Feet Vein could be present at a depth of around 40m. The Harnlo and Lower Nine Feet are anticipated at greater depths.

2.5.2 Coal Authority Information

Reference to the Coal Authority website (CA, September 2016) provides the following salient information:

- The outcrops of a series of unnamed coal seams are shown to the north and west of the site in a north-south direction. Reference to the published geological map suggests that these seams are the Soap, Penny Pieces and Stwrin seam – see Section 2.4.1.
- No past surface hazard or surface mining is identified in the vicinity of the site.
- Recorded past shallow coal mining is indicated in the vicinity of the site.
- No mine entries are shown within the site boundary, but many are shown around the site.
- The site lies within a 'Development High Risk Area'.

A mining report has also been obtained from the Coal Authority and is presented in Appendix B. This indicates that based on the available Coal Authority records:

- The property is in the likely zone of influence from workings in 4 seams of coal at shallow (less than 30m) to 170m depth. These workings were last active in 1940.
- The property is not within the likely zone of influence of any present underground coal workings.
- The property is not in an area which is earmarked/being considered for future underground working. However, reserves of coal exist which could be worked at some time in the future.
- There are no known coal mine entries within, or within 20m of, the boundary of the property.
- There are no recorded claims within 50m of the site boundary since 1994.
- In view of the mining circumstances, a prudent developer would seek appropriate technical advice before any development works are undertaken.

It is noted that a commonly included statement that '*any ground movement from these coal workings should have stopped by now*' has not included by the Coal Authority within this mining report, suggesting that they consider that future ground movements cannot be discounted.

As discussed in Section 2.5.1, the anticipated shallow seams beneath the site are between 0.6 and 1.5m in thickness. The shallowest, the White Four Feet/Rock seam is anticipated at less than 15m depth, and is indicated to be 0.8 to 1.5m in thickness – at this thickness the seam could have been economically viable. The White Four Feet seam is underlain by the Upper Black/Little seam, estimated at around 20m depth, and of 0.6 to 0.9m thickness – this thickness could have been economically viable, depending on the quality of the coal. This is further underlain by the Four Feet Vein (coal) at around 40m depth and of 0.6 to 1.2m thickness - the geological map provides evidence that the Four Feet Vein has been worked in the Ystalyfera area.

Given the above, we consider that the White Four Feet/Rock coal seam is likely to have been worked beneath the site, and to be one of the four worked seams identified in the Coal Authority mining report. The Four Feet Vein is also likely to be one of the worked seams recorded beneath the site.

Abandonment plans for the site have been requested from the Coal Authority and the assessment contained within this report will be updated upon receipt.

3.0 DISCUSSION

3.1 Abandoned Mine Workings

Based on the available information, we consider it likely that the White Four Feet/Rock and Four Feet Vein coal seams are likely to have been worked beneath the site. There is insufficient information to identify the precise depths of these workings/coal seams beneath the site, but the available data suggests that (as shown on Figure 3) these seams could both be present within 40m of the site surface, with the White Four Feet/Rock seam possibly present at less than 15m depth beneath the site. In addition, the Upper Black/Little coal seam is anticipated at around 20m depth, and workings within this seam also cannot be discounted.

The Coal Authority indicate workings within four seams between shallow (less than 30m) and 170m depth. However, it should be appreciated that the Coal Authority records are incomplete, partly because there was no statutory requirement on mine operators to survey and record the extent of mine workings until the early 1870s. Therefore, given the age of the coal workings (many mine entries in the area are shown as 'old' on the First Edition map of 1879 – see Section 2.2.1), no surveys may ever have been undertaken on them and, therefore, the lack of records does not discount the possibility of workings.

The published geological map suggests that bedrock is present at shallow depth beneath the site, with no superficial deposits indicated – however, in our local experience, we would expect a limited thickness of glacial soils mantling the bedrock in the area. Colliery spoil is also anticipated. However, given the presence of shallow workings identified by the Coal Authority, we cannot discount that there is insufficient bedrock above coal workings to mitigate the subsidence risk. For example if the shallowest, White Four Feet seam were 1.5m in thickness, based on a common 'rule of thumb' used across the South Wales Coalfield, it would require at least 15m of solid bedrock cover above it to have confidence that the subsidence risk would be mitigated. As discussed above, it may be present at depths of less than 15m beneath the site. We also note that the previous building on the site was demolished in the 2000s, and we have no information to discount the possibility that this may have suffered some subsidence damage in the past.

Therefore, given the above, we cannot discount a subsidence risk above past coal workings beneath the site.

3.2 Mine Entries

We have found no evidence to suggest that coal mine entries are present within, or immediately adjacent to the site boundary. However, in areas such as the site, the risk cannot be totally discounted, particularly given the potential shallow depth of economically viable coal seams beneath the site. A careful watch should be maintained during development, and any anomalous ground features identified which could be indicative of mine entries should be subjected to further investigation.

3.3 Recommended Investigation

Given the potential subsidence risk at the site, we recommend that the precise succession beneath the site, including the depth and thickness of shallow coal seams is confirmed by rotary drilling. We recommend a minimum of three drillholes to 40m depth.

Abandonment plans for the site have been requested from the Coal Authority and the assessment contained within this report will be updated upon receipt.

It should be appreciated that all coal reserves, including abandoned workings are under the ownership of the Coal Authority, and their permission must be obtained before any investigation can be undertaken to intercept these features.

4.0 REFERENCES

BRITISH GEOLOGICAL SURVEY (BGS). 2016. Website accessed September 2016.

BRITISH STANDARDS INSTITUTION (BSI). 2015. Code of Practice for Ground Investigation. BS5930:2015. HMSO, London.

COAL AUTHORITY. 2014. Risk Based Approach to Development Management. Guidance for Developers.

COAL AUTHORITY. 2016. Website accessed September 2016.

PLATES



Plate 1: South-central margins of site from access lane



Plate 2: North-central part of site.

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PLATES



EARTH SCIENCE PARTNERSHIP

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Plate 3: Centre of the Site – former building floor slab.
Lane in background.



Plate 4: Bank up to western boundary.

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ALLTYGRUG ROAD, YSTALYFERA**

PLATES

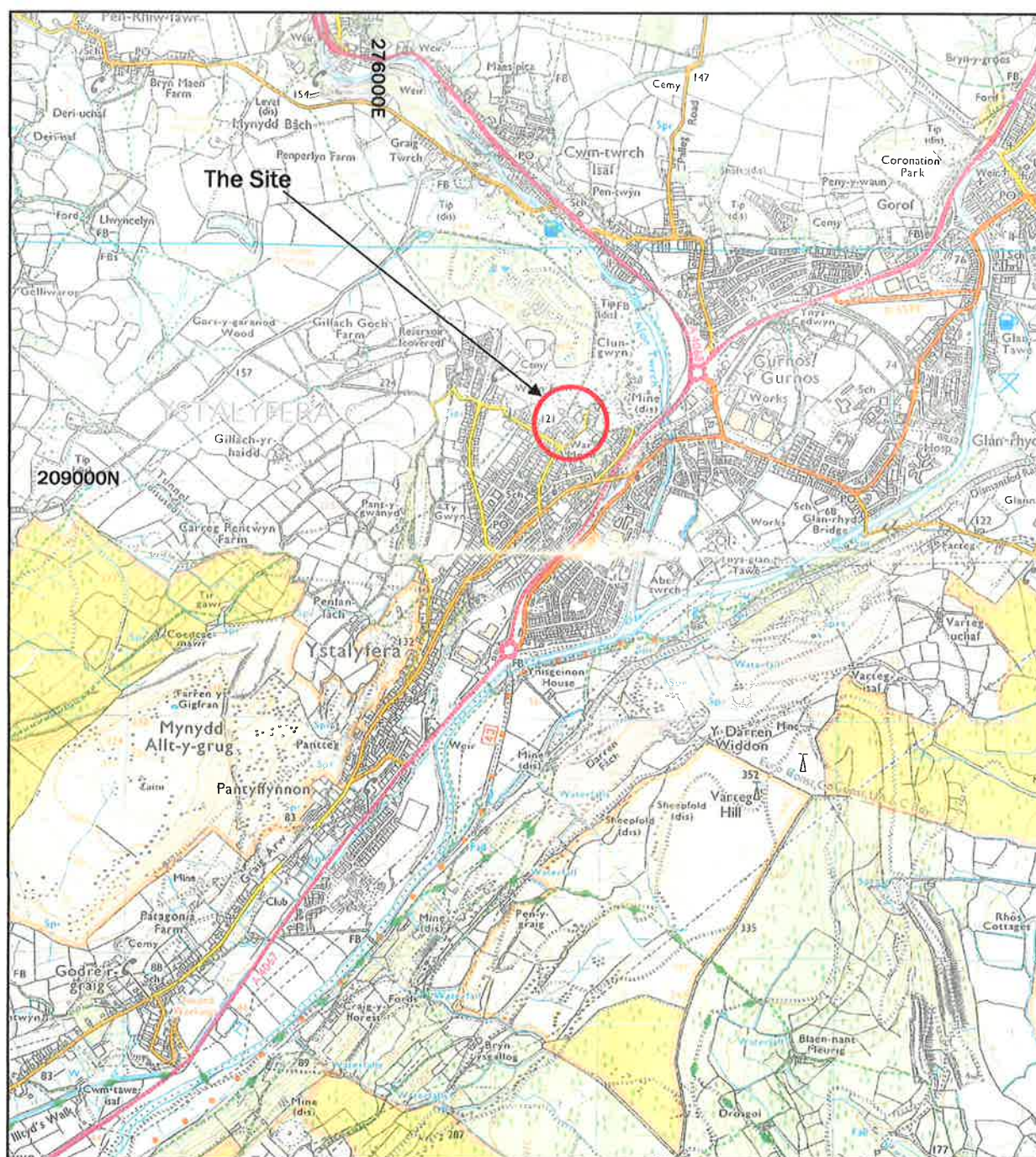


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FIGURES



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SCALE: 1: 25,000 (approx. at A4)

FIGURE 1: SITE LOCATION PLAN



EARTH SCIENCE PARTNERSHIP

33 Cardiff Road, Taff's Well, Cardiff CF15 7RB

Tel: 029 2081 3385 enquiries@earthsciencepartnership.com

Notes:

After Cwm Planning & Design Ltd.

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SCALE: 1:250 (approx. at A4)

FIGURE 2:
PROPOSED DEVELOPMENT

EARTH SCIENCE PARTNERSHIP
33 Cardiff Road, Taff's Well,
Cardiff CF15 7RB Tel: 029 2081 3385
enquiries@earthsciencepartnership.com

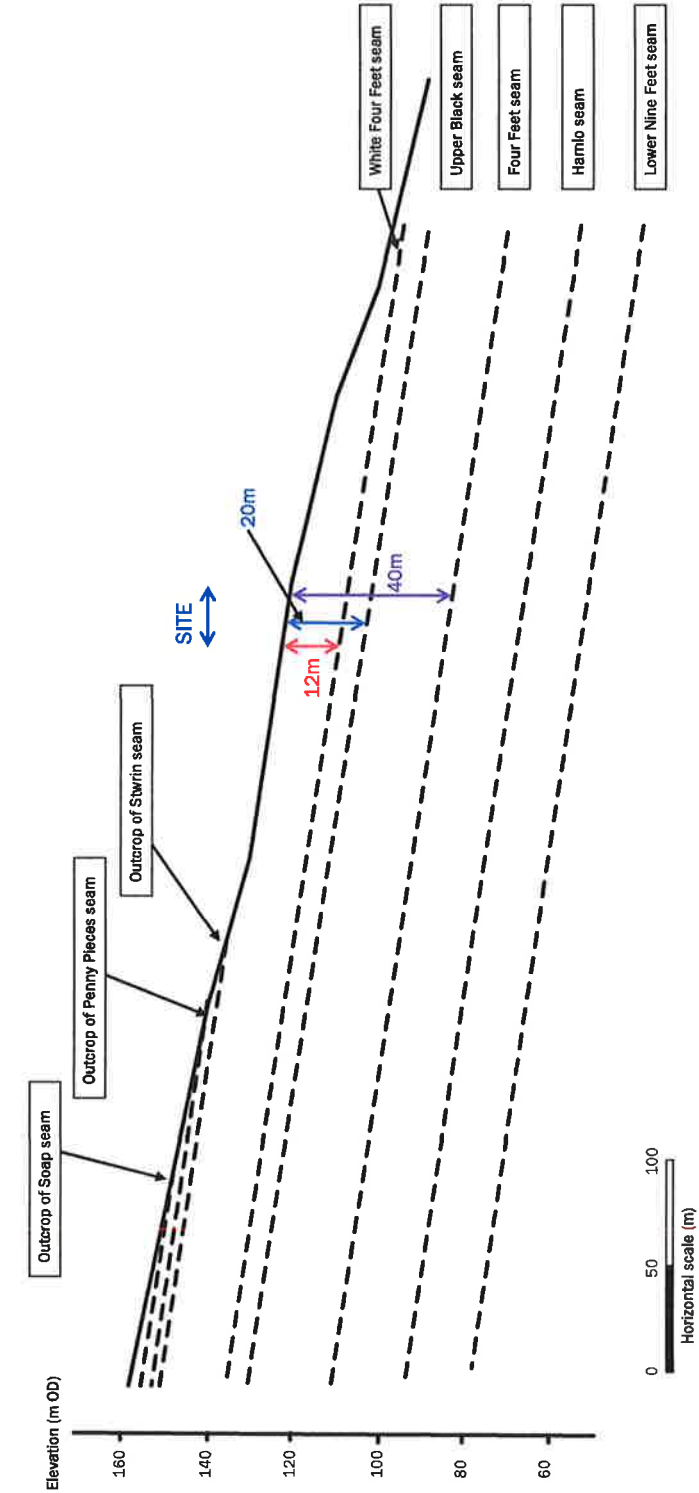




Notes:

Dip of strata and depths to seams shown on are estimates only and would need to be confirmed by intrusive investigation.

North-



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ALLTYGRUG ROAD, YSTALYFERA

SCALE: H: 1:2,500
V: 1:1,250 (approx. at A3)

FIGURE 3:
CONCEPTUAL GROUND MODEL

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33 Cardiff Road, Taff's Well,
Cardiff CF15 7RB Tel: 029 2081 3385
enquiries@earthsciencepartnership.com

APPENDIX A

Extracts from Historical Maps



Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

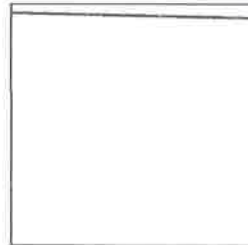
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Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series

Map date: 1877-1879

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1879
Revised 1879
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A



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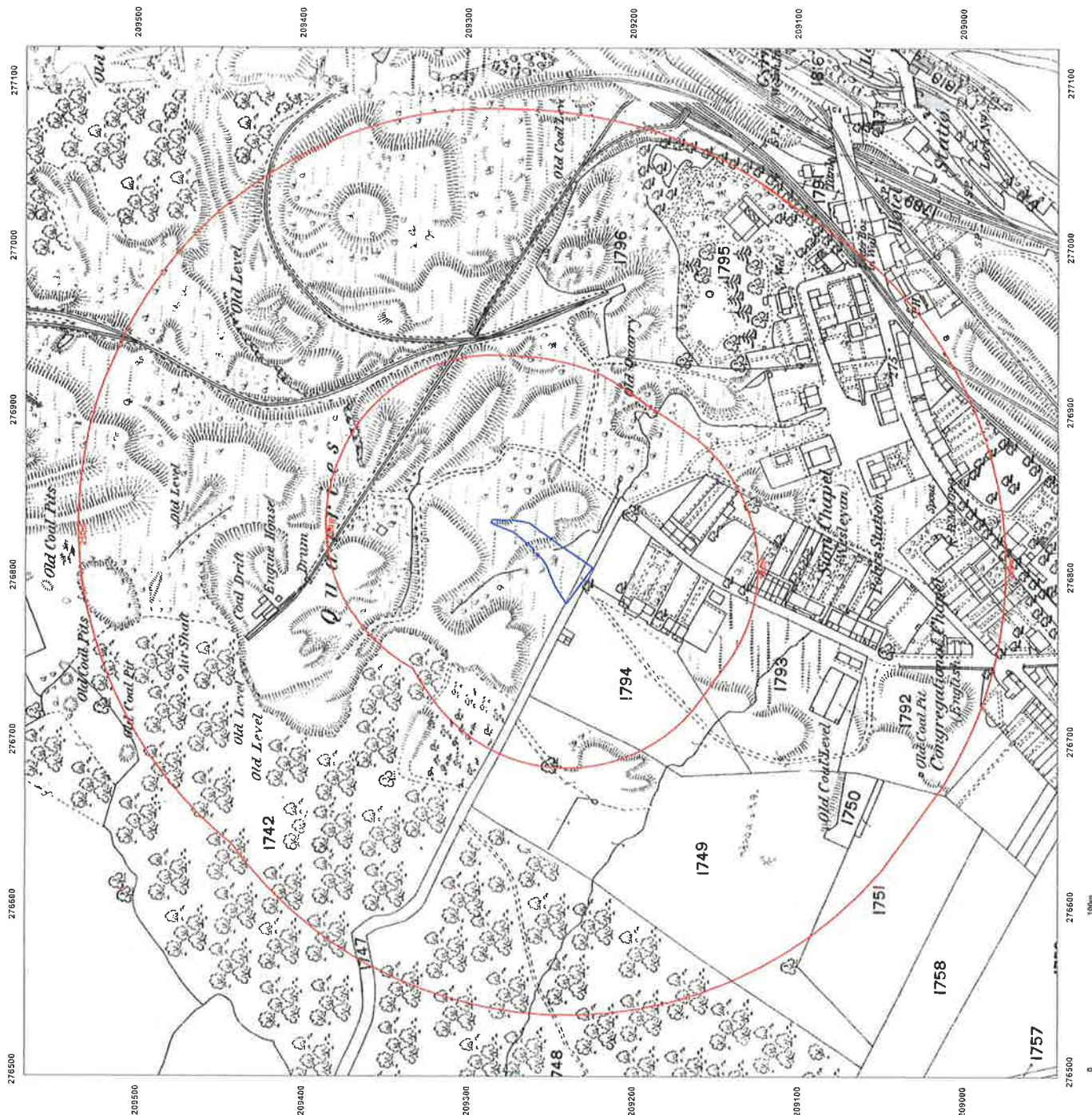


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Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

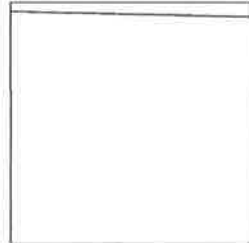
Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series

Map date: 1899-1904

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1904
Revised 1904
Edition N/A
Copyright N/A
Levelled N/A

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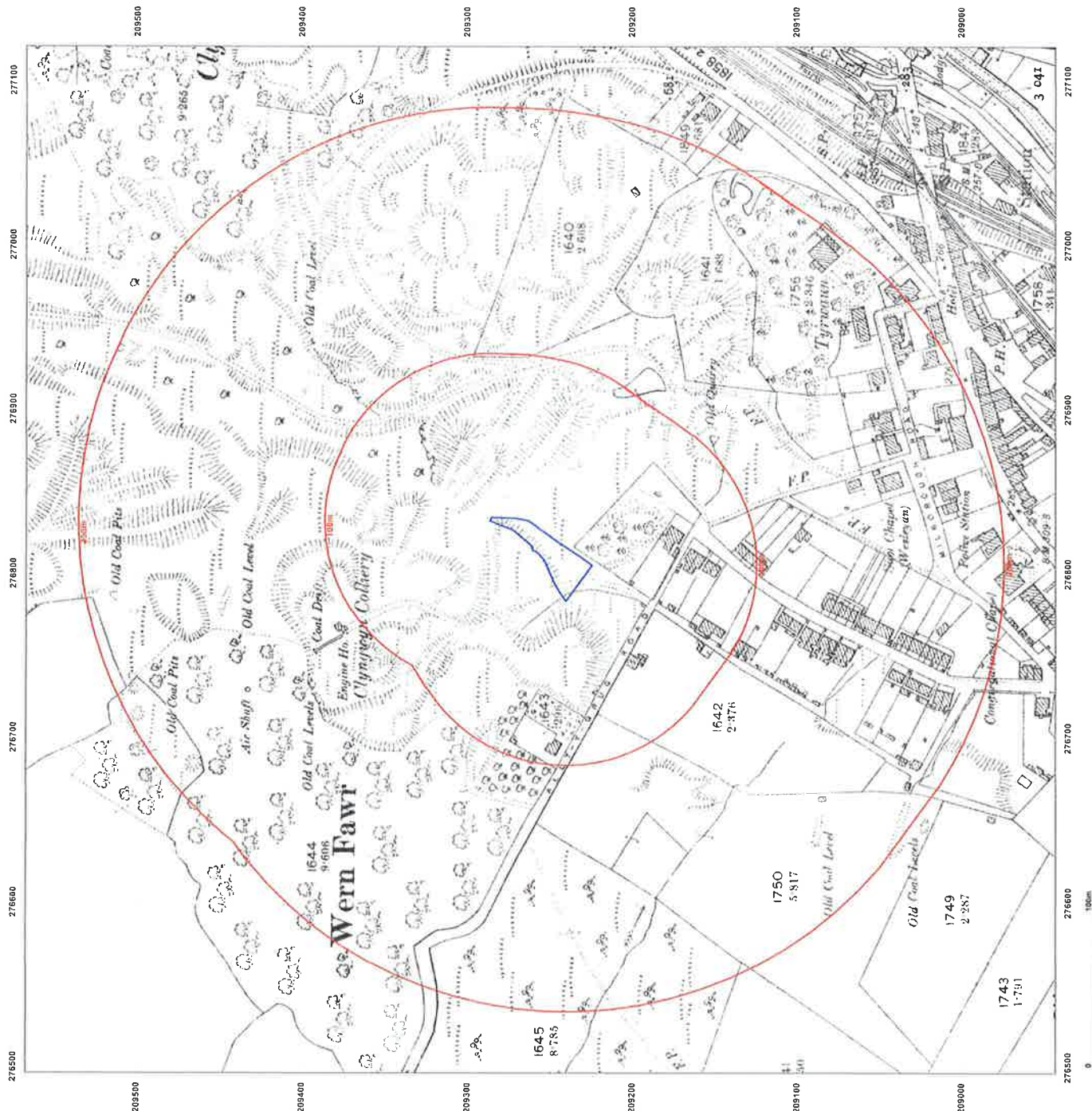


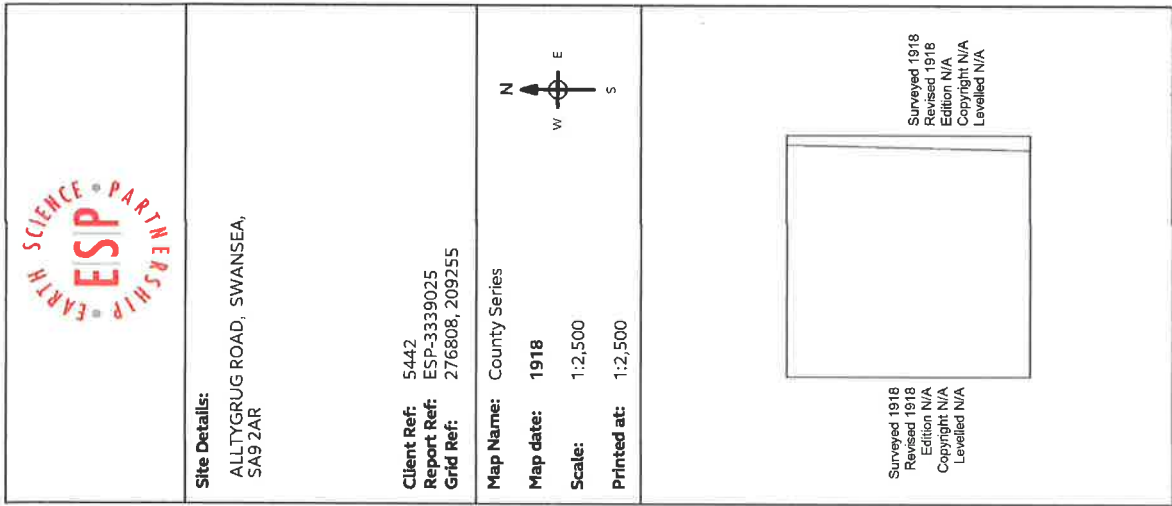
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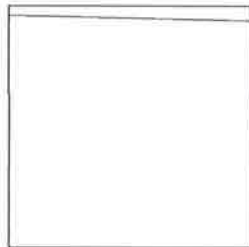
ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Map Name: County Series



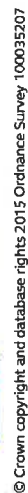
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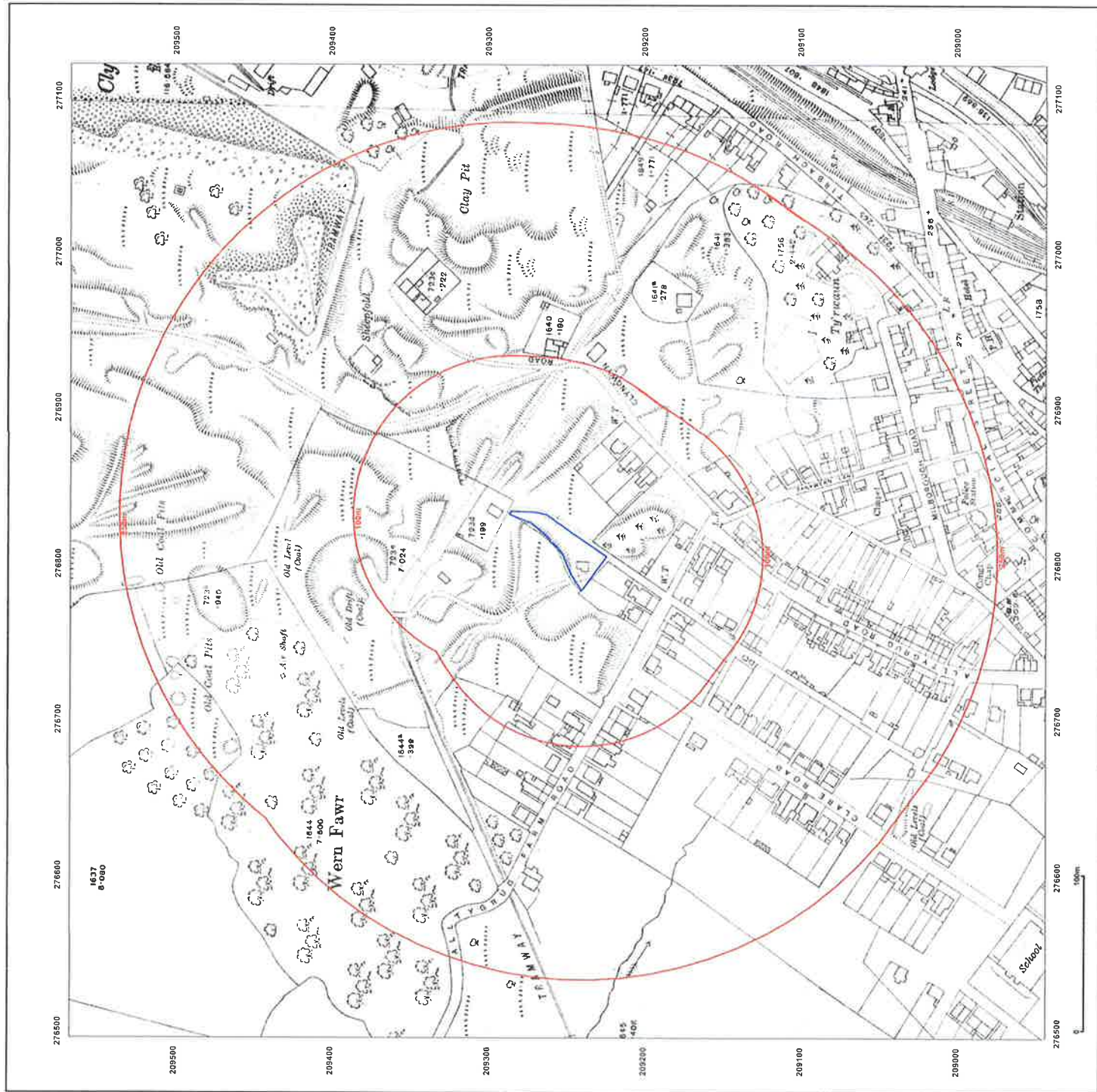
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Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: National Grid

Map date: 1960-1963

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1960
Edition N/A
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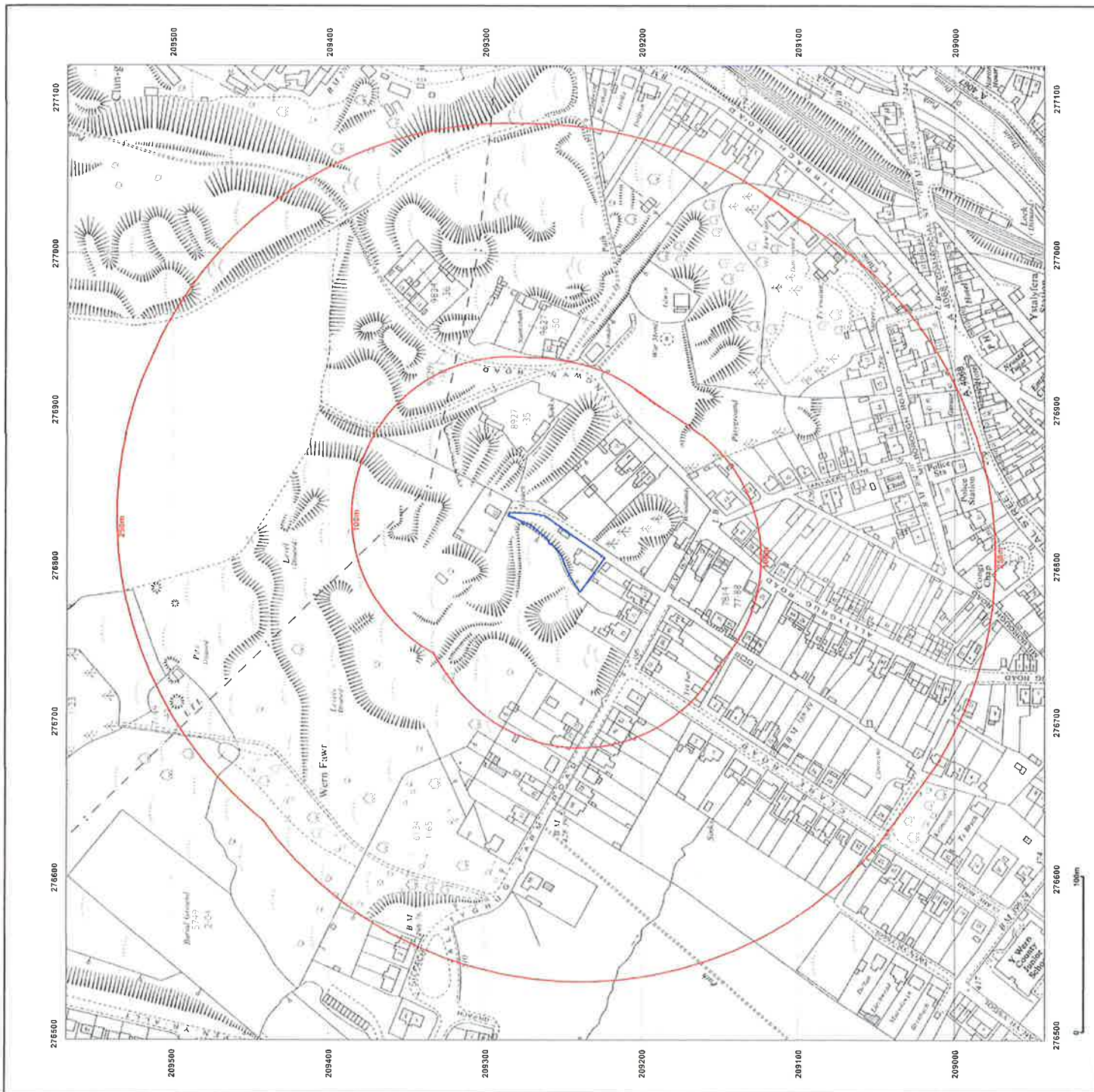


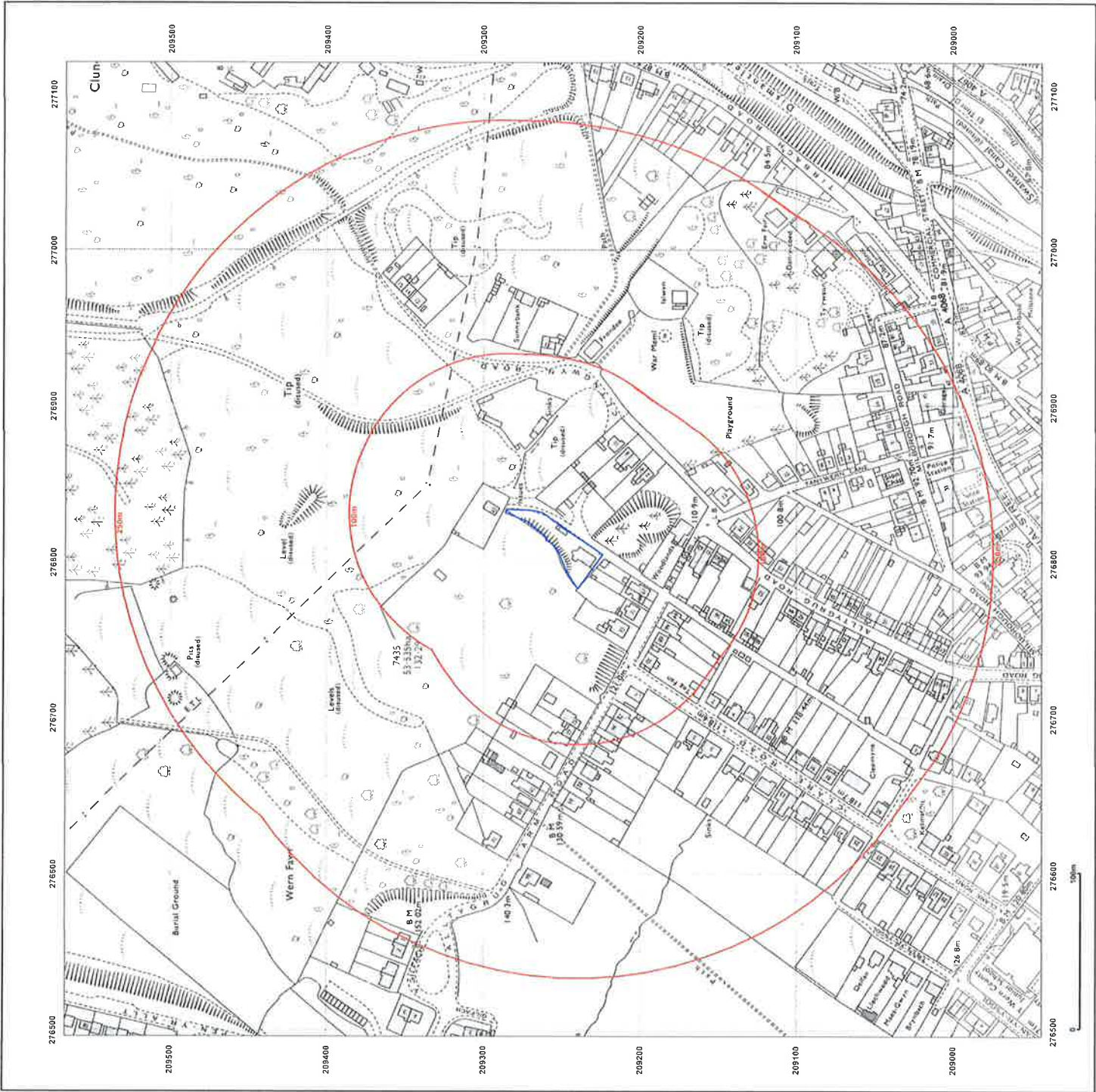
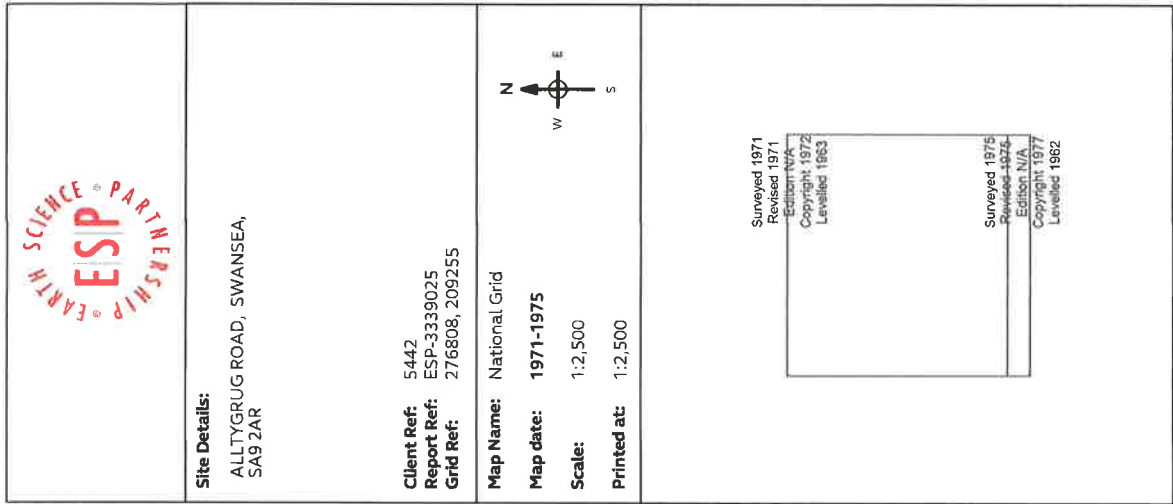
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Site Details:

ALTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1992
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1962
Revised 1992
Edition N/A
Copyright 1992
Levelled 1962



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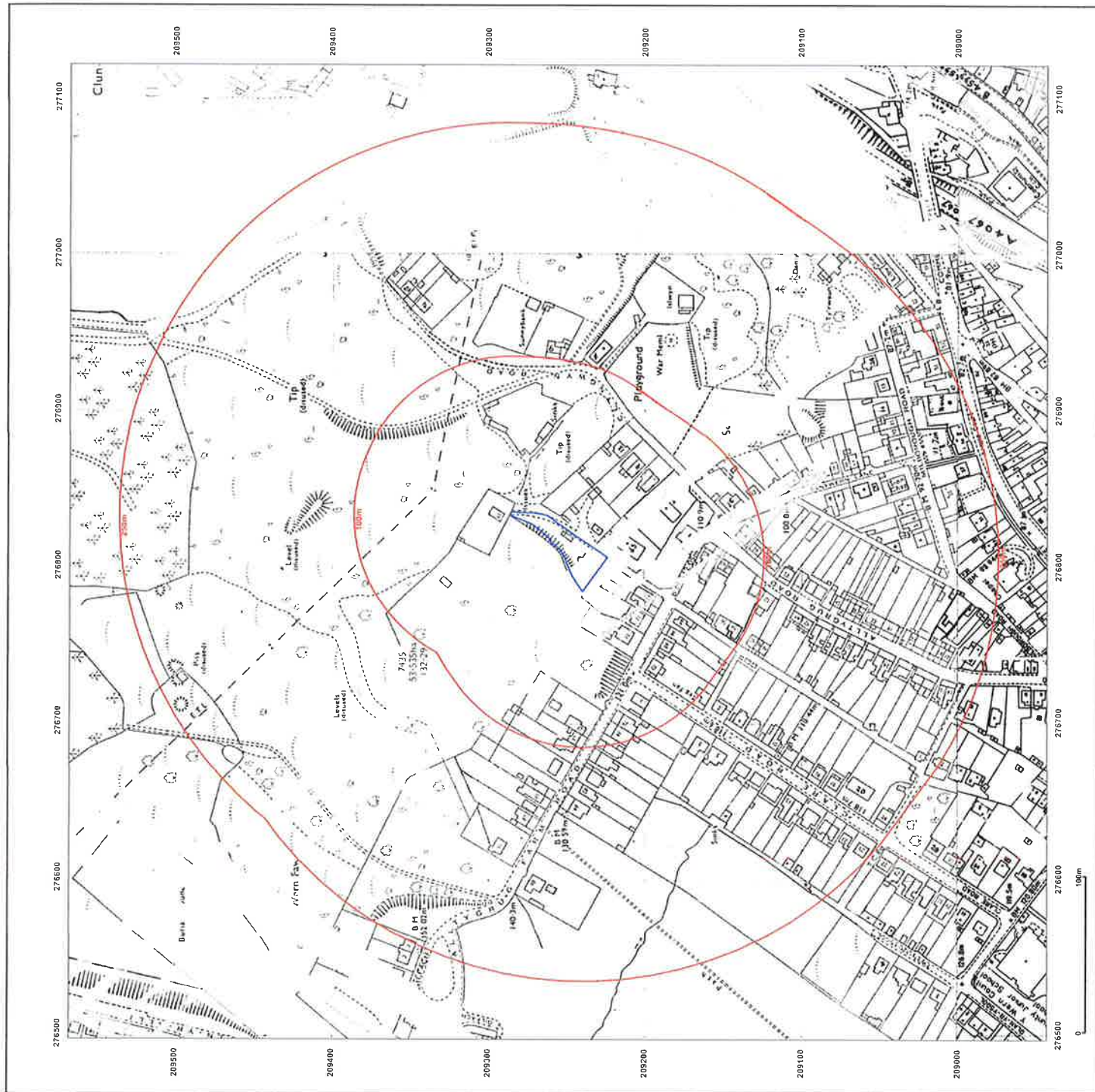


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Site Details:

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Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: National Grid

Map date: 1989-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1983
Revised N/A
Edition N/A
Copyright 1989
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1983
Levelled N/A



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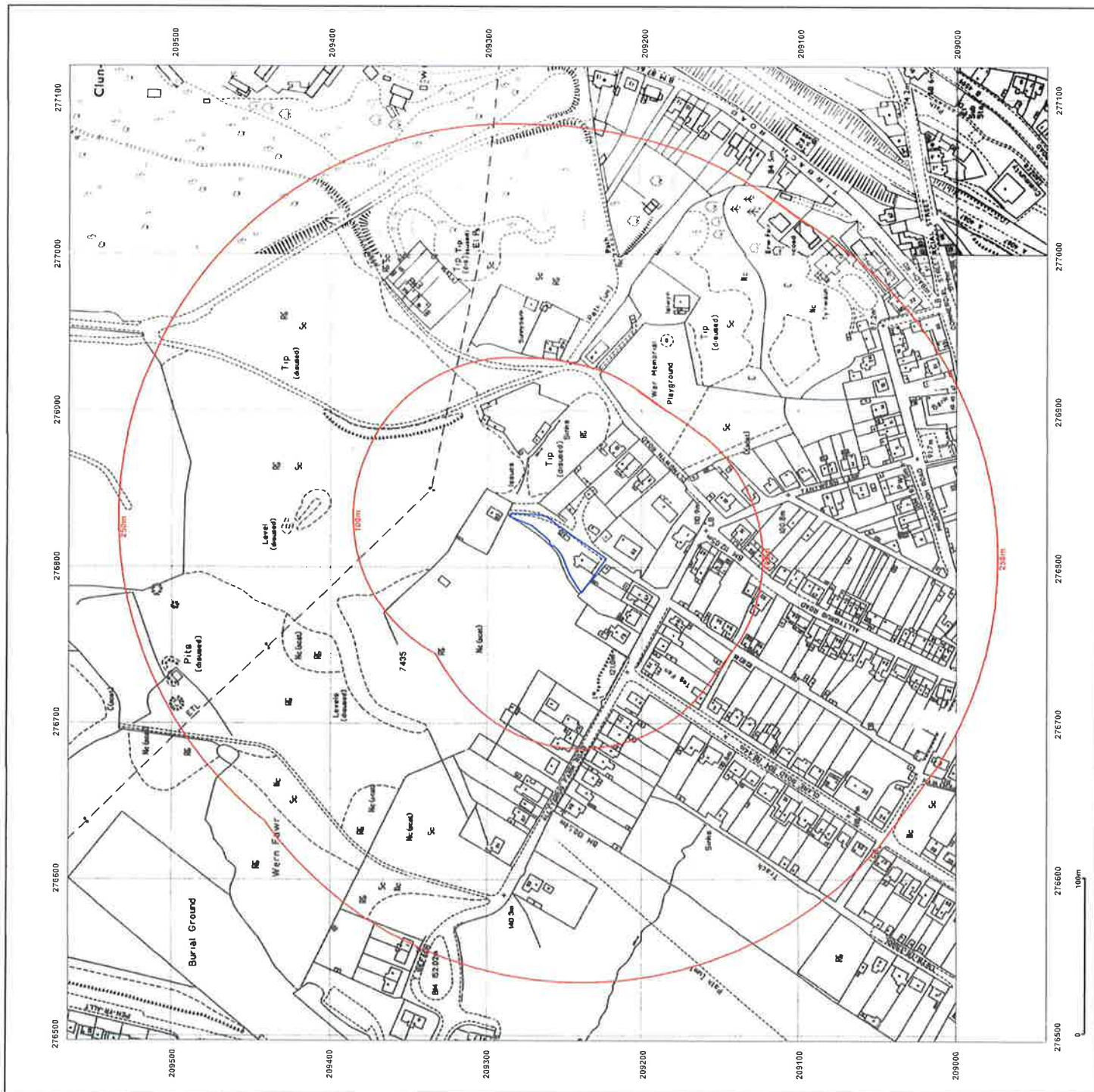


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enquiries@earthsciencepartnership.com

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Production date: 29 September 2016

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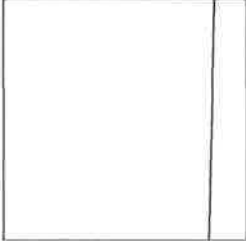
ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series
Map date: 1876-1877
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

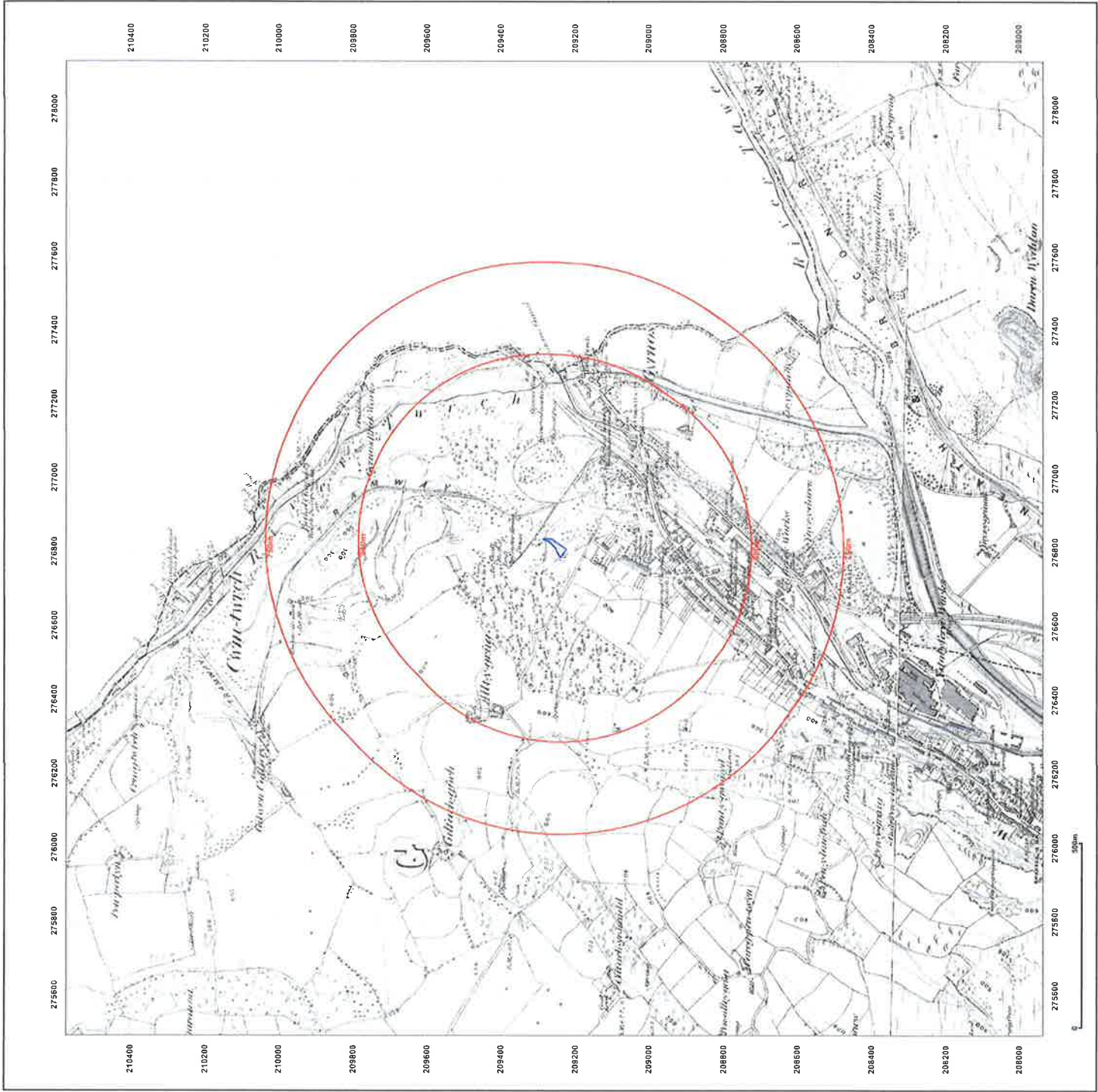


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Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series

Map date: 1877

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A



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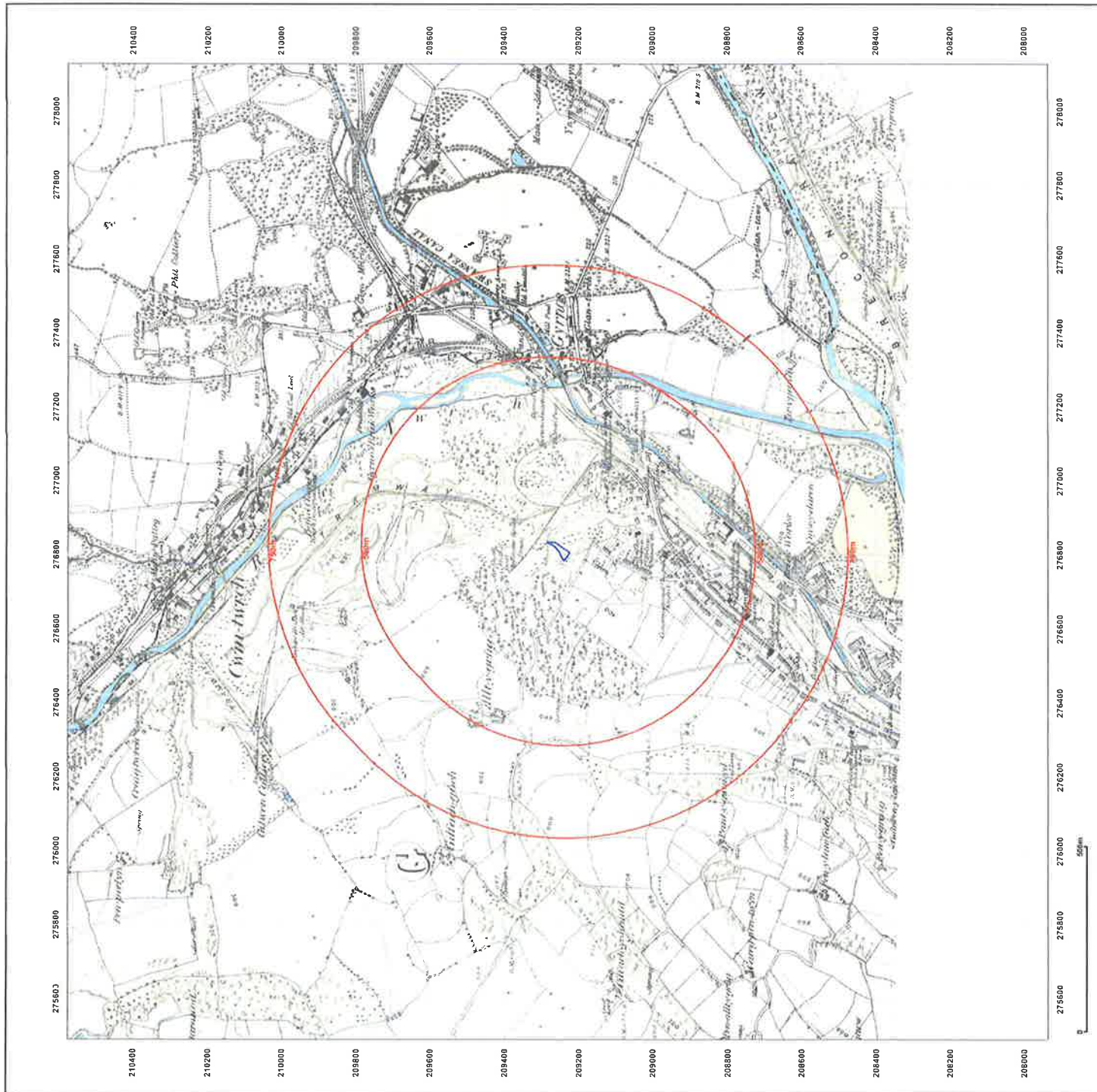


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Production date: 29 September 2016

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Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

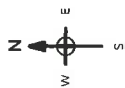
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Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series

Map date: 1897-1901

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1877
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1887
Edition N/A
Copyright N/A
Levelled N/A



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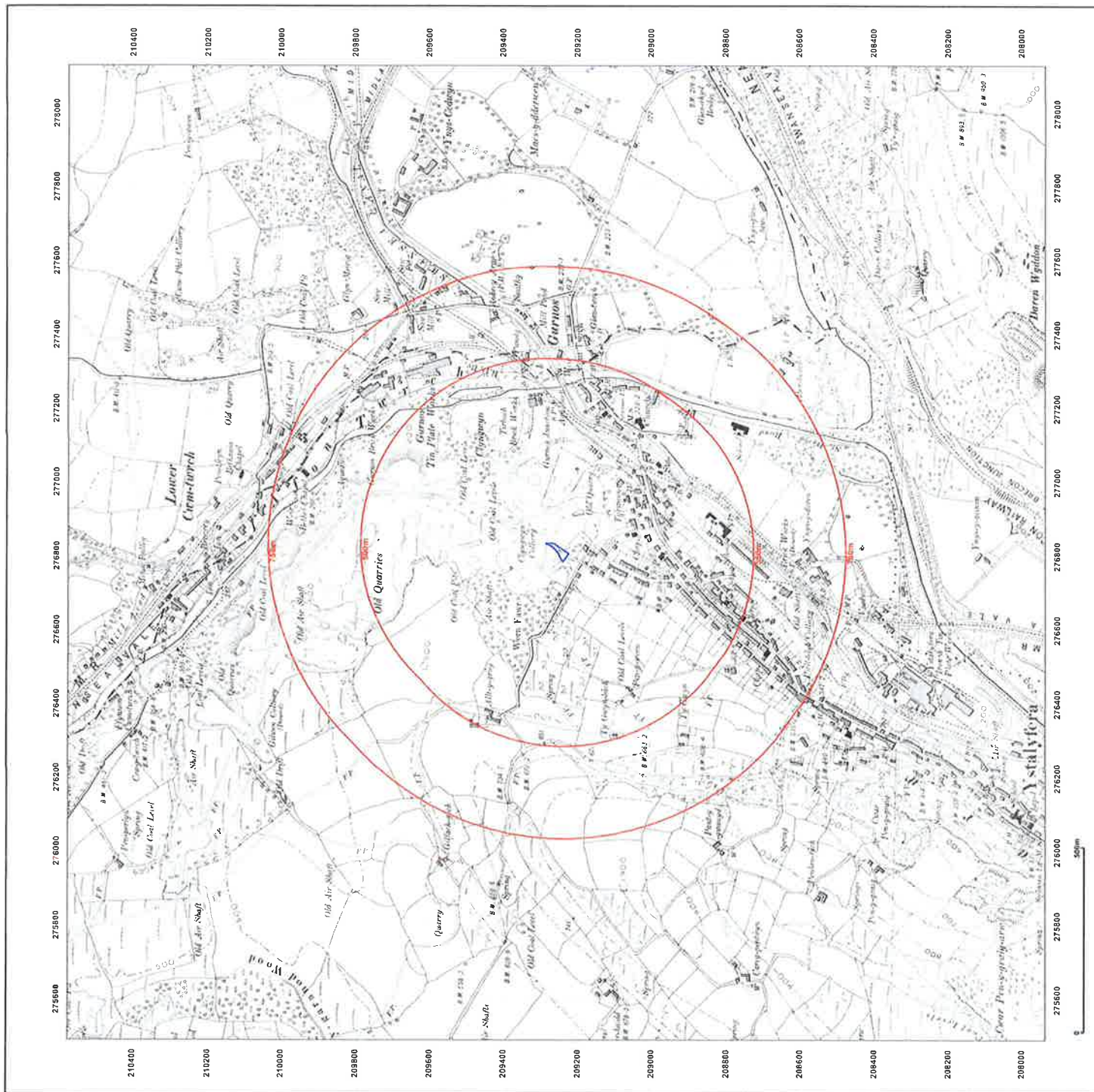


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Production date: 29 September 2016

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Site Details:
 ALLTYGRUG ROAD, SWANSEA,
 SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series
Map date: 1913-1914
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1876 Revised 1914 Edition N/A Copyright N/A Levelled N/A	Surveyed 1877 Revised 1913 Edition N/A Copyright N/A Levelled N/A
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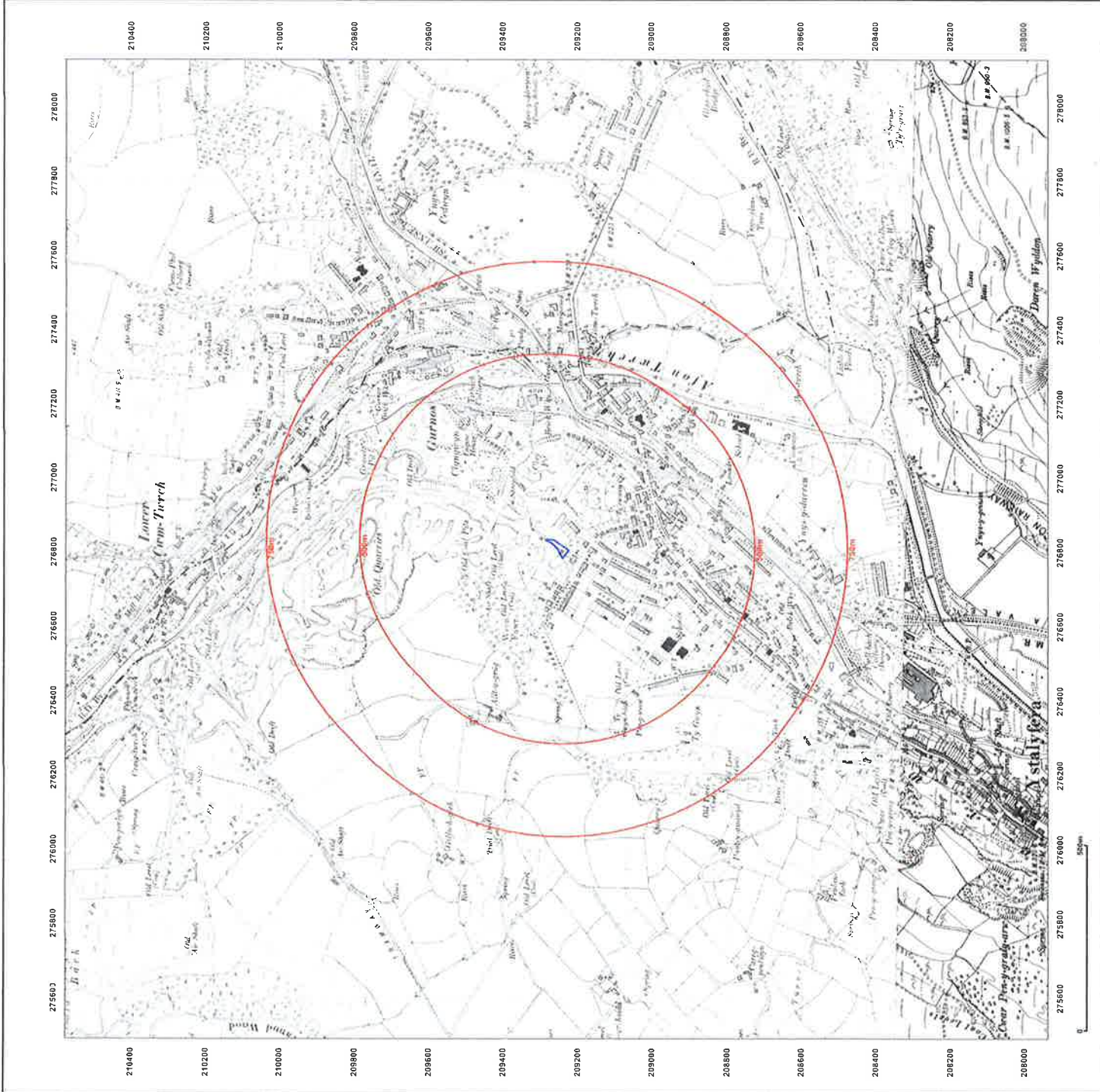
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Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series
Map date: 1948
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1876 Revised 1948 Edition N/A Copyright N/A Levelling N/A	Surveyed 1877 Revised 1948 Edition 1948 Copyright N/A Levelling N/A
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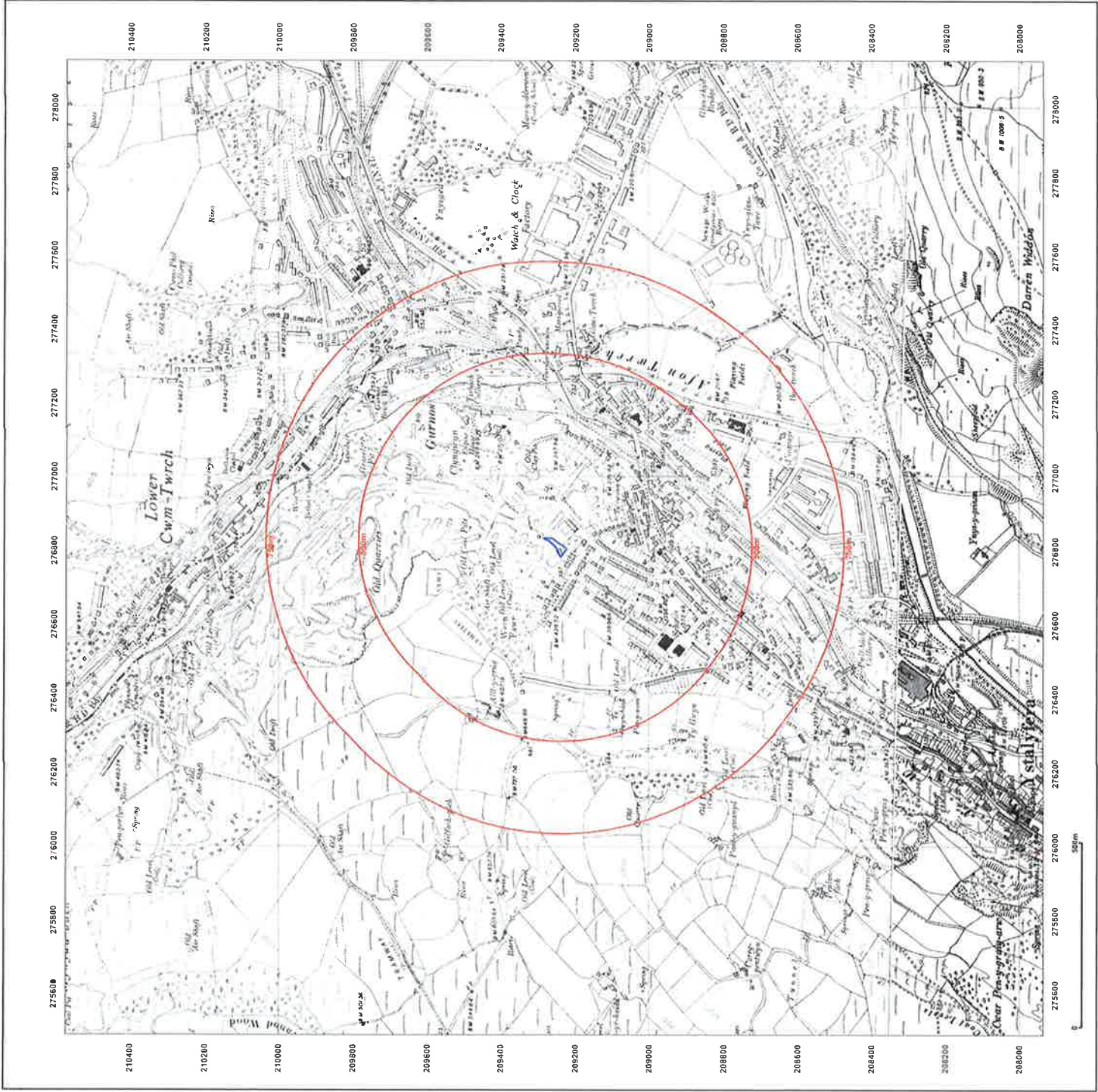
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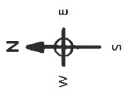


Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: County Series
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Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1876
Revised 1921
Edition 1921
Copyright N/A
Levelled N/A



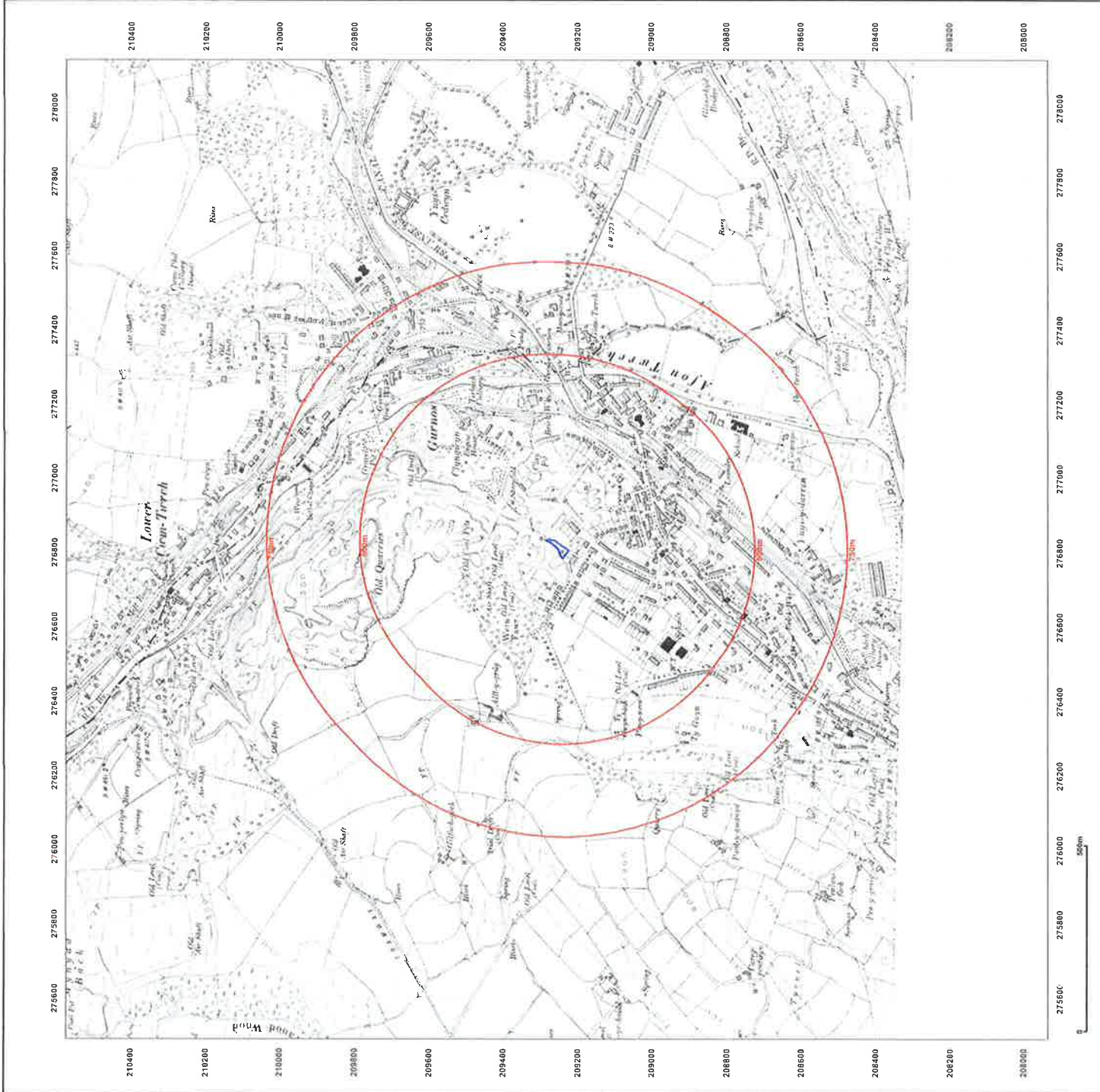
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Site Details:

ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: Provisional

Map date: 1965

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1965
Edition N/A
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Levelled N/A

Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A



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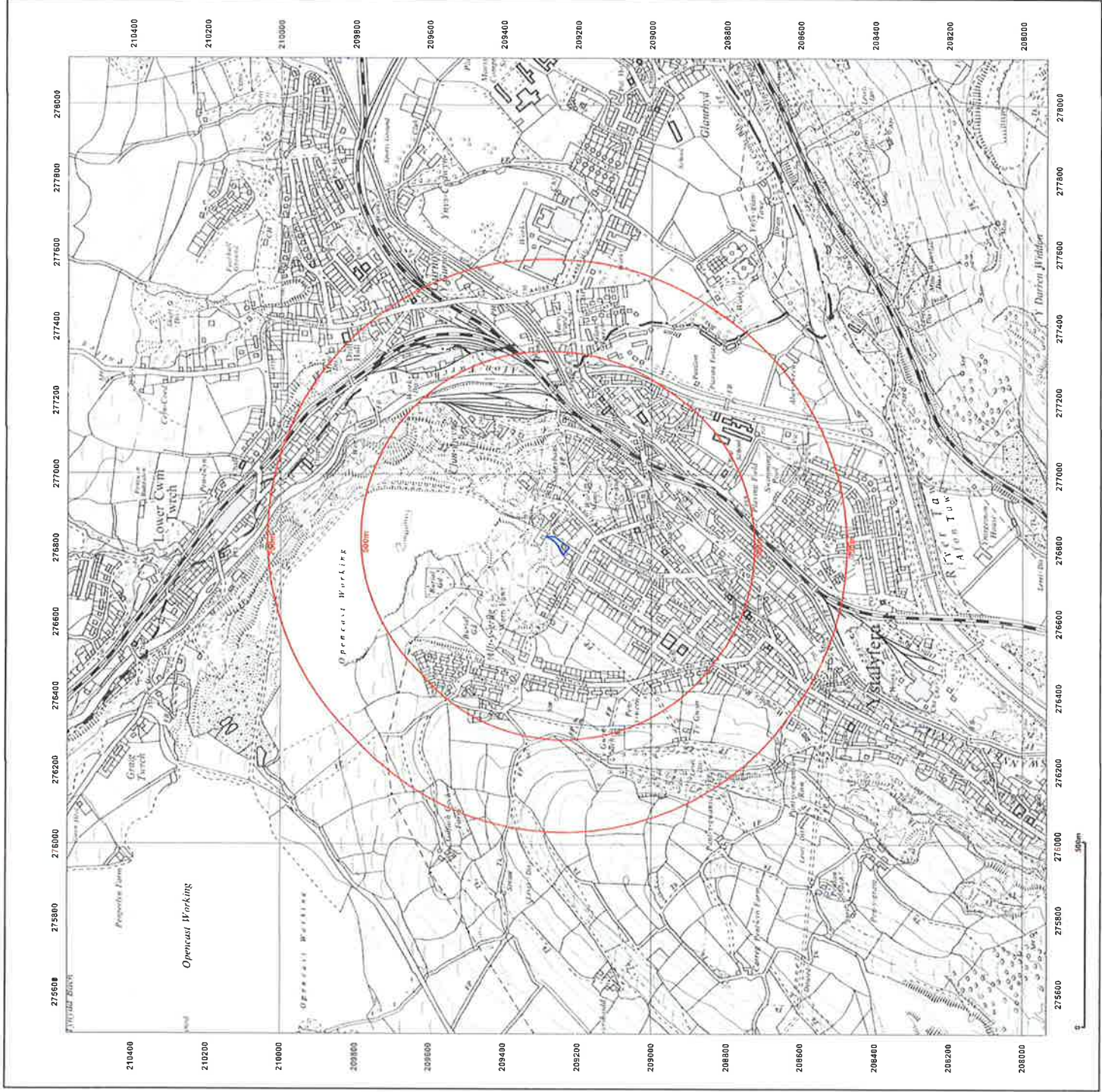


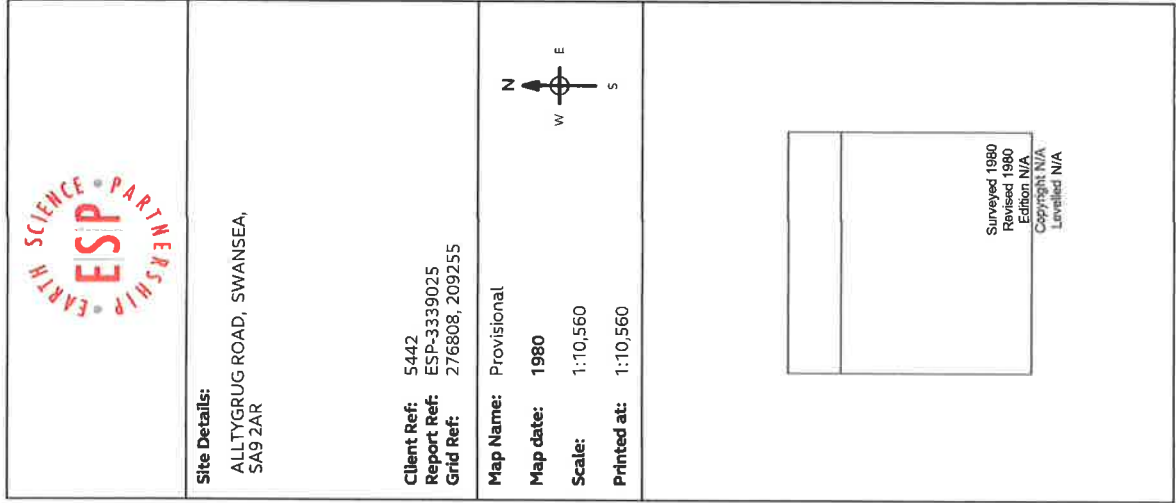
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ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Map Name: Provisional

Scale: 1:10,560

		Surveyed 1980 Revised 1980 Edition N/A
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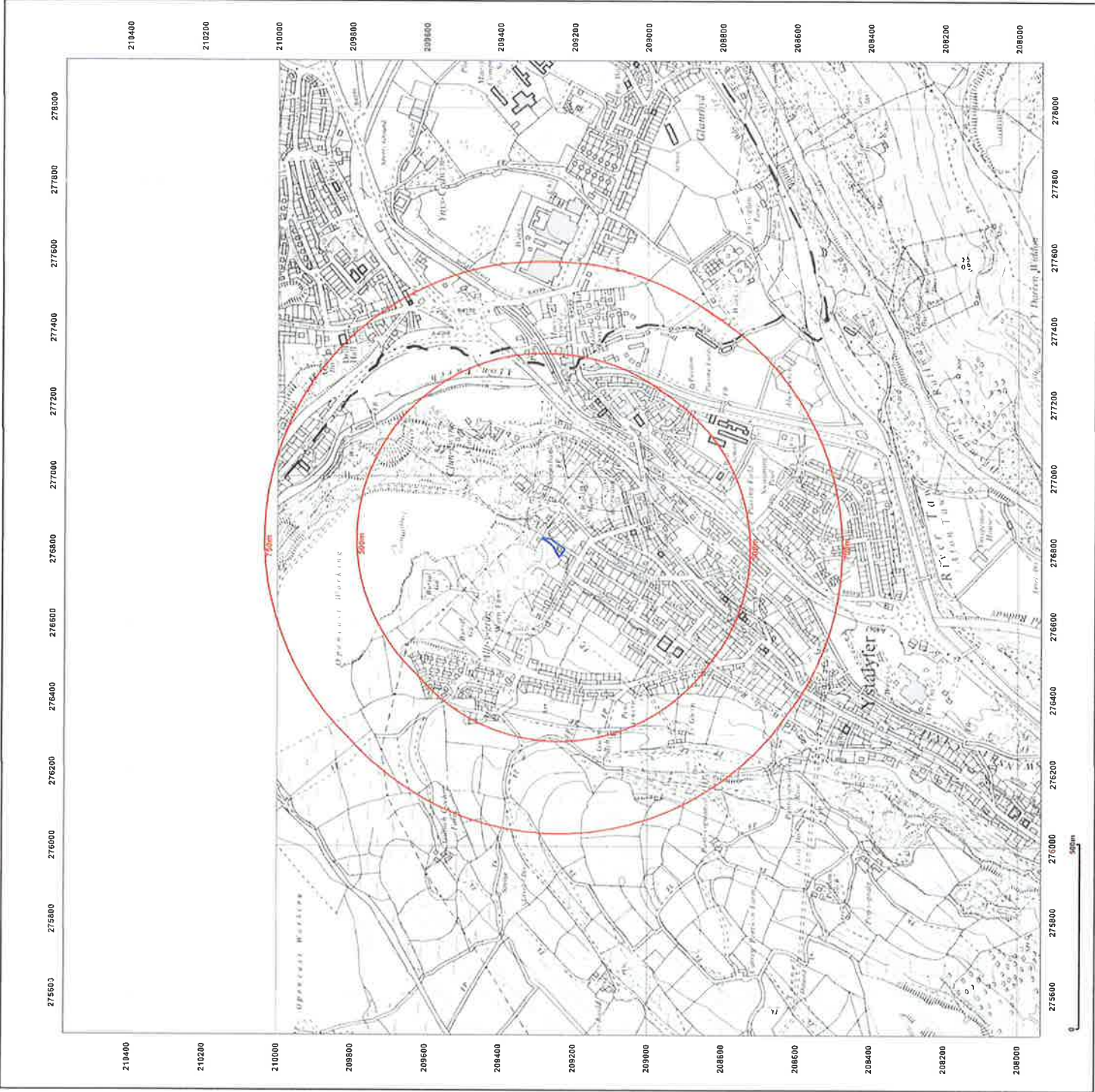


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SA9 2AR

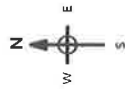
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Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: National Grid

Map date: 1983-1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1975
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A



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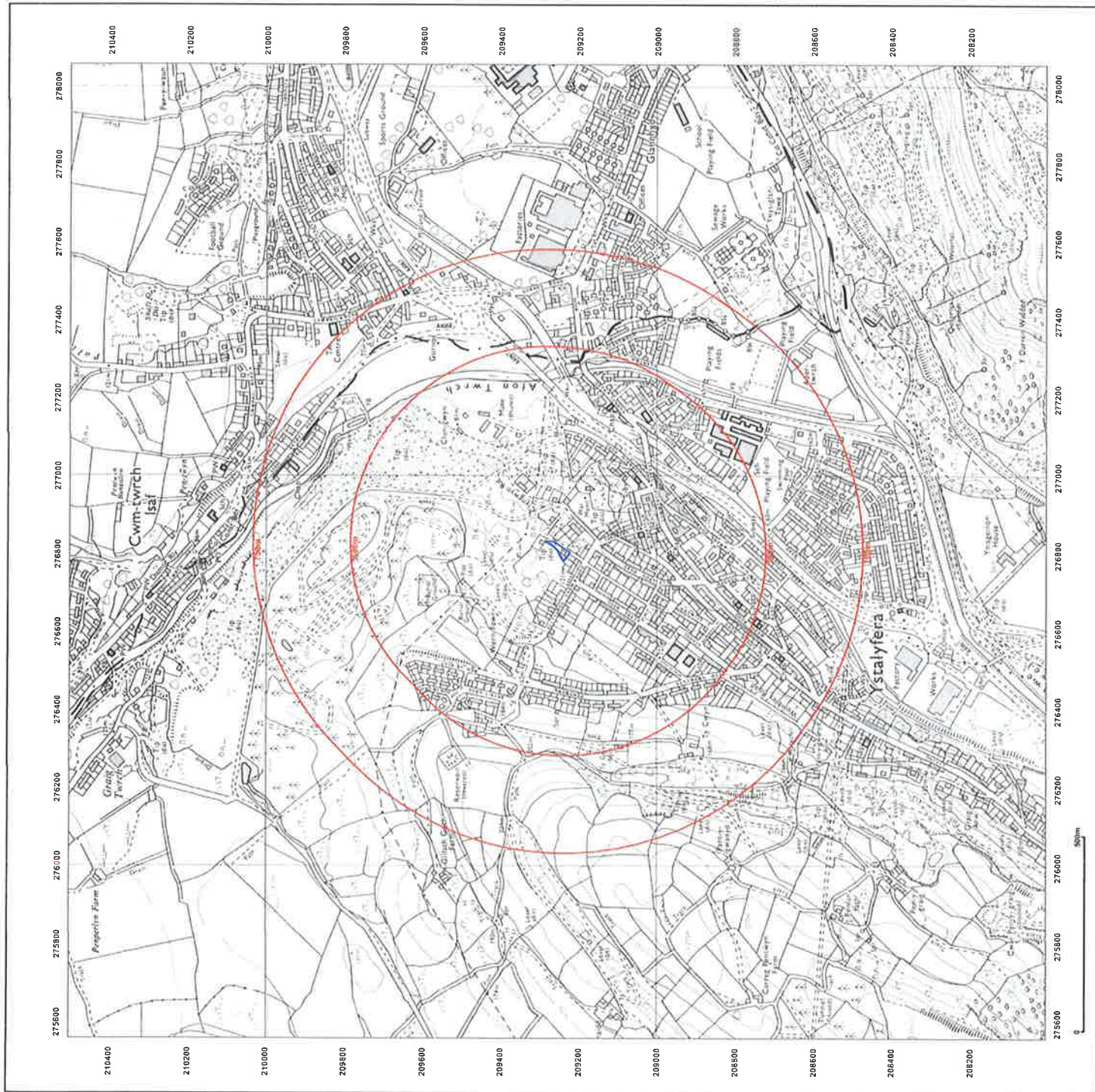


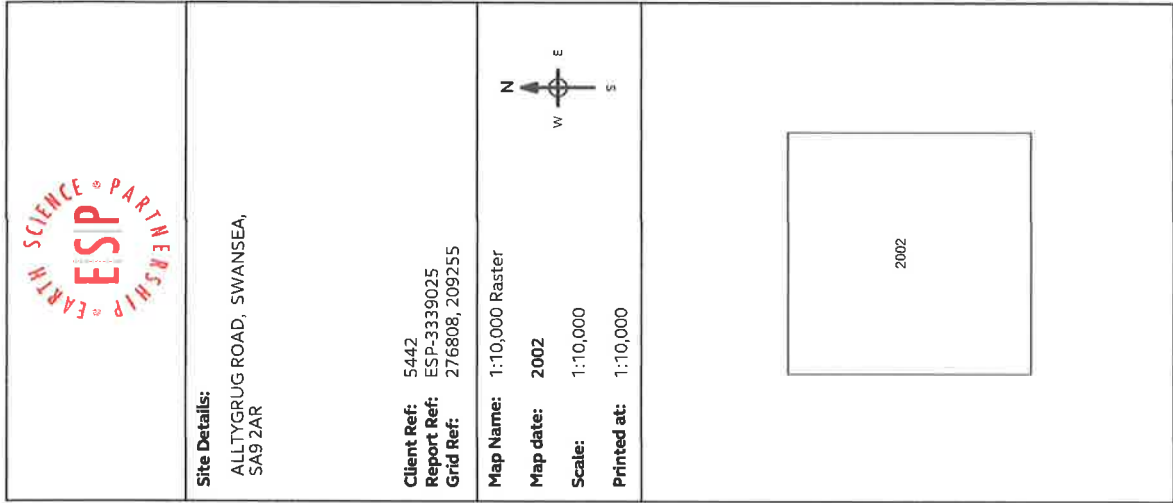
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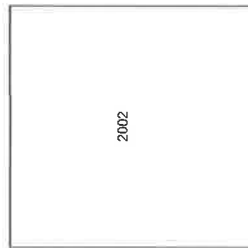
ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Map Name: 1:10,000 Raster

2002

1:10,000

1:10,000



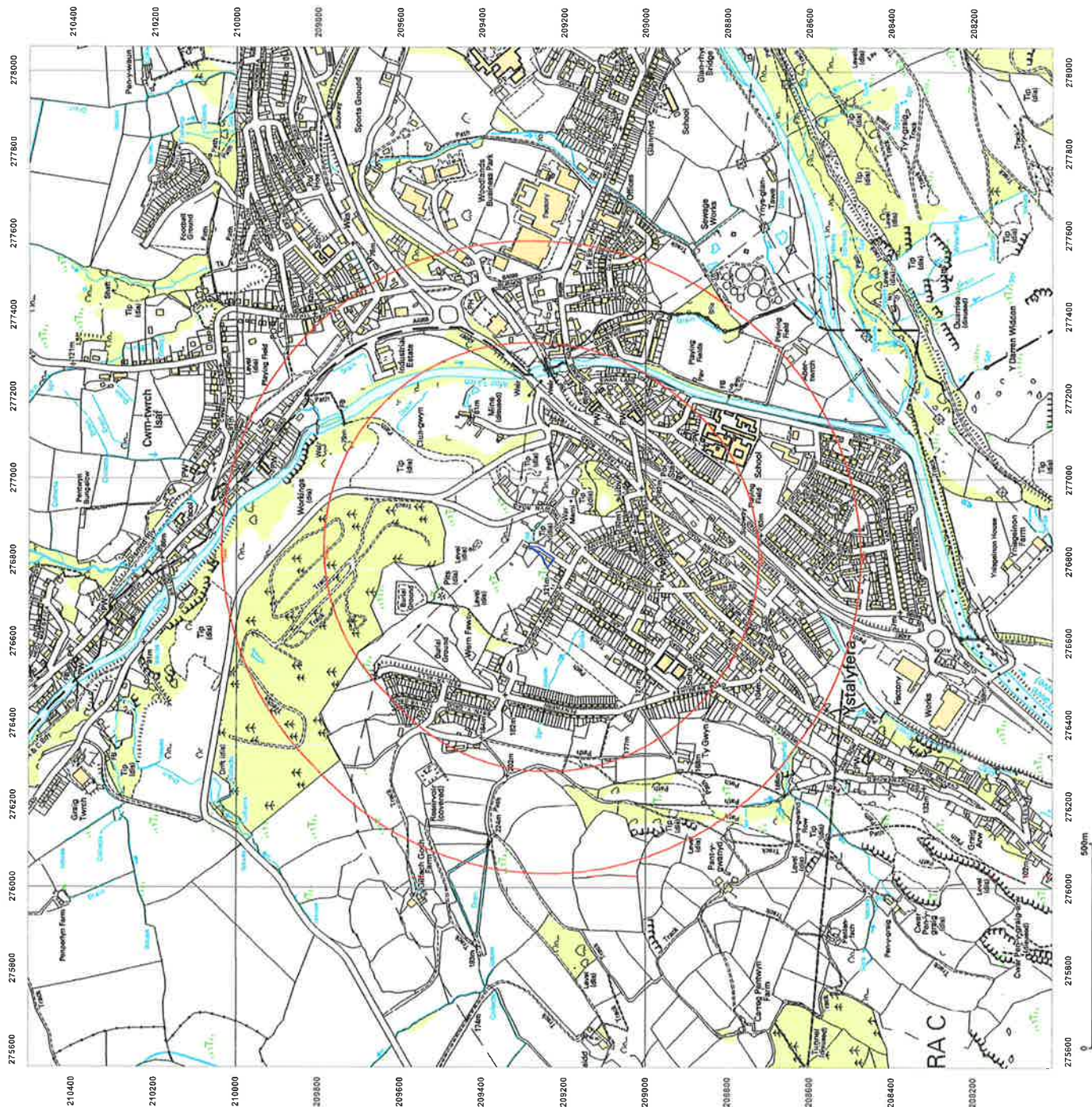
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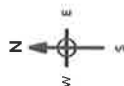




ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Client Ref: 5442
Report Ref: ESP-3339025
Grid Ref: 276808, 209255

Map Name: National Grid



Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000

2010



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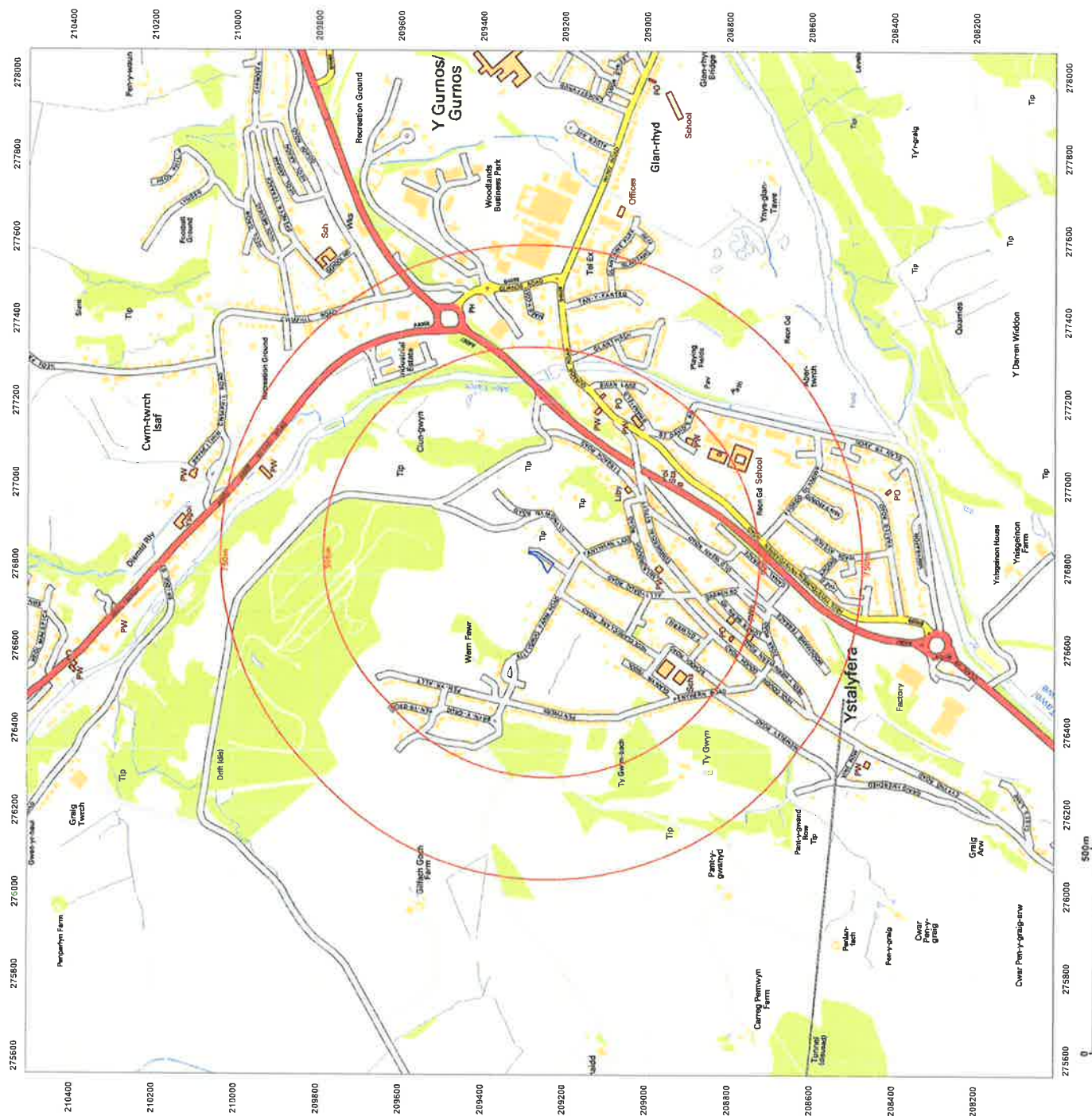


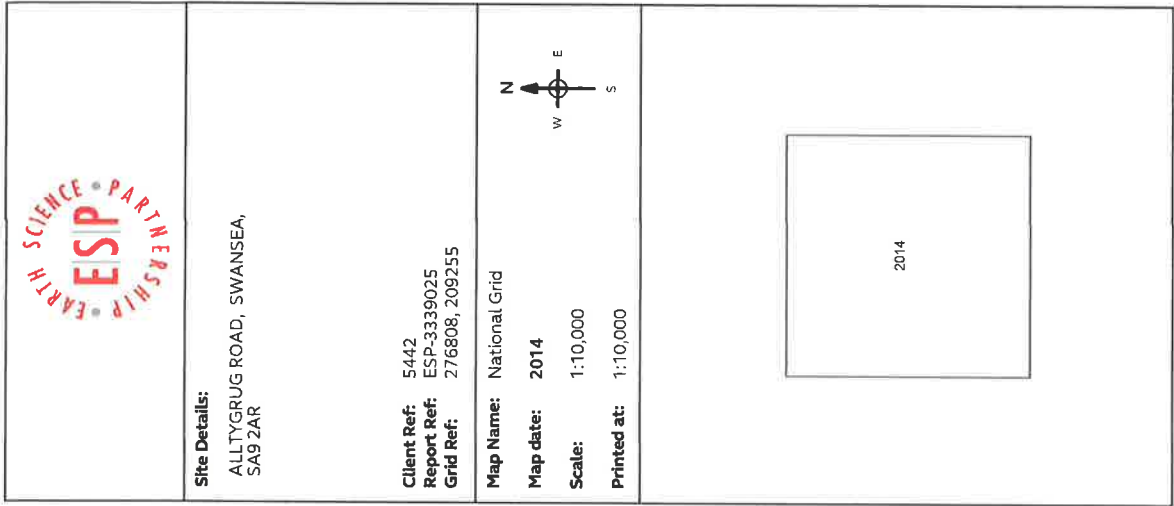
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ALLTYGRUG ROAD, SWANSEA,
SA9 2AR

Map Name: National Grid

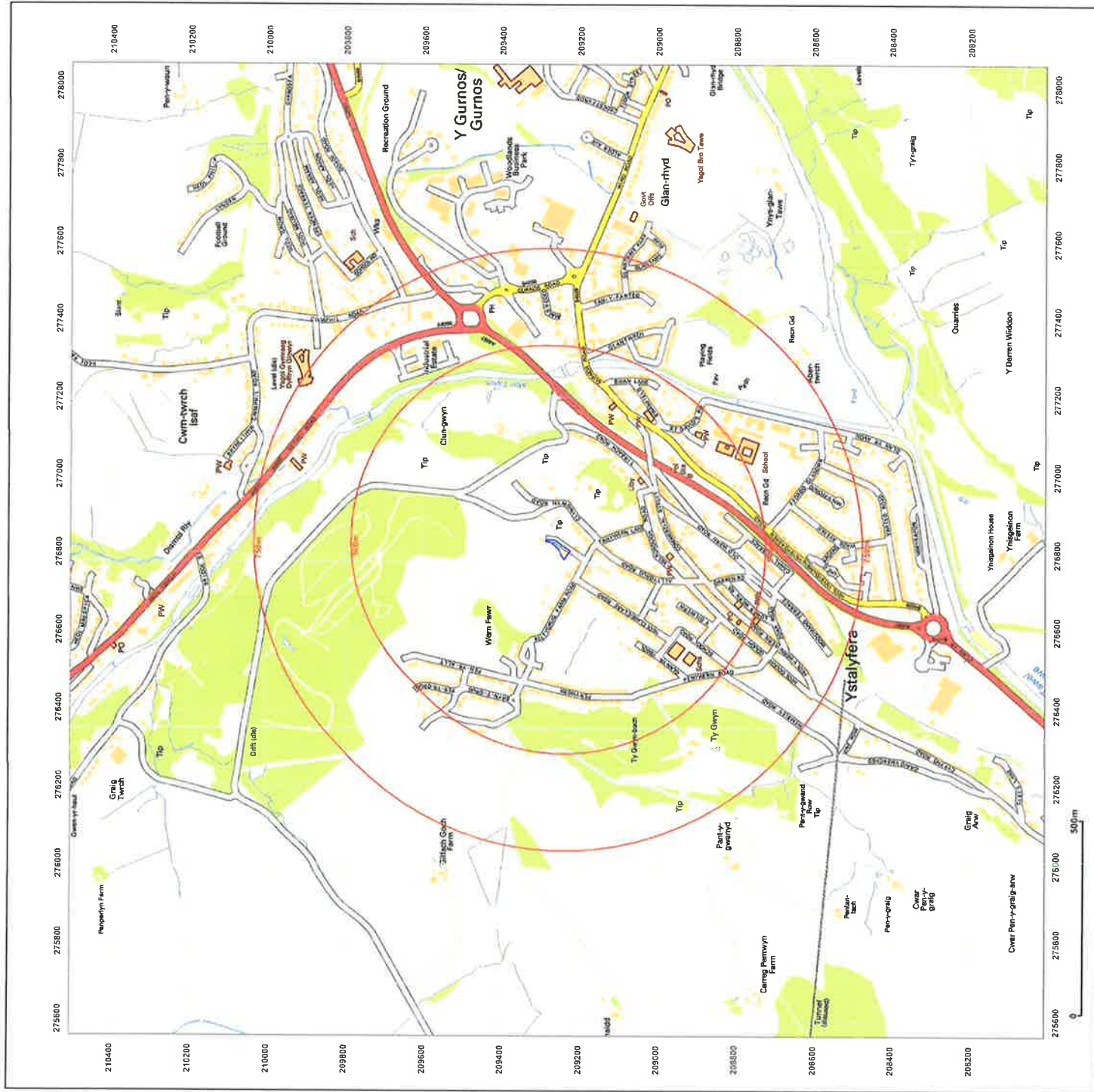
Scale: 1:10,000

2014

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Production date: 29 September 2016

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APPENDIX B

Coal Authority Mining Report



The Coal
Authority

Resolving the **impacts** of mining

CON29M Residential Mining Report

ALLTYGRUG ROAD
YSTALYFERA
NEATH PORT TALBOT
SA9 2AR

Date of enquiry:	29 September 2016
Date enquiry received:	29 September 2016
Issue date:	29 September 2016

Our reference:	51001263738001
Your reference:	6392b 5443



CON29M Residential Mining Report

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.

Client name

Earth Science Partnership

Enquiry address

ALLTYGRUG ROAD, YSTALYFERA, NEATH PORT
TALBOT, SA9 2AR

How to contact us

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

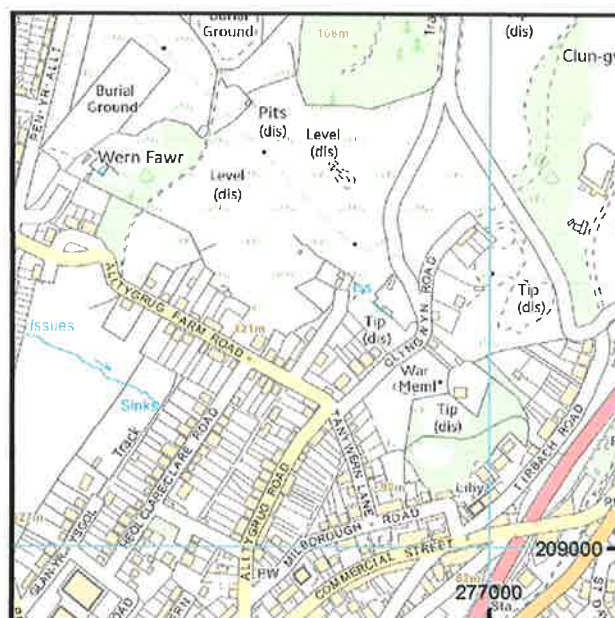
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

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 shallow to 170m depth, and last worked in 1940.

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 plans to grant a licence to remove coal using 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 known coal mine entries within, or within 20 metres of, the boundary of the property.

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, 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 Authority, under its Emergency Surface Hazard Call Out procedures.

12. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

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In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 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. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. 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 applicable at the time the report was produced.

If this Report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or interpretive reports.

Disclaimer

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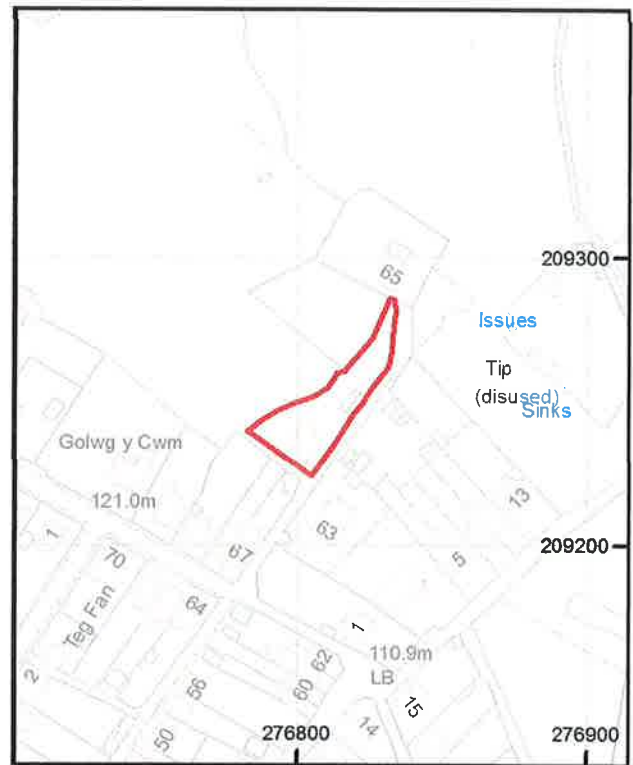
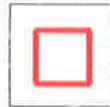
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

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 /thecoalauthority

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Key facts document

Policy Summary - Coal & Brine Search Report Insurance

This is a summary of the policy and does not contain the full terms and conditions of the cover which can be found in the policy document. It is important that you read the policy document carefully when you receive it.

Name of the Insurer

The insurer is Aviva Insurance Limited. Registered in Scotland No. 2116. Registered Office: Pitheavlis Perth PH2 0NH. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

The Coal Authority

The Coal Authority, a NDPB (non-departmental public body) sponsored by DECC (Department for Energy and Climate Change) 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG is responsible for producing the coal & brine search report, issuing the policy, collecting the premium and declaring the existence of the policy to Aviva Insurance Limited.

Type of Insurance and Cover

- a. The policy is evidenced by the policy that is attached to the coal & brine search report provided by The Coal Authority in respect of a search in form CON29M (2006).
- b. Where a coal & brine search report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a coal & brine search report, cover is provided for the benefit of the owner and their lender.
- c. The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent coal & brine search report which were not revealed by the original report to which the policy was attached.

Significant features or benefits under the policy and the term/duration of the policy

- a. Cover is provided for loss that you suffer up to an amount of £50,000.00.
- b. For the purposes of the policy loss includes:-
 - (i) any reduction in the market value of the property directly attributable to changes in the information revealed in the coal & brine search report compiled against the property; and
 - (ii) all other costs and expenses incurred which we have agreed, in writing, to cover.
- c. A single premium has been paid in respect of the cover provided under the policy; the policy remains in effect until you sell the property, or if you are the lender, the debt secured by the mortgage has been repaid.
- d. You cannot transfer the benefits of the policy to anyone else. However, if you die whilst you still have the benefit of the cover provided by the policy, the benefit will pass to your estate and beneficiaries.

Significant or unusual Exclusions or Conditions under the policy

- a. Full details can be found in the Cover and Exclusions sections of the policy.
- b. The policy does not cover your costs in relation to the loss of a transaction for the sale or purchase of the property.
- c. The property must be an existing (i.e. it must have been lived in) single residential house, flat or maisonette in the United Kingdom.
- d. The policy does not cover loss relating to structural or other physical damage caused to the property by subsidence, flooding or otherwise.
- e. The policy does not cover you for any loss in relation to any matter revealed in the coal & brine search report to which the policy is attached nor in relation to any matter that you were otherwise aware of on or before the policy was issued.

Cancellation Rights

You have the statutory right to cancel your policy within 14 days either from the day of purchase of the policy or the day on which you receive your policy, whichever is the later. If you wish to cancel and the insurance cover has not yet commenced, you will be entitled to a full refund of the premium paid.

How to claim

If you need to make a claim please write to Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting your policy number. Telephone 0800 158 2236. Please enclose your policy and the coal & brine search report attached to it together with the subsequent coal & brine search report giving rise to the claim.

Telephone Call Recording

For your and our joint protection telephone calls may be recorded and/or monitored.

If You Have a Complaint

We hope that you will be very happy with the service that we provide. However, if for any reason you are unhappy with it, we would like to hear from you. In the first instance, please contact The Legal Indemnity Manager. You can write to Aviva Legal Indemnities at, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, or telephone 0800 158 2236, whichever suits you. We are covered by the Financial Ombudsman Service. If you have complained to us and we have been unable to resolve your complaint, you may refer it to this independent body. Following the complaints procedure does not affect your right to take legal action. The full complaints procedure is set out in the policy.

Financial Services Compensation Scheme

We are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from this scheme if we cannot meet our obligations, depending on the type of insurance and the circumstances of your claim.

Further information about the scheme is available from the FSCS website www.fscs.org.uk, or write to Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St. Botolph Street, London, EC3A 7QU.



Coal & Brine Search Report Insurance Policy

Property: ALLTYGRUG ROAD, YSTALYFERA, NEATH PORT TALBOT, SA9 2AR

Policy number: 24095638

Report reference number: 51001263738001

Dated: 29 September 2016

We welcome you as a Policyholder of Aviva, a worldwide organisation offering you a local insurance service for your personal and business requirements.

This Policy is your evidence of insurance and may be required in the event of a claim.

Definitions

You/Your means the person insured by this Policy. You may be

- i. The person who asked for the Coal & Brine Search Report in connection with your purchase of the Property (and your mortgagee)
- ii. The person who purchased the Property (and your mortgagee) if the person selling the Property has asked for a Coal & Brine Search Report for the benefit of the purchaser as part of a seller's pack or if the Property has been purchased by way of auction
- iii. The owner of the Property (and your mortgagee) if you are re-mortgaging the Property or the owner of the Property who has chosen to obtain a Coal & Brine Search Report.

We/Us/Our means the insurer, Aviva Insurance Limited. Registered in Scotland No. 2116.

Registered Office: Pitheavlis Perth PH2 0NH. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

TCA means The Coal Authority a NDPB (non-departmental public body) sponsored by DECC (Department for Energy and Climate Change) 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG. TCA is responsible for producing the Coal & Brine Search Report, issuing this Policy, collecting the Premium and declaring the existence of this Policy to us.

Coal & Brine Search Report means the attached Coal & Brine Search Report that TCA has prepared for the Property following a Coal Mining & Brine Subsidence Search providing information compiled from

- i. TCA's records in relation to past, present and future underground and opencast coal-mining activity, shafts and adits (vertical and horizontal entries to mines), coal-mining geology, coal-mining related hazards, coal-mining subsidence and mine gas and
- ii. The records of the Cheshire Brine Subsidence Compensation Board in relation to Cheshire Brine.

Effective Date means the date of the Coal & Brine Search Report attached to this Policy.

Limit of Cover means an amount of £50,000.

Market Value means the value determined by a Surveyor appointed following agreement by you and us (or appointed by an arbitrator in the absence of such agreement).

Period of Insurance means the period from the Effective Date until

- i. You sell the Property or
- ii. The debt secured by the mortgage is repaid if you are a mortgagee.

Premium means the total amount of £0.95p paid in consideration of the cover provided by this Policy which includes Insurance Premium Tax at the appropriate rate.

Property means the property the address of which appears at the top of this Policy and in respect of which TCA has provided the attached Coal & Brine Search Report.

Surveyor means a person approved by us who has one or more of the following qualifications: FRICS or MRICS.

Cover

Subject to the terms and conditions of this policy and provided TCA has collected the Premium we will cover you up to the Limit of Cover for all claims made during the Period of Insurance in respect of

1. The loss in Market Value of the Property directly attributable to any changes in the information revealed in a subsequent coal & brine search report which was not revealed in the Coal & Brine Search Report attached to this Policy which was carried out on the Effective Date, such loss in Market Value to be calculated at the date of the subsequent coal & brine search report, and
2. All other costs and expenses which we have agreed in writing to cover.

Exclusions

1. We will not pay more than the Limit of Cover in total for any loss in Market Value of the Property and costs and expenses covered by this Policy. You cannot claim the benefit of more than one policy provided by us in this form in relation to the Property.

2. We will not be responsible for any loss you might suffer:
 - i. if at the date of the claim you are not the legal or beneficial owner of the Property
 - ii. if the Property is not a single private home in the United Kingdom which is used only for residential purposes
 - iii. in relation to loss of a transaction for the sale or for the purchase of the Property nor for any costs incurred by you in relation to the loss of such transaction
 - iv. in respect of structural or other physical damage caused to the Property by subsidence flooding or otherwise
 - v. as a result of any change in information in response to questions 3(a) 3(b) 8(a) or 8(b) of a Coal Mining & Brine Subsidence Search (form CON29M (2006)).
3. We will not be responsible for any loss which happens as a result of
 - i. an entry on any subsequent coal & brine search report after the Effective Date if this entry also appears on the attached Coal & Brine Search Report
 - ii. any problem revealed by the first coal & brine search report after the Effective Date if you or your legal representative knew about the problem on or before the Effective Date
 - iii. any change to the Coal Mining & Brine Subsidence Search (form CON29M (2006)) made after the Effective Date which affects our responsibility under this Policy if we would not have been responsible for the loss before such change
 - iv. any change in the interpretation of data upon which the Coal & Brine Search Report was produced provided such data remains unchanged.
4. We will not be responsible for any loss for which TCA or the Cheshire Brine Subsidence Compensation Board may be required to pay by law.

Conditions

1. You cannot transfer the benefit of this Policy to anyone else. If you die during the Period of Insurance the benefit of the Policy will pass to your estate and beneficiaries.
2. If you receive information about any claim, loss or incident for which we may be responsible under this Policy you must contact us as soon as possible as set out below in the section; How to claim.
3. If there is any claim under this Policy which is also covered by any other insurance we will pay no more than our rateable proportion of the loss and any costs and expenses connected with it.
4. You agree to do and permit to be done all things that we consider necessary to minimise loss under the Policy. We will be responsible for any expense incurred in complying with this Condition.
5. You must not make any offer promise or payment or incur any costs or expenses unless we have agreed in writing to cover such costs and expenses.
6. If there is a claim under this Policy we have the right to instruct a Surveyor to assess the Market Value of the Property.

7. Where we have accepted a claim and there is disagreement over the amount to be paid the dispute can be referred to an agreed arbitrator (or in the absence of an agreement an arbitrator appointed by the President of the Chartered Institute of Arbitrators) in accordance with the law at the time.

Cancellation Rights (Statutory Cooling Off Period)

You have the right to cancel your policy within 14 days from the day of purchase of the policy or the day on which you receive your policy, whichever is the later. If you wish to cancel and the insurance cover has not yet commenced, you will be entitled to a full refund of the premium paid.

Customers with Disabilities

This policy and other associated documentation are also available in large print, audio and Braille. If you require any of these formats, in the first instance, please contact Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting your policy number. Telephone 0800 158 2236.

Data Protection Act - Information Uses

For the purposes of the Data Protection Act 1998, the Data Controllers in relation to any personal data you supply are Aviva Insurance Limited and The Coal Authority.

Insurance Administration

Your information may be used for the purposes of insurance administration by the insurer, its associated companies and agents by reinsurers and TCA. It may be disclosed to regulatory bodies for the purposes of monitoring and/or enforcing the insurer's compliance with any regulatory rules/codes. Your information may also be used for research and statistical purposes and crime prevention. It may be transferred to any country, including countries outside the European Economic Area for any of these purposes and for systems administration. Where this happens, we will ensure that anyone to whom we pass your information agrees to treat your information with the same level of protection as if we were dealing with it.

If you give us information about another person, in doing so you confirm that they have given you permission to provide it to us and for us to be able to process their personal data (including any sensitive personal data) and also that you have told them who we are and what we will use their data for, as set out in this notice.

In the case of personal data, with limited exceptions, and on payment of the appropriate fee, you have the right to access and if necessary rectify information held about you.

Information may also be shared with other insurers either directly or via those acting for the insurer (such as loss adjusters or investigators).

Fraud Prevention and Detection

In order to prevent and detect fraud we may at any time:

- Share information about you with other organisations and public bodies including the Police;
- Undertake credit searches and additional fraud searches;
- Check and/or file your details with fraud prevention agencies and databases, and if you give us false or inaccurate information and we suspect fraud, we will record this.

We can supply on request further details of the databases we access or contribute to.

We and other organisations may also search these agencies and databases to:

- Help make decisions about the provision and administration of insurance, credit and related services for you and members of your household;
- Trace debtors or beneficiaries, recover debt, prevent fraud and to manage your accounts or insurance policies;
- Check your identity to prevent money laundering, unless you furnish us with other satisfactory proof of identity.

Use of Language

Unless otherwise agreed, the contractual terms and conditions and other information relating to this contract will be in English.

How to claim

If you need to make a claim please write to Aviva Legal Indemnities, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, quoting your policy number. Telephone 0800 158 2236. Please enclose your policy and the Coal & Brine Search Report attached to it together with the subsequent coal & brine search report giving rise to the claim.

Please be aware of the Conditions of this Policy.

Telephone Call Recording

For your and our joint protection telephone calls may be recorded and/or monitored.

Choice of Law

The law of England and Wales will apply to this contract unless at the date of the contract you are a resident of Scotland or Northern Ireland in which case the law of that country will apply.

Our Promise of Service

Our goal is to give excellent service to all our customers but we recognise that things do go wrong occasionally.

We take all complaints we receive seriously and aim to resolve all our customers' problems promptly. To ensure that we provide the kind of service you expect we welcome your feedback. We will record and analyse your comments to make sure we continually improve the service we offer.

What will happen if you complain?

- We will acknowledge your complaint promptly.
- We aim to resolve all complaints as quickly as possible.

Most of our customers' concerns can be resolved quickly but occasionally more detailed enquiries are needed. If this is likely, we will contact you with an update within 10 working days of receipt and give you an expected date of response.

What to do if you are unhappy

If you are unhappy with any aspect of the handling of your insurance we would encourage you, in the first instance, to seek resolution by contacting The Legal Indemnity Manager. You can write to Aviva Legal Indemnities at, PO Box 6, 14 Surrey Street, Norwich, NR1 3NS, or telephone 0800 158 2236, whichever suits you, and ask your contact to review the problem.

If you are unhappy with the outcome of your complaint you may refer the matter to the Financial Ombudsman Service at: The Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR. Telephone: 0800 023 4567 (free from landlines) or 0300 123 9123. Or simply log on to their website at www.financial-ombudsman.org.uk.

Whilst we are bound by the decision of the Financial Ombudsman Service, you are not. Following the complaints procedure does not affect your right to take legal action.

Financial Services Compensation Scheme

We are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from this scheme if we cannot meet our obligations, depending on the type of insurance and the circumstances of your claim.

Further information about the scheme is available from the FSCS website www.fscs.org.uk, or write to Financial Services Compensation Scheme, 10th Floor, Beaufort House, 15 St. Botolph Street, London, EC3A 7QU.

GENERAL NOTES

1. Earth Science Partnership (ESP) believes that providing information about limitations is essential to help clients identify and therefore manage their risks. These risks can be mitigated through further investigation or research, but they cannot be eliminated. This report may not be used for any purpose other than that for which it was commissioned.
2. This report includes available factual data for the site as obtained only from the sources described in the text. The data are related to the site on the basis of the site location and boundary information provided by the client. The findings and opinions conveyed in this assessment are based on the information obtained from a variety of sources as detailed in the report, which ESP believe are reliable. Nevertheless, ESP cannot and does not guarantee the authenticity or reliability of the information it has relied on. It is possible that the assessment failed to indicate the existence of further sources of information on the site. Assuming such sources do exist, their information could not have been considered in the formulation of the opinions and findings in this report. It should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.
3. In preparing this report it has been assumed that all past and present occupants of the site have provided all relevant and other information, especially relating to known or potential hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.
4. Reports are normally prepared and written in the context of a stated purpose, and should not, therefore be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to the report in whole or in part after its submission.
5. The opinions presented in this report are based on the findings derived from a site inspection, investigations and a review of historical and other records. The report details any indicators that may suggest that hazardous substances exist at the site at levels likely to warrant mitigation. Not finding such indicators does not mean that hazardous substances do not exist at the site. The most recent site inspection was undertaken as detailed within the report. Circumstances on sites are subject to change and certain indicators of the presence of hazardous substances that may have been latent at the time of this inspection may subsequently have become observable.
6. The work carried out for the assessment can only investigate a small portion of the subsurface conditions. Certain indicators or evidence of hazardous substances may have been outside the limited portion of the subsurface investigated, latent at the time of the work or only partially intercepted by the works, and thus their full significance could not be appreciated. In this regard, groundwater levels are particularly susceptible to variation and it should be noted that groundwater levels are subject to diurnal, seasonal, and climatic changes and are solely dependent on the time the ground investigation was carried out and the weather before and during the investigation.
7. Accordingly, it is possible that the assessment failed to indicate the presence or significance of hazardous substances. Assuming such substances exist, their presence could not have been considered in the formulation of the report's findings and opinions. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the site. Where differing ground conditions or suspect materials are encountered during future site works, additional specialist advice should be sought to assess whether the new information will materially affect the recommendations currently provided herein and whether further consideration is required. Any limiting factors should be assessed by an appropriately qualified specialist.
8. The assessment was prepared for the sole internal use and reliance of the Client. The report shall not be relied upon by or transferred to other parties without the express written authorisation of the Earth Science Partnership. If an unauthorised party comes into possession of the report, they rely on it at their peril and the authors owe them no duty of care and skill.
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