

APPENDIX V – GROUNDSURE® REPORTS

- Groundsure® GeoInsight®
- Groundsure® EnviroInsight®



Groundsure Geoinsight

Address:

LAND ADJACENT HUNTS BAKERY, NEATH ABBEY BUSINESS PARK,
NEATH, SA10 7DR

Date:

6 May 2015

Reference:

HMD-213-2060608

Client:

Quantum Geotechnical Ltd

NW

N

NE



W

E

SW

S

SE

Aerial Photograph Capture date: 12-Oct-2009

Grid Reference: 273349,197233

Site Size: 0.19ha

Contents Page

Overview of Findings.....	5
1 Geology.....	8
1.1 Artificial Ground Map.....	8
1 Geology.....	9
1.1 Artificial Ground.....	9
1.1.1 Artificial/ Made Ground.....	9
1.1.2 Permeability of Artificial Ground.....	9
1.2 Superficial Deposits and Landslips Map.....	10
1.2 Superficial Deposits and Landslips.....	11
1.2.1 Superficial Deposits/ Drift Geology.....	11
1.2.2 Permeability of Superficial Ground.....	11
1.2.3 Landslip.....	11
1.2.4 Landslip Permeability.....	12
1.3 Bedrock and Faults Map.....	13
1.3 Bedrock, Solid Geology & Faults.....	14
1.3.1 Bedrock/ Solid Geology.....	14
1.3.2 Permeability of Bedrock Ground.....	14
1.3.3 Faults.....	14
1.4 Radon Data.....	16
1.4.1 Radon Affected Areas.....	16
1.4.2 Radon Protection.....	16
2 Ground Workings Map.....	17
2 Ground Workings.....	18
2.1 Historical Surface Ground Working Features derived from Historical Mapping.....	18
2.2 Historical Underground Working Features derived from Historical Mapping.....	21
2.3 Current Ground Workings.....	22
3 Mining, Extraction & Natural Cavities Map.....	24
3 Mining, Extraction & Natural Cavities.....	25
3.1 Historical Mining.....	25
3.2 Coal Mining.....	26
3.3 Johnson Poole and Bloomer.....	26
3.4 Non-Coal Mining.....	26
3.5 Non-Coal Mining Cavities.....	26
3.6 Natural Cavities.....	27
3.7 Brine Extraction.....	27
3.8 Gypsum Extraction.....	27
3.9 Tin Mining.....	27
3.10 Clay Mining.....	27
4 Natural Ground Subsidence.....	28
4.1 Shrink-Swell Clay Map.....	28
4.2 Landslides Map.....	29
4.3 Ground Dissolution Soluble Rocks Map.....	30
4.4 Compressible Deposits Map.....	31
4.5 Collapsible Deposits Map.....	32
4.6 Running Sand Map.....	33
4 Natural Ground Subsidence.....	34
4.1 Shrink-Swell Clays.....	34
4.2 Landslides.....	34
4.3 Ground Dissolution of Soluble Rocks.....	34

4.4 Compressible Deposits.....	35
4.5 Collapsible Deposits.....	35
4.6 Running Sands.....	35
5 Borehole Records Map.....	36
5 Borehole Records.....	37
6 Estimated Background Soil Chemistry.....	38
7 Railways and Tunnels Map.....	39
7 Railways and Tunnels.....	40
7.1 Tunnels	40
7.2 Historical Railway and Tunnel Features	40
7.3 Historical Railways.....	42
7.4 Active Railways.....	42
7.5 Railway Projects.....	42

Overview of Findings

The Groundsure Geosight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	Yes
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	11	13	53	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	2	0	0	4	16
2.3 Current Ground Workings	0	0	0	1	12

Section 3:Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	2	0	0	3	14
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0
Section 4:Natural Ground Subsidence	On-site				
4.1 Shrink Swell Clay	Very Low				
4.2 Landslides	Very Low				
4.3 Ground Dissolution of Soluble Rocks	Negligible				
4.4 Compressible Deposits	Very Low				
4.5 Collapsible Deposits	Very Low				
4.6 Running Sand	Very Low				
Section 5:Borehole Records	On-site	0-50m	51-250		
5 BGS Recorded Boreholes	0	2	5		
Section 6:Estimated Background Soil Chemistry	On-site	0-50m	51-250		
6 Records of Background Soil Chemistry	2	0	15		
Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500	
7.1 Tunnels	0	0	0	Not Searched	
7.2 Historical Railway and Tunnel Features	0	11	19	Not Searched	
7.3 Historical Railways	0	0	0	Not Searched	
7.4 Active Railways	0	0	1	Not Searched	

Section 7: Railways and Tunnels

On-site

0-50m

51-250

251-500

7.5 Railway Projects

0

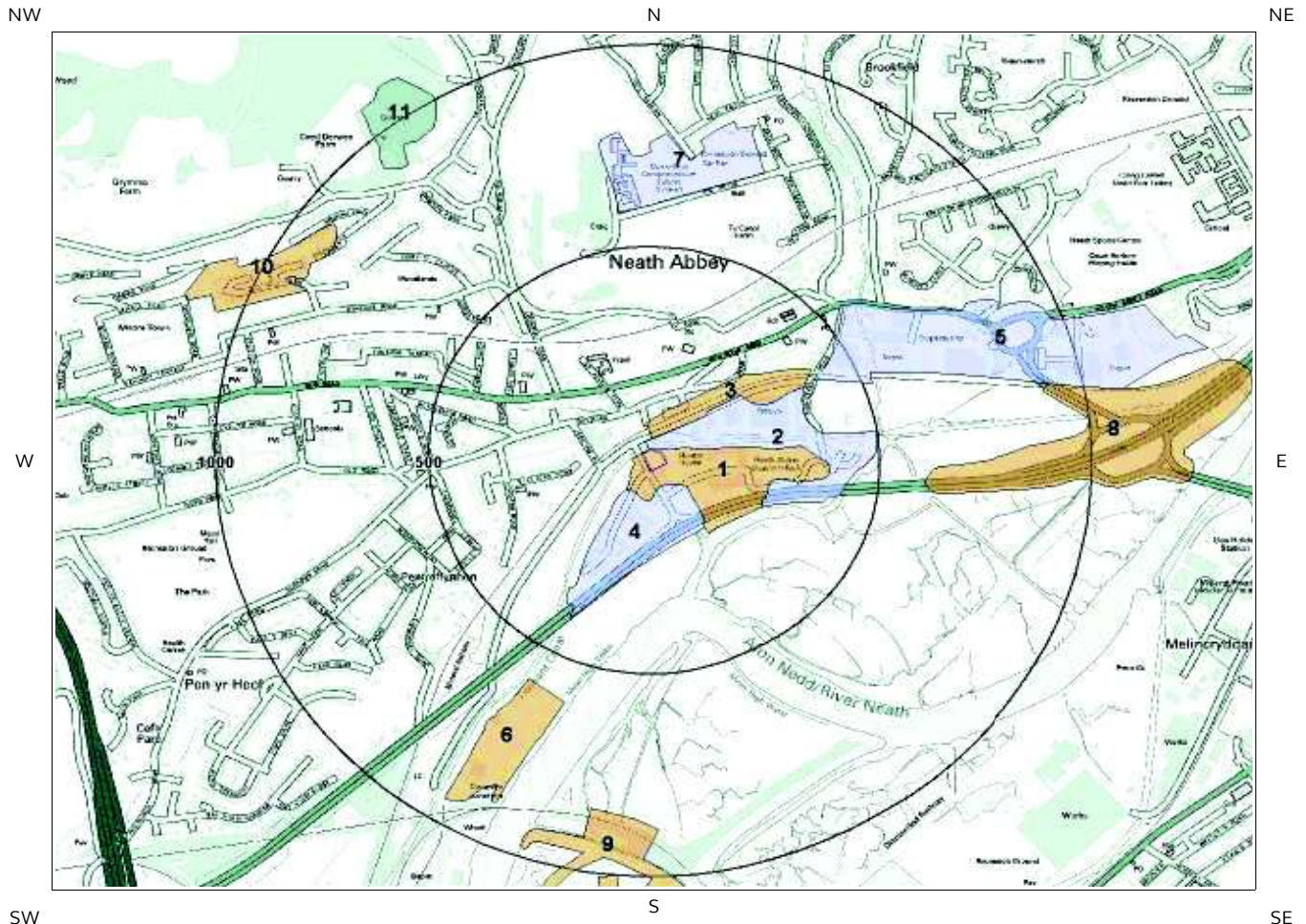
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1 Geology

1.1 Artificial Ground Map



Artificial Ground Legend



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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:247

Are there any records of Artificial/Made Ground within 500m of the study site boundary? Yes

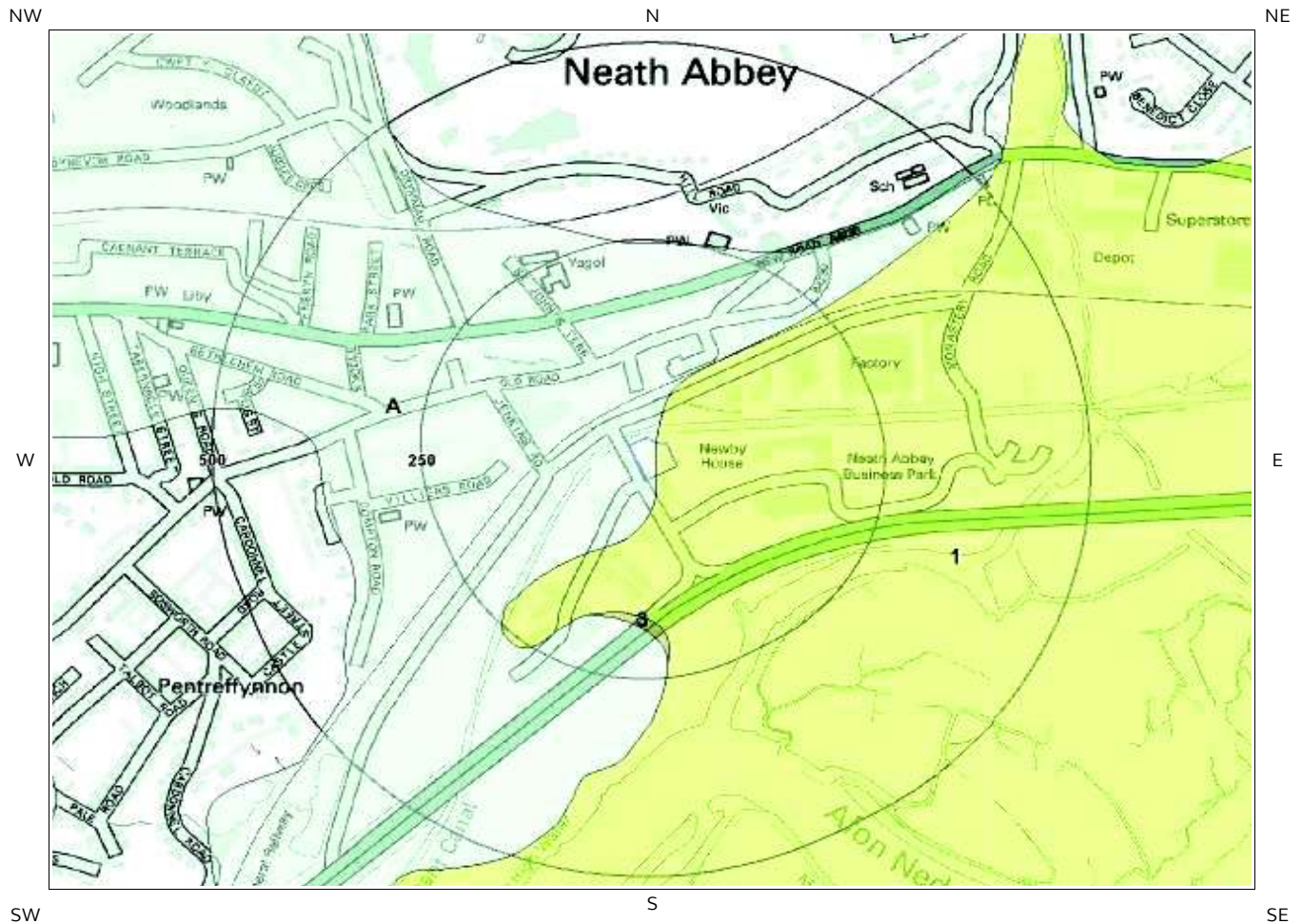
ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	0.0	On Site	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
3	27.0	N	MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	42.0	SE	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
5	400.0	NE	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

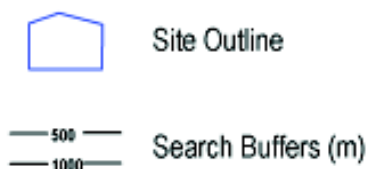
1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips Legend



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1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1	0.0	On Site	TFD	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND [UNLITHIFIED DEPOSITS CODING SCHEME]
2A	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON
3	167.0	S	PEAT	PEAT	PEAT [UNLITHIFIED DEPOSITS CODING SCHEME]
4A	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Intergranular	High	Low
0.0	On Site	Mixed	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.2.4 Landslip Permeability

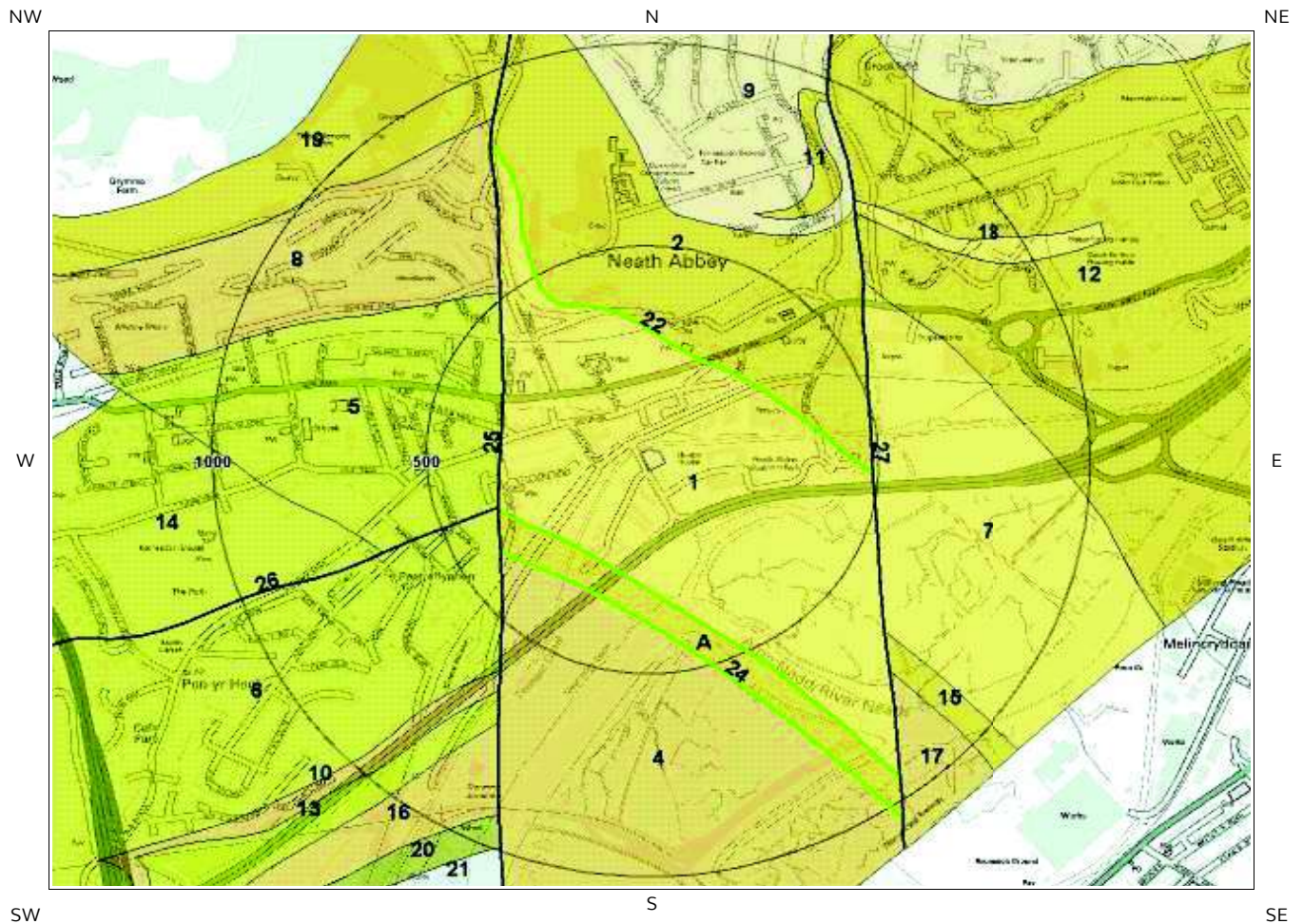
Are there any records relating to permeability of landslips within the study site** boundary?

No

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site

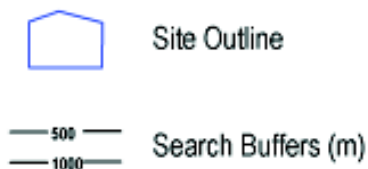
1.3 Bedrock and Faults Map



Bedrock and Faults Legend



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1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:247

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	SW-MDSS	Swansea Member - Mudstone, Siltstone And Sandstone	Westphalian D
2	246.0	NE	SW-SDST	Swansea Member - Sandstone	Westphalian D
3A	246.0	SW	SW-SDST	Swansea Member - Sandstone	Westphalian D
4	324.0	SW	H-MDSS	Hughes Member - Mudstone, Siltstone And Sandstone	Westphalian D
5	326.0	W	H-SDST	Hughes Member - Sandstone	Westphalian D
6	357.0	W	H-SDST	Hughes Member - Sandstone	Westphalian D
7	484.0	E	SW-MDSS	Swansea Member - Mudstone, Siltstone And Sandstone	Westphalian D

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Moderate	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Category Description	Feature Description
22	246.0	NE	ROCK	Coal seam, inferred
23A	246.0	SW	ROCK	Coal seam, inferred
24	324.0	SW	ROCK	Coal seam, inferred
25	326.0	W	FAULT	Fault, inferred, displacement unknown
26	358.0	W	FAULT	Fault, inferred, displacement unknown
27	484.0	E	FAULT	Fault, inferred, displacement unknown

* This includes an automatically generated 50m buffer zone around the site

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.4 Radon Data

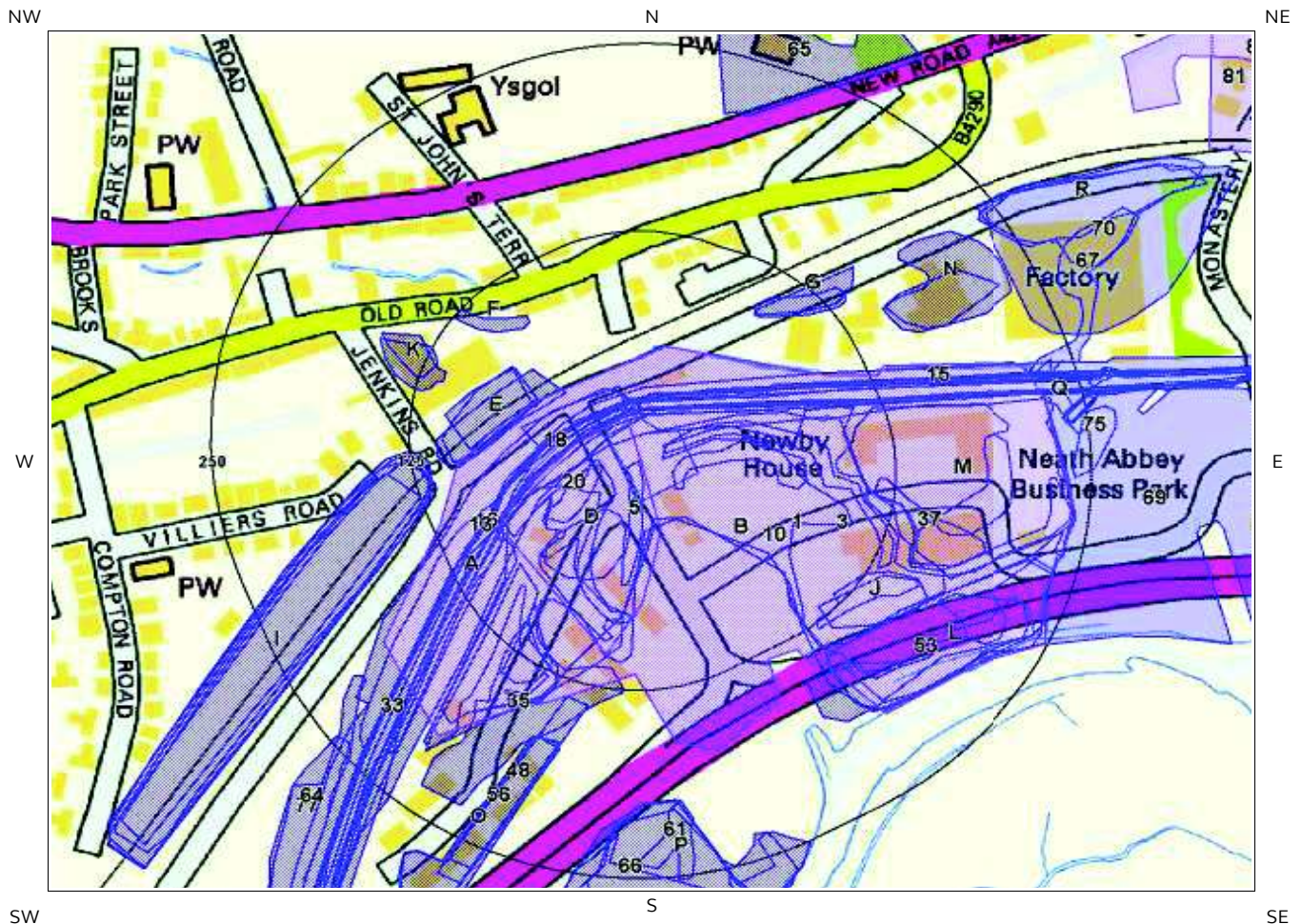
1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

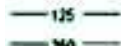
2 Ground Workings Map



Ground Workings Legend



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- | | | | |
|---|--------------------|---|----------------------------------|
|  | Site Outline |  | Historic Surface Ground Workings |
|  | Search Buffers (m) |  | Historic Underground Workings |
| | |  | Current Ground Workings |

2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1	0.0	On Site	273301 197155	Unspecified Ground Workings	1914
2B	0.0	On Site	273395 197169	Colliery	1914
3	0.0	On Site	273445 197184	Unspecified Ground Workings	1921
4	0.0	On Site	273479 197205	Unspecified Ground Workings	1877
5	0.0	On Site	273337 197187	Unspecified Ground Workings	1921
6D	0.0	On Site	273302 197179	Colliery	1921
7	0.0	On Site	273378 197226	Unspecified Ground Workings	1964
8A	0.0	On Site	272855 196446	Canal	1978
9A	0.0	On Site	272855 196446	Canal	1964
10	0.0	On Site	273299 197155	Unspecified Ground Workings	1914
11B	0.0	On Site	273298 197155	Unspecified Ground Workings	1948
12C	1.0	N	272863 196441	Canal	1877
13	3.0	N	272861 196441	Canal	1921
14C	5.0	N	272871 196440	Canal	1948
15	6.0	N	273535 197276	Canal	1914
16	6.0	N	272858 196442	Canal	1914
17	7.0	N	273125 196855	Canal	1992
18	7.0	NW	273277 197227	Canal	1914
19D	9.0	SW	273308 197174	Unspecified Ground Workings	1877
20	11.0	SW	273301 197206	Unspecified Heap	1964

ID	Distance (m)	Direction	NGR	Use	Date
21C	11.0	N	272862 196448	Canal	1897
22D	14.0	SW	273307 197173	Unspecified Pit	1964
23D	19.0	SW	273293 197160	Unspecified Ground Workings	1921
24E	39.0	NW	273254 197256	Cuttings	1877
25E	51.0	NW	273248 197263	Cuttings	1897
26E	51.0	NW	273245 197259	Cuttings	1978
27H	84.0	SW	273243 197097	Unspecified Ground Workings	1921
28M	87.0	E	273541 197210	Pond	1877
29F	89.0	NW	273249 197321	Unspecified Ground Workings	1948
30F	89.0	NW	273249 197321	Unspecified Ground Workings	1914
31G	91.0	NE	273445 197341	Unspecified Heap	1948
32G	91.0	NE	273443 197334	Unspecified Ground Workings	1914
33	91.0	SW	273180 197049	Canal	1914
34H	93.0	SW	273270 197106	Unspecified Pit	1897
35	106.0	SW	273268 197060	Ponds	1877
36K	109.0	W	273198 197292	Pond	1877
37	113.0	E	273525 197186	Refuse Heap	1964
38I	113.0	W	273150 197127	Cuttings	1877
39I	114.0	W	273108 197096	Cuttings	1914
40I	114.0	W	273108 197095	Cuttings	1948
41I	114.0	W	273108 197095	Cuttings	1914
42I	114.0	W	273108 197095	Cuttings	1897
43I	116.0	W	273108 197093	Cuttings	1921
44J	117.0	SE	273488 197134	Unspecified Pit	1964
45J	118.0	SE	273485 197135	Ponds	1877
46K	118.0	NW	273196 197298	Pond	1897
47I	125.0	W	273121 197122	Cuttings	1978
48	137.0	S	273265 197014	Cuttings	1964

ID	Distance (m)	Direction	NGR	Use	Date
49L	145.0	SE	273583 197112	Refuse Heap	1921
50L	147.0	SE	273534 197131	Refuse Heap	1948
51M	152.0	E	273569 197212	Refuse Heap	1948
52N	152.0	NE	273536 197347	Refuse Heap	1948
53	154.0	SE	273539 197097	Unspecified Heaps	1964
54N	154.0	NE	273533 197336	Unspecified Heap	1964
55L	155.0	SE	273530 197103	Unspecified Heap	1877
56	167.0	S	273253 196995	Cuttings	1921
57O	167.0	S	273241 196978	Cuttings	1914
58O	167.0	S	273241 196978	Cuttings	1948
59O	168.0	S	273240 196980	Cuttings	1914
60P	199.0	S	273354 196931	Refuse Heap	1914
61	200.0	S	273357 196976	Unspecified Ground Workings	1877
62P	200.0	S	273351 196932	Refuse Heap	1948
63P	205.0	S	273351 196928	Refuse Heap	1921
64	208.0	SW	273137 197000	Unspecified Ground Workings	1921
65	210.0	N	273454 197509	Grave Yard	1877
66	221.0	S	273264 196911	Unspecified Heap	1877
67	222.0	E	273623 197342	Pond	1877
68Q	226.0	E	273607 197266	Unspecified Ground Workings	1948
69	226.0	E	273733 197195	Dry Docks	1948
70	234.0	NE	273640 197369	Refuse Heap	1948
71Q	235.0	E	273620 197259	Dry Docks	1921
72Q	235.0	E	273621 197264	Dry Docks	1914
73R	236.0	NE	273628 197398	Refuse Heap	1921
74Q	238.0	E	273623 197264	Dry Dock	1877
75	239.0	E	273630 197241	Unspecified Heap	1877
76R	239.0	NE	273627 197402	Refuse Heap	1914

ID	Distance (m)	Direction	NGR	Use	Date
77	242.0	SW	273125 196945	Unspecified Ground Workings	1948

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
78D	0.0	On Site	273302 197179	Colliery	1921
79B	0.0	On Site	273395 197169	Colliery	1914
80	358.0	NE	273893 197524	Colliery	1897
81	386.0	NE	274047 197474	Colliery	1914
Not shown	427.0	NE	273758 197496	Tunnel	1877
Not shown	434.0	NE	273955 197506	Colliery	1914
Not shown	502.0	SE	273843 197018	Unspecified Shaft	1978
Not shown	504.0	SE	273845 197019	Ventilation Shaft	1964
Not shown	542.0	NE	273990 197520	Colliery	1921
Not shown	554.0	NE	273986 197523	Colliery	1877
Not shown	620.0	NE	273920 197537	Air Shaft	1921
Not shown	637.0	NW	273051 197891	Unspecified Old Level	1948
Not shown	818.0	NW	272453 197749	Colliery	1948
Not shown	822.0	NW	272481 197727	Colliery	1914
Not shown	822.0	NW	272426 197772	Colliery	1914
Not shown	825.0	NW	272467 197722	Colliery	1921
Not shown	871.0	NW	272607 197767	Tunnel	1948
Not shown	873.0	NW	272908 198023	Coal Drift	1877

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	873.0	NW	272608 197808	Tunnel	1964
Not shown	955.0	NE	273808 198101	Unspecified Old Shaft	1897
Not shown	981.0	N	273714 198169	Coal Drift	1877
Not shown	988.0	NW	272379 197726	Unspecified Mine	1964

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

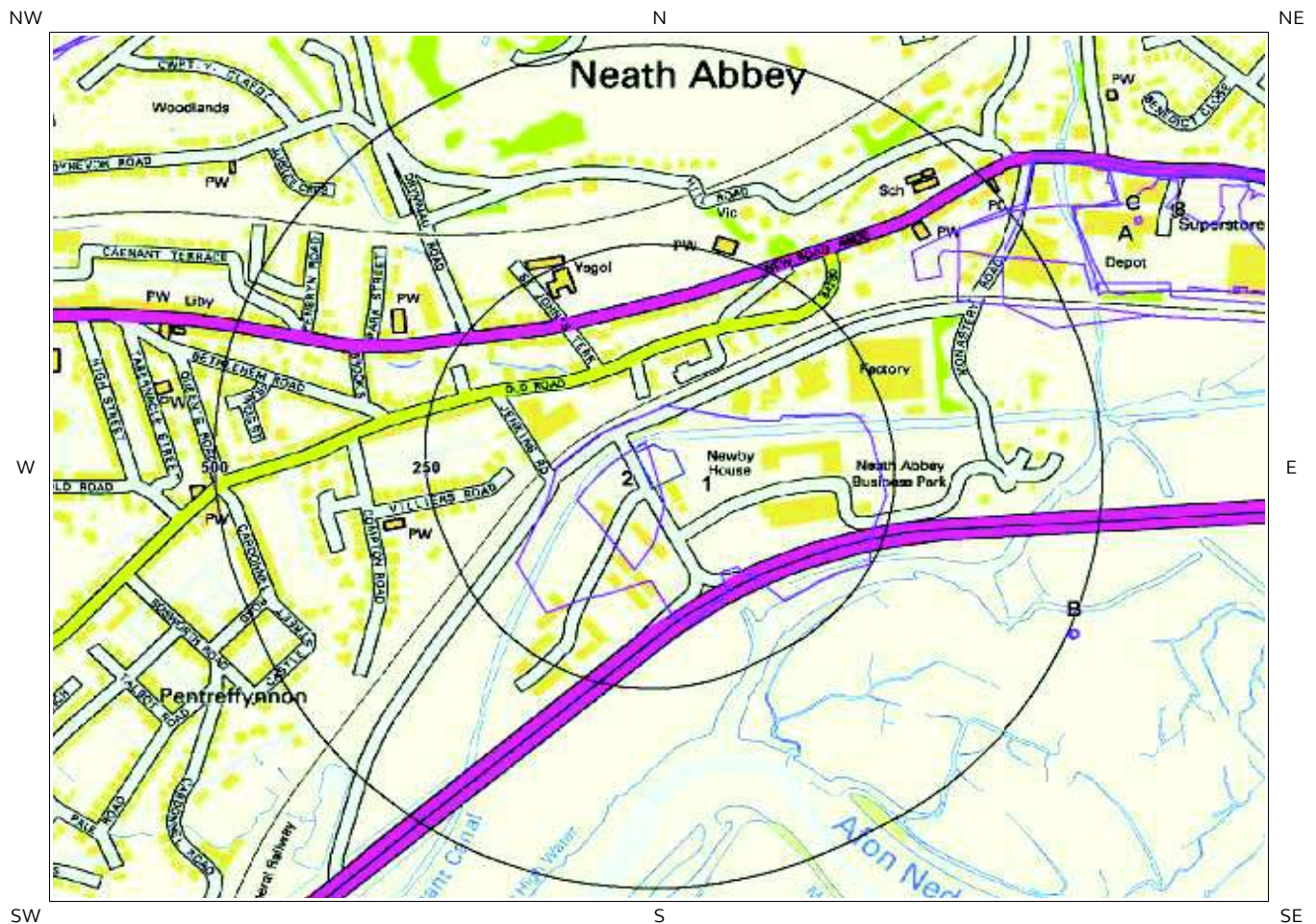
Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	427.0	NW	273168 197646	Sandstone	Graig	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	543.0	SW	272875 196920	Sandstone	Pentre-ffynnon	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	577.0	SW	272887 196843	Sandstone	Pentre-ffynnon	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	616.0	NW	273071 197809	Sandstone	Graig	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	645.0	SW	272797 196852	Sandstone	Pentre-ffynnon	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	648.0	W	272677 197169	Sandstone	Pentre-ffynnon	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	813.0	N	273174 198051	Sandstone	Graig	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	818.0	NE	273776 197956	Sandstone	Heol-darw	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	925.0	NW	272755 197976	Sandstone	Maesmelyn	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	954.0	NE	273806 198095	Coal, Deep	Bryn-clydach	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	971.0	NW	272491 197748	Coal, Deep	Main Colliery No. 3 Pit	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased
Not shown	981.0	NE	274161 197823	Sandstone	Court Herbert	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	994.0	NW	272454 197732	Coal, Deep	Main Colliery No. 4 Pit	Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots)	Ceased

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and
Natural Cavities Legend

Mapping
sourced from
Ordnance Survey

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? Yes

The following Historical Mining information is provided by Groundsure:

ID	Distance (m)	Direction	NGR	Details	Date
1	0.0	On Site	273395 197169	Colliery	1914
2	0.0	On Site	273302 197179	Colliery	1921
3C	358.0	NE	273893 197524	Colliery	1897
4A	386.0	NE	274047 197474	Colliery	1914
5A	434.0	NE	273955 197506	Colliery	1914
6B	502.0	SE	273843 197018	Unspecified Shaft	1978
7B	504.0	SE	273845 197019	Ventilation Shaft	1964
8	542.0	NE	273990 197520	Colliery	1921
9	554.0	NE	273986 197523	Colliery	1877
10C	620.0	NE	273920 197537	Air Shaft	1921
Not shown	637.0	NW	273051 197891	Unspecified Old Level	1948
12D	818.0	NW	272453 197749	Colliery	1948
13D	822.0	NW	272481 197727	Colliery	1914
14	822.0	NW	272426 197772	Colliery	1914
15	825.0	NW	272467 197722	Colliery	1921
Not shown	873.0	NW	272908 198023	Coal Drift	1877
Not shown	955.0	NE	273808 198101	Unspecified Old Shaft	1897
Not shown	981.0	N	273714 198169	Coal Drift	1877
Not shown	988.0	NW	272379 197726	Unspecified Mine	1964

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? Yes

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? No

The following information provided by JPB is not represented on mapping: Database searched and no data found.

3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

4 Natural Ground Subsidence

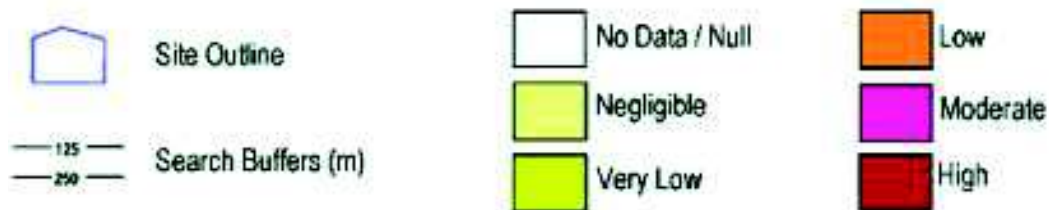
4.1 Shrink-Swell Clay Map



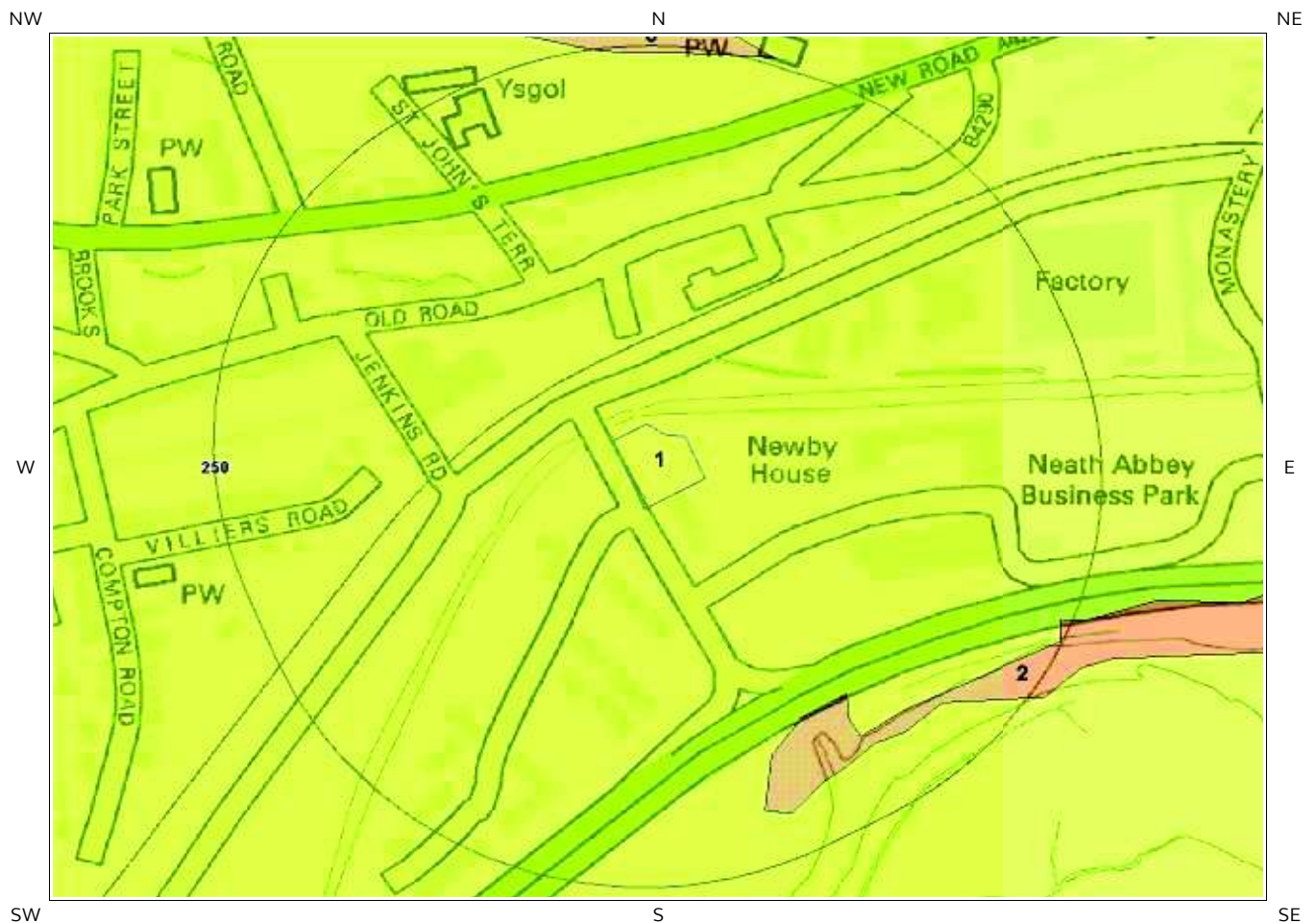
Shrink Swell Clay Legend



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4.2 Landslides Map



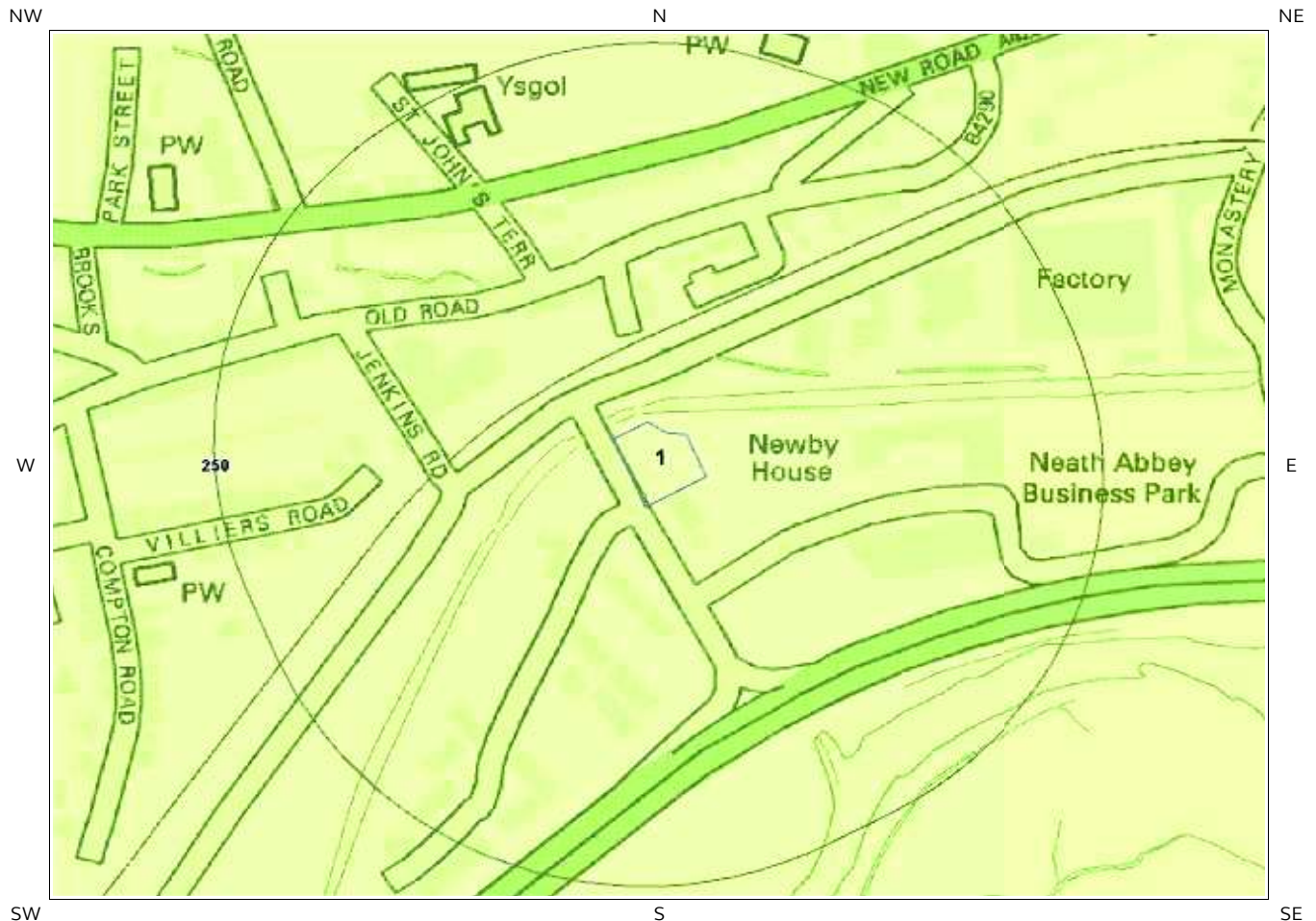
Landslides Legend

Mapping sourced from **Ordnance Survey**

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4.3 Ground Dissolution Soluble Rocks Map



**Ground Dissolution
Soluble Rocks Legend**

Mapping
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Survey**

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4.4 Compressible Deposits Map



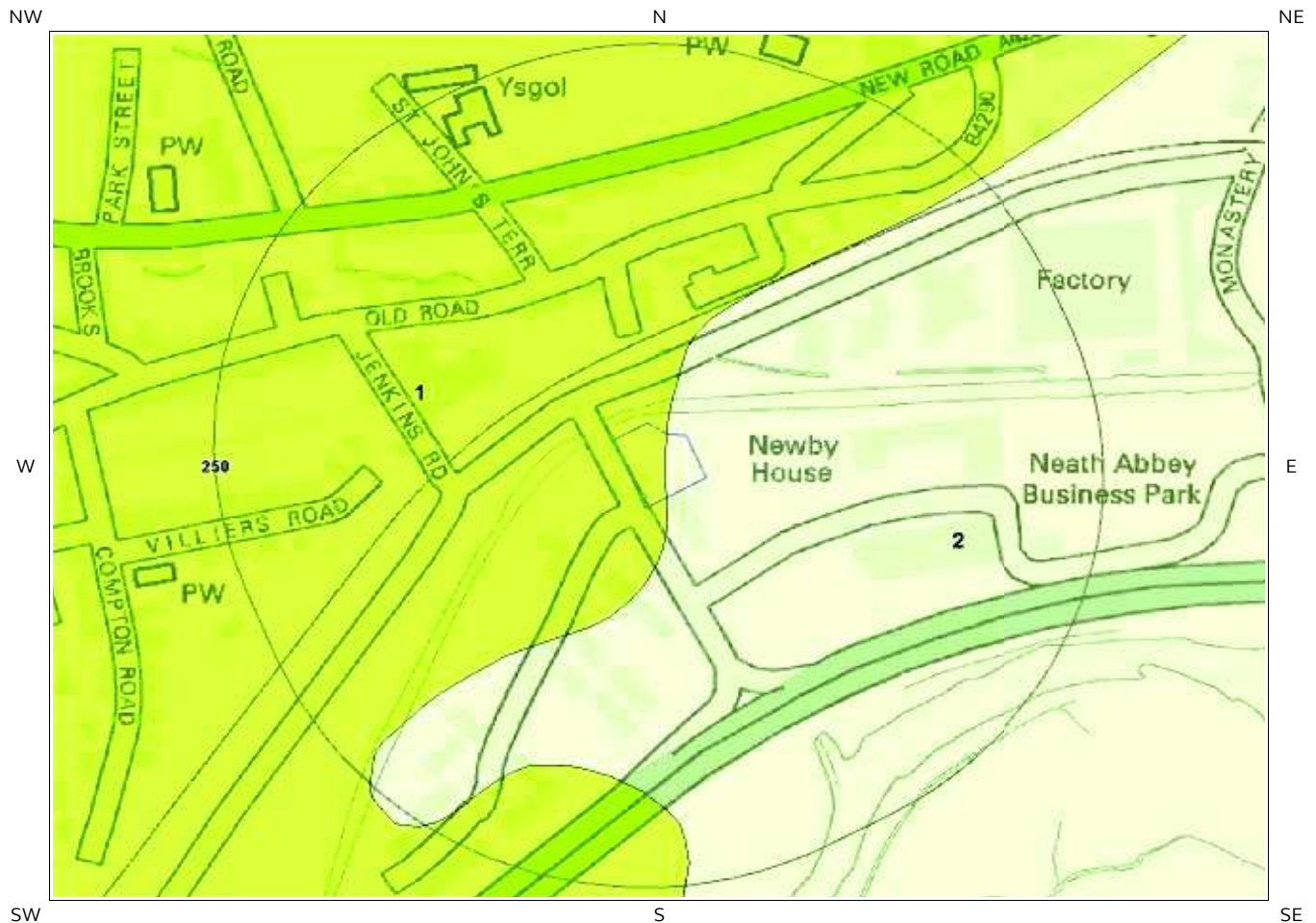
Compressible Deposits Legend



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4.5 Collapsible Deposits Map



Collapsible Deposits Legend

Mapping sourced from Ordnance Survey

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4.6 Running Sand Map



Running Sand Legend



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4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? Very Low

4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This includes an automatically generated 50m buffer zone around the site

4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.
2	0.0	On Site	Very Low	Very low potential for compressible ground to be present. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.
3	27.0	N	Very Low	Very low potential for compressible ground to be present. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

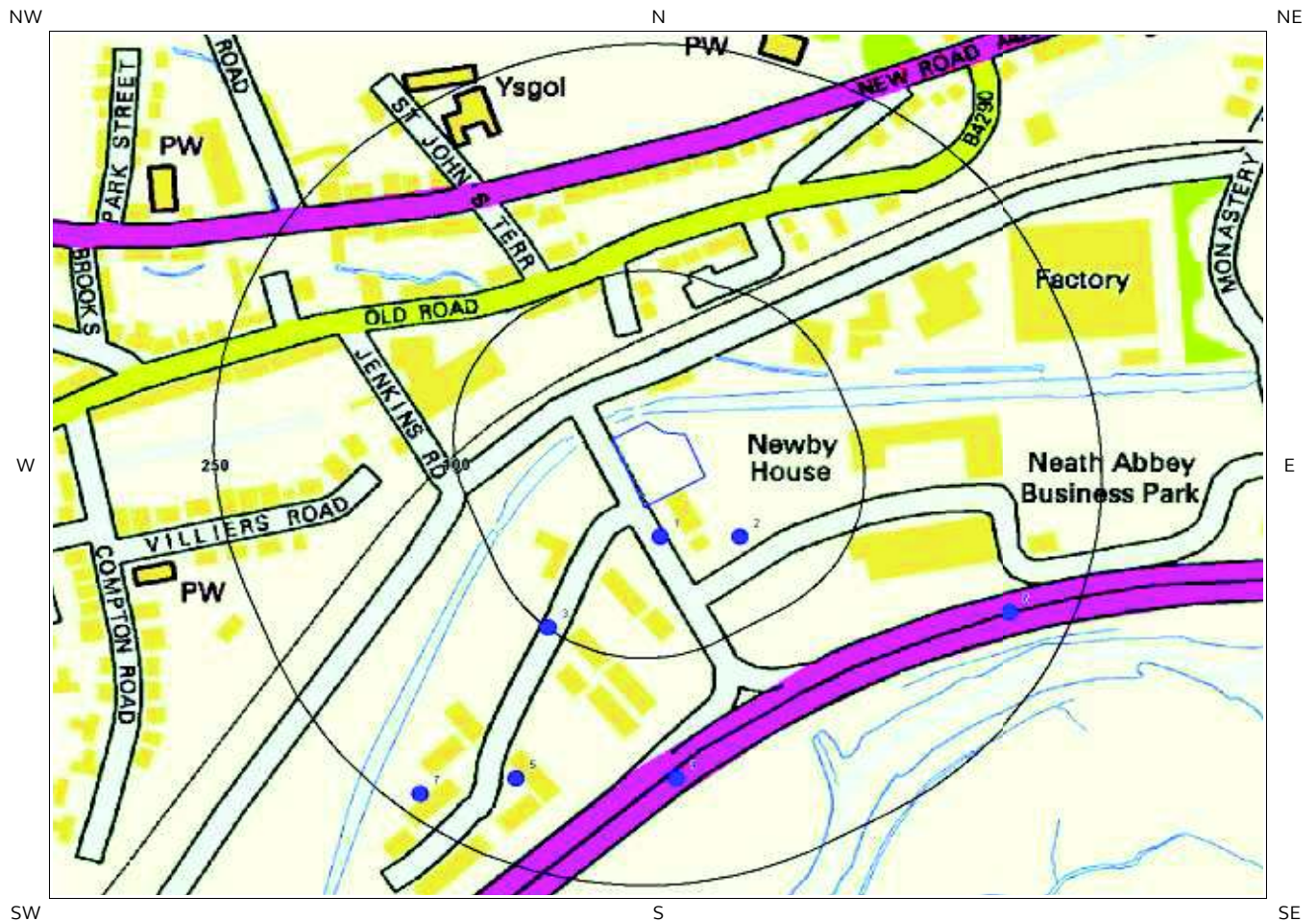
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.
2	0.0	On Site	Negligible	No indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
2	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.
3	42.0	SE	Negligible	No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

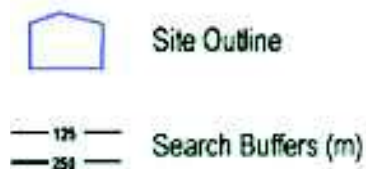
5 Borehole Records Map



Borehole Records Legend



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Borehole Locations

5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

7

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	22.0	SE	273350 197180	SS79NW99	3.1	NEATH-ABERGAVENNY TRUNK ROAD (A465). T.15
2	46.0	SE	273400 197180	SS79NW13	6.1	NEATH-ABERGAVENNY TRUNK ROAD. REPORT 124, NO.15
3	100.0	SW	273280 197120	SS79NW96	3.1	NEATH-ABERGAVENNY TRUNK ROAD (A465). T.12
4	181.0	S	273360 197020	SS79NW101	3.1	NEATH-ABERGAVENNY TRUNK ROAD (A465). TP.17
5	197.0	SW	273260 197020	SS79NW97	3.1	NEATH-ABERGAVENNY TRUNK ROAD (A465). T.13
6	212.0	SE	273570 197130	SS79NW245	15.95	A465 SETTLEMENT 3
7	236.0	SW	273200 197010	SS79NW95	3.1	NEATH-ABERGAVENNY TRUNK ROAD (A465). T.11

Additional online information is available for the following boreholes listed above:

#1: scans.bgs.ac.uk/sobi_scans/boreholes/371342
 #2: scans.bgs.ac.uk/sobi_scans/boreholes/371256
 #3: scans.bgs.ac.uk/sobi_scans/boreholes/371339
 #4: scans.bgs.ac.uk/sobi_scans/boreholes/371344
 #5: scans.bgs.ac.uk/sobi_scans/boreholes/371340
 #6: scans.bgs.ac.uk/sobi_scans/boreholes/371488
 #7: scans.bgs.ac.uk/sobi_scans/boreholes/371338

6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

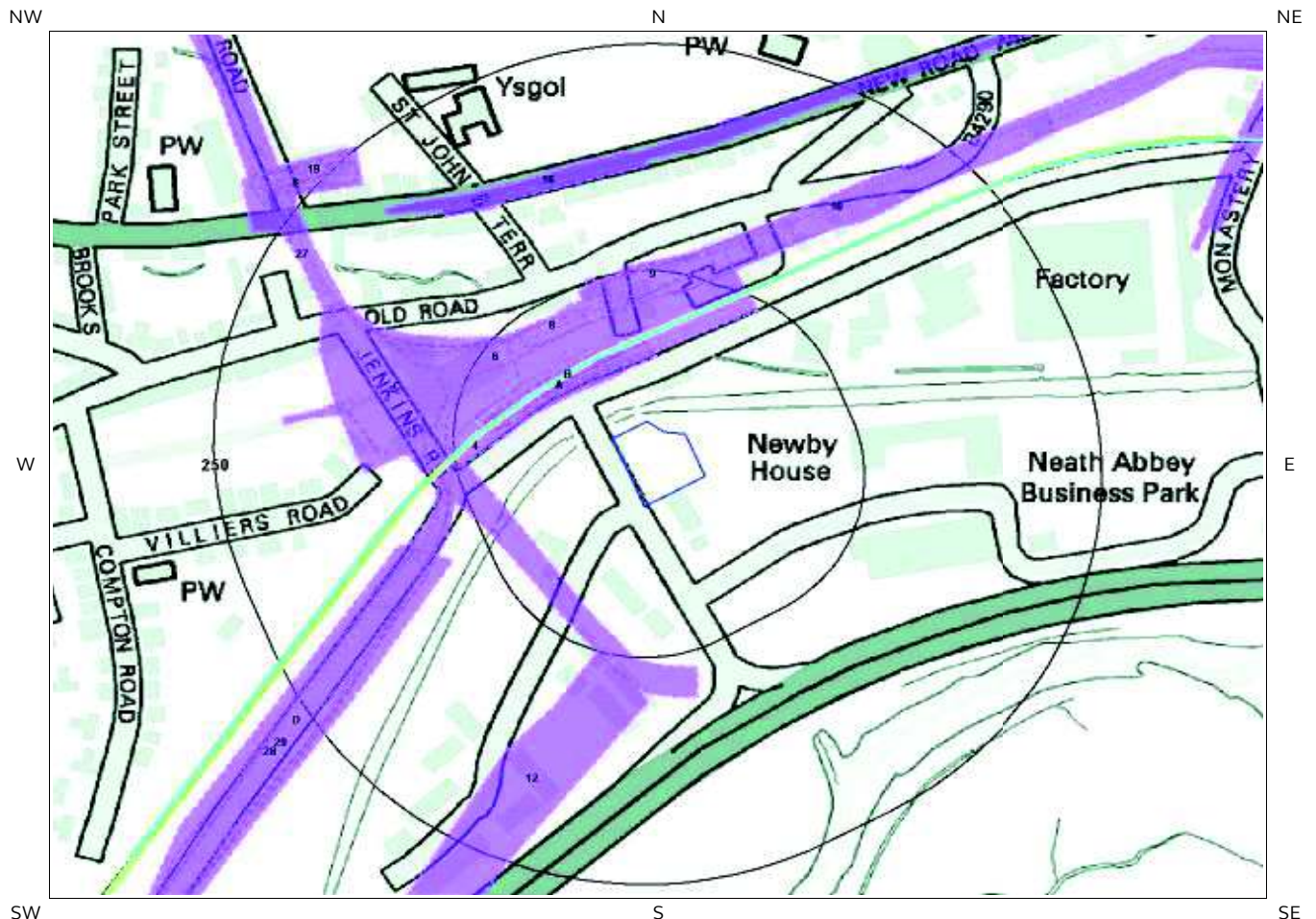
17

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
0.0	On Site	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
122.0	E	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
200.0	S	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
200.0	S	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
203.0	S	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
203.0	S	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
220.0	NE	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
243.0	SW	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
244.0	N	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
244.0	SW	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
244.0	SW	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
244.0	N	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
244.0	N	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	<100 mg/kg
245.0	NE	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
245.0	NE	Sediment	35 - 45 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg
249.0	NE	Sediment	25 - 35 mg/kg	3.0 - 6.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<100 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7 Railways and Tunnels Map



Railways and Tunnels Legend



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	Site Outline		Underground or Partially Underground Railway / Subway System		Railway Track (OpenStreetMap)
	Search Buffers (m)		Railway Tunnel (OS Mapping)		High Speed 2
	250 500		Abandoned or Dismantled Railway (OpenStreetMap)		Crossrail
			Railway Track (OS Mapping)		Railway and/or Tunnel Feature from Historical Mapping

7 Railways and Tunnels

7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? Yes

ID	Distance (m)	Direction	NGR	Details	Date
1A	36	NW	273285 197276	Railway Sidings	1921
2A	37	NW	273287 197277	Railway Sidings	1914
3B	37	NW	273294 197284	Railway Sidings	1914
4	40	NW	273023 196907	Railway Sidings	1914
20A	41	NW	273282 197278	Railway Sidings	1940
5B	42	NW	273296 197281	Railway Sidings	1948

ID	Distance (m)	Direction	NGR	Details	Date
21A	42	NW	273281 197273	Railway Sidings	1876
22A	44	NW	273283 197276	Railway Sidings	1964
23A	44	NW	273283 197276	Railway Sidings	1950
24A	45	NW	273281 197276	Railway Sidings	1950
25A	45	NW	273281 197276	Railway Sidings	1962
26	59	NW	272905 197939	Tramway Sidings	1899
6	68	NW	272970 196734	Mineral Railway Sidings	1914
7	69	SW	273279 197153	Railway Sidings	1877
8	75	NW	273284 197318	Railway Sidings	1921
9	77	N	273349 197351	Railway Sidings	1914
10	79	N	273456 197399	Railway Sidings	1921
27	80	NW	272863 197939	Tramway Sidings	1918
11C	81	NW	273198 197276	Railway Sidings	1921
12	95	S	273261 197004	Railway Sidings	1948
13C	107	W	273181 197282	Railway Sidings	1914
14D	124	SW	273120 197042	Railway Sidings	1921
15D	141	SW	273083 196990	Mineral Railway Sidings	1914
16	164	N	273278 197414	Railway Sidings	1877
28	167	SW	272765 196347	Tramway Sidings	1899
29	169	SW	272853 196337	Mineral Railway Sidings	1918
17E	230	NW	273126 197410	Railway Sidings	1921
18E	234	NW	273131 197418	Tramway Sidings	1877
19	246	NW	273131 197422	Railway Sidings	1914
30E	249	NW	273118 197416	Railway Sidings	1876

Any records that have been identified are represented on the Railways and Tunnels Map.

7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? Yes

Distance (m)	Direction	Name	Type
51	NW	Vale of Neath Railway	Rail
51	NW	Not given	Multi Track
119	W	Not given	Multi Track

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail.

Is the study site within 5km of the route of the High Speed 2 rail project? No

Is the study site within 500m of the route of the Crossrail rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail Report.

Contact Details



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Web: www.bgs.ac.uk



BGS Geological Hazards Reports and general geological enquiries

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The Coal Authority

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Contact Details



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Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-license to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third

Party Data Providers;

- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law



Groundsure Enviroinsight

Address: LAND ADJACENT HUNTS BAKERY, NEATH ABBEY BUSINESS PARK, NEATH, SA10 7DR
Date: 6 May 2015
Reference: HMD-213-2060607
Client: Quantum Geotechnical Ltd

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 12-Oct-2009
Grid Reference: 273349,197233
Site Size: 0.19ha

Contents Page

Contents Page	2
Overview of Findings.....	4
Using this report.....	8
1. Environmental Permits, Incidents and Registers Map.....	10
1. Environmental Permits, Incidents and Registers.....	11
1.1 Industrial Sites Holding Licences and/or Authorisations.....	11
1.1.1 Records of historic IPC Authorisations within 500m of the study site:.....	11
1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:.....	11
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:.....	11
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:.....	12
1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:.....	12
1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:.....	12
1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:	12
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:.....	12
1.1.9 Records of Licensed Discharge Consents within 500m of the study site:.....	13
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:.....	14
1.2 Dangerous or Hazardous Sites.....	15
1.3 Environment Agency Recorded Pollution Incidents.....	15
1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:.....	15
1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:.....	15
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990.....	16
2. Landfill and Other Waste Sites Map.....	17
2. Landfill and Other Waste Sites.....	18
2.1 Landfill Sites.....	18
2.1.1 Records from Environment Agency landfill data within 1000m of the study site:	18
2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:	18
2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:.....	19
2.1.4 Records of Landfills from Local Authority and Historical Mapping records within 1500m of the study site:.....	19
2.2 Other Waste Sites.....	20
2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:	20
2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:	20
3. Current Land Use Map.....	25
3. Current Land Uses.....	26
3.1 Current Industrial Data.....	26
3.2 Petrol and Fuel Sites.....	27
3.3 National Grid High Voltage Underground Electricity Transmission Cables.....	27
3.4 National Grid High Pressure Gas Transmission Pipelines.....	28
4. Geology.....	29
4.1 Artificial Ground and Made Ground.....	29
4.2 Superficial Ground and Drift Geology	29
4.3 Bedrock and Solid Geology	29
5. Hydrogeology and Hydrology.....	30
5a. Aquifer Within Superficial Geology.....	30
5b. Aquifer Within Bedrock Geology and Abstraction Licenses.....	31
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses.....	32
5d. Hydrogeology - Source Protection Zones within confined aquifer.....	33
5e. Hydrology – Detailed River Network and River Quality.....	34
5. Hydrogeology and Hydrology.....	35
5.1 Aquifer within Superficial Deposits.....	35

5.2 Aquifer within Bedrock Deposits.....	36
5.3 Groundwater Abstraction Licences.....	36
5.4 Surface Water Abstraction Licences.....	36
5.5 Potable Water Abstraction Licences.....	36
5.6 Source Protection Zones.....	36
5.7 Source Protection Zones within Confined Aquifer.....	37
5.8 Groundwater Vulnerability and Soil Leaching Potential.....	37
5.9 River Quality.....	37
5.9.1 Biological Quality:.....	38
5.9.2 Chemical Quality:.....	38
5.10 Detailed River Network.....	39
5.11 Surface Water Features	43
6. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map.....	44
6. Flooding.....	45
6.1 Risk of Flooding from Rivers and the Sea (RoFRaS).....	45
6.2 Flood Defences.....	45
6.3 Areas benefiting from Flood Defences.....	45
6.4 Areas benefiting from Flood Storage.....	45
6.5 Groundwater Flooding Susceptibility Areas.....	46
6.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?	46
6.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?...46	
6.6 Groundwater Flooding Confidence Areas.....	46
7. Designated Environmentally Sensitive Sites Map.....	47
7. Designated Environmentally Sensitive Sites.....	48
7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	48
7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	48
7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	48
7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	48
7.5 Records of Ramsar sites within 2000m of the study site:.....	48
7.6 Records of Ancient Woodland within 2000m of the study site:	49
7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	53
7.8 Records of World Heritage Sites within 2000m of the study site:.....	53
7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	53
7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	53
7.11 Records of National Parks (NP) within 2000m of the study site:	54
7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	54
7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	54
7.14 Records of Green Belt land within 2000m of the study site:.....	54
8. Natural Hazards Findings.....	55
8.1 Detailed BGS GeoSure Data.....	55
8.1.1 Shrink Swell.....	55
8.1.2 Landslides.....	55
8.1.3 Soluble Rocks.....	56
8.1.4 Compressible Ground.....	56
8.1.5 Collapsible Rocks.....	56
8.1.6 Running Sand.....	57
9. Mining.....	58
9.1 Coal Mining.....	58
9.2 BGS Non Coal Mining Hazards.....	58
9.3 Brine Affected Areas	58
Contact Details.....	59
Standard Terms and Conditions.....	61

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
1.1.1 Records of historic IPC Authorisations	0	0	0	0
1.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	1	0
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0
1.1.5 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
1.1.6 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
1.1.7 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
1.1.9 Records of Licensed Discharge Consents	0	3	1	10
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0
1.2 Records of COMAH and NIHHS sites	0	0	0	0
1.3 Environment Agency Recorded Pollution Incidents				
1.3.1 National Incidents Recording System, List 2	0	0	0	2
1.3.2 National Incidents Recording System, List 1	0	0	0	0
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 2: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites						
2.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	2	Not searched
2.1.2 Environment Agency Historic Landfill Sites	1	0	0	0	1	1
2.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0

Section 2: Landfill and Other Waste Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1.4 Landfills from Local Authority and Historical Mapping Records	1	0	2	0	0	7
2.2 Landfill and Other Waste Sites Findings						
2.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
2.2.2 Environment Agency Licensed Waste Sites	0	0	0	2	8	9

Section 3: Current Land Use

	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	0	1	19	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	0	0
3.3 National Grid Underground Electricity Cables	0	0	0	0
3.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 4: Geology

4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	Yes
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
5.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
5.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 5: Hydrogeology and Hydrology

0-500m

5.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	Yes	No
5.10 Detailed River Network entries within 500m of the site	0	3	7	44	Not searched	Not searched
5.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 6: Flooding

6.1 What is the highest risk of flooding within 25m of the centre of the study site?	Low
6.2 Are there any Flood Defences within 250m of the study site?	No
6.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.4 Are there any areas used for Flood Storage within 250m of the study site?	No
6.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
6.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

Section 7: Designated Environmentally Sensitive Sites

On-site 0-50m 51-250 251-500 501-1000 1000-2000

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	1	4	102
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	1
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 7: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
7.14 Records of Green Belt Data	0	0	0	0	0	0

Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Very Low
8.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
8.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
8.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
8.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Very Low
8.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
8.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low

Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?	Yes
9.2 What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?	Unclassified
9.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

9. Mining

Provides information on areas of coal, “non-coal” mining and brine affected areas.

10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

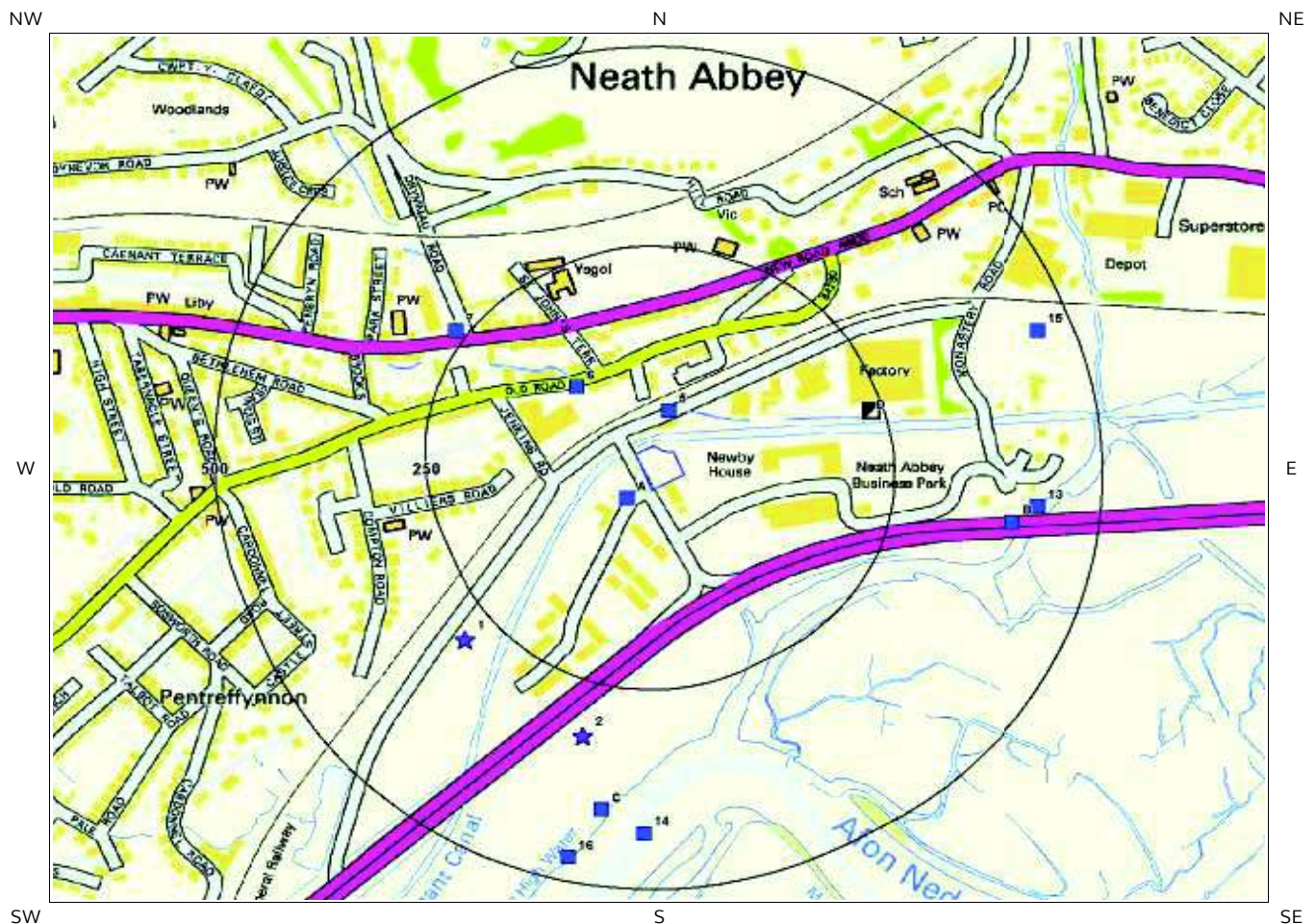
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier “A” on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as “Not Shown”.



All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

Mapping sourced from **Ordnance Survey**

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- | | |
|-------------------------------|--|
| Recorded Pollution Incident | Radioactive Consents (Lower Risk) |
| Dangerous Substances (List 1) | Part A(1) Authorised Processes & Historic IPC Authorisations |
| Dangerous Substances (List 2) | Part A(2) and Part B Authorisations |
| Water Industry Referrals | Sites Determined as Contaminated Land |
| Licensed Discharge Consents | COMAH / NIHHS Sites |
| Red List Discharge Consents | Hazardous Substance Consents & Enforcements |
| Site Outline | |
| 250 Search Buffers (m) | |
| 500 Search Buffers (m) | |

1. Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

1.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

1

The following Water Industry Referral records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	Address	Permission reference	Local Authority	First Date Received	Last Date Received	Status
18D	236.0	E	CLANCY DOCWRA LTD, UNIT 15 NEATH ABBEY IND EST, NEATH ABBEY, NEATH, WEST GLAMORGA N, SA10 7DR	AW3490	NEATH PORT TALBOT COUNTY BOROUGH COUNCIL	01-Jun-2001	29-Jul-1996	DEAD (APPLICATION)

1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

0

Database searched and no data found.

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

1.1.9 Records of Licensed Discharge Consents within 500m of the study site:

14

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
3A	32.0	SW	273310 197190	Address: NEATH ABBEY PS SKEWEN NEATH PORT T, NEATH ABBEY PUMPING STATION, SKEWEN, NEATH, NEATH PORT TALBOT Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BP0224201 Permit Version: 1 Receiving Water: RIVER CLYDACH Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 23/12/1993 Effective Date: 23-Dec-1993 Revocation Date: -
4A	32.0	SW	273310 197190	Address: NEATH ABBEY PS SKEWEN NEATH PORT T, NEATH ABBEY PUMPING STATION, SKEWEN, NEATH, NEATH PORT TALBOT Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BP0224301 Permit Version: 2 Receiving Water: RIVER CLYDACH Status: CONSENTS WITHOUT APPLICATION (WRA 91, SCHED 10) Issue date: 07/03/2005 Effective Date: 31-Mar-2009 Revocation Date: -
5	48.0	N	273360 197300	Address: SKEWEN N'TH ABBEY SWO12 NEATH, SKEWEN N'TH ABBEY SWO12 NEATH, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BW2902501 Permit Version: 1 Receiving Water: RIVER NEATH Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 20/10/1989 Effective Date: 20-Oct-1989 Revocation Date: 31/03/2006
6	111.0	NW	273250 197330	Address: OLD ROAD CSO OLD ROAD SKEWEN NEATH, OLD ROAD CSO, OLD ROAD, SKEWEN, NEATH Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BP0353701 Permit Version: 1 Receiving Water: UN-NAMED TRIB OF TENNANT CANAL Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2006 Effective Date: 31-Mar-2006 Revocation Date: -
7	264.0	NW	273107 197400	Address: CSO NO 31 OPP NEW ROAD SKEWEN, CSO NO 31, OPPOSITE NEW ROAD, SKEWEN, NEATH Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BP0303801 Permit Version: 1 Receiving Water: STREAM TO THE TENNANT CANAL Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 05/03/2003 Effective Date: 05-Mar-2003 Revocation Date: -
8B	397.0	E	273770 197160	Address: SWO.POINT S. SOUTHEAST OF NEAT, SWO.POINT S. SOUTHEAST OF NEAT, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BB4000513 Permit Version: 1 Receiving Water: RIVER CLYDACH Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 08/11/1972 Effective Date: 08-Nov-1972 Revocation Date: 14/03/1994
9B	397.0	E	273770 197160	Address: SWO.POINT S. SOUTHEAST OF NEAT, SWO.POINT S. SOUTHEAST OF NEAT, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BW2902201 Permit Version: 1 Receiving Water: RIVER CLYDACH Status: CONSENT EXPIRED - TIME LIMIT Issue date: 08/11/1972 Effective Date: 08-Nov-1972 Revocation Date: 14/03/1994

ID	Distance	Direction	NGR	Details
10 C	404.0	S	273280 196800	Address: PENTRE FYNNON SKEWEN NEATH, PENTRE FYNNON SKEWEN NEATH, SKEWEN NEATH, NEATH, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BP0064317 Permit Version: 2 Receiving Water: ESTUARIAL WATERS OF RIVER NEAT Status: REVOKED - UNSPECIFIED Issue date: 28/08/1992 Effective Date: 28-Nov-1992 Revocation Date: 28/03/1996
11 C	404.0	S	273280 196800	Address: PENTRE FYNNON SKEWEN NEATH, PENTRE FYNNON SKEWEN NEATH, SKEWEN NEATH, NEATH, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BP0064317 Permit Version: 3 Receiving Water: ESTUARIAL WATERS OF RIVER NEAT Status: CONSENT EXPIRED - TIME LIMIT Issue date: 28/03/1996 Effective Date: 29-Mar-1996 Revocation Date: 31/12/1997
12 C	404.0	S	273280 196800	Address: PENTRE FYNNON SKEWEN NEATH, PENTRE FYNNON SKEWEN NEATH, SKEWEN NEATH, NEATH, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BP0064317 Permit Version: 1 Receiving Water: ESTUARIAL WATERS OF RIVER NEAT Status: REVOKED - UNSPECIFIED Issue date: 09/10/1987 Effective Date: 09-Oct-1987 Revocation Date: 27/11/1992
13	424.0	E	273800 197180	Address: NEATH ABBEY PS NEATH ,, NEATH ABBEY PS NEATH ,, NEATH ,, NEATH ,, Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BP0224301 Permit Version: 1 Receiving Water: RIVER CLYDACH Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 20/12/1993 Effective Date: 20-Dec-1993 Revocation Date: 27/07/2005
14	430.0	S	273330 196770	Address: SWO PT.R.NTH OLD DOCK ON W BA, SWO PT.R.NTH OLD DOCK ON W BA, UNKNOWN, UNKNOWN, UNKNOWN, UNKNOWN Effluent Type: UNSPECIFIED Permit Number: BB4000508 Permit Version: 1 Receiving Water: RIVER NEATH Status: CONSENT EXPIRED - TIME LIMIT Issue date: 08/11/1972 Effective Date: 08-Nov-1972 Revocation Date: 14/03/1994
15	459.0	NE	273800 197400	Address: TREGELLES COURT DEPOT NEATH ABBEY, TREGELLES COURT DEPOT, NEATH ABBEY, NEATH, NEATH PORT TALBOT, SA10 7DF Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: BP027350101 Permit Version: 1 Receiving Water: RIVER CLYDACH Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 08/09/1998 Effective Date: 08-Sep-1998 Revocation Date: -
16	471.0	S	273240 196740	Address: PENTREFFYNNON PS NEATH ABBEY IND ES, PENTREFFYNNON PS NEATH ABBEY IND, NEATH ABBEY IND EST NEATH ,, NEATH ,, NEATH ,, Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BP0256101 Permit Version: 1 Receiving Water: ESTUARIAL WATERS RIVER NEATH Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 19/09/1996 Effective Date: 31-Dec-1997 Revocation Date: -

1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

2

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
1	291.0	SW	197013 273117	Incident Date: 20-Apr-2001 Incident Identification: 2886 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	319.0	S	196892 273257	Incident Date: 23-Jul-2002 Incident Identification: 93813 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

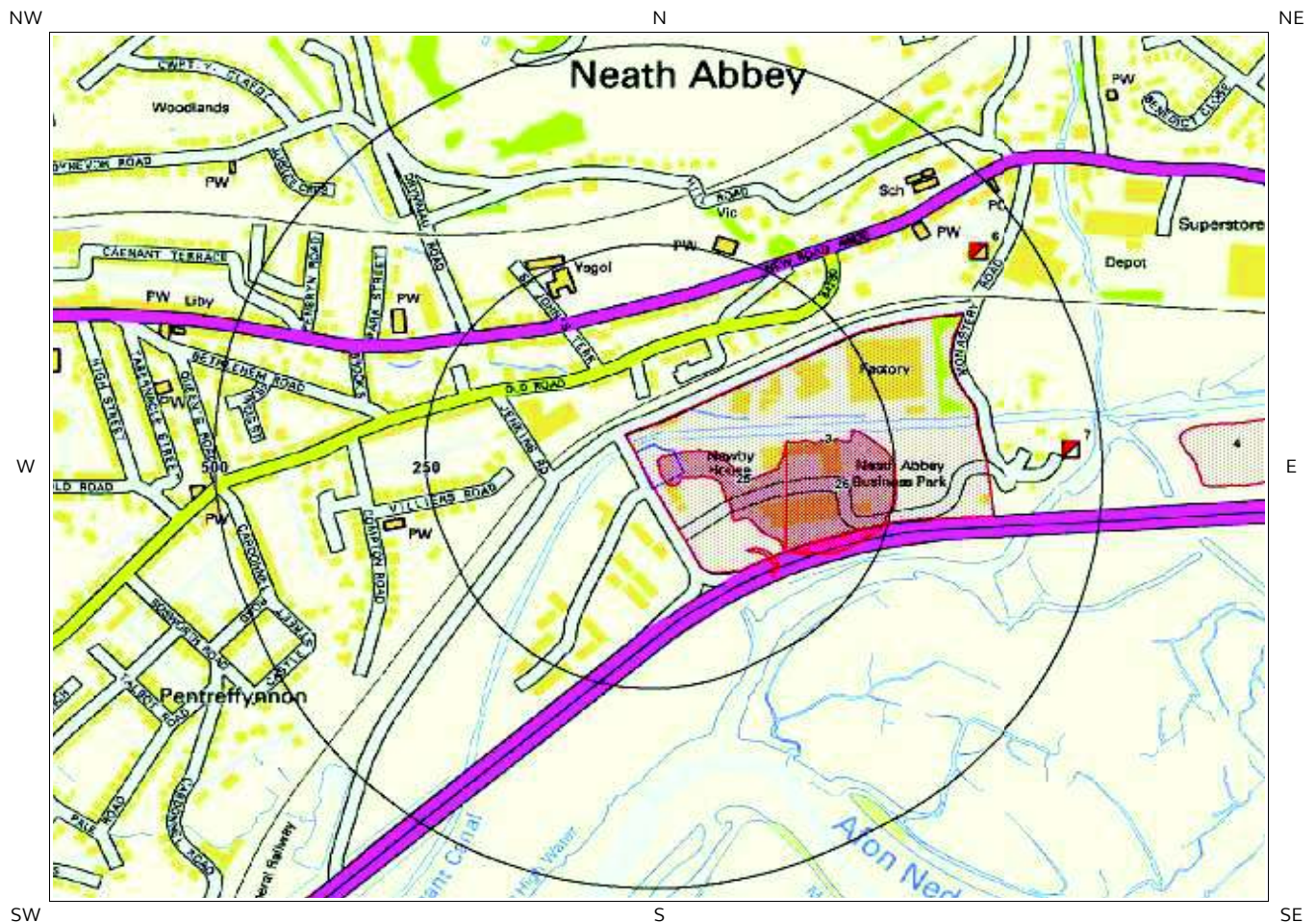
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites Legend



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2. Landfill and Other Waste Sites

2.1 Landfill Sites

2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

2

The following Environment Agency landfill records are represented as polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	901.0	S	273172 194963	Address: The Saltings, Giants Grave Road, Briton Ferry, Neath, N P T, SA11 2LN Landfill Reference: 34060.0 Environmental Permitting Regulations (Waste) Reference: NEA001 Landfill Type: A2 : Other Landfill Site taking Special Waste Operator: Neath Port Talbot Waste Management Co Ltd Status: Closure IPPC Reference: EPR Reference:
Not shown	920.0	S	273598 194872	Address: Giants Grave, Giants Grave Road, Briton Ferry, Neath, N P T, SA11 2LN Landfill Reference: 34272.0 Environmental Permitting Regulations (Waste) Reference: NEA006 Landfill Type: A4 : Household, Commercial & Industrial Waste Landfill Operator: Neath Port Talbot Waste Management Co Ltd Status: To PPC IPPC Reference: EPR Reference:

2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

3

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
3	0.0	On Site	273500 197200	Site Address: Neath Abbey Refuse Site, Neath Abbey, Port Talbot Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:

ID	Distance (m)	Direction	NGR	Details
4	593.0	E	274100 197200	Site Address: Neath Abbey, Neath, West Glamorgan Waste Licence: Yes Site Reference: - Waste Type: Inert, Industrial, Commercial, Household, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 07-Feb-1980 Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1980 Last Recorded Input: 31-Dec-1980
Not shown	1044.0	S	273300 195600	Site Address: Giants Grave Tip, Briton Ferry, Neath, Glamorgan Waste Licence: Yes Site Reference: SWW-68-L Waste Type: Inert, Industrial, Commercial, Household, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 14-Jun-1977 Licence Surrendered: 31-Mar-1993 Licence Hold Address: - Operator: Neath Borough Council First Recorded Input: 30-Jun-1962 Last Recorded Input: 31-Mar-1993

2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

2.1.4 Records of Landfills from Local Authority and Historical Mapping records within 1500m of the study site:

10

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
25	0.0	On Site		Refuse Tip	1970 mapping	Polygon
26	122.0	E		Refuse Tip	1969 mapping	Polygon
27	123.0	SE		Refuse Tip	1963 mapping	Polygon
Not shown	1078.0	SE		Refuse Tip	1966 mapping	Polygon
Not shown	1082.0	SE		Refuse Tip	1970 mapping	Polygon
Not shown	1113.0	SE		Refuse Tip	1967 mapping	Polygon
Not shown	1128.0	SE		Refuse Tip	1966 mapping	Polygon
Not shown	1138.0	SE		Refuse Tip	1967 mapping	Polygon
Not shown	1200.0	S		Refuse Tip	1995 mapping	Polygon
Not shown	1400.0	S		Refuse Tip	1970 mapping	Polygon

2.2 Other Waste Sites

2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

19

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
6	439.0	NE	273727 197497	Site Address: Unit 9, Monastery Business Centre, Monastery Road, Neath Abbey, Neath, West Glamorgan, SA10 7DW Type: Vehicle depollution facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ABB036 EPR reference: EA/EPR/VP3298VM/V002 Operator: Abbey Salvage Ltd Waste Management licence No: 102553 Annual Tonnage: 74999.0 Issue Date: 07/04/2011 Effective Date: - Modified: 21/02/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Abbey Salvage Vehicle Depollution Site Correspondence Address: -, -
7	463.0	E	273840 197249	Site Address: The Old Forge, Monastery Road, Neath Abbey, Neath, West Glamorgan, SA10 7DW Type: Metal Recycling Site <25000 tps Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JON108 EPR reference: EA/EPR/MB3333DG/A001 Operator: Rees Jonathan Mark Waste Management licence No: 104887 Annual Tonnage: 29998.0 Issue Date: 04/01/2013 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: The Old Forge Correspondence Address: -, -
Not shown	653.0	SW	273015 196634	Site Address: Neath Abbey Wharf, Skewen, Neath, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EBE001 EPR reference: - Operator: E B Enterprise Waste Management Ltd Waste Management licence No: 34202 Annual Tonnage: 0.0 Issue Date: 23/09/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Transfer Station Correspondence Address: -, P O Box 28, Patchway, Bath, BA1 3PY

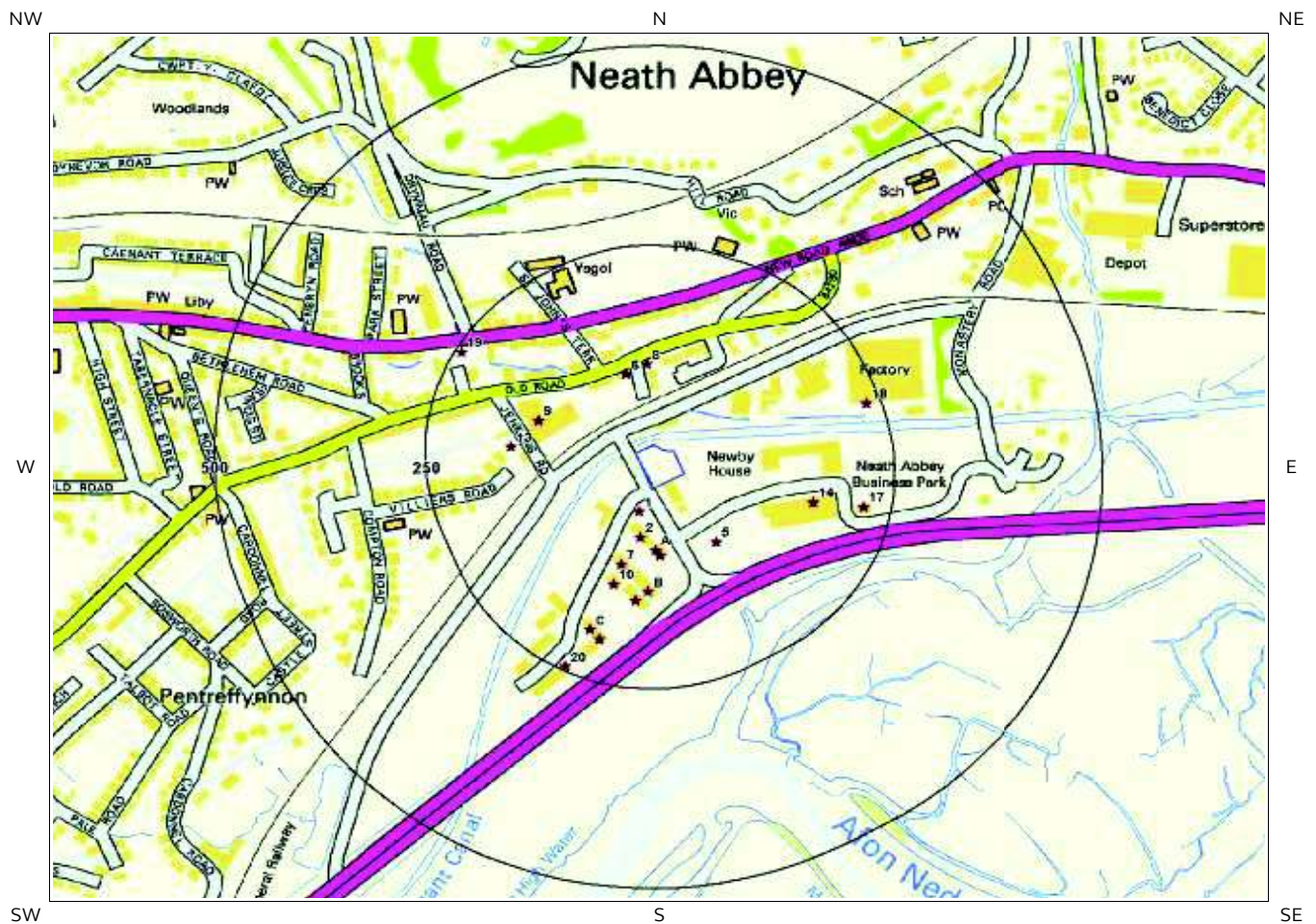
ID	Distance (m)	Direction	NGR	Details
Not shown	653.0	SW	273015 196634	Site Address: Eb Enterprise Transfer Station, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EBE001 EPR reference: - Operator: EB Enterprise Waste Management Ltd Waste Management licence No: 34202 Annual Tonnage: 24999.0 Issue Date: 23/09/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: EB Enterprise Transfer Station Correspondence Address: -, P O Box 28, Patchway, Bath, BA1 3PY
Not shown	662.0	SW	272972 196650	Site Address: Old Crown Works, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GIL001 EPR reference: EA/EPR/TP3798FD/A001 Operator: Gillard M P Waste Management licence No: 34141 Annual Tonnage: 4999.0 Issue Date: 12/05/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: M P Gillard Old Crown Works Correspondence Address: -, -
Not shown	662.0	SW	272972 196650	Site Address: Neath Abbey Wharf, Skewen, Neath, Neath Port Talb, SA10 6BL Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FRE055 EPR reference: EA/EPR/MB3093HF/T001 Operator: Freezeramp Limited Waste Management licence No: 34141 Annual Tonnage: 4999.0 Issue Date: 12/05/1996 Effective Date: 29/01/2014 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Old Crown Works Correspondence Address: -, -
Not shown	704.0	SW	273059 196555	Site Address: Neath Abbey Wharf, Neath Abbey, Neath, West Glam, SA10 6BL Type: Physical Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DER046 EPR reference: EA/EPR/GB3831AM/A001 Operator: Derwen Plant Company Ltd Waste Management licence No: 104190 Annual Tonnage: 300000.0 Issue Date: 20/06/2012 Effective Date: - Modified: 05/06/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Derwen Plant Company Ltd Correspondence Address: -, -
Not shown	980.0	SW	272811 196375	Site Address: Neath Abbey Wharf Transfer Station, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WPR003 EPR reference: EA/EPR/CP3693MJ/T001 Operator: Windows & Plastics Recycling Ltd Waste Management licence No: 34202 Annual Tonnage: 24999.0 Issue Date: 23/09/2002 Effective Date: 02/12/2008 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Neath Abbey Wharf Transfer Station Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details	
Not shown	980.0	SW	272811 196375	Site Address: Eb Enterprise Transfer Station, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EBE001 EPR reference: - Operator: EB Enterprise Waste Management Ltd Waste Management licence No: 34202 Annual Tonnage: 24999.0	Issue Date: 23/09/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Eb Enterprise Transfer Station Correspondence Address: -, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL
Not shown	980.0	SW	272811 196375	Site Address: Neath Abbey Wharf Transfer Station, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FEN025 EPR reference: EA/EPR/HP3938RN/T001 Operator: Fenestration Recycling Company Ltd Waste Management licence No: 34202 Annual Tonnage: 24999.0	Issue Date: 23/09/2002 Effective Date: 27/06/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Fenestration Recycling Ltd Correspondence Address: -, -
Not shown	1225.0	SW	272800 196100	Site Address: Neath Abbey Wharf, Skewen, Neath, SA10 0BL Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM001 EPR reference: - Operator: Sims Group U K Limited Waste Management licence No: 34092 Annual Tonnage: 0.0	Issue Date: 03/03/1994 Effective Date: 19/12/2001 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Sims Metals Ltd Correspondence Address: -, Long Marston, Stratford Upon Avon, Warwickshire, CV37 8AQ
Not shown	1230.0	SW	272829 196081	Site Address: Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM001 EPR reference: EA/EPR/UP3898FQ/V005 Operator: Sims Group U K Ltd Waste Management licence No: 34092 Annual Tonnage: 74999.0	Issue Date: 03/03/1994 Effective Date: 19/12/2001 Modified: 07/12/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Neath Abbey Wharf Correspondence Address: -, -
Not shown	1299.0	SW	272774 196031	Site Address: Land/premises At, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: HCI Waste TS + treatment Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DER038 EPR reference: EA/EPR/FP3893SF/A001 Operator: Derwen Plant Ltd Waste Management licence No: 101409 Annual Tonnage: 74999.0	Issue Date: 09/03/2010 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Derwen Plant Ltd Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1299.0	SW	272774 196031	Site Address: Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Special Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DER038 EPR reference: EA/EPR/FP3893SF/V002 Operator: Derwen Plant Company Ltd Waste Management licence No: 101409 Annual Tonnage: 150000.0	Issue Date: 09/03/2010 Effective Date: - Modified: 02/09/2014 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Derwen Plant Company Ltd Correspondence Address: -, -
Not shown	1400.0	SW	272774 195919	Site Address: Neath Abbey Wharf, Skewen, Neath, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PSH002 EPR reference: - Operator: Parle Skip Hire Ltd Waste Management licence No: 100359 Annual Tonnage: 74999.0	Issue Date: 29/05/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Parle Skip Hire Recycling Centre Correspondence Address: -, Tir Ergyd Yard, Llwycoed, Aberdare, R C T, CF44 0BY
Not shown	1400.0	SW	272774 195919	Site Address: Land / Premises At, Neath Abbey Wharf, Skewen, Neath, N P T, SA10 6BL Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PAR153 EPR reference: EA/EPR/FP3494VK/T001 Operator: Parle Recycling Ltd Waste Management licence No: 100359 Annual Tonnage: 74999.0	Issue Date: 29/05/2008 Effective Date: 05/02/2010 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Parle Recycling Ltd Correspondence Address: -, -
Not shown	1447.0	SW	272770 195870	Site Address: The Recycling Centre, Neath Abbey Wharf, Skewern, Neath, N P T, SA10 6BL Type: HCI Waste TS + treatment + asbestos Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AGR288 EPR reference: EA/EPR/KB3232RE/T001 Operator: Agresol Ltd Waste Management licence No: 101816 Annual Tonnage: 74999.0	Issue Date: 18/08/2010 Effective Date: 10/08/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: The Recycling Centre Correspondence Address: -, -
Not shown	1447.0	SW	272770 195870	Site Address: Neath Abbey Wharf, Skewern, Neath, N P T, SA10 6BL Type: HCI Waste TS + treatment + asbestos Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLA103 EPR reference: EA/EPR/KP3497ES/A001 Operator: Claddagh Recycling Ltd Waste Management licence No: 101816 Annual Tonnage: 74999.0	Issue Date: 18/08/2010 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: The Recycling Centre Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details
Not shown	1447.0	SW	272770 195870	Site Address: The Recycling Centre, Neath Abbey Wharf, Neath, N P T, SA10 6BL Type: Composting Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: AGR288 EPR reference: EA/EPR/KB3232RE/V002 Operator: Agresol Ltd Waste Management licence No: 101816 Annual Tonnage: 74999.0 Issue Date: 18/08/2010 Effective Date: 10/08/2012 Modified: 11/03/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: The Recycling Centre Correspondence Address: -, -

3. Current Land Use Map



Current Land Use Legend



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3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

20

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	32.0	SW	Electricity Sub Station		SA10	Electrical Features	Infrastructure and Facilities
2	62.0	S	Enterprise Tyres & Exhaust	273325 197140	Unit 36-37, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Vehicle Parts and Accessories	Motoring
3A	76.0	S	A S Manson Welding Equipment	197124	Unit 34, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Tools Including Machine Shops	Industrial Products
4A	83.0	S	Rainbow Blinds South Wales Ltd	273349 197117	Unit 33, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Curtains and Blinds	Consumer Products
5	94.0	SE	Neath Abbey Business Park		SA10	Business Parks and Industrial Estates	Industrial Features
6	95.0	N	Abbey Services	273308 197344	Security House, Old Road, Skewen, Neath, SA10 7LT	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	101.0	S	Glamorgan Press	273302	Unit 27, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Published Goods	Industrial Products
8	101.0	N	Electricity Sub Station		SA10	Electrical Features	Infrastructure and Facilities
9	123.0	W	Llanelec	197286	Jenkins Road, Skewen, Neath, SA10 7GA	Precision Engineers	Engineering Services
10	127.0	S	Mechwind Services Ltd	273294 197081	Unit 24-25, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Electrical and Electronic Engineers	Engineering Services
11B	128.0	S	Celtic Heritage Kitchens	197071	Unit 31-32, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	General Construction Supplies	Industrial Products
12B	141.0	S	G P Hydraulics	273320 197060	Unit 21, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Hydraulic Engineers	Engineering Services
13	148.0	W	Depot		SA10	Container and Storage	Transport, Storage and Delivery
14	157.0	E	The Trade Centre Wales	273530 197183	Euro Centre, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Secondhand Vehicles	Motoring
15C	191.0	SW	Tint Wizard	273266 197024	Unit 17-18, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Signs	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
16C	198.0	S	Martyn Lewis Accident Repair Centre	273276 197012	Unit 19, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	217.0	E	Depot		SA10	Container and Storage	Transport, Storage and Delivery
18	233.0	E	Hopper		SA10	Hoppers and Silos	Farming
19	243.0	NW	Electricity Sub Station		SA10	Electrical Features	Infrastructure and Facilities
20	245.0	SW	Hilbar Autos Ltd		Unit 12, Neath Abbey Business Park, Neath Abbey, Neath, SA10 7DR	Vehicle Repair, Testing and Servicing	Repair and Servicing

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

3.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

3.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND

4.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TFD	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND [UNLITHIFIED DEPOSITS CODING SCHEME]
TILLD	TILL, DEVENSIAN	DIAMICTON
TILLD	TILL, DEVENSIAN	DIAMICTON

4.3 Bedrock and Solid Geology

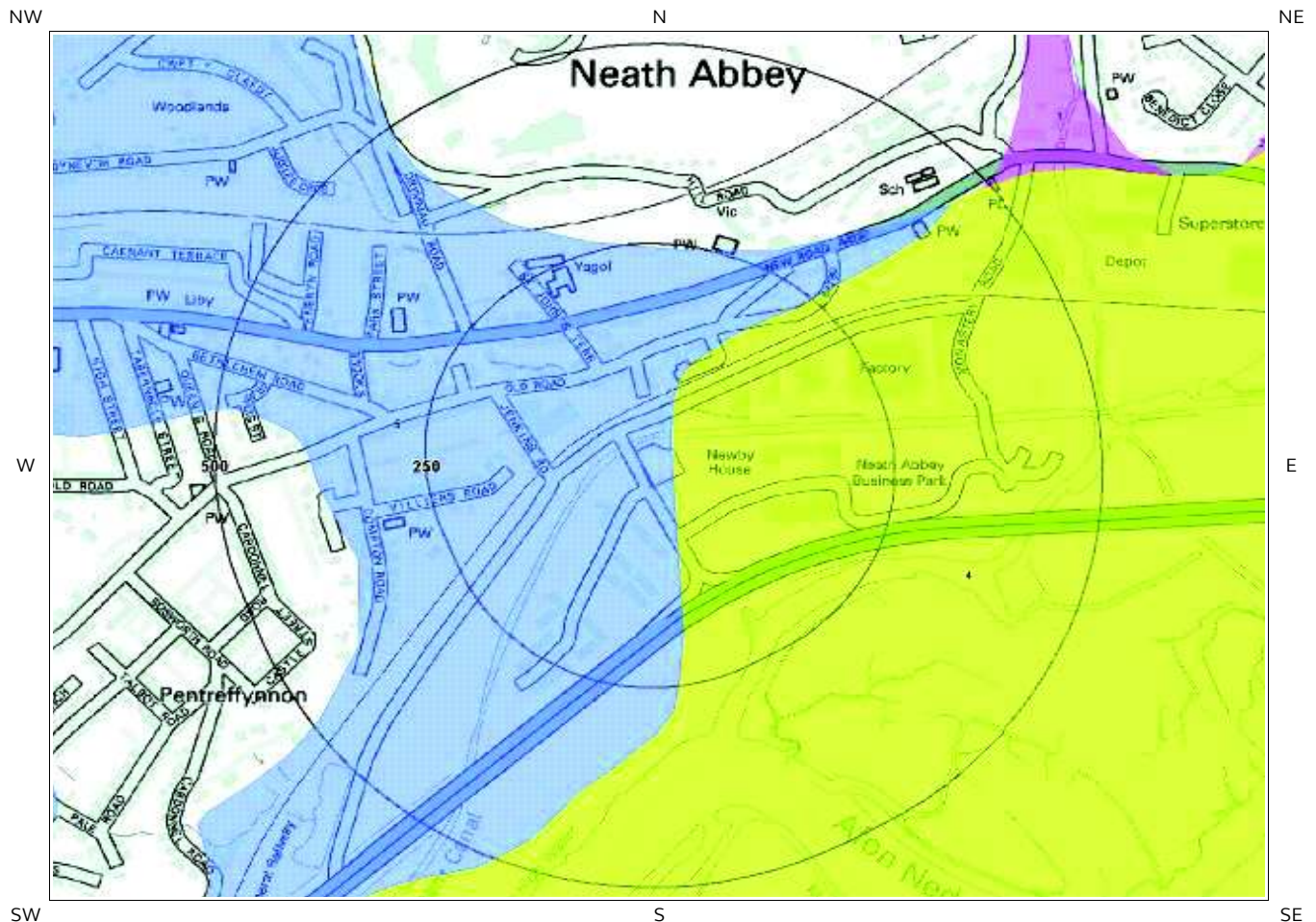
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
SW-MDSS	SWANSEA MEMBER	MUDSTONE, SILTSTONE AND SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5. Hydrogeology and Hydrology

5a. Aquifer Within Superficial Geology



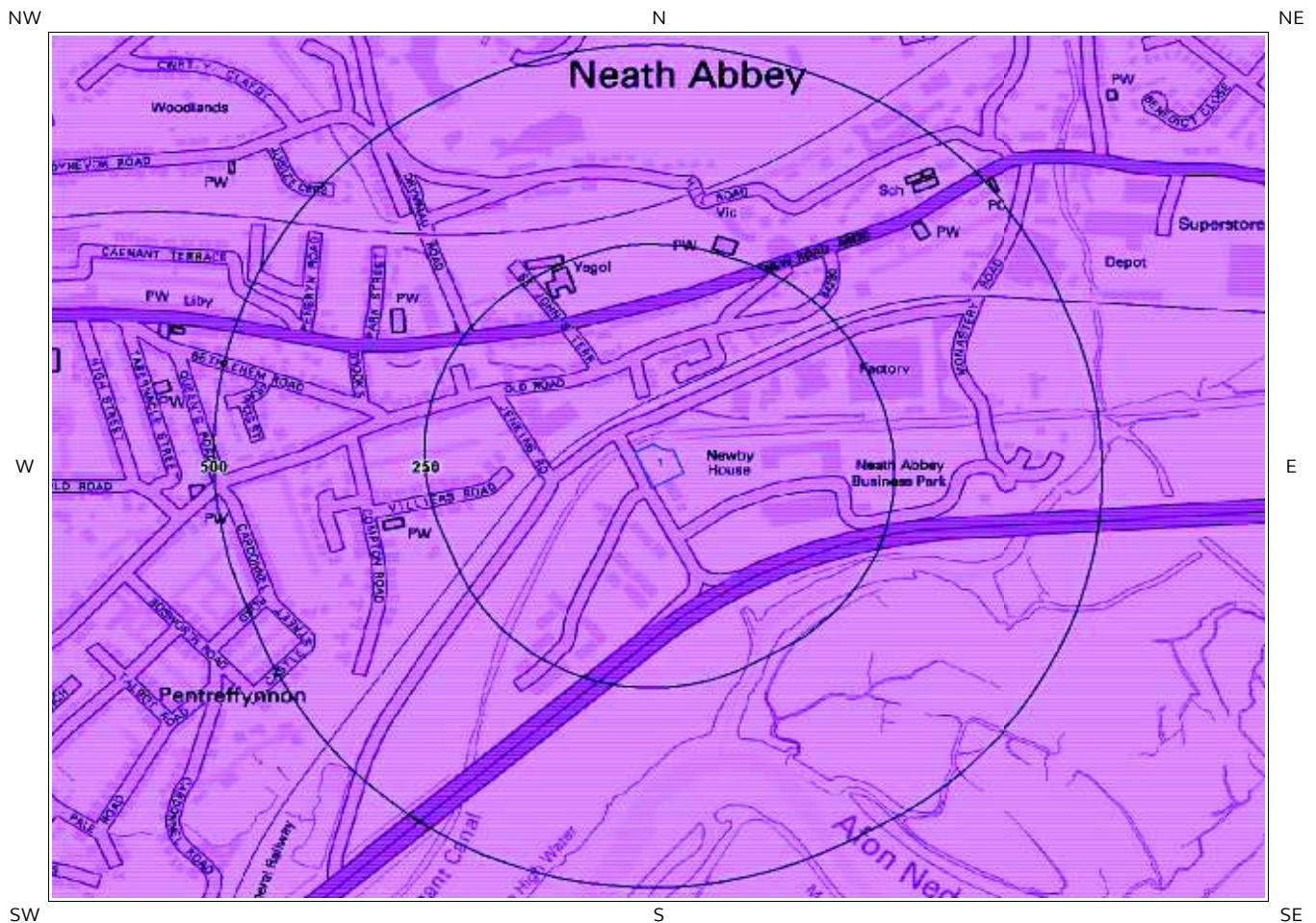
Aquifer Within Superficial Geology



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5b. Aquifer Within Bedrock Geology and Abstraction Licenses



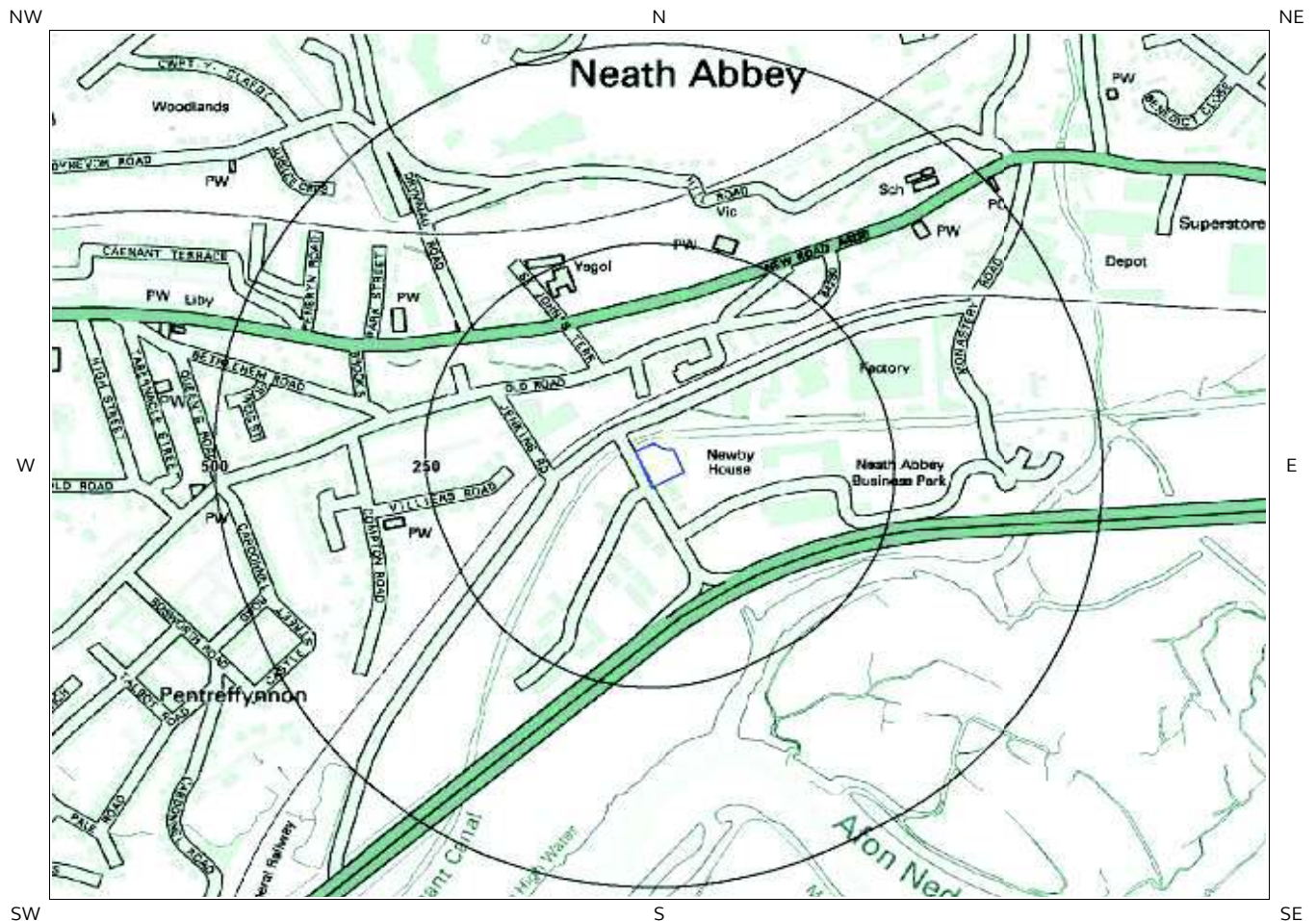
Aquifer Within Bedrock Geology and Abstraction Licenses

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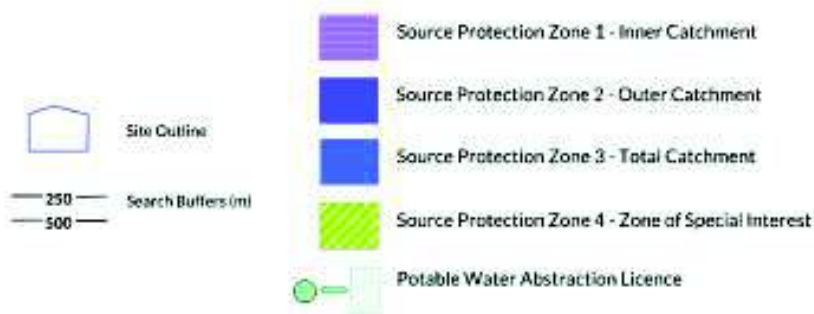
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



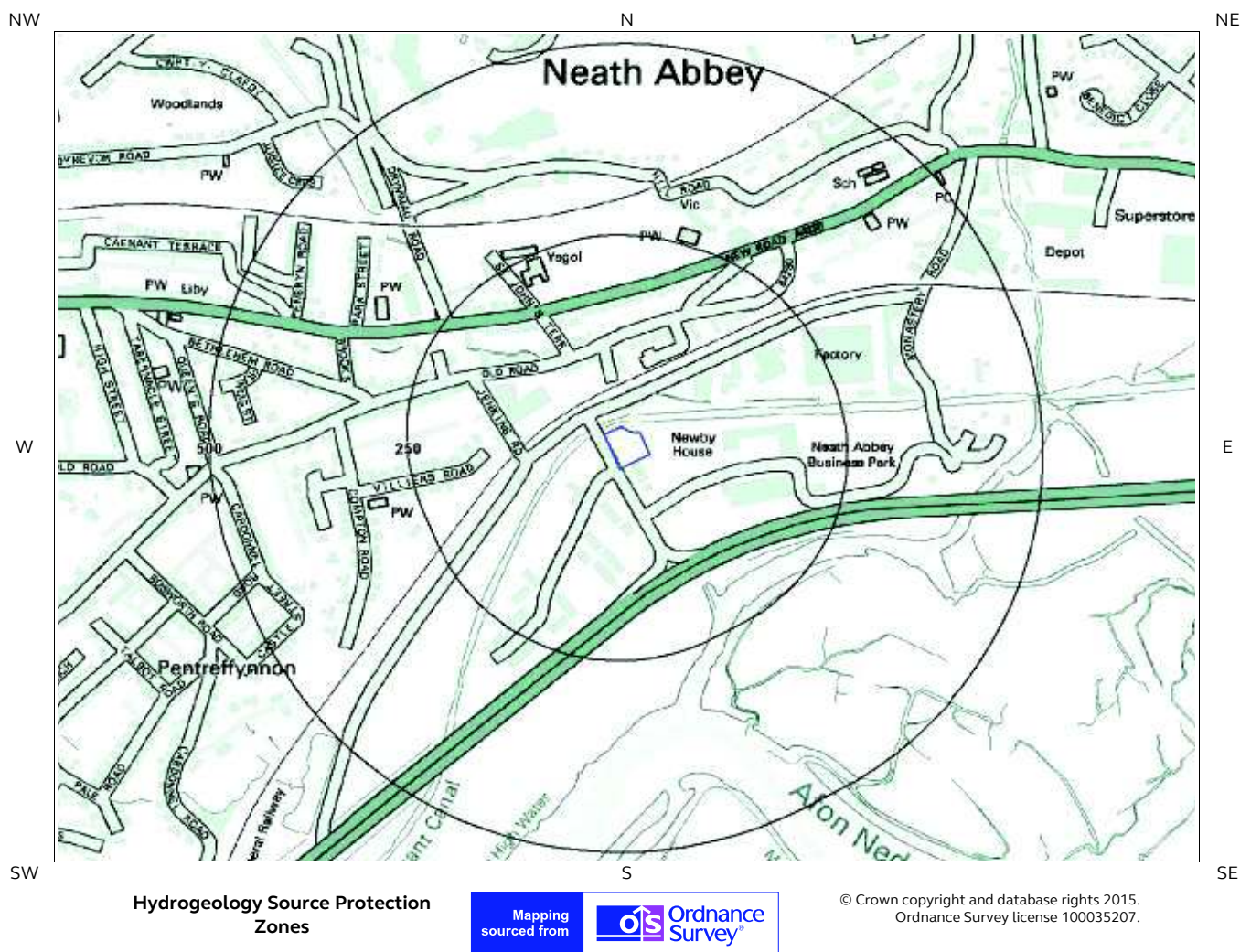
Hydrogeology Source Protection Zones and Potable Water Abstraction Licenses

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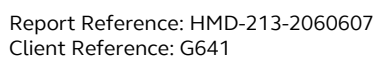
5d. Hydrogeology - Source Protection Zones within confined aquifer



NW N NE



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5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property?
Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance (m)	Direction	Designation	Description
4	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	485.0	NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

5.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

5.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
61	S	Minor Aquifer/High Leaching Potential	H1	Soils which readily transmit liquid discharges because they are shallow or susceptible to rapid flow directly to rock, gravel or groundwater.

5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

5.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
196P	430.0	E	273800 197300	River Name: Neath Clydach Reach: Tidal Limit - Dyffryn Arms Bryncoch End/Start of Stretch: End of Stretch NGR	B	B	B	B	B

5.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
197O	332.0	E	273700 197300	River Name: Port Tennant Canal Reach: Neath Abbey - Conf.r.neath End/Start of Stretch: End of Stretch NGR	C	C	C	C	-
198O	332.0	E	273700 197300	River Name: Port Tennant Canal Reach: Jersey Marine R.b - Neath Abbey End/Start of Stretch: Start of Stretch NGR	E	E	E	E	-
199	368.0	E	273740 197288	River Name: Port Tennant Canal Reach: Neath Abbey - Conf.r.neath End/Start of Stretch: Sample Point NGR	C	C	C	C	-
200P	430.0	E	273800 197300	River Name: Clydach Reach: Tidal Limit - Dyffryn Arms Bryncoch End/Start of Stretch: End of Stretch NGR	B	B	A	A	-
201	599.0	NE	273830 197627	River Name: Clydach Reach: Tidal Limit - Dyffryn Arms Bryncoch End/Start of Stretch: Sample Point NGR	B	B	A	A	-

5.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (5e):

ID	Distance (m)	Direction	Details	
1	10.0	N	River Name: Tennant Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
2	48.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
3	48.0	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
4	106.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
5	208.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
6	208.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
7	210.0	SE	River Name: River Clydach Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
8	220.0	E	River Name: Tennant Canal Welsh River Name: - Alternative Name: -	River Type: Canal Main River Status: Currently Undefined
9	245.0	SE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
10	247.0	SE	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
11 A	268.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
12 A	269.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
13	270.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
14	281.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
15	289.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
16	315.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
17	317.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
18	325.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
19	325.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
20	326.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
21	348.0	SE	River Name: Drains Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
22 B	349.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
23	350.0	S	River Name: River Neath Welsh River Name: Afon Nedd Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
24	351.0	S	River Name: River Neath Welsh River Name: Afon Nedd Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
25 B	351.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
26	370.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
27 C	372.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
28 C	372.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
29	379.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
30	382.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
31	382.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
32	386.0	SE	River Name: River Neath Welsh River Name: Afon Nedd Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
33 C	389.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
34	389.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
35	393.0	S	River Name: River Neath Welsh River Name: Afon Nedd Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
36	393.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
37	404.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
38	414.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
39	418.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
40	425.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
41	431.0	S	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
42	440.0	SE	River Name: River Neath Welsh River Name: Afon Nedd Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
43	440.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
44	441.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
45	458.0	SE	River Name: Drains Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
46	458.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
47 D	475.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
48 D	475.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
49	482.0	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
50	487.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
51 D	487.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
52	493.0	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
53 E	497.0	E	River Name: River Clydach Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
54 E	497.0	E	River Name: River Clydach Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

5.11 Surface Water Features

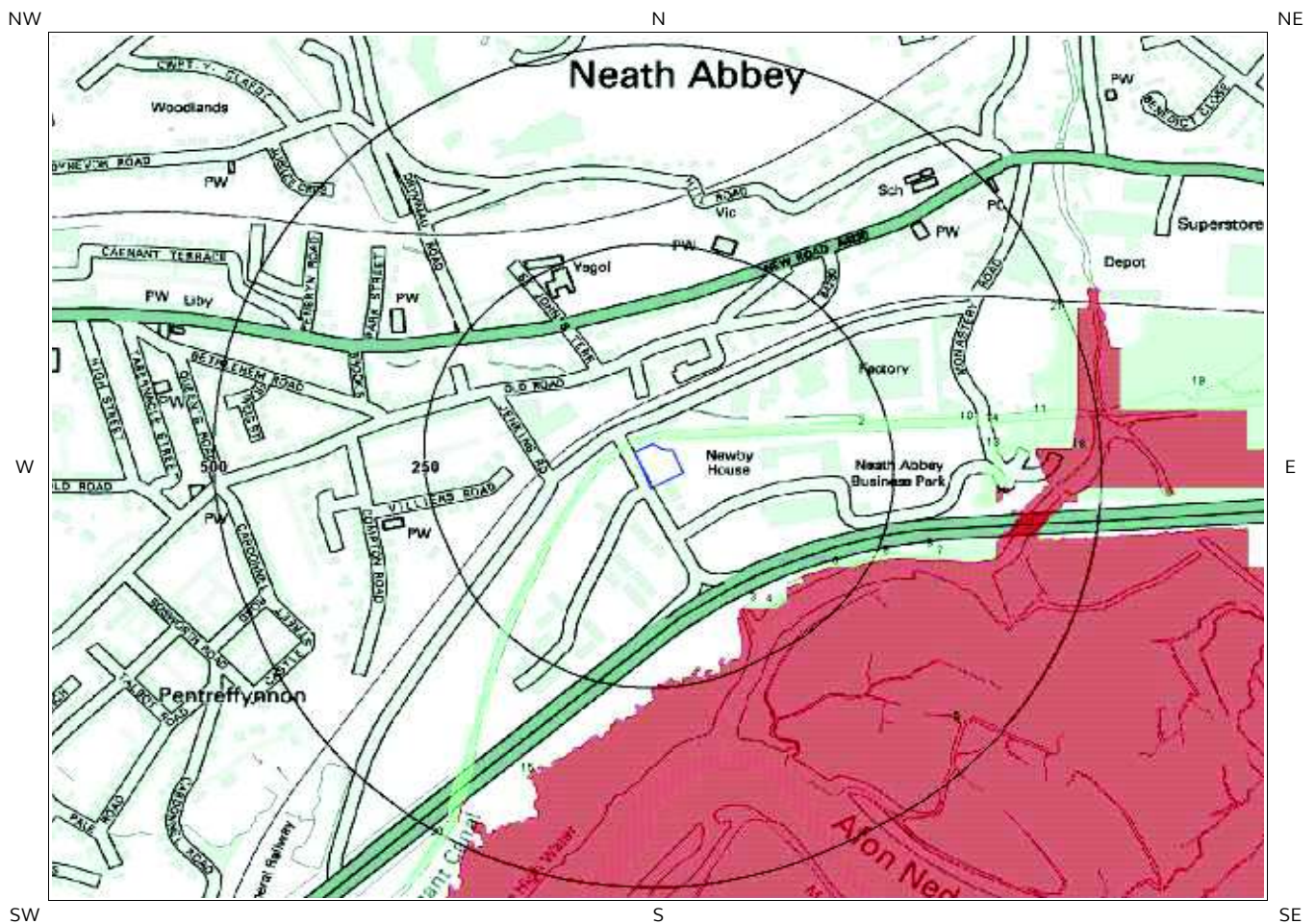
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
182.0	SE
7.0	N
8.0	NW
21.0	W
54.0	N
137.0	NE
185.0	SE
248.0	SE

6. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map

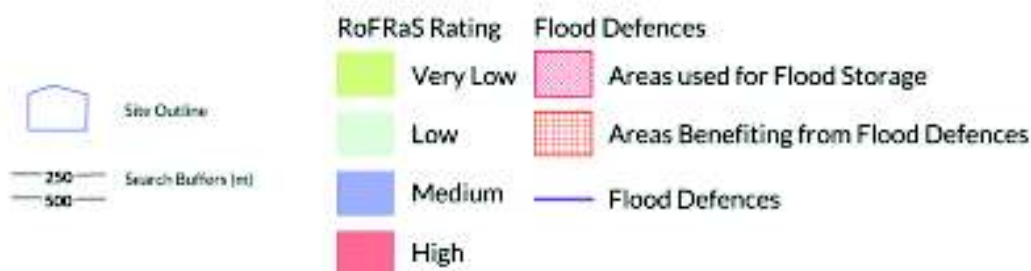


Environment Agency Risk of Flooding
From Rivers and the Sea (RoFRaS)

Mapping
sourced from



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6. Flooding

6.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site? Very Low

What is the highest risk of flooding within 25m of the centre of the study site? Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid as used by many of the insurance companies. RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property or an area within 25m has a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

The following floodplain records within 50m of the study site are represented on the River and Coastal Flood Risk Map above:

ID	Distance (m)	Direction	Rofras Flood Risk
1	7	N	Low

6.2 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

6.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

6.4 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

6.5 Groundwater Flooding Susceptibility Areas

6.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

6.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

6.6 Groundwater Flooding Confidence Areas

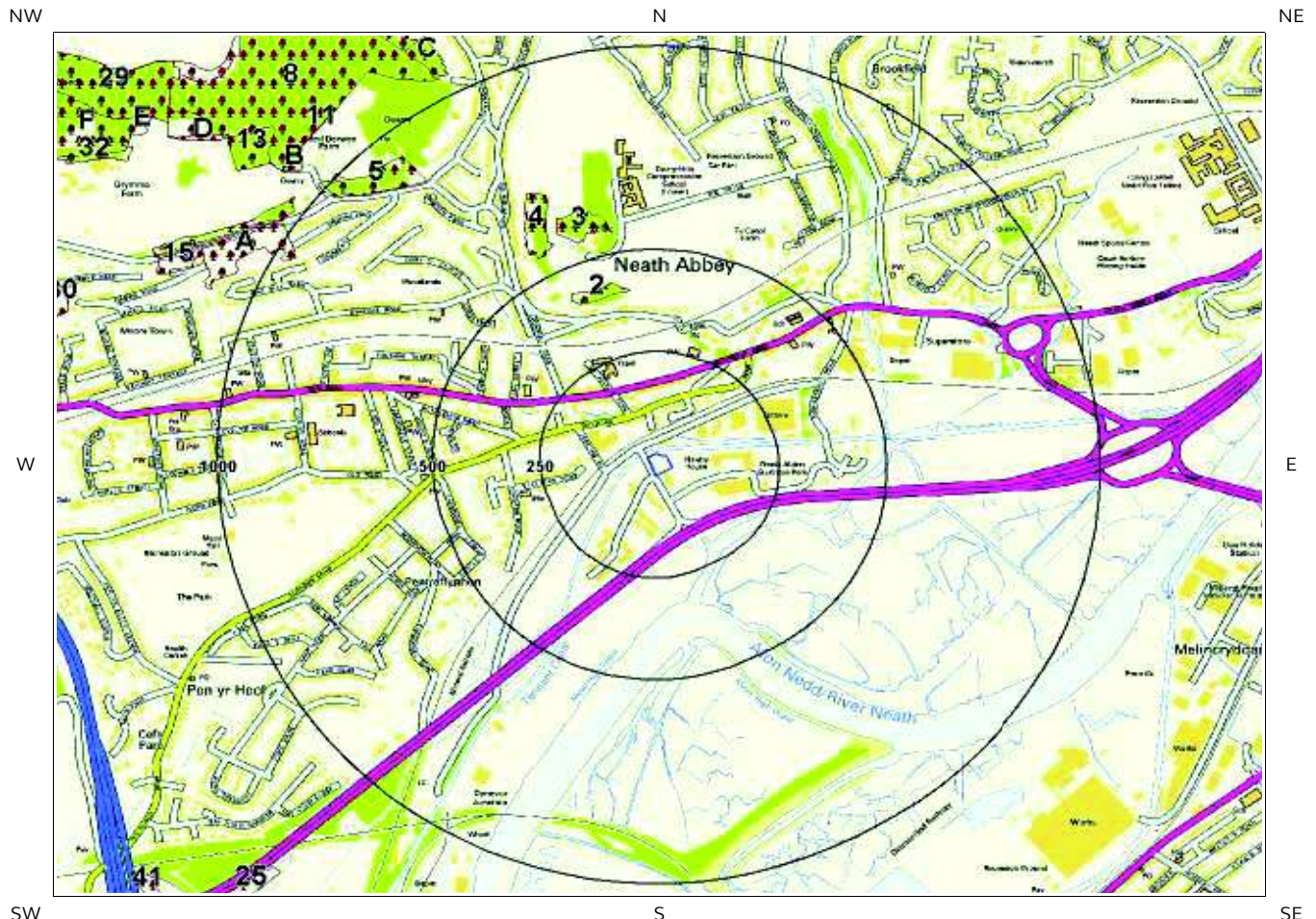
What is the British Geological Survey confidence rating in this result?

Moderate

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

Mapping sourced from



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7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

7.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

7.6 Records of Ancient Woodland within 2000m of the study site:

107

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
2	400.0	N	Unknown	Ancient and Semi-Natural Woodland
3	544.0	N	Unknown	Ancient and Semi-Natural Woodland
4	550.0	NW	Unknown	Ancient Replanted Woodland
5	848.0	NW	Unknown	Restored Ancient Woodland Site
6A	954.0	NW	Unknown	Restored Ancient Woodland Site
7A	1021.0	NW	Unknown	Ancient and Semi-Natural Woodland
8	1047.0	NW	Unknown	Restored Ancient Woodland Site
9C	1051.0	NW	Unknown	Restored Ancient Woodland Site
10B	1071.0	NW	Unknown	Ancient and Semi-Natural Woodland
11	1108.0	NW	Unknown	Ancient and Semi-Natural Woodland
12B	1112.0	NW	Unknown	Ancient and Semi-Natural Woodland
13	1139.0	NW	Unknown	Ancient and Semi-Natural Woodland
14	1145.0	NW	Unknown	Restored Ancient Woodland Site
15	1146.0	NW	Unknown	Ancient and Semi-Natural Woodland
16C	1155.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1172.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1201.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1231.0	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1248.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
21D	1251.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1267.0	N	Unknown	Ancient and Semi-Natural Woodland
23D	1287.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1301.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
25	1305.0	SW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1359.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
27	1362.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1386.0	NW	Unknown	Restored Ancient Woodland Site
29	1386.0	NW	Unknown	Ancient Replanted Woodland
30	1389.0	W	Unknown	Ancient Replanted Woodland
31E	1394.0	NW	Unknown	Ancient Replanted Woodland
32	1412.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1420.0	NW	Unknown	Ancient and Semi-Natural Woodland
34F	1429.0	NW	Unknown	Ancient Replanted Woodland
35E	1431.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1457.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1462.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1469.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
39	1470.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1498.0	SW	Unknown	Ancient Replanted Woodland
41	1520.0	SW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1536.0	N	Unknown	Ancient Replanted Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1539.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1551.0	NW	Unknown	Other Ancient Woodland
Not shown	1553.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1565.0	N	Unknown	Ancient Replanted Woodland
Not shown	1595.0	W	Unknown	Restored Ancient Woodland Site
48F	1602.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1610.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1625.0	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1627.0	N	Unknown	Ancient Replanted Woodland
Not shown	1627.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1635.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1637.0	W	MINE WOOD	Ancient and Semi-Natural Woodland
Not shown	1637.0	W	Unknown	Restored Ancient Woodland Site
Not shown	1654.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1657.0	N	Unknown	Ancient Replanted Woodland
Not shown	1657.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1657.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1658.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1659.0	N	Unknown	Ancient Replanted Woodland
Not shown	1675.0	W	MINE WOOD	Ancient and Semi-Natural Woodland
Not shown	1677.0	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1699.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1703.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1709.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1722.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1723.0	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1724.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1745.0	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1750.0	W	MINE WOOD	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1750.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1750.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1763.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1763.0	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1770.0	W	Unknown	Restored Ancient Woodland Site
Not shown	1782.0	NW	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1788.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1792.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1794.0	W	MINE WOOD	Ancient and Semi-Natural Woodland
Not shown	1819.0	N	Unknown	Ancient Replanted Woodland
Not shown	1819.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1826.0	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1852.0	W	MINE WOOD	Ancient and Semi-Natural Woodland
Not shown	1853.0	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1856.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1865.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1867.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1878.0	W	MINE WOOD	Ancient and Semi-Natural Woodland
Not shown	1898.0	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1910.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1911.0	NW	Unknown	Ancient Replanted Woodland
Not shown	1918.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1919.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1920.0	SE	Unknown	Restored Ancient Woodland Site
Not shown	1920.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1924.0	N	Unknown	Ancient Replanted Woodland
Not shown	1925.0	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1927.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1929.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1932.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1940.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1944.0	W	MINE WOOD	Ancient and Semi-Natural Woodland
Not shown	1951.0	SW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1967.0	N	Unknown	Restored Ancient Woodland Site
Not shown	1985.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1990.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland
Not shown	1991.0	N	BRITHDIR WOOD/DARRAN W./+	Ancient Replanted Woodland

7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

1

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1765.0	SE	EAGLESBUSH VALLEY	Natural Resources Wales

7.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

7.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

7.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our website. The following information has been found:

8.1.1 Shrink Swell

What is the maximum Shrink-Swell** hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.
--

8.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This indicates an automatically generated 50m buffer and site.

8.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

8.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

8.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9. Mining

9.1 Coal Mining

Are there any coal mining areas within 75m of the study site? Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

9.2 BGS Non Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining? Unclassified

Database searched and no data found.

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

Quantum Geotechnical
Telephone: 01554 744880
rmcdermott@quantum-gb.co.uk

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority

Authority: Castell-nedd Port Talbot - Neath Port Talbot Co
Phone: 01639 68 68 68
Web: <http://www.neath-porttalbot.gov.uk>
Address: Port Talbot Civic Centre, Port Talbot, SA13 1PJ

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,

(ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),

(iv) the first purchaser or first tenant of the Site, and

(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and

(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

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