

Historical Land Use Information (1:2,500)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
34	Extractive Industries or Potential Excavations from 1950-1980 Use: Dock First Map Published 1952 Date: Last Map Published 1953 Date:	A13SW (SW)	74	-	277488 188536
35	Extractive Industries or Potential Excavations from 1950-1980 Use: Unspecified Deposited Material First Map Published 1953 Date: Last Map Published 1953 Date:	A13SW (SW)	88	-	277498 188506

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	Air Shafts Use: Not Supplied Date of Mapping: 1900 - 1921	A14SE (E)	872	-	278475 188547
37	General Quarrying Use: Not Supplied Date of Mapping: 1885 - 1921	A13NE (NE)	333	-	277908 188741
38	General Quarrying Use: Not Supplied Date of Mapping: 1885	A14SW (E)	629	-	278209 188428
39	General Quarrying Use: Not Supplied Date of Mapping: 1921 - 1952	A18NE (N)	710	-	277839 189290
40	General Quarrying Use: Not Supplied Date of Mapping: 1885	A14SE (E)	714	-	278266 188336
40	General Quarrying Use: Not Supplied Date of Mapping: 1921	A14SE (E)	716	-	278265 188326
41	Heap, unknown constituents Use: Not Supplied Date of Mapping: 1921	A17SW (NW)	880	-	276775 189008
42	Heap, unknown constituents Use: Not Supplied Date of Mapping: 1965	A7NW (SW)	977	-	276771 187986
43	Mineral Railway Use: Not Supplied Date of Mapping: 1884	A18SW (N)	373	-	277567 188999
44	Mineral Railway Use: Not Supplied Date of Mapping: 1921	A12SE (W)	593	-	276954 188533
45	Mineral Railway Use: Not Supplied Date of Mapping: 1885	A8SE (S)	876	-	277896 187753
46	Mineral Railway Use: Not Supplied Date of Mapping: 1900 - 1951	A8SE (S)	882	-	277859 187732
47	Mineral Railway Use: Not Supplied Date of Mapping: 1921	A9NE (SE)	904	-	278379 188137
48	Mineral Railway Use: Not Supplied Date of Mapping: 1885 - 1951	A8SE (S)	996	-	277806 187598
49	Mining of coal & lignite Use: Not Supplied Date of Mapping: 1900	A14SW (E)	518	-	278120 188554
50	Mining of coal & lignite Use: Not Supplied Date of Mapping: 1951	A12SE (W)	629	-	276920 188512
51	Mining of coal & lignite Use: Not Supplied Date of Mapping: 1885	A14SE (E)	909	-	278510 188523
52	Mining of coal & lignite Use: Not Supplied Date of Mapping: 1921	A12NW (W)	1000	-	276564 188774
53	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1993	A13SW (SW)	61	-	277512 188530
54	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1993	A14SW (E)	518	-	278120 188554
55	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1993	A14SE (E)	716	-	278265 188326

Historical Land Use Information (1:10,000)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
56	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1993	A14SE (E)	872	-	278475 188547
57	Potentially Infilled Land (Non-Water) Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1993	A14SE (E)	909	-	278510 188523
58	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A13SE (S)	227	-	277646 188352
59	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1900	A13SW (SW)	230	-	277377 188425
60	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1900	A13SW (SW)	247	-	277319 188482
61	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A13SE (S)	255	-	277611 188313
62	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A13SW (SW)	292	-	277285 188448
63	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A8NW (S)	322	-	277551 188242
64	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A8NE (S)	346	-	277706 188248
65	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A8NW (S)	387	-	277552 188177
66	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A12NE (W)	434	-	277131 188709
67	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1900	A8NE (SE)	488	-	277779 188125
68	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A12NE (NW)	494	-	277147 188875
69	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1885	A8NE (SE)	496	-	277786 188120
70	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A8NW (SW)	504	-	277354 188106
71	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1885	A8NE (S)	507	-	277720 188081
72	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1900	A12NE (W)	521	-	277037 188697
73	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A8NE (S)	539	-	277657 188032
74	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A12NE (W)	551	-	276994 188607
75	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A12NE (W)	562	-	277003 188732
76	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1951	A12SE (SW)	563	-	277058 188300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
77	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1900	A8NW (S)	610	-	277570 187954
78	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1885	A8NE (S)	632	-	277728 187953
79	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1965	A12NE (NW)	695	-	276942 188928
80	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1965	A9NW (SE)	732	-	277932 187930
81	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A8SE (S)	758	-	277730 187824
82	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1885	A9SW (SE)	777	-	277914 187870
83	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1965	A9SW (SE)	812	-	277968 187859
84	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1965	A12SW (W)	844	-	276763 188263
85	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1900	A8SW (S)	946	-	277274 187663
86	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1965	A7NW (SW)	985	-	276781 187961
87	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1885	A8SW (S)	992	-	277251 187622
88	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1921	A9SW (SE)	996	-	278134 187747

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	CBCSB Compensation District The site does not fall within the brine compensation area.				
	Brine Subsidence Solution Area The site does not fall within the brine subsidence solution area.				
89	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	4	1	277609 188599
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	277575 188594
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	208	1	277801 188673
90	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	277575 188594
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	4	1	277609 188599
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	277575 188594
91	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	277575 188594
92	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	157	1	277508 188417
93	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	208	1	277801 188673
94	Potential for Landslide Ground Stability Hazards Hazard Potential: High Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	216	1	277820 188619
95	Potential for Running Sand Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	277575 188594
96	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	4	1	277609 188599
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	37	1	277521 188554
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	208	1	277801 188673
97	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	277575 188594
98	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	55	1	277660 188606
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	4	1	277609 188599

The following mapping has been analysed for Historical Land Use Information (1:2,500):

1:2,500	Mapsheet	Published Date
Glamorganshire	033_02	1877
Glamorganshire	033_02	1899
Glamorganshire	033_02	1917
Glamorganshire	033_02	1940

The following mapping has been analysed for Historical Land Use Information (1:10,000):

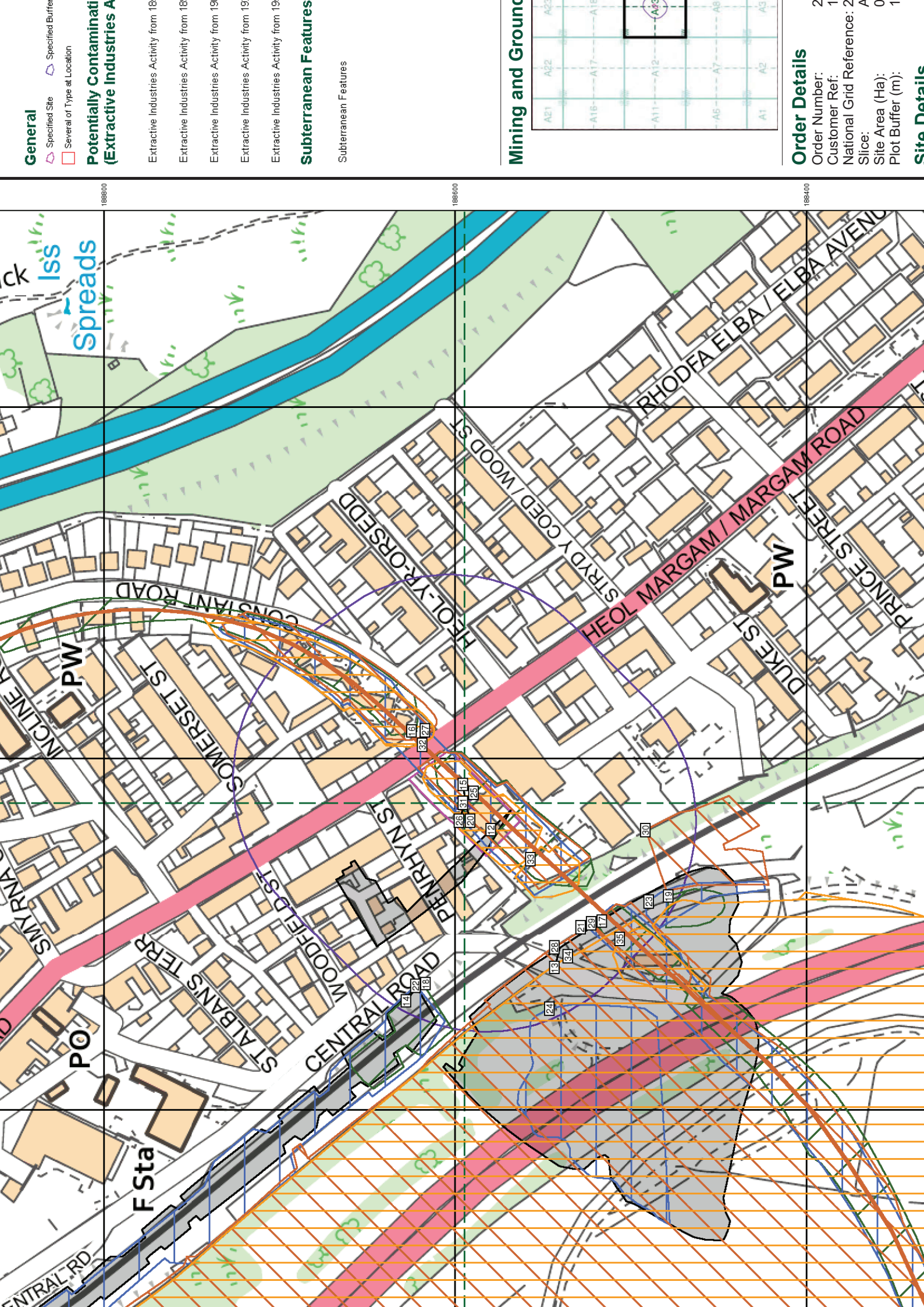
1:10,560	Mapsheet	Published Date
Glamorganshire	025_00	1884
Glamorganshire	033_00	1885
Glamorganshire	025_SW	1900
Glamorganshire	033_NW	1900
Glamorganshire	025_SW	1921
Glamorganshire	033_NW	1921
Glamorganshire	033_NW	1951
Glamorganshire	025_SW	1952
Ordnance Survey Plan	SS78NE	1965
1:10,000	Mapsheet	Published Date
Ordnance Survey Plan	SS78NE	1993

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2022	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	December 2021	Bi-Annually
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Natural Cavities Stantec UK Ltd	December 2021	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	Version	Update Cycle
Subterranean Features Landmark Information Group Limited	February 2020	Bi-Annually
Ground Stability Data (1:50,000)	Version	Update Cycle
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	Annual Rolling Update

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
The Coal Authority	
Ove Arup	
Stantec UK Ltd	
Wardell Armstrong	
Johnson Poole & Bloomer	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
3	Ove Arup & Partners Central Square, Forth Street, Newcastle upon Tyne, Tyne and Wear, NE1 3PL	Telephone: 0191 261 6080 Fax: 0191 261 7879
4	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9960 Fax: 0844 844 9951 Email: customerservice@promap.co.uk Website: www.landmarkinfo.co.uk
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk



General

- Specified Site
- Specified Buffer
- Several of Type at Location

Potentially Contaminated Uses - Mining

- Air Shafts
- Disturbed Ground
- General Quarrying
- Heap, unknown constituents
- Mineral Railway
- Mining and Quarrying General
- Mining of Coal & Lignite
- Quarrying of Sand and Clay, Operation of Sand and Gravel Pits

Historical Land Use

- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)
- Former Marsh

Mining Data

- Potential Mining Area
- BGS Recorded Mineral Site

Mining and Ground



Order Details

Order Number: 2
Customer Ref: 1
National Grid Reference: 2
Slice: A
Site Area (Ha): 0
Search Buffer (m): 1

Site Details



Ground Stability Data (1:50,000)

General

- Specified Site
- Slice
- Specified Buffer(s)
- Map ID
- Bearing Reference Point

Potential for Compressible Ground Stability Hazards

- High
- Moderate
- Low
- Very Low

Potential for Collapsible Ground Stability Hazards

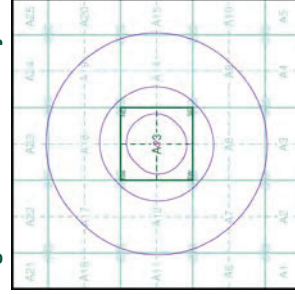
- High
- Moderate
- Low
- Very Low

Brine Pumping and Salt Mining

- Brine Pumping Related Feature
- Salt Mining Related Feature

- Point
- Polygon

Mining and Ground Stability - Slice A



Order Details

Order Number: 296454965_1_1
Customer Ref: 14053/LP
National Grid Reference: 277580, 188590
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

Site Details

Mount Surgery, Margam Road, Port Talbot, SA13 2BN

Ground Stability Data (1:50,000)

General

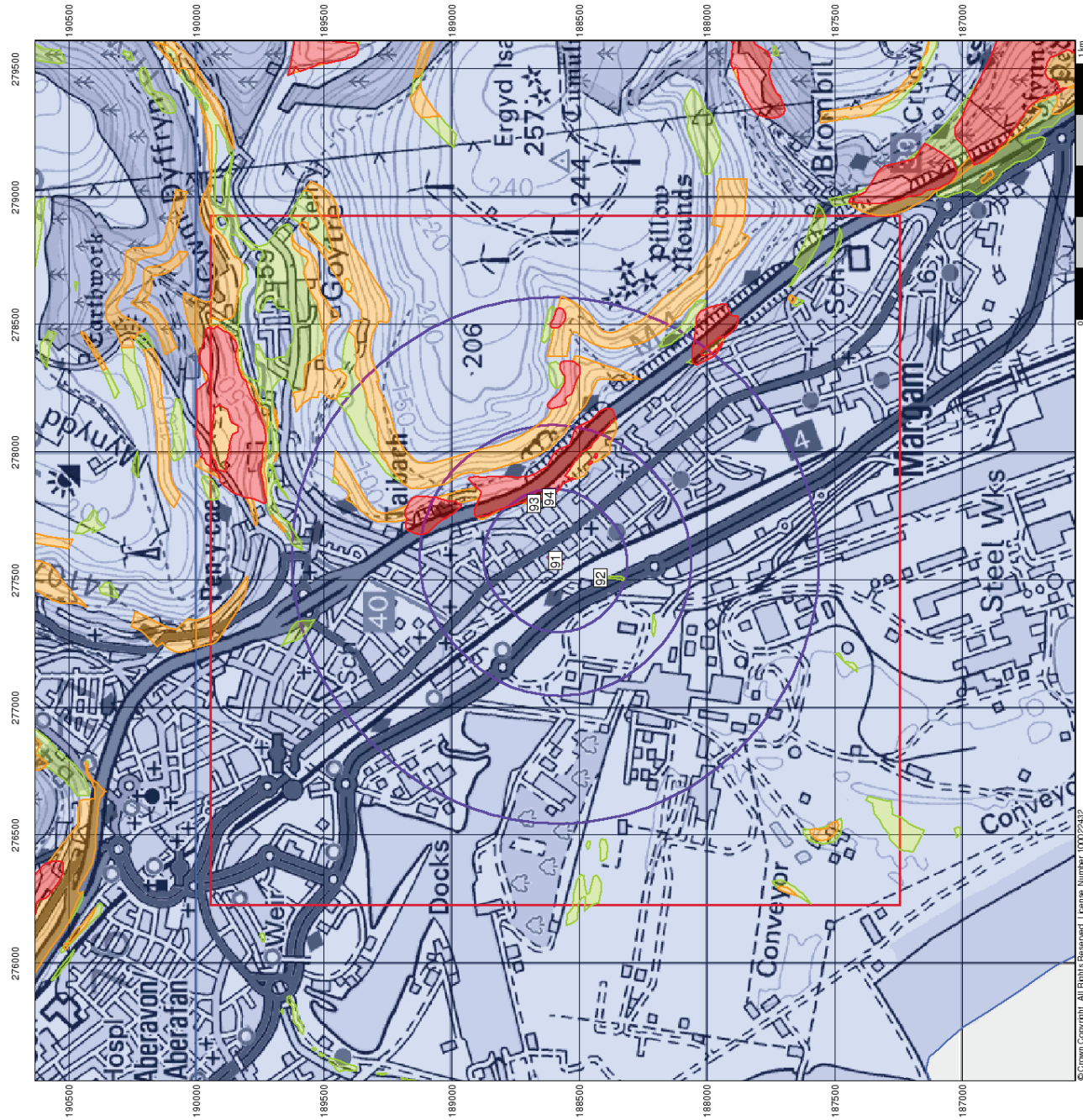
- Specified Site  Specified Buffer(s)  Bearing Reference Point 
Slice  Map ID 

Potential for Landslide Ground Stability Hazards

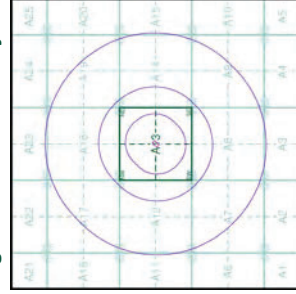
- High  Moderate 
Low  Very Low 

Potential for Ground Dissolution Stability Hazards

- High  Moderate 
Low  Very Low 



Mining and Ground Stability - Slice A



Order Details

Order Number: 296454965_1_1
Customer Ref: 14053/LP
National Grid Reference: 277580, 188590
Slice: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

Site Details

Mount Surgery, Margam Road, Port Talbot, SA13 2BN

Ground Stability Data (1:50,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

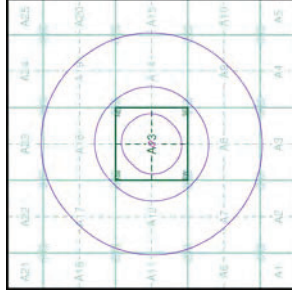
Potential for Running Sand Ground Stability Hazards

High Moderate Low Very Low

Potential for Shrinking or Swelling Clay Ground Stability Hazards

High Moderate Low Very Low

Mining and Ground Stability - Slice A



Order Details

Order Number: 296454965_1_1
Customer Ref: 14053/LP
National Grid Reference: 277580, 188590
Site: A
Site Area (Ha): 0.17
Search Buffer (m): 1000

Site Details

Mount Surgery, Margam Road, Port Talbot, SA13 2BN

For ease of identification, your site Segments and Quadrants. These and explained further below.

Slice

Each slice represents a 1:10,000 p buffer. A large site and buffer may by a red outline), that are referenced the bottom left corner of the slice " Grid lines but is designed to give b

Segment

A segment represents a 1:2,500 p associated with them are shown in numbered from the bottom left har

Quadrant

A quadrant is a quarter of a segment SE and are referenced in the data on plots. Therefore a feature that in Slice A, Segment 7 and the NW

A selection of organisations who p



Envirocheck reports are compiled

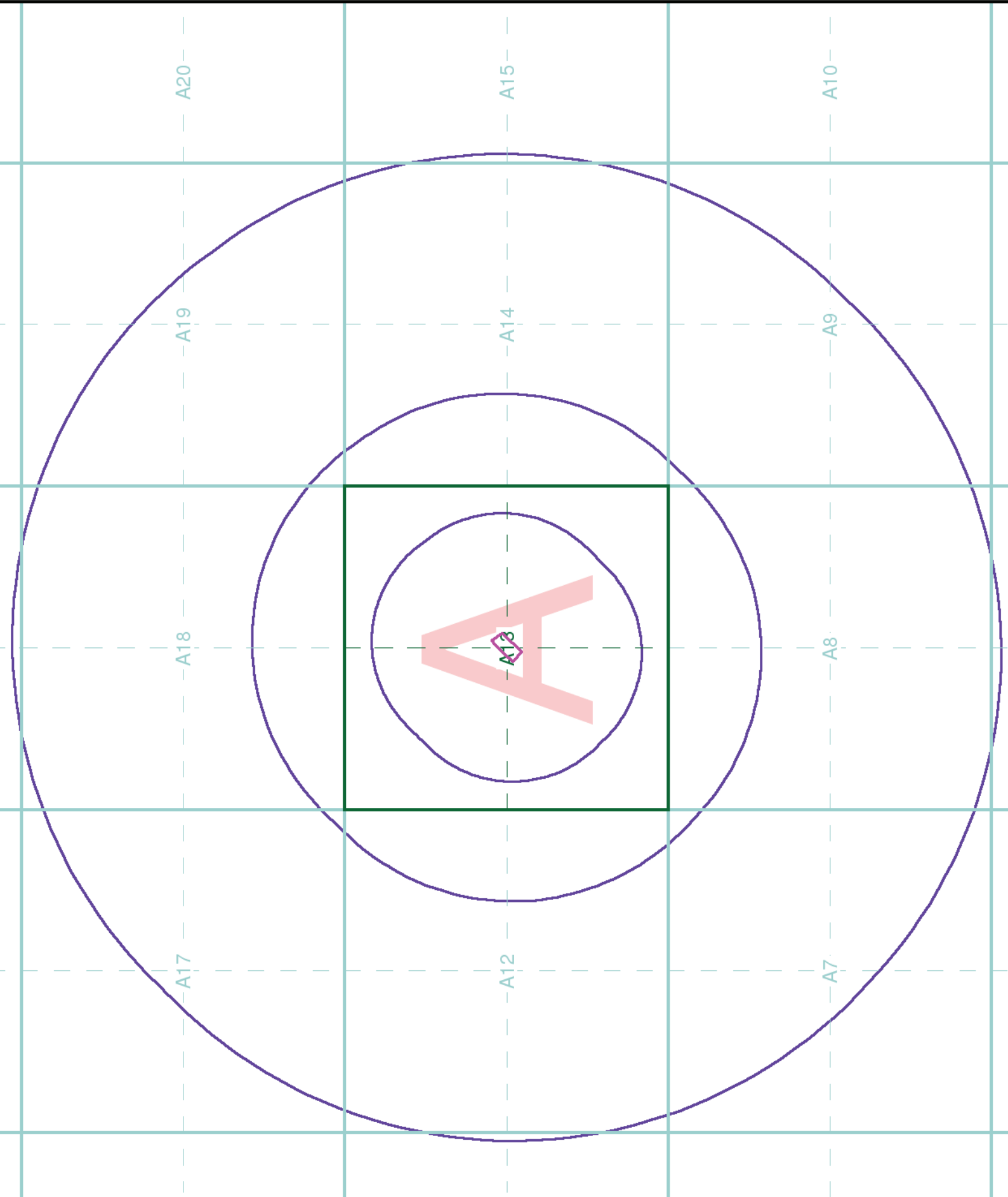
Client Details

MR H Pritchard, Integral G
Beddau Way, Castlegate E
2AX

Order Details

Order Number: 2
Customer Ref: 1
National Grid Reference: 2
Site Area (Ha): 0
Search Buffer (m): 1

Site Details



APPENDIX B

BGS RADON GEOREPORT

LAURA PULLIN
INTEGRAL GEOTECHNIQUE (WALES) LTD
INTEGRAL GEOTECNIQUE
INTEGRAL HOUSE
7
BEDDAU WAY
CAERPHILLY
CF83 2AX

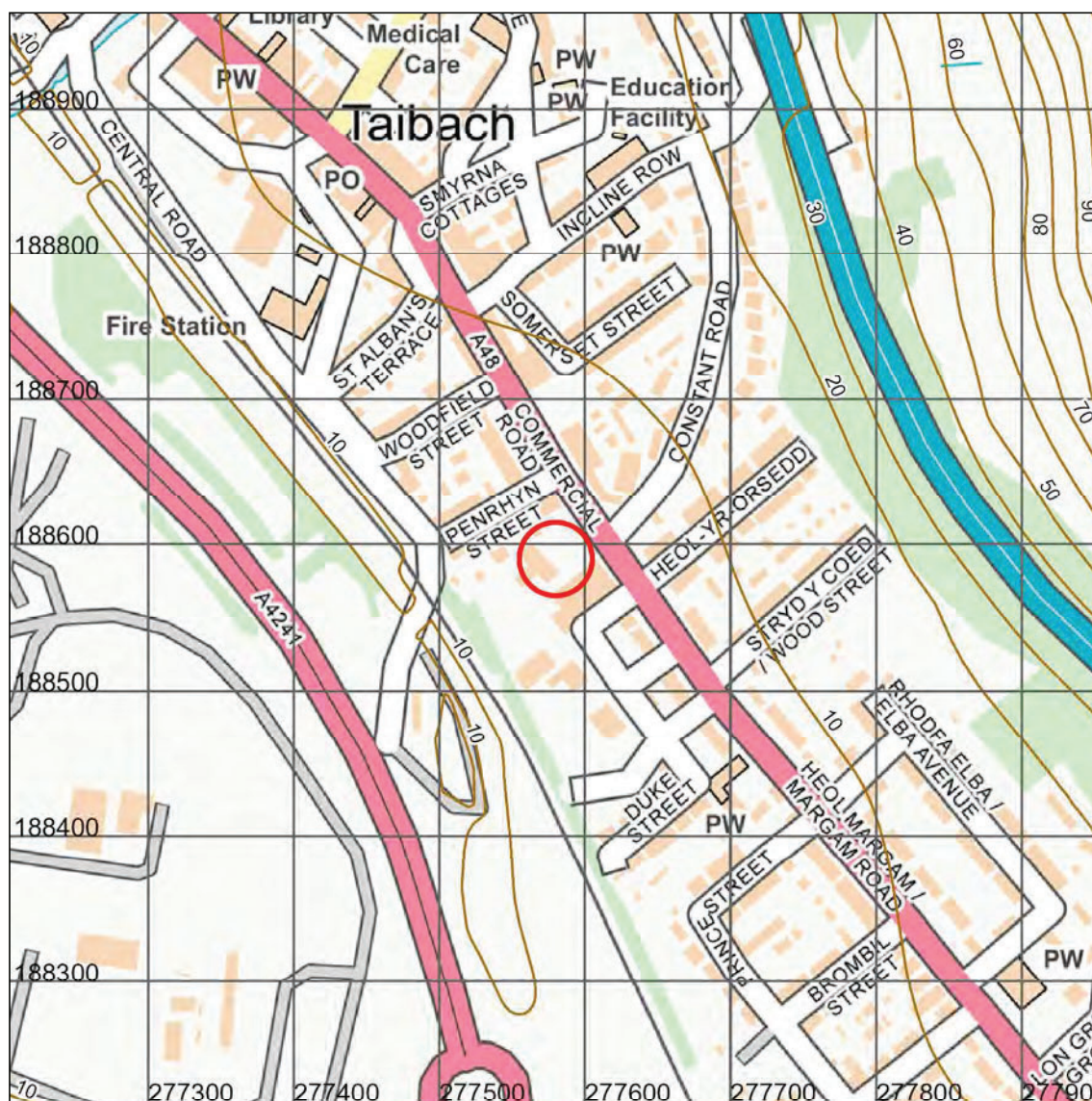
Radon Report

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: *BGS_326760/35135*

Client reference: 14053 Mount Surgery

Search location



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Search location indicated in red

Area centred at: 277580,188590

Radius of site area: 25 metres

Radon Report: UK

When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations for England, Wales, Scotland and Northern Ireland require that protective measures are taken against radon entering the building.

This report provides information on whether radon protective measures are required. Depending on the probability of buildings having high radon levels, the Regulations may require either:

1. No protective measures
2. Basic protective measures
3. Full protective measures

This is an advisory report on the requirement for radon protective measures in new buildings, conversions and extensions. The report also indicates whether a site is located within a radon Affected Area

Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2015 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

Is the property in an area where radon protective measures are required for new buildings or extensions to existing ones as described in publication BR211 (2015 edition) Radon: Guidance on protective measures for new buildings?

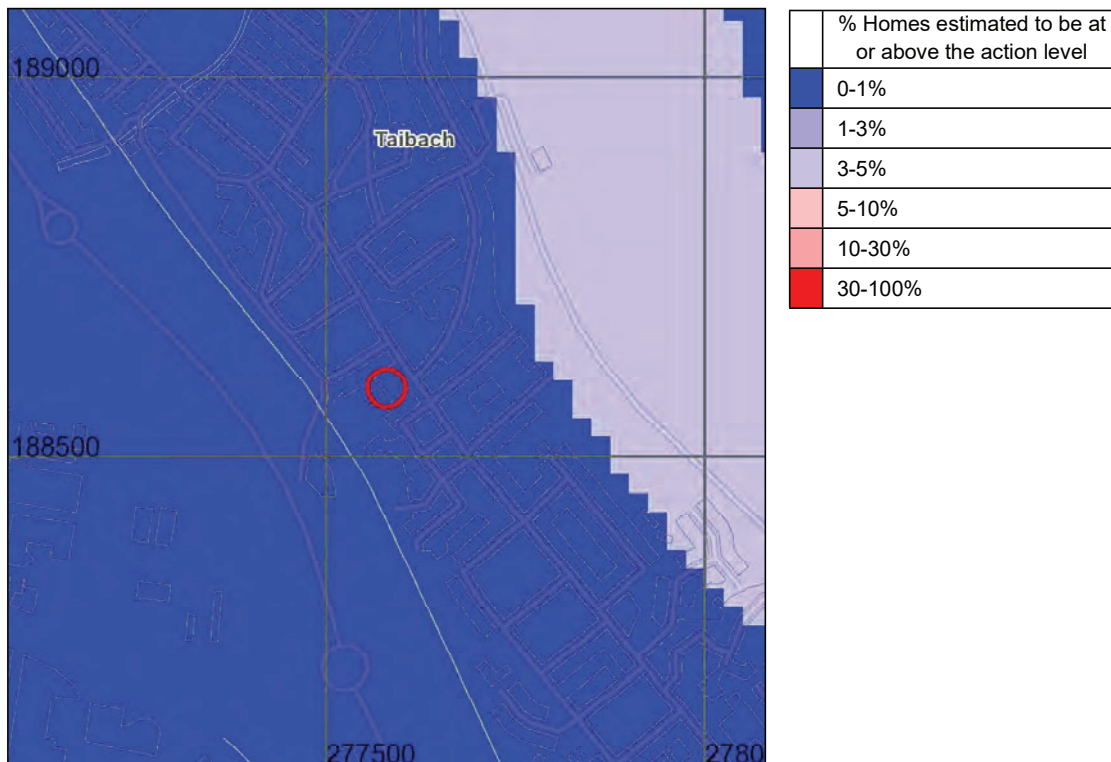
NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

More details of the protective measures required are available in *BR211 Radon: Guidance on protective measures for new buildings (2015 Edition)*. Additional information and guidance is available from the Building Research Establishment website (<http://www.bre.co.uk/radon/>).

Whether or not the radon level in a building is above or below the radon Action Level can only be established by having the building tested. The UKHSA provides a radon testing service which can be accessed at www.ukradon.org or by telephone (01235 822622).

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

Radon Affected Area



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Scale: 1:10 000 (1cm = 100 m)

Search area indicated in red

Is the property in a radon Affected Area as defined by the UK Health Security Agency (UKHSA) and if so what percentage of homes are estimated to be above the Action Level? **NO**

Additional Information

THE PROPERTY IS IN AN AREA WHERE LESS THAN 1% OF HOMES ARE ESTIMATED TO BE AT OR ABOVE THE ACTION LEVEL. THE PROPERTY IS NOT IN A RADON AFFECTED AREA.

The UKHSA recommends a radon 'Action Level' of 200 Becquerels per cubic metre of air (Bq m^{-3}) for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to exceed the Action Level the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level at this location. Being in an Affected Area does not necessarily mean there is a radon problem in the property; the only way to find out whether the radon level is above or below the Action Level is to carry out a radon measurement.

The UKHSA advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels above the Action Level (200 Bq m⁻³) should be remediated. Householders with levels between the Target Level (100 Bq m⁻³) and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. The UKHSA provides a validated radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as Law Society CON29 Enquiries of the Local Authority (2016); 3.14 Radon Gas: Do records indicate that the property is in a “Radon Affected Area” as identified by the UKHSA. The data can also be used to advise house buyers and sellers in Scotland and Northern Ireland.

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

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

Further information on radon is available from the UKHSA at www.ukradon.org.

What is radon?

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

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

Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**. BRE publications may be obtained from the BRE Bookshop, Tel: 01923 664262, email: bookshop@bre.co.uk website: www.brebookshop.com

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- Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.
- Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.
- The most appropriate techniques for copying original records are used, but there may be some loss of detail and dimensional distortion when such records are copied.
- Data may be compiled from the disparate sources of information at BGS's disposal, including material donated to BGS by third parties, and may not originally have been subject to any verification or other quality control process.
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**Report issued by
BGS Enquiry Service**

APPENDIX C

CON29M COAL AUTHORITY MINING REPORT



The Coal
Authority

CON29M

coal mining report

MOUNT SURGERY, MOUNT SURGERY, MARGAM ROAD, TAIBACH, NEATH PORT
TALBOT, SA13 2BN



Known or potential coal mining risks

Past underground coal mining	Page 3
Future underground coal mining	Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **14053/LP**
Our reference: **51003136794001**
Date: **6 June 2022**

Client name:
**INTEGRAL GEOTECHNIQUE
(WALES) LTD.**

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



The Law
Society

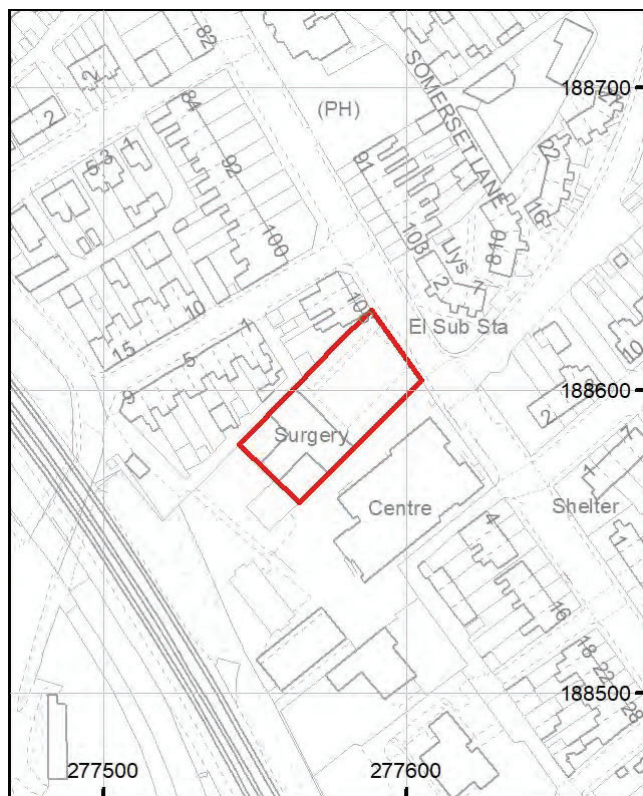
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 770m depth, and last worked in 1906.

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

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

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

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

4 Mine entries

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

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres 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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

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

12 Withdrawal of support

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

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

13 Working facilities order

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

14 Payments to owners of former copyhold land

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

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

APPENDIX D

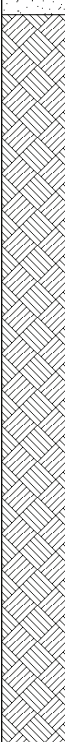
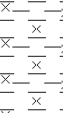
WINDOWLESS SAMPLE BOREHOLE LOGS

 Intégral House, 7 Beddau Way Castlegate Business Park Caerphilly CF83 2AX Tel. 029 20807991 Fax. 029 20862176 mail@integralgeotec.com		Project Name: Mount Surgery		Project No.: 14053		Borehole No.: WS01 Sheet 1 of 1	
Location: Port Talbot		Client: Prichard Barnes Architects		Coordinates:		Hole Type: WLS	
Equipment: DART 346		Diameter of Casing:		Level:		Scale 1:25	
Diameter of Boring: 101mm		Depth of Casing:		Dates 23/06/2022 -		Logged By: FG	

Well	Water Strikes	Samples & In situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20			0.20			Soft brown sandy slightly gravelly SILT with frequent roots and rootlets. Gravel is fine and medium angular to sub-rounded of mudstone, sandstone and quartz. [Topsoil]	
		0.50 0.50	D ES					MADE GROUND: Loose brownish grey silty gravelly SAND. Gravel is fine to coarse angular to sub-rounded of vesicular slag, brick and concrete.	
		1.00	C	N=5 (2,2/2,1,1,1)					1
		1.70			1.80				
		2.00 2.00 - 3.00	C B	N=32 (9,9/9,8,9,6)			Medium dense greyish brown mottled black sandy clayey GRAVEL. Gravel is fine to coarse angular and sub-angular of mudstone, sandstone, limestone and quartz. [Tidal Flat Deposits]		2
		3.00	C	N=50 (6,5/50 for 295mm)	3.00			End of Borehole at 3.00 m	3
									4
									5

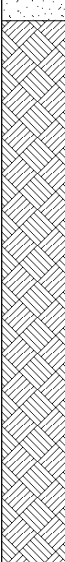
Remarks: 1. Window Sampler refusal at 3.0m bgl. 2. Water strike between 2-3m bgl. 3. Water standing at 1.70m bgl.		Key: D - Small disturbed sample B - Bulk disturbed sample ES - Environmental soil sample SPT - Standard Penetration Test (split spoon) CPT - Standard Penetration Test (solid cone)		W - Water sample U - Undisturbed sample TCR - Total Core Recovery SCR - Solid Core Recovery RQD - Rock Quality Designation		
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 Intégral House, 7 Beddau Way Castlegate Business Park Caerphilly CF83 2AX Tel. 029 20807991 Fax. 029 20862176 mail@integralgeotec.com		Project Name: Mount Surgery		Project No.: 14053		Borehole No.: WS02 Sheet 1 of 1	
Location: Port Talbot		Client: Prichard Barnes Architects		Coordinates:		Hole Type: WLS	
Equipment: Dart 346		Diameter of Casing:		Level:		Scale 1:25	
Diameter of Boring: 101mm		Depth of Casing:		Dates 23/06/2022 -		Logged By: FG	

Well	Water Strikes	Samples & In situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
	 1.90	0.07			0.07		 Tarmac / Asphalt (Recovered as one core)		
		0.30 0.30	D ES				 MADE GROUND: Compact grey slightly sandy GRAVEL. Gravel is fine to coarse angular and sub-angular of limestone. [Sub-Base]		
		0.70					 MADE GROUND: Loose black slightly gravelly slightly clayey SAND. Gravel is fine to coarse angular and sub-angular of vesicular slag, clinker and sandstone.	1	
		0.90 0.90 1.00	D ES C	N=6 (2,3/2,2,1,1)					
		1.20 - 2.00	B		1.20	 Soft to firm brownish grey silty CLAY. [Tidal Flat Deposits]			
		2.00	C	N=36 (2,1/4,8,11,13)		1.60	 Dense greyish brown gravelly SAND. Gravel is fine to coarse angular and sub-angular of limestone, sandstone and quartz. [Tidal Flat Deposits]	2	
		2.50	C	N=50 (11,13/50 for 235mm)		2.50	End of Borehole at 2.50 m		3
								4	
								5	

Remarks: 1. Window Sampler refusal at 2.5m bgl. 2. Water strike between 2-3m bgl. 3. Water standing at 1.9m bgl.		Key: D - Small disturbed sample B - Bulk disturbed sample ES - Environmental soil sample SPT - Standard Penetration Test (split spoon) CPT - Standard Penetration Test (solid cone)		W - Water sample U - Undisturbed sample TCR - Total Core Recovery SCR - Solid Core Recovery RQD - Rock Quality Designation		
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 Intégral House, 7 Beddau Way Castlegate Business Park Caerphilly CF83 2AX Tel. 029 20807991 Fax. 029 20862176 mail@integralgeotec.com		Project Name: Mount Surgery		Project No.: 14053		Borehole No.: WS03 Sheet 1 of 1	
Location: Port Talbot		Client: Prichard Barnes Architects		Coordinates:		Hole Type: WLS	
Equipment: DART 346		Diameter of Casing:		Level:		Scale 1:25	
Diameter of Boring: 101mm		Depth of Casing:		Dates 23/06/2022 -		Logged By: FG	

Well	Water Strikes	Samples & In situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.09		Tarmac / Asphalt (Recovered as one core)		
		0.20 0.20	D ES				MADE GROUND: Compact grey slightly sandy GRAVEL. Gravel is fine to coarse angular and sub-angular of limestone. [Sub-base]		
					0.70		Soft brownish grey mottled brown silty CLAY. [Tidal Flat Deposits]		
		1.00	C	N=6 (2,2/2,1,2,1)	1.00		Loose becoming dense greyish brown and black gravelly clayey SAND. Gravel is fine to coarse angular and sub-angular of sandstone, limestone and quartz. [Tidal Flat Deposits]	1	
		1.20	ES						
		1.90	C	50 (14,16/50 for 210mm)	1.90		End of Borehole at 1.90 m	2	
								3	
								4	
								5	

Remarks: 1. Window Sampler refusal at 1.9m bgl. 2. Water strike between 0.9-1.9m bgl. 3. Water standing at 1.15m bgl.				Key: D - Small disturbed sample B - Bulk disturbed sample ES - Environmental soil sample SPT - Standard Penetration Test (split spoon) CPT - Standard Penetration Test (solid cone)				W - Water sample U - Undisturbed sample TCR - Total Core Recovery SCR - Solid Core Recovery RQD - Rock Quality Designation			
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		Intégral House, 7 Beddau Way Castlegate Business Park Caerphilly CF83 2AX Tel. 029 20807991 Fax. 029 20862176 mail@integralgeotec.com		Project Name: Mount Surgery		Project No.: 14053		Borehole No.: WS04 Sheet 1 of 1	
Location: Port Talbot				Client: Prichard Barnes Architects		Coordinates:		Hole Type: WLS	
Equipment: DART 346				Diameter of Casing:		Level:		Scale 1:25	
Diameter of Boring: 101mm				Depth of Casing:		Dates 23/06/2022 -		Logged By: FG	

Well	Water Strikes	Samples & In situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	D		0.20		Soft brown sandy slightly gravelly SILT with frequent roots and rootlets. Gravel is fine and medium angular to sub-rounded of mudstone, sandstone and quartz. [Topsoil]	1	
		0.10	ES						
		0.40	D		1.00		MADE GROUND: Loose grey and black gravelly clayey SAND. Gravel is fine to coarse angular to sub-rounded of mudstone, sandstone, slate, brick, vesicular slag, fine ash and clinker.		
		0.40	ES						
		1.00	C	N=6 (3,1/2,1,2,1)	1.00		Medium dense greyish brown mottled orange silty gravelly very clayey SAND. Gravel is fine to coarse angular to sub-rounded of limestone, sandstone and quartz. [Tidal Flat Deposits]		
		1.00 - 1.80	B						
		1.80	C	50 (18,17/50 for 200mm)	1.80		End of Borehole at 1.80 m		
								2	
								3	
								4	
								5	

Remarks: 1. Window Sampler refusal at 1.9m bgl.		Key: D - Small disturbed sample B - Bulk disturbed sample ES - Environmental soil sample SPT - Standard Penetration Test (split spoon) CPT - Standard Penetration Test (solid cone)		W - Water sample U - Undisturbed sample TCR - Total Core Recovery SCR - Solid Core Recovery RQD - Rock Quality Designation		
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 Intégral House, 7 Beddau Way Castlegate Business Park Caerphilly CF83 2AX Tel. 029 20807991 Fax. 029 20862176 mail@integralgeotec.com		Project Name: Mount Surgery		Project No.: 14053		Borehole No.: WS05 Sheet 1 of 1	
Location: Port Talbot		Client: Prichard Barnes Architects		Coordinates:		Hole Type: WLS	
Equipment: DART 346		Diameter of Casing:		Level:		Scale 1:25	
Diameter of Boring: 101mm		Depth of Casing:		Dates 23/06/2022 -		Logged By: FG	

Well	Water Strikes	Samples & In situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20			0.20			Soft brown slightly gravelly slightly sandy SILT with frequent roots and rootlets. Gravel is fine to coarse sub-angular of mudstone and sandstone. [Topsoil]	
		0.40	D					MADE GROUND: Loose greyish black and brown silty gravelly SAND. Gravel is fine to coarse angular to sub-rounded of mudstone, slate, fine ash, clinker, brick and concrete. Inclusions of timber.	
		0.40	ES						
		1.00	C	N=6 (3,2/2,1,2,1)	1.00		Very soft to soft becoming stiff brown mottled orange silty sandy gravelly CLAY. Gravel is fine to coarse sub-angular and sub-rounded of sandstone, limestone and quartz. [Tidal Flat Deposits]	1	
		2.00	C	N=1 (1,0/0,1,0,0)				2	
		3.00	C	N=8 (2,2/2,1,2,3)					3
		4.00	C	N=26 (5,6/5,5,6,10)					4
		5.00	C	N=24 (5,5/5,5,6,8)	5.00				5

End of Borehole at 5.00 m

Remarks: 1. Borehole terminated at 5.0m bgl.		Key: D - Small disturbed sample B - Bulk disturbed sample ES - Environmental soil sample SPT - Standard Penetration Test (split spoon) CPT - Standard Penetration Test (solid cone)		W - Water sample U - Undisturbed sample TCR - Total Core Recovery SCR - Solid Core Recovery RQD - Rock Quality Designation			
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 Intégral House, 7 Beddau Way Castlegate Business Park Caerphilly CF83 2AX Tel. 029 20807991 Fax. 029 20862176 mail@integralgeotec.com		Project Name: Mount Surgery		Project No.: 14053		Borehole No.: WS06 Sheet 1 of 1	
Location: Port Talbot		Client: Prichard Barnes Architects		Coordinates:		Hole Type: WLS	
Equipment: DART 346		Diameter of Casing:		Level:		Scale 1:25	
Diameter of Boring: 101mm		Depth of Casing:		Dates 23/06/2022 -		Logged By: FG	

Well	Water Strikes	Samples & In situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.07		Tarmac/Asphalt (Recovered as one core)		
		0.30 0.30	D ES		0.40		MADE GROUND: Compact grey sandy GRAVEL. Gravel is fine to coarse angular and sub-angular of limestone. [Sub-Base]		
		1.00 1.00 - 2.00	C B	N=8 (2,2/2,2,2,2)	0.90		MADE GROUND: Loose grey sandy slightly clayey GRAVEL and COBBLE of fine to coarse angular of limestone, concrete and brick.		
							Medium dense greyish brown and orange silty gravelly clayey SAND. Gravel is fine to coarse angular to sub-rounded of limestone, sandstone and quartz. [Tidal Flat Deposits]	1	
		2.00	C	50 (8,13/50 for 180mm)	2.00		End of Borehole at 2.00 m	2	
								3	
								4	
								5	

Remarks: 1. Window Sampler refusal at 2.0m bgl.		Key: D - Small disturbed sample B - Bulk disturbed sample ES - Environmental soil sample SPT - Standard Penetration Test (split spoon) CPT - Standard Penetration Test (solid cone)		W - Water sample U - Undisturbed sample TCR - Total Core Recovery SCR - Solid Core Recovery RQD - Rock Quality Designation		
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APPENDIX E

HAND DUG TRIAL PIT LOGS