

*Report No. BC/MB/02.23.04.*

# **Coal Mining Risk Assessment: Land at Lonlas and Mooretown Youth Club, Lonlas, Neath Port Talbot**

*Prepared on behalf of:*

**EBM Ltd.**

*By:*



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# **Coal Mining Risk Assessment: Land at Lonlas and Mooretown Youth Club, Lonlas, Neath Port Talbot.**

## **Contents.**

|                                          | <b>Page:</b> |
|------------------------------------------|--------------|
| <b>1. Introduction</b>                   | <b>1</b>     |
| <b>2. Brief Description of the Site</b>  | <b>2</b>     |
| <b>3. Geology of the Site</b>            | <b>2</b>     |
| <b>4. Mining History</b>                 | <b>4</b>     |
| <b>5. Mine Gases</b>                     | <b>4</b>     |
| <b>6. Radon Gas</b>                      | <b>6</b>     |
| <b>7. Discussion and Recommendations</b> | <b>6</b>     |

## **List of Plans**

| <b>Drawing No:</b>        |                                | <b>Scale:</b>    |
|---------------------------|--------------------------------|------------------|
| <i>BC/MB/02.23.04.01.</i> | <i>General Location Plan.</i>  | <i>1:50,000.</i> |
| <i>BC/MB/02.23.04.02.</i> | <i>Geology Plan.</i>           | <i>1:10,560.</i> |
| <i>BC/MB/02.23.04.03.</i> | <i>Detailed Location Plan.</i> | <i>1:1,250.</i>  |

## **Appendices**

|                     |                                                                            |
|---------------------|----------------------------------------------------------------------------|
| <i>Appendix I:</i>  | <i>Copy of The Coal Authority's mining report ref. no. 51003332754001.</i> |
| <i>Appendix II:</i> | <i>Copy of Public Health England's Radon report.</i>                       |

# Coal Mining Risk Assessment: Land at at Lonlas and Mooretown Youth Club, Lonlas, Neath Port Talbot.

## 1 Introduction

This report has been prepared on behalf of our client:

***EBM Limited,  
Units 6-8 St Catherine's Court,  
Winch Wen Industrial Estate,  
Swansea,  
SA1 7ER***

and relates to the above parcel of land at Lonlas and Mooretown Youth Club in Lonlas where it is proposed to erect two pairs of semi-detached dwellings. This report discusses the geology and mining history of the Site the immediately surrounding area as they may affect the proposed development and thereby assesses the risk from the mining heritage and from the geology.

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

- i) *Research of published geological records;*
- ii) *Research of mining records held at The Coal Authority's archive in Mansfield;*
- iii) *Inspection of The Coal Authority's interactive map, accessed on the 16<sup>th</sup> February 2023;*
- iv) *The findings of The Coal Authority's mining report, reference no. 51003332754001 and*
- v) *The archive records of Blandford Consulting.*

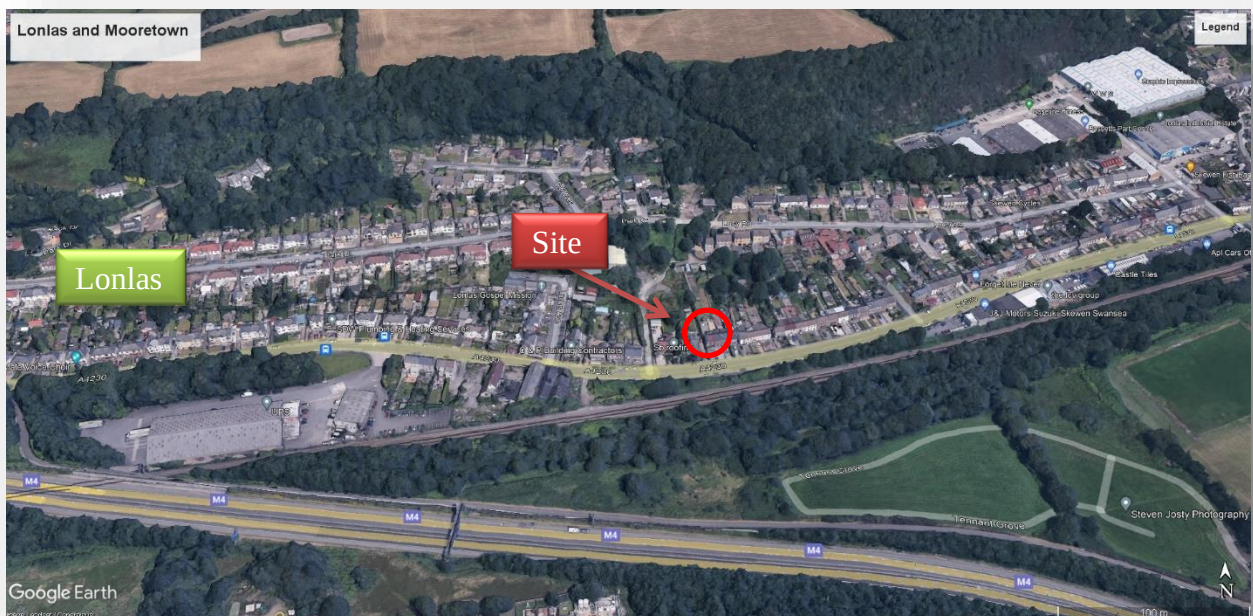
The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

/Cont....

## 2 Brief Description of the Site

The proposed Development Site is situated towards the south-eastern fringes of Lonlas; it is situated on the south facing slopes of Mynydd Drumau (see *General Location Plan*, drawing no. BC/MB/02.23.04.01). The parcel of land is irregular in outline and occupies an area of approximately 1,875m<sup>2</sup>, it is presently occupied by the Youth Club. The Site is situated within a mixed residential area comprised of detached, semi-detached and terraced dwellings. The Site slopes southwards from an approximate elevation of 64m aod to an approximate elevation of 55m aod.

**Figure 1**  
**Aerial View of Site**



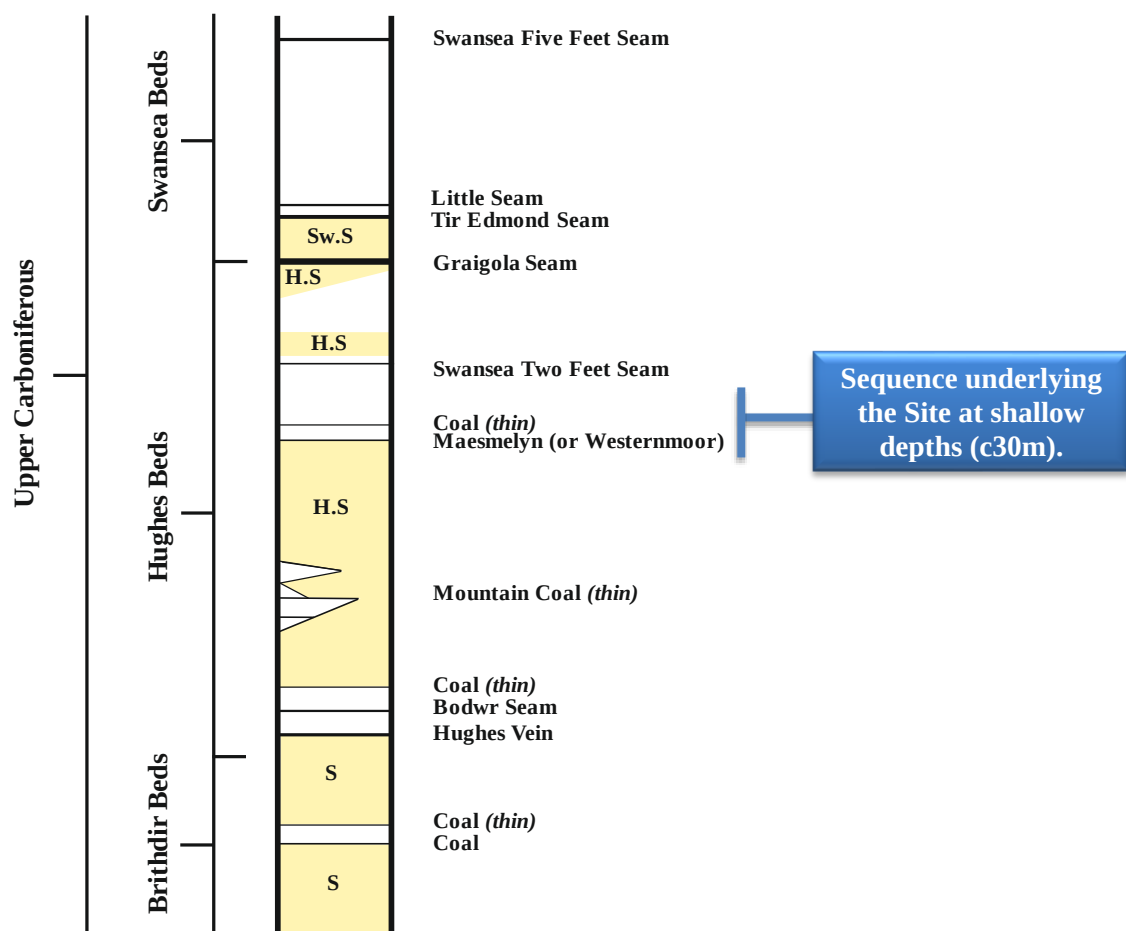
## 3 Geology of the Site

The Site is situated towards the south-western margins of the South Wales Coalfield and is underlain at shallow depths by strata assigned to the Hughes Beds, a sub-division of the Upper Coal Measures, themselves a division of the Upper Carboniferous Period. The published geological sheet at 1:10,560 scale (SS 69 NE) shows the inferred position of the outcrop of the Swansea Two Feet Seam to be present immediately to the north of the Site and the inferred outcrop of the Maesmelyn Seam 100m south of the Site (see *Geology Plan*, drawing no.

/Cont....

BC/MB/02.23.04.02); the outcrops follow an east-north-easterly trend. The thickness of the Swansea Two Feet Seam in the locality is 0.6m and the Maesmelyn Seam (or Westernmoor) 0.45m. In the Lonlas area the coal measures immediately above both seams are mudstone. The regional dip of the strata in the locality is northerly so that the Swansea Two Feet Seam does not underlie the Site, the Maesmelyn Seam is likely to underlie the Site at shallow depths.

**Figure 2**  
**Part of the Stratigraphic Column**  
(BGS SS 79 NW)



The measures of the South Wales Coalfield have been affected by large, normal faults frequently referred to as 'cross faults'. In the Lonlas area such faults have a slightly sinuous trace at the surface and average trends towards the north-west. The published geological sheet shows that no such faults affect the Site. The measures beneath the Site are shown to be overlain with superficial deposits of locally derived soils. The published geological sheet also shows that the Site is not affected by landslip.

/Cont....

## 4 Mining History

The Site lies within an area where fairly extensive underground coal mining operations have taken place, some dating back to the nineteenth century. Coal seams were accessed by adits driven into the mining horizons near their outcrops supplemented by air shafts; larger shafts gave access to deeper lying coal seams. Our searches identified that the Site could be affected by past underground workings in only one seam of coal at a depth of 210m and last mined in 1925. The Coal Authority's interactive online map shows no shallow workings and no 'probable' mine workings, *i.e.* shallow mine workings for which they hold no record, affecting the Site.

There are no recorded mine entries within the confines of the Site or within 20m of it.

There are no active underground mines or opencast sites within influencing distance of the Site and the Site has not been part of an opencast coal site.

## 5 Mine Gases

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

There are no recorded shallow mine workings underlying the Site could act as a source for mine gases and The Coal Authority has no record of a mine gases emission at the Site that has required action.

/Cont....

**Figure 3**  
**Print-out of The Coal Authority's Interactive Map**  
 (Accessed 16<sup>th</sup> February 2023)



/Cont....

## 6 Radon Gas

Government guidelines recommend that the potential for Radon gas should be assessed for all new developments; the advice has been implemented by obtaining from Public Health England a Radon report for the immediately adjacent 6 Lonlas Avenue. The geology at 6 Lonlas Terrace is the same as the Site such that the findings of the report can be applied to the Site. The report identifies the Site as being within an area where the estimated probability of the property being in the action level is 1% - 3%. The appropriate response for Building Control purposes in new buildings is NONE.

## 7 Discussion and Recommendations

### 7.1 Solid Geology

Published geological data indicates that the Site is not affected by normal faulting or by landslip conditions. It is considered that there are no issues relating to the solid geology of the Site that would affect the structural integrity of the proposed development and no further action is required in this respect.

### 7.2 Mining History

#### 7.2.1 Mine Workings

The Site lies within an area where fairly extensive underground mine workings have taken place. The Coal Authority's interactive on-line map shows no recorded nor 'probable' mine workings affecting the Site. The Coal Authority's mining report identifies that the Site could be affected by past underground workings in only one seam of coal at a depth of 210m and last mined in 1925. These workings are at depths and are of an age that they pose no risk of collapsing to the surface.

The only coal seam beneath the Site and within 30m of the surface is the Maesmelyn Seam, which is 0.45m thick in the locality and too thin to have supported underground mining operations.

/Cont....

There are no operating coal mines in the locality that would affect the proposed development and the Site has not been part of an opencast coal site.

### **7.2.2 Mine Entries**

There are no recorded mine entries within the Site or within 20m of it. The risk of an unrecorded mine entry being present on the Site cannot be entirely discounted given the mining history of the district. All excavations on the Site should be carefully monitored for signs of a mine entry and if anything unusual is observed then the excavation work should be stopped immediately and advice sought from a Chartered Geologist or from The Coal Authority.

### **7.2.3 Mine Gases**

There are no shallow mine workings underlying the Site that could act as a source of mine gases and The Coal Authority has no record of a mine gases emission at the Site that has required action. The risk from mine gases is considered to be low.

## **7.3 Radon Gas**

A Radon report from Public Health England identifies the Site as being within an area where the estimated probability of the property being in the action level is 1% - 3%. The appropriate response for Building Control purposes in new buildings is NONE.

## **7.4 Summary of Risk Assessment**

There is no recognised risk to the proposed development from the solid geology or from the mining history of the area.

## **7.5 Summary of Recommendations**

In so far as the solid geology and mining history of the area is concerned, no particular measures are required in the design and construction of the foundations of the proposed

*/Cont....*

dwellings and shallow spread foundations will be appropriate (conventional strip/trench or raft). This recommendation is subject to an examination of the soils on the Site. The nature of the soils present on the Site may affect the choice of the appropriate foundation option.

The risk of a disused mine entry being present on the Site is low but cannot be entirely dismissed. Excavation work on the Site should be carefully monitored for any evidence of a disused mine entry and if any unusual features are observed then the work must be stopped immediately, and advice sought from a Consultant Geologist or from The Coal Authority.

The appropriate protection measures against the risk from Radon is NONE.



**Dr Malcolm Blandford,  
Consultant Geologist.**

***Report Date 17<sup>th</sup> February 2023.***

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# PLANS



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*Geologists Working With The Environment....*

Study on Land at Lonlas and Mooretown Youth Club,  
Lonlas, Neath Port Talbot.

General Location Plan.

Plan Scale: 1:50,000.



Key to Symbols:  
 Approximate Position of Site.

Note:  
North is at top of plan.

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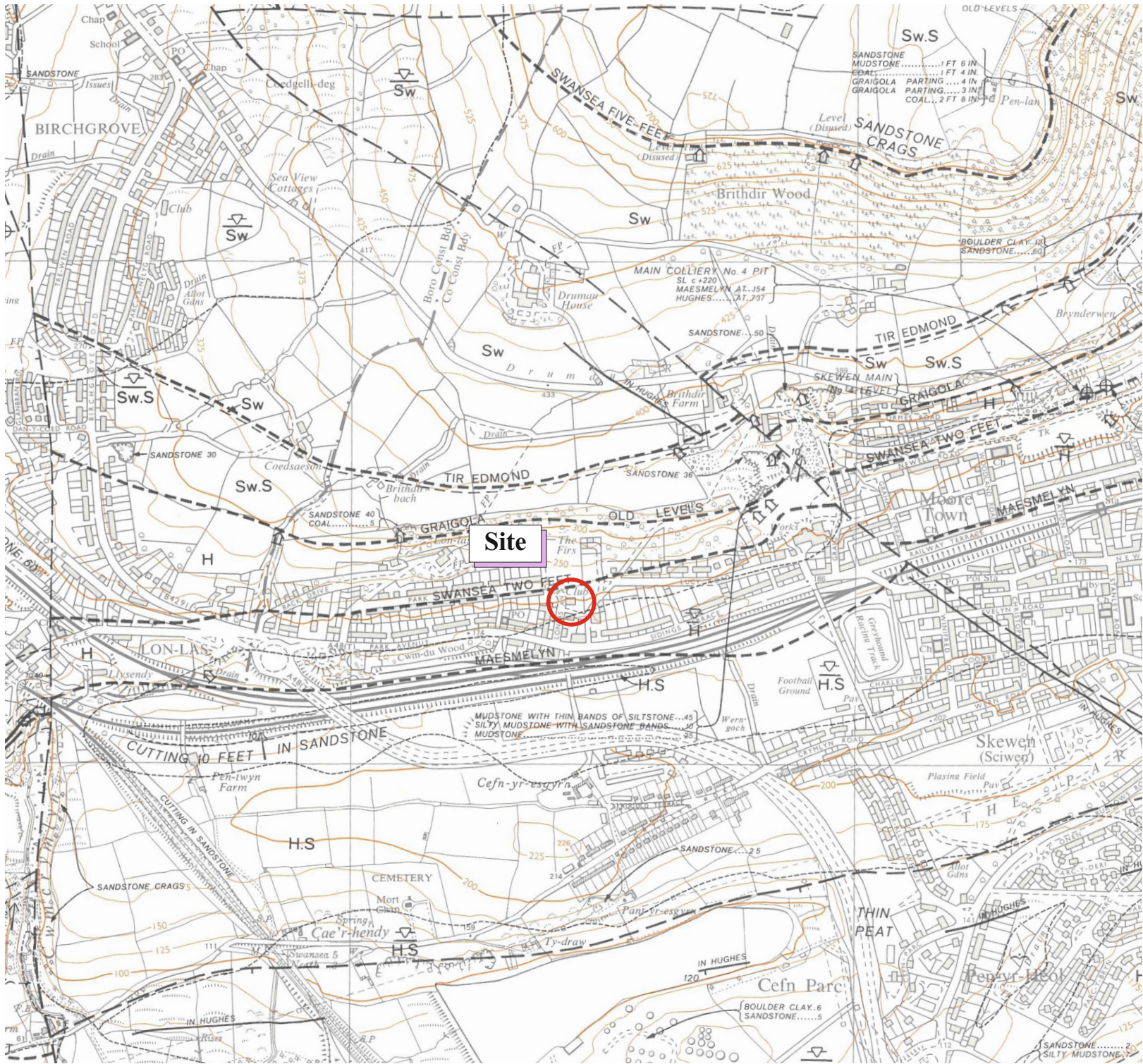
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Study on Land at Lonlas and Mooretown Youth Club,  
Lonlas, Neath Port Talbot.

Geology Plan.

Plan Scale: 1:10,560.



Key to Symbols:  
 Approximate Position of Site.

Note:  
North is at top of plan.

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Study on Land at Lonlas and Mooretown Youth Club,  
Lonlas, Neath Port Talbot.

*Detailed Location Plan.*

Plan Scale: 1:1,250.

Key to Symbols:

- Approximate Site Boundary.
- Other Land in Client’s Control.

*Note:*  
North is at top of plan.

*Drawing extracted from Title and Block  
Plan, drawing no. L-01.C, prepared by  
Edwards Building Maintenance.*

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# **APPENDIX I**

**COPY OF THE COAL AUTHORITY'S  
MINING REPORT, REFERENCE NO.  
51003332754001**



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The Coal  
Authority

# CON29M

## coal mining report

LONLAS AND MOORETOWN YOUTH AND WELFARE CLUB, LONLAS AVENUE,  
LONLAS, NEATH PORT TALBOT, SA10 6RT



### Known or potential coal mining risks

|                                |        |
|--------------------------------|--------|
| Past underground coal mining   | Page 4 |
| Future underground coal mining | Page 4 |
| Mine entries                   | Page 5 |



### 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](http://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. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **SLJ/RM/44184**  
Our reference: **51003332754001**  
Date: **10 January 2023**

Client name:  
**TLJ LAW LIMITED**

If you require any further assistance please  
contact our experts on:  
**0345 762 6848**  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

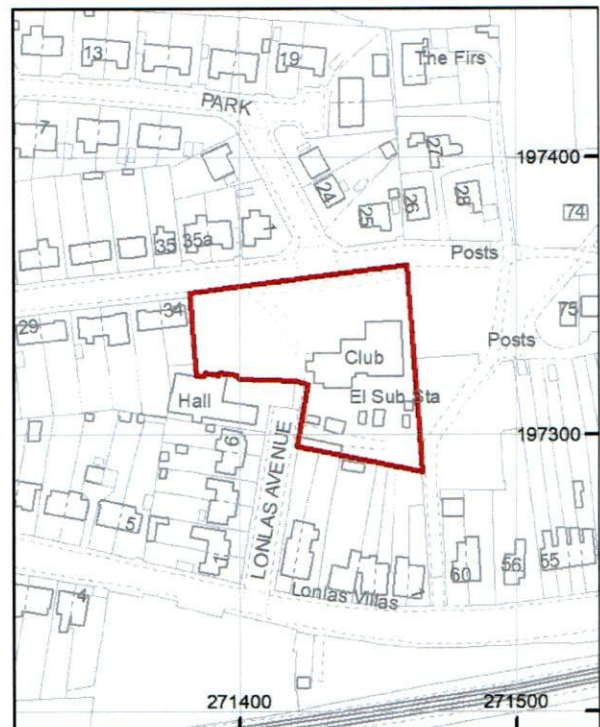


The Law  
Society

# 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](mailto:communications@coal.gov.uk).

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Our reference: **51003332754001**  
Date: **10 January 2023**

Client name:  
**TLJ LAW LIMITED**

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[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

# Professional opinion



## Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Your reference: **SLJ/RM/44184**  
Our reference: **51003332754001**  
Date: **10 January 2023**

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Page 3 of 8

# Detailed findings

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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 210m depth, and last worked in 1925.

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

In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

## 2 Present underground coal mining

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

## 3 Future underground coal mining

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

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

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

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

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

## 4 Mine entries

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

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

## 5 Coal mining geology

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

## 6 Past opencast coal mining

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

## 7 Present opencast coal mining

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

## 8 Future opencast coal mining

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

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

## 9 Coal mining subsidence

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.

Your reference: **SLJ/RM/44184**  
Our reference: **51003332754001**  
Date: **10 January 2023**

Client name:  
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**0345 762 6848**  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

# 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](http://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](http://www.gov.uk/coalauthority).

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# 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

**mine gas** - reports of alleged mine gas emissions received by the Coal Authority within the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded

**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

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Page 8 of 8

# APPENDIX II

## COPY OF PUBLIC HEALTH ENGLAND'S RADON REPORT



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*Geologists Working With The Environment....*

# Report of address search for radon risk

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Address searched: 6 Lonlas Avenue, Neath, SA10 6RT

Date of report: 16 February 2023

## **Guidance for existing properties**

### **Is this property in a radon Affected Area? - Yes**

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

### **The estimated probability of the property being above the Action Level for radon is: 1-3%**

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

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

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

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

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

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

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

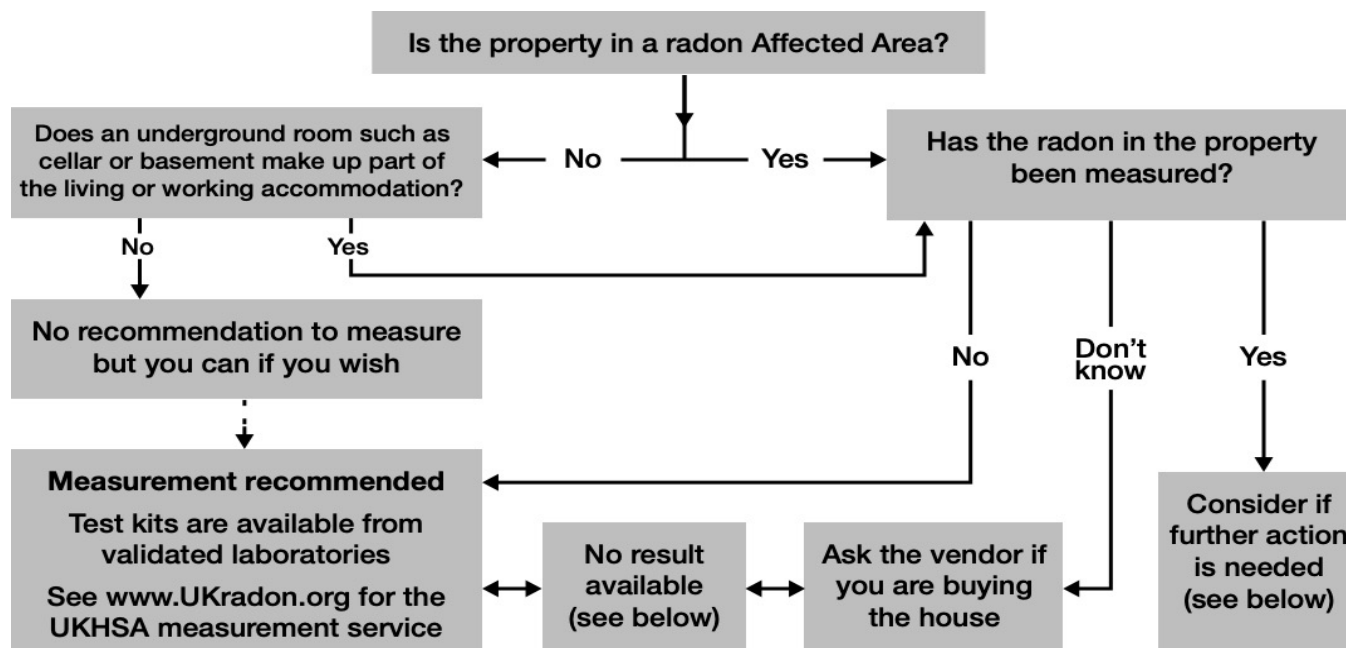
## **Guidance for new buildings and extensions to existing properties**

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

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

See the Radon and Building Regulations for more details.

## UKHSA guidance for occupiers and prospective purchases



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

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

**High Results:** Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m<sup>3</sup>), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m<sup>3</sup>; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: <https://www.ukradon.org>

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



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