



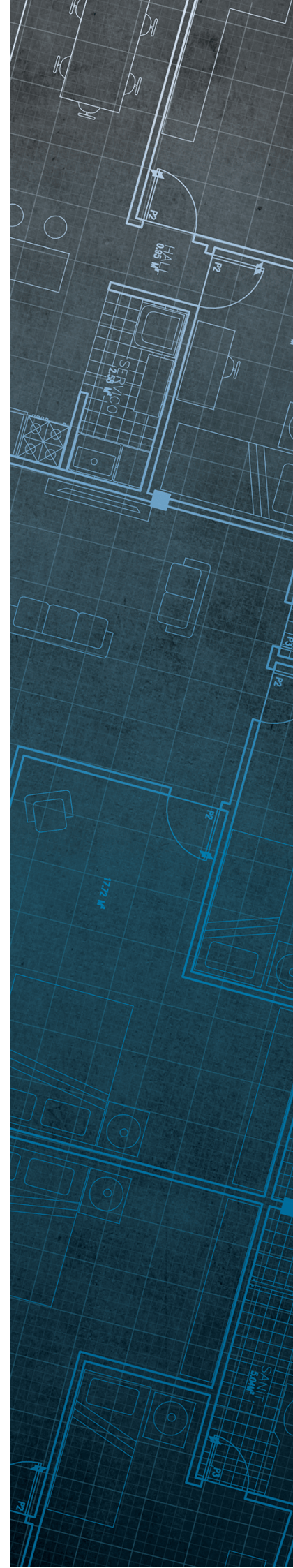
The Coal
Authority

Consultants Coal Mining Report

Site At 271220, 195880
Carmarthenshire

Date of enquiry:	29 September 2021
Date enquiry received:	29 September 2021
Issue date:	29 September 2021

Our reference:	51002684979001
Your reference:	285559471_1



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

NLIS Hub

Enquiry address

Site At 271220, 195880
Carmarthenshire

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

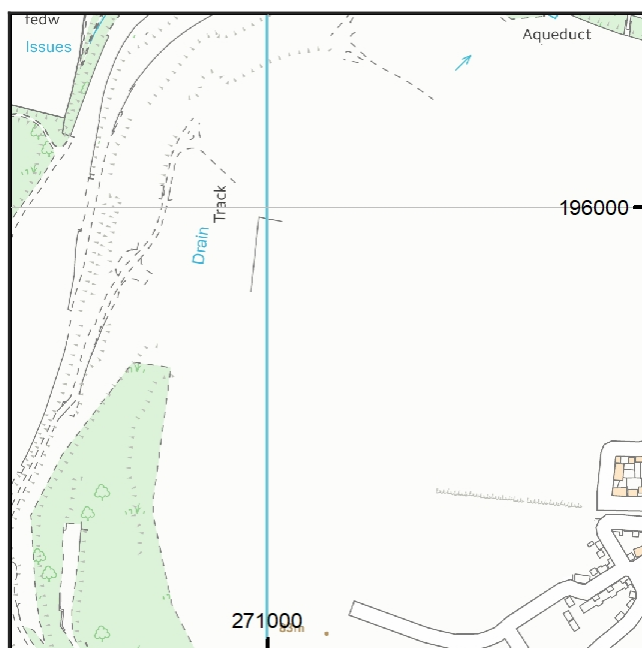
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.

Ordnance Survey Licence number: 100020315

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	SWANSEA NO.3	Coal	4DHW	5	Beneath Property	7.8	North	94	1900
unnamed	HUGHES	Coal	4DHX	10	Beneath Property	9.2	North	110	1904
unnamed	HUGHES	Coal	4ECJ	37	Beneath Property	0.0	East	110	1900
unnamed	HUGHES	Coal	4DHZ	48	Beneath Property	9.4	North	110	1900
CWRT- Y-BETWS	UNNAMED	Coal	4DI0	54	Beneath Property	11.7	North-West	100	1900
unnamed	HUGHES	Coal	4DHY	66	Beneath Property	8.7	North	110	1900
CWRT- Y-BETWS	HUGHES	Coal	4JDJ	87	Beneath Property	4.0	North	110	1900
unnamed	HUGHES	Coal	4DI6	101	Beneath Property	5.5	North	110	1913
CRWT-Y-BETWS	HUGHES	Coal	4JDE	117	North-East	3.7	North	110	1905
CRWT-Y-BETWS	HUGHES	Coal	4JDG	118	North-East	3.8	North	110	1905
unnamed	HUGHES	Coal	4DI7	121	Beneath Property	5.2	North	110	1900
CWRT- Y-BETWS	HUGHES	Coal	4JDI	129	Beneath Property	4.0	North	110	1914
CWRT- Y-BETWS	HUGHES	Coal	4JDH	131	Beneath Property	3.9	North	110	1914

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	270195-001	270700 195542		Coal	
Shaft	270195-002	270775 195481		Coal	
Shaft	270195-003	270795 195497		Coal	
Adit	271195-004	271061 195434		Coal	
Shaft	271195-009	271045 195526		Coal	
Shaft	272196-001	272028 196012	This shaft was filled to an unknown specification in June 1972.	Coal	
Shaft	272196-006	272001 196150	This shaft was plugged and capped in May/June 1995. The dimensions of cap 6.2m x 4.2m x 0.5m	Coal	
Shaft	272196-007	272049 196099	Shaft plugged with 3m deep concrete mass and capped with reinforced concrete cap 6.2m x 4.2m x 0.5m deep. Underside of plug 3.75m below ground level and foundation depth of cap is 0.75m .Work carried out in 1995 by IMCL for the Coal Authority.	Coal	

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

SWR1671	SW1986	SWR2221
10495	R12044	R12048
PO0	6634	SWR2654

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
HUGHES	Coal	Yes	Within	N/A	91
HUGHES	Coal	Yes	Within	N/A	125
SWANSEA NO.3	Coal	Yes	Within	N/A	82
UNNAMED	Coal	Yes	Within	N/A	79
UNNAMED	Coal	Yes	Within	N/A	98

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Fault under or close to the property recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

Distance to site investigation (m)	Direction
Within	N/A
4.0	South-West
Within	N/A

See Section 4 for further information.

Remediated sites

Distance to site remediation (m)	Direction
11.6	North-West

See Section 4 for further information.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

Remediated sites

The site is within an area of previous interest. It is close to where the Coal Authority has investigated and where necessary remediated mine entries and/or shallow coal mine workings following specific reported hazards.

The site requires further investigation and may influence your risk assessment. We recommend that you order the Coal Authority **Surface Hazards Incident Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

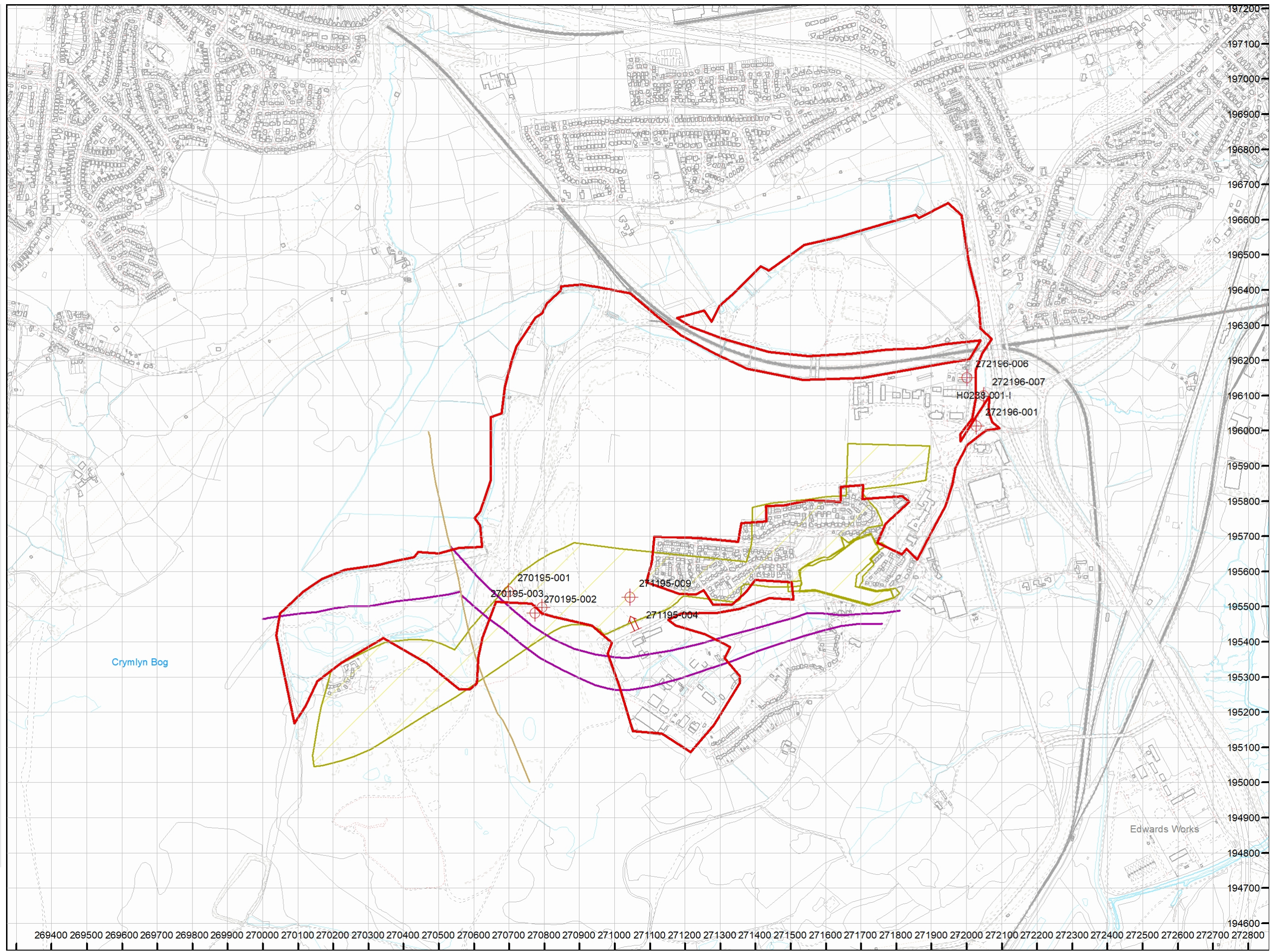
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown 
- Disused mine shaft 
- Disused adit 
- Outcrop (Proven) 
- Geological faults 
- Site investigations 
- Remediated sites 

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com





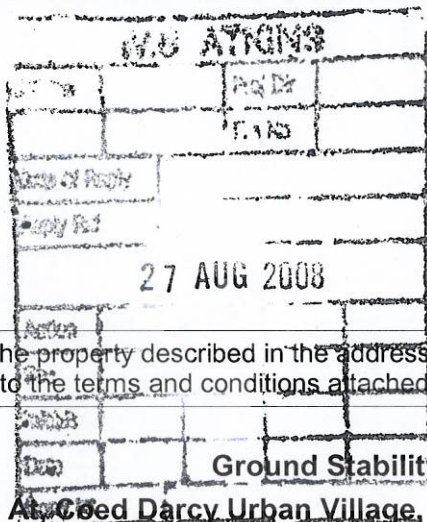
Appendix C 2008 Ground Stability Report



Issued by:

Ground Stability Report Office, 200 LICHFIELD LANE, BERRY HILL, MANSFIELD, NOTTINGHAMSHIRE, NG18 4RG
Website: www.coalminingreports.co.uk - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

ATKINS,
THE AXIS 10,
HOLLIDAY STREET,
BIRMINGHAM,
WEST MIDLANDS,
B1 1TF



Person dealing with this matter: **Simon Leeming**
Our reference: **00056014-08**
Your reference:
Electronic Ref:
RRUID: 007.00023581370001
Date of your enquiry: **15 August 2008**
Date we received your enquiry: **15 August 2008**
Date of issue:

This report is for the property described in the address below and the attached plan. The report is issued subject to the terms and conditions attached, which you are strongly advised to read.

Ground Stability Report Site At: Cled Darcy Urban Village, Swansea, West Glamorgan

This report is based on and limited to the records in the possession of the Coal Authority; the records and geological interpretation of The British Geological Survey (BGS) and the records of the Cheshire Brine Subsidence Compensation Board, at the time the search is answered.

Coal mining	Yes
Shrinkable clay	Yes
Running sand	Yes
Compressible deposits	Yes
Collapsible deposits	No
Landslide potential	Yes
Soluble rocks	No
Brine extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 4 seams of coal at shallow to 180m depth, and last worked in 1914.

Present

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

Future

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

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

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

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

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

Mine entries

Within, or within 20 metres of, the boundary of the property there are 25 mine entries, the approximate positions of which are shown on the attached plan.

Coal Authority records disclose the following information:

271195-007. This shaft was filled and capped in February 1973 .

272195-004. No treatment details.

272196-007. Shaft plugged with 3m deep concrete mass and capped with reinforced concrete cap 6.2m x 4.2m x 0.5m deep. Underside of plug 3.75m below ground level and foundation depth of cap is 0.75m .Work carried out in 1995 by IMCL for the Coal Authority. .

271195-008. No treatment details.

272195-006. No treatment details.

272196-006. This shaft was plugged and capped in May/June 1995. The dimensions of cap 6.2m x 4.2m x 0.5m .

271194-002. No treatment details.

272195-001. No treatment details.

271195-004. No treatment details.

270195-001. No treatment details.

271195-006. No treatment details.

270195-003. No treatment details.

271195-005. A 6.4m reinforced concrete cap is placed over this filled mine shaft at rockhead. A stainless steel vent pipe has been incorporated through the backfill above the cap. A marker post marks the position of the shaft at the surface. These works were undertaken by Dean and Dyball Constuction Ltd to a design provided by Quadrant Consulting Engineers in accordance with CIRIA gudelines .

271194-005. No treatment details.

270193-009. No treatment details.

272195-003. No treatment details.

272195-005. No treatment details.

272196-001. This shaft was filled to an unknown specification in June 1972. .

271194-006. No treatment details.

270195-002. No treatment details.

270193-010. No treatment details.

270194-001. No treatment details.

271194-003. No treatment details.

271195-009. No treatment details.

271194-004. No treatment details.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

Coal-mining geology

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

Opencast Coal Mining

Past

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

Present

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

Future

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

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

Coal-mining subsidence

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

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

Mine gas

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

Hazards related to coal mining

The property has been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support

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

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

Working Facilities Orders

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

Payments to Owners of Former Copyhold Land

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

Comments on Coal Authority information

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

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/ former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the British Geological Survey on potential for natural ground movement

Shrinkable Clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes.

However, the clay deposits in this area are considered to be mainly of "low plasticity". This means it is unlikely that they will cause ground movement.

Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

The nature of the sand deposits in this area means that ground movement could occur.

Deposits which could compress

The property is in an area underlain by natural compressible deposits. When this material is overloaded, or dries out, it can become unstable causing ground movement.

Because of these compressible deposits, ground movement could occur.

Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

Natural landslide activity

The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

Because of the nature of the geology in this area landslide activity could occur.

Soluble rocks

The property is not in an area underlain by soluble rocks.

Comments on the British Geological Survey information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:

- carry out any building or excavation work;
- alter the ground surface or drainage of surface or ground water; or
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board's Terms and Conditions 2006. These are available to view at www.groundstability.com or by contacting the Coal Authority's customer service team on 0845 762 6848 or by email to groundstability@coal.gov.uk. These terms and conditions apply regardless of the method used to order and receive reports. The report is compliant with Home Information Pack and Purchaser Information Pack requirements.

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

Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Date:	15 Aug 2008
Ground stability report at:	Site At, Coed Darcy Urban Village, Swansea, West Glamorgan
Reference number:	00056014-08
Cost:	£1,974.47
Plus VAT:	£345.53
Total received:	£2,320.00
VAT registration number:	598 5850 68

TERMS

DEFINITIONS

In these Terms the following words have the following meanings:

"BGS" means the British Geological Survey of Kingsley Dunham Centre, Keyworth, Nottingham, NG12 5GG, a component organisation of the Natural Environment Research Council;

"CA" means the Coal Authority of 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG;

"Cheshire Brine" means the Cheshire Brine Subsidence Compensation Board of Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5BD;

"Customer" means the person, firm or company placing the Order, either on its own behalf as User or as agent for a User;

"Guidance" means the relevant current version of the Guidance Notes and User Guide for the Report, available on request and displayed on the Website;

"Order" means any request for a Report made by the Customer;

"Property" means the address or location specified by the Customer in the Order;

"Report" means a ground stability report (in printed, electronic or any other form) which combines information on coal mining, brine subsidence claims and natural ground movement which has been prepared by CA in respect of the Property using data from, amongst others, the Suppliers and to which these Terms apply;

"Supplier(s)" means all or any of CA, BGS and/or Cheshire Brine;

"these Terms" means these terms and conditions, incorporating the Guidance (if and to the extent of any conflict between these Terms and the Guidance, the provisions of these Terms will prevail);

"User(s)" means the person or persons so described in Clause 15; and

"Website" means CA's website for the provision of the Reports service (currently www.coalminingreports.gov.uk).

TERMS

1. These Terms apply to the provision of Reports by CA to the Customer and/or the User.
2. The Customer and the User agree that the placing of an Order indicates their acceptance of these Terms.
3. These Terms shall apply to the exclusion of all other terms and conditions.
4. CA reserves the right to change these Terms from time to time with immediate effect and without prior notice. Any changes to these Terms will be displayed on the Website. Placement of Orders after any such variation will be deemed to be an acceptance of these Terms as amended in respect of Reports which are provided in response to Orders placed after the variation is made.
5. Where the Customer is acting as an agent for a User, the Customer will provide a copy of the Report and these Terms to the User.

LIMITATIONS OF THE REPORT

General

6. The Report is prepared with due skill and care, but has a number of limitations which are set out in these Terms which the Customer and the User acknowledge and accept when relying on it.

Sources of Information

7. The Report has been prepared by CA using information held by CA, together with information supplied to it by BGS and Cheshire Brine. The Report is based on, and is limited to:
 - a) the specific features identified in the Report, as more particularly described in the Guidance; and

b) each Supplier's interpretation of the records it holds relating to the particular features for which the Report states that the Supplier is responsible (and, in the case of information from BGS and Cheshire Brine, as provided to CA) at the time the Report is prepared.

The Customer and the User therefore acknowledge and agree that the records used to prepare the Report do not represent an exhaustive or comprehensive list of all records that may exist or may be available for the Property (see further Clause 8). The Customer and the User also acknowledge that no physical inspection of the Property has or will be carried out in the preparation of the Report.

8. Without prejudice to the generality of Clause 7:

a) information from CA is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types mining, which is not searched as part of the Report;

b) information from BGS relates solely to the following six natural ground stability hazards: shrinkable clay; running sand; compressible deposits; collapsible deposits; landslide activity; and soluble rocks. It does not cover any other geological hazards, or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the Property which are not searched as part of the Report and consequently the Report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the Property; and

c) information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale. The Customer and the User therefore acknowledge that BGS may be able to provide a more specific and detailed interpretation relating to the geological conditions and ground stability at the Property than that which is included in the Report. A more detailed interpretation is available via the BGS GeoReports service on BGS's website www.bgs.ac.uk.

9. The information from the Suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the Suppliers by third parties, which may not have been subject to any verification or other quality control process.

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

11. The records available to the Suppliers are constantly being updated. The Suppliers cannot be responsible to the Customer or Users for any changes in the information on which the Report is based which occur after the date on which the Report is prepared. Where this Report is for a residential property, insurance is included to cover loss in property value caused and arising from these circumstances. The Report includes a policy and key facts summary which outlines the significant features, benefits and limitations of the cover provided. The full terms, conditions and exclusions are shown in the policy document.

Maps

12. The Customer and the User must take all reasonable steps to check that the details in the Order are correct and that the Report provided by CA has been prepared for the correct location and property type, and that the boundaries of the Property as shown in the Report's plan correspond with those of the Property. Any discrepancies between the Order and the Report must be notified to the CA within 28 days after the issue date of the Report and CA will, in the case of error by CA, issue a revised Report free of charge; otherwise a new Report should be ordered with payment of the appropriate fee.

13. The Property has been located using Ordnance Survey ("OS") mapping. The Suppliers do not warrant that the OS information is complete or accurate and accept no liability for the plotted position of the Property as shown on OS maps. Further, the relative position between surface features and coal mining and other geological features may differ between OS maps and the Suppliers' maps used to prepare the Report, depending upon when the Suppliers' maps were prepared.

14. The plan or plans accompanying the Report must not be enlarged otherwise the accuracy will be affected.

RELIANCE ON THE REPORT

Who may rely on the Report

15. Only the following persons ("Users") may rely on the Report:

- a) the owner of the Property at the time the Report is prepared;
- b) any purchaser of the whole of the Property from the owner described in a above; and
- c) any person who provides funding to the persons in a or b above which is secured on the whole of the Property.

Such reliance will be subject to the provisions of Clauses 17 and 24 to 28 (inclusive).

Extent of Reliance

16. The Report has been prepared for use by the Users only and the Report should not be relied upon by any other third party.

17. Customers or Users may not act in reliance upon the Report (either by purchasing the Property, providing funding secured on the Property or carrying out any works on or affecting the Property) more than ninety (90) days after its date of issue.

18. The Report gives an indication of whether ground movement could occur at the Property. This does not necessarily mean that the Property is or will be affected by ground instability. Such an assessment can only be made by inspection of the Property by a qualified professional, such as a surveyor or engineer. The Report DOES NOT therefore:

- a) include any information or warranty relating to the actual state, or the structural or other condition, of the Property;
- b) determine the saleability or value, or the safety, of the Property;
- c) indicate the suitability of the Property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work); or
- d) act as a substitute for any physical inspection, specialist interpretations and/or professional advice.

19. No representations, warranties or terms (whether express or implied by statute, common law, custom, trade usage, course of dealing or otherwise) are given in relation to the Report unless they are expressly set out in these Terms, save to the extent that such terms cannot be excluded by law.

USE OF THE REPORT

20. The Customer and the User acknowledge that the Report is confidential and that it is intended for the purposes of the User only. Accordingly the Customer and the User agree that they are permitted to use and copy the Report for these purposes only.

21. The Customer and the User (or any person who is provided with a copy of the Report) will not:

- a) remove, obliterate or alter any trade mark or any copyright or other proprietary notice which is contained in the Report;
- b) reformat or otherwise change, add to or enhance the Report, or combine it with or incorporate it into any other information, data or materials; or
- c) create any product which is derived directly or indirectly from the data contained in the Report; or
- d) resell the Report (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) unless this has been specifically authorised in writing by CA.

22. The copyright and all other intellectual property rights in the Report will remain the property of the Suppliers or other third parties (as appropriate). Neither the Customer nor the User will acquire any rights in respect of the Report other than as expressly provided in these Terms.

EVENTS BEYOND THE SUPPLIERS' CONTROL

23. A Supplier will not be liable to the Customer or the User for any delay or failure in performance of its obligations which result from circumstances beyond its reasonable control (including, without limitation, fire, explosion, flood, tempest, unusually adverse weather conditions, war, hostilities, riot, acts of terrorism, failure or shortage of power supplies, telecommunications or processing failure or computer malfunction) or the acts or omissions of any person for which a Supplier is not legally responsible.

LIABILITY

24. The Report has been prepared for the Property on the basis of information on the Property's location and type provided by the Customer and/or the User, and consequently the Suppliers exclude all liability which may arise from any errors or omissions in the information so provided or from any failure to check for discrepancies pursuant to Clause 12.

25. The Report has been prepared specifically for the Property, and on the basis of the property type specified in the Order. Under no circumstances will the Suppliers be liable if a Report is relied on for any other property, or if a Report on a residential property is used for a non-residential or commercial property or for the development of the Property, and vice versa.

26. Except in the circumstances described in Clause 28 the total liability of the Suppliers to the Customer and the User arising from an error in the Report caused by negligence, breach of contract or in any other way will be limited to:

- a) the reasonable costs of carrying out necessary remedial work on the Property reasonably promptly; or
- b) the difference between the true market value of the Property and the market value of the Property on the basis of the Report at the time of reliance on the Report in accordance with these Terms.

27. Except in the circumstances described in Clause 28 or to the extent that a Supplier is found to be liable for the losses described in Clause 26 (a) or (b) arising from an error in the Report, the Supplier will not be liable to the Customer or the User for: loss of business, goodwill, profits or savings, loss of use or opportunity, lost or wasted staff time or for any indirect or consequential loss (whether arising from negligence, breach of contract or in any other way) even if the Customer or User was advised of or knew of the likelihood of that loss or type of loss arising.

28. Nothing in these Terms excludes or limits the liability of the Suppliers for death or personal injury caused by their negligence, or for fraud.

GENERAL

29. The headings in these Terms are for ease of reference only and do not affect their interpretation or construction.

30. Use of the singular includes the plural and vice versa, and use of any gender includes the other genders.

31. The benefit of these Terms cannot be assigned or transferred by the Customer or the User without the Suppliers' prior written consent. The Suppliers may assign any or all of their rights and obligations under these Terms without prior notice.

32. These Terms (together with the Order and the Guidance) represent the entire agreement relating to the supply of the Report and the relationship which that supply creates between the Suppliers and Customers and Users. No prior statement, representation or arrangement of any nature (whether written or oral) will add to, vary or waive terms of this agreement and the Customer and the User acknowledge that they have not relied on any

statement or representation made by or on behalf of CA or any other Supplier in agreeing to enter into this agreement. Nothing in this Clause 32 will operate to limit or exclude liability for fraud.

33. The illegality or invalidity of any part of these Terms will not affect the legality or validity of the remainder of these Terms.

34. Except to the extent that these Terms confer benefits on the Suppliers and the Users, no third party is entitled to the benefit of these Terms under the Contracts (Rights of Third Parties) Act 1999.

35. These Terms are governed by English law. The English courts (where the Property is situated in England or Wales) and the Scottish courts (where the Property is situated in Scotland) have exclusive jurisdiction to deal with any dispute which may arise out of or in connection with them.

**THESE TERMS ARE AVAILABLE IN LARGER PRINT FOR THOSE WITH IMPAIRED VISION OR AT
WWW.COAL.GOV.UK**

This page is intentionally blank



Appendix D Previous Mining Technical Notes & Borehole Records

Subject: Coed Darcy Urban Village

Investigation of Recorded Coal Mining Entries

Reference: 5041216-OSW-TN-000445

Revision: Draft

Author: Maryam Sabet

Checker: Michelle Lee

Issued to: Neil Williams (neil.williams@stmodwen.co.uk)
Paul Dunning (paul.dunning@prosurv.co.uk)
Dan Smith (daniel.smith@prosurv.co.uk)
Lee Owen (lee.owen@prosurv.co.uk)

Reviewer: Mike Poland

Date: November 2010

Authoriser: Mike Poland

Background

Geological maps (BGS Sheet 247, 1:50,000 and Sheet 79 NW, 1:10,560) indicate the Hughes and Bodwr seam to subcrop along part of the southern boundary of the former refinery and dipping towards the north (refer to Drawing 5041216-REM-DWG-000494 attached). The Hughes Seam is indicated as being an average thickness of 3ft (approximately 1m) and the overlying Bodwr seam is recorded as being an average of between 3ft and 6ft (approximately 1-2m).

A Ground Stability report for the former refinery (ref.00056014-08) indicates that the site is in the likely zone of influence from workings in 4 seams of coal at shallow to 180m depth, and last worked in 1914. Within, or within 20 metres of, the boundary of the property there are 25 mine entries highlighted in the report, eight of which lie within the proposed urban village.

This Technical Note provides a summary of investigative works to date, within the vicinity of two of the recorded mine entries as shown on Drawing 5041216-REM-DWG-000685 attached. The Coal Authority do not hold any further details and/or treatment records for either of these locations

Recorded Ground Conditions and Preliminary Investigations

Previous ground conditions within the vicinity of the recorded shaft are recorded as a loose brown silty and clayey sand containing gravel, cobbles and boulders and overlying sandstone bedrock at depths of up to 3.1m bgl. No groundwater is recorded on any of the exploratory holes within this area. Copies of relevant exploratory hole logs are attached for information.

These ground conditions have been confirmed by Atkins during a preliminary trenching exercise at the recorded location of the shaft.

Investigations within the vicinity of the recorded adit are restricted by the presence of steep slopes and an existing road. This road is no longer used at the time of writing.

Selected photographs of the areas around both of these features are attached for information.

Ongoing Clearance Works

Ongoing clearance works across the site has resulted in the removal of much of the surface hardstanding and the excavation of the majority of below ground obstructions from across this area. An area of concrete, however, remains within the southern base of one of the former cooling towers due to the proximity of this to the recorded shaft location.

Proposed Further Investigation

Due to the loose nature of the existing soils and the depth to the underlying bedrock, no further trenching works are proposed at either of these locations. Alternative methods of investigation are, therefore, being considered including geophysical investigation.

Where possible, the use of geophysical investigation within the vicinity of the two recorded features could help to identify potential 'anomalies', the exact nature of which could then be confirmed by rotary drilling or further trenching.

Technical Note 494

Subject: Coed Darcy Urban Village

Investigation of recorded mine entries on upper terrace

Reference:	5041216-REM-TN-000494	Revision:	DRAFT
Author:	Michelle Lee	Checker:	Michael Poland
Issued to:	Neil Williams (SMD) Paul Dunning/Dan Smith/Lee Owen (Prosurv)	Reviewer:	Michael Poland
Date:	6 th January 2011	Authoriser:	Michael Poland

Background:

This Technical Note has been prepared as an addendum to 5041216_OSW_TN_445 to provide a summary of the findings of recent geophysical survey works, along with recommendations for further investigative works.

The findings of the geophysical survey works, as undertaken between 7th and 8th December 2010, are reported in Bentham Geoconsulting Ltd report ref BGC372, December 2010.

Summary of report:

Based upon survey works within the vicinity of the recorded shaft, the report identifies five anomalies, as shown on figure 5 attached.

Of these, the report suggests that anomalies A and B should be prioritised due to their proximity to the recorded shaft location. The report also recommends that further investigation be undertaken relating to the remaining mass concrete within the base of the former cooling towers due to concentrations of magnetic and conductive anomalies in this area. The report suggests, however, that such anomalies could be due to the presence of existing culverts etc at this location. The location of all anomalies and relevant co-ordinates for each location are presented on Figure 5 attached.

Within the vicinity of the recorded adit, the report also identifies a number of anomalies. The report suggests the 'priority target' to lie between eastings 271056 and 271058 and represented by an 'extensive low' in magnetic, conductivity and resistivity data, as would be expected from an infilled adit at a depth of around 3m bgl.

Two 'secondary targets are also highlighted within the report, as presented on Figure 5 attached.

Recommendations for further works

Based on the shallow depth of rockhead within the vicinity of the recorded shaft and the suggested depth of the anomaly within the vicinity of the recorded adit, it is recommended that the next phase of investigative works comprise a series of machine excavated pits and trenches at the locations of each of the recorded anomalies in order to confirm the nature of each feature and to confirm the exact location of the shaft/adit for subsequent rotary investigation. The pitting/trenching works should initially focus on the priority locations, identified within the report.

For ease of reference, it is recommended that the locations identified on the attached Figure 5 are 'pegged out' on site. Due to the location of the recorded adit, it is anticipated that excavations will need to be undertaken through the existing road. As this road is no longer in use, no allowance for the reinstatement of the existing hard surface at this location has been made at the time of writing.

In line with the aforementioned scope of works, the following actions are recommended:

- Atkins to produce plan showing anomaly locations on current Masterplan.
- Atkins to obtain Coal Authority Permission (to include subsequent rotary works)

- Atkins to liaise with Hawk to ensure locations marked out on site.
- On receipt of permission, Atkins to liaise with Hawk over the availability of a suitable machine.