



Order Number:	172177631_1.1
Customer Ref:	14753 dyffryn cellynwn
National Grid Reference:	285070, 210190
Site:	A
Site Area (Ha):	0.52
Plot Buffer (m):	100

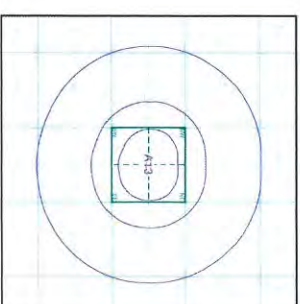
General

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

Industrial Land Use

-  Category 1 Trade Directory Entry
-  Fuel Station Entry
-  Gas Pipeline
-  Points of Interest - Commercial Services
-  Points of Interest - Education and Health
-  Points of Interest - Manufacturing and Production
-  Points of Interest - Public Infrastructure
-  Points of Interest - Recreational and Environmental
-  Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number: 172177631_1_1
 Customer Ref: 14753 dyffryn cellwyn
 National Grid Reference: 285070, 210190
 Slice: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at, Dyffryn Cellwen, Neath Port Talbot

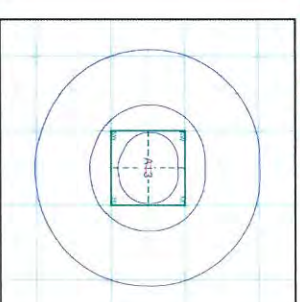
General

-  Special Site
-  Specified Buffer (3)
-  Design Reference Point

Agency and Hydrological (Flood)

-  Extreme Flooding from Rivers or Sea without Defences (Zone 2)
-  Flooding from Rivers or Sea without Defences (Zone 3)
-  Area Benefiting from Flood Defence
-  Flood Water Storage Areas
-  Flood Defence

Flood Map - Slice A

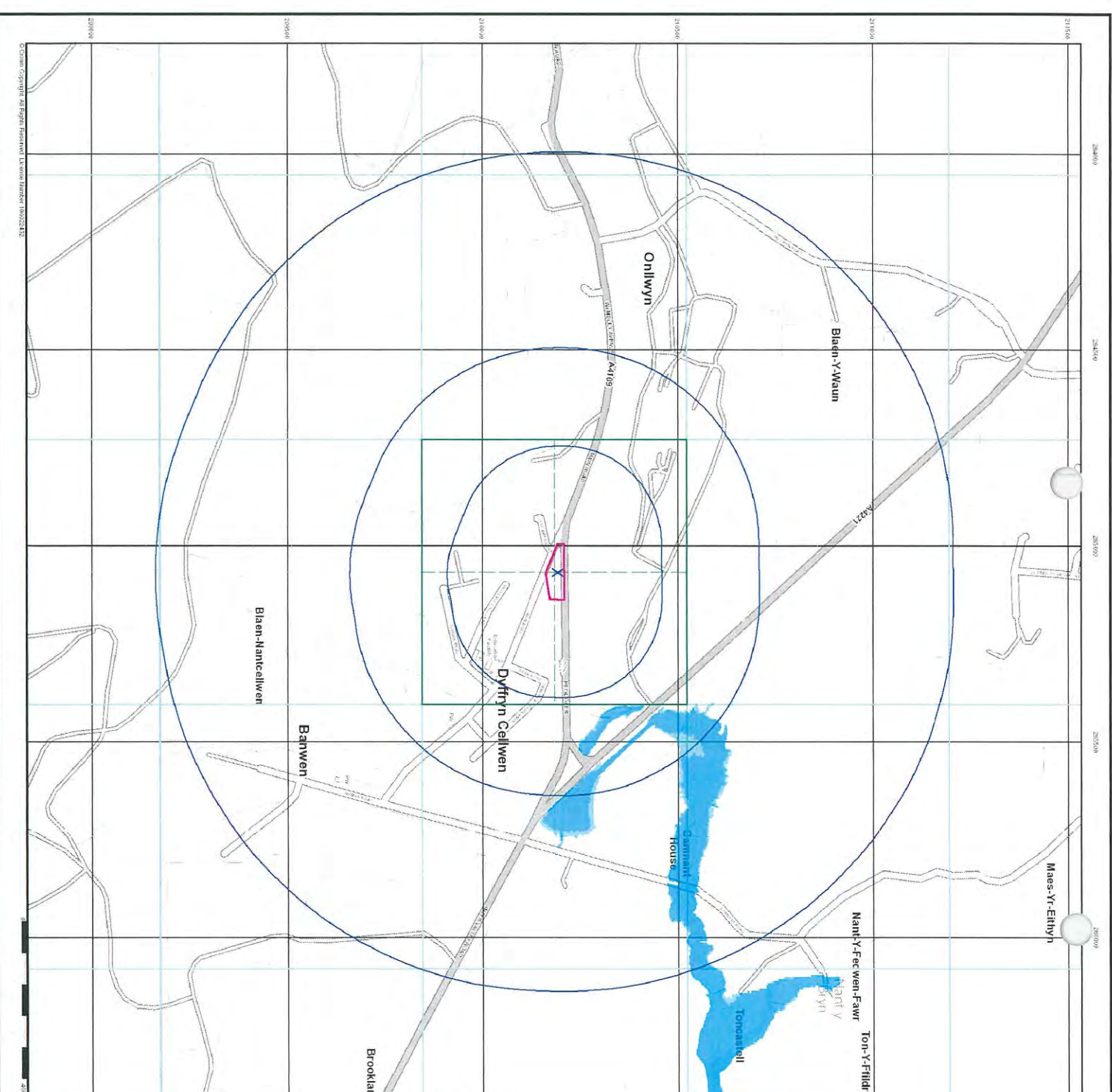


Order Details

Order Number: 172177631_1_1
 Customer Ref: 14753 dyffryn cellwyn
 National Grid Reference: 285070, 210190
 Slice: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at: Dyffryn Cellwyn, Neath Port Talbot



General

-  Standard Site
-  Specified Buffer (3)
-  Bearing Reference Point
-  Map ID
-  Several of Type at Location

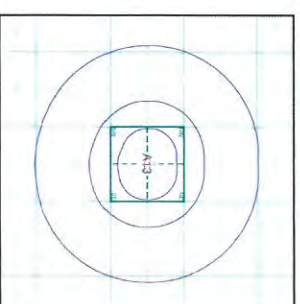
Agency and Hydrological (Boreholes)

-  BGS Borehole Depth 0 - 10m
-  BGS Borehole Depth 10 - 30m
-  BGS Borehole Depth 30m +
-  Contourline
-  Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

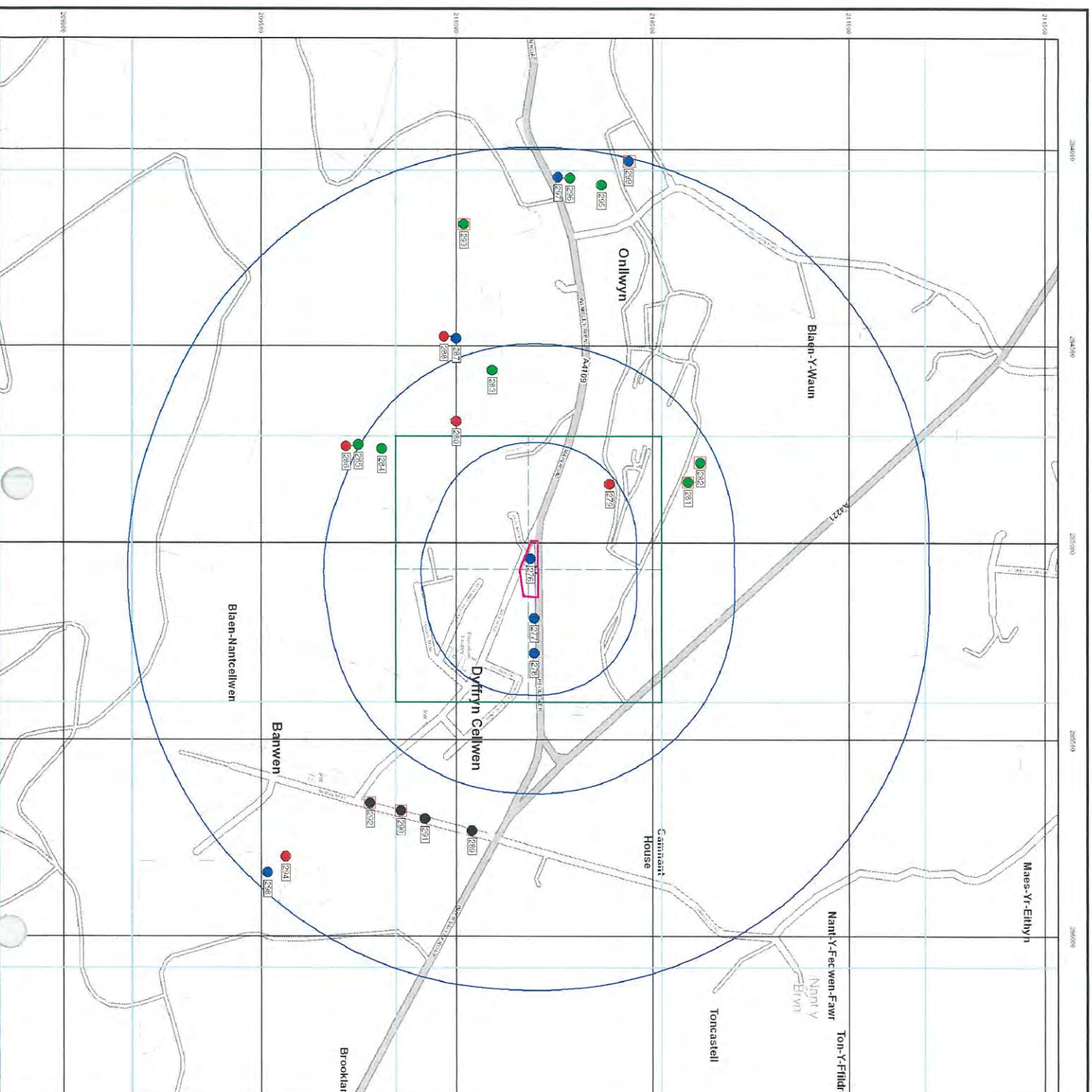


Order Details

Order Number: 172177631_1_1
 Customer Ref: 14753 dyffryn cellwyn
 National Grid Reference: 285070, 210190
 Slice: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at, Dyffryn Cellwen, Neath Port Talbot



General

- Specified Site
- Specified Buffer(s)
- X Beaming Reference Point

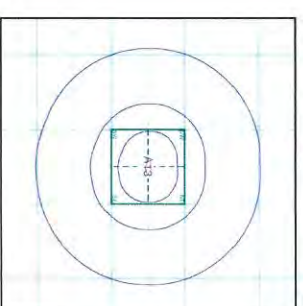
OS Water Network Data

- Canal
- Reservoir
- Freshwater
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Or Locks
- Sea

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

OS Water Network Map - Slice A



Order Details

Order Number: 172177631_1_1
 Customer Ref: 14/753 dyffryn cellwyn
 National Grid Reference: 285070, 210190
 Slice: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at: Dyffryn Cellwyn, Neath Port Talbot

General

- Specified Site
- Specified Buffer(s)
- Passing Reference Point

Risk of Flooding from Surface Water

High - 30 Year Return
Medium - 100 Year Return
Low - 1000 Year Return

Suitability
See the suitability map below

- Natural to county
- County to town
- Town to street
- Street to parcels of land
- Property

EANRW Suitability Map - Slice A

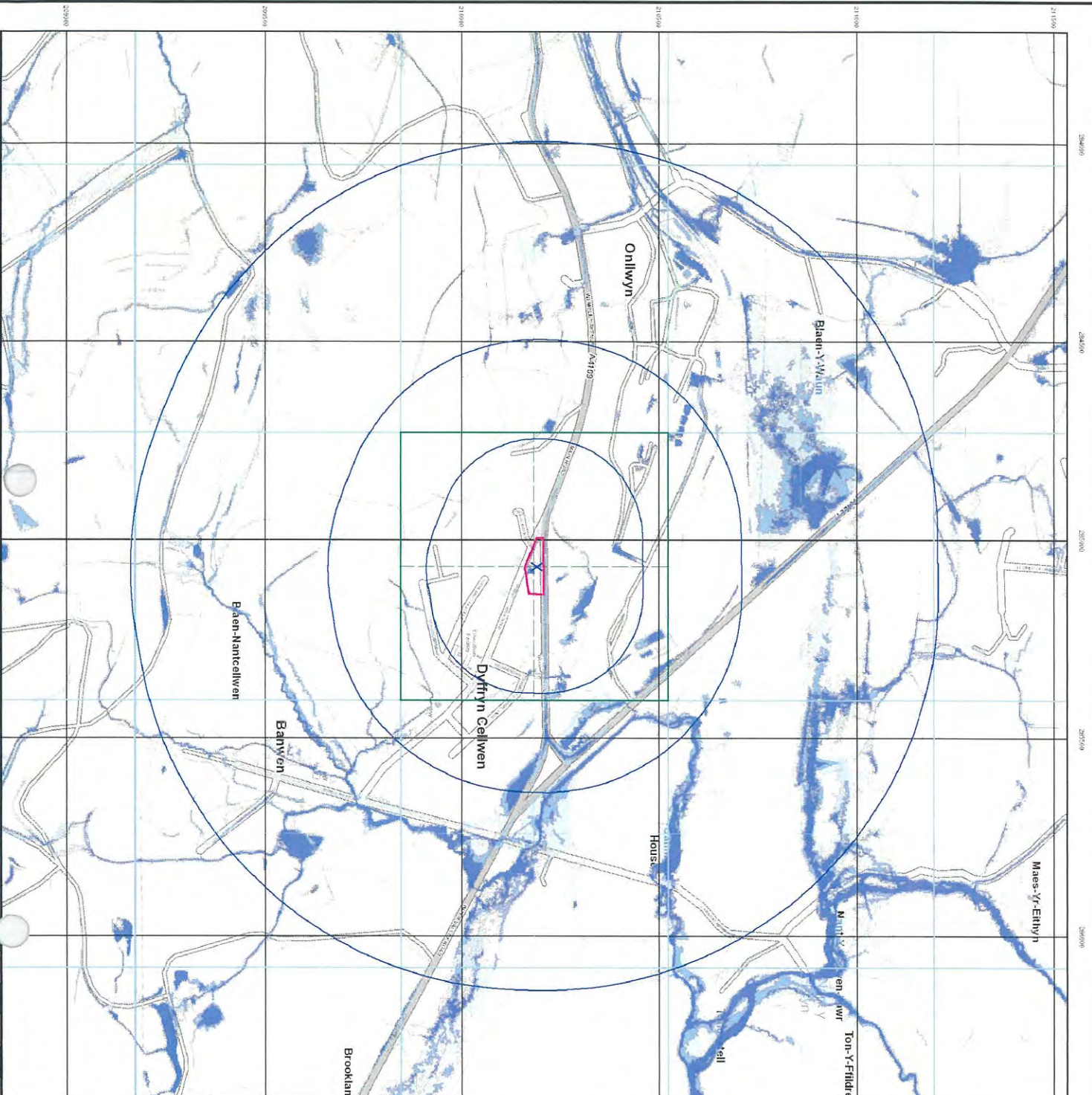


Order Details

Order Number: 172177631_1_1
Customer Ref: 14753 dyffryn cellwyn
National Grid Reference: 285070, 210190
Site: A
Site Area (ha): 0.52
Search Buffer (m): 1000

Site Details

Site at: Dyffryn Cellwen, Neath Port Talbot

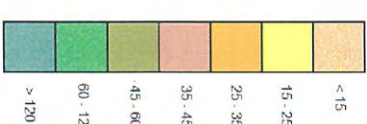


General

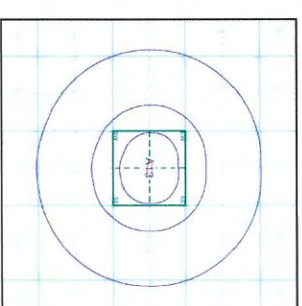
 Specified Site  Specified Buffer(s)  Drawing Reference Icon

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A

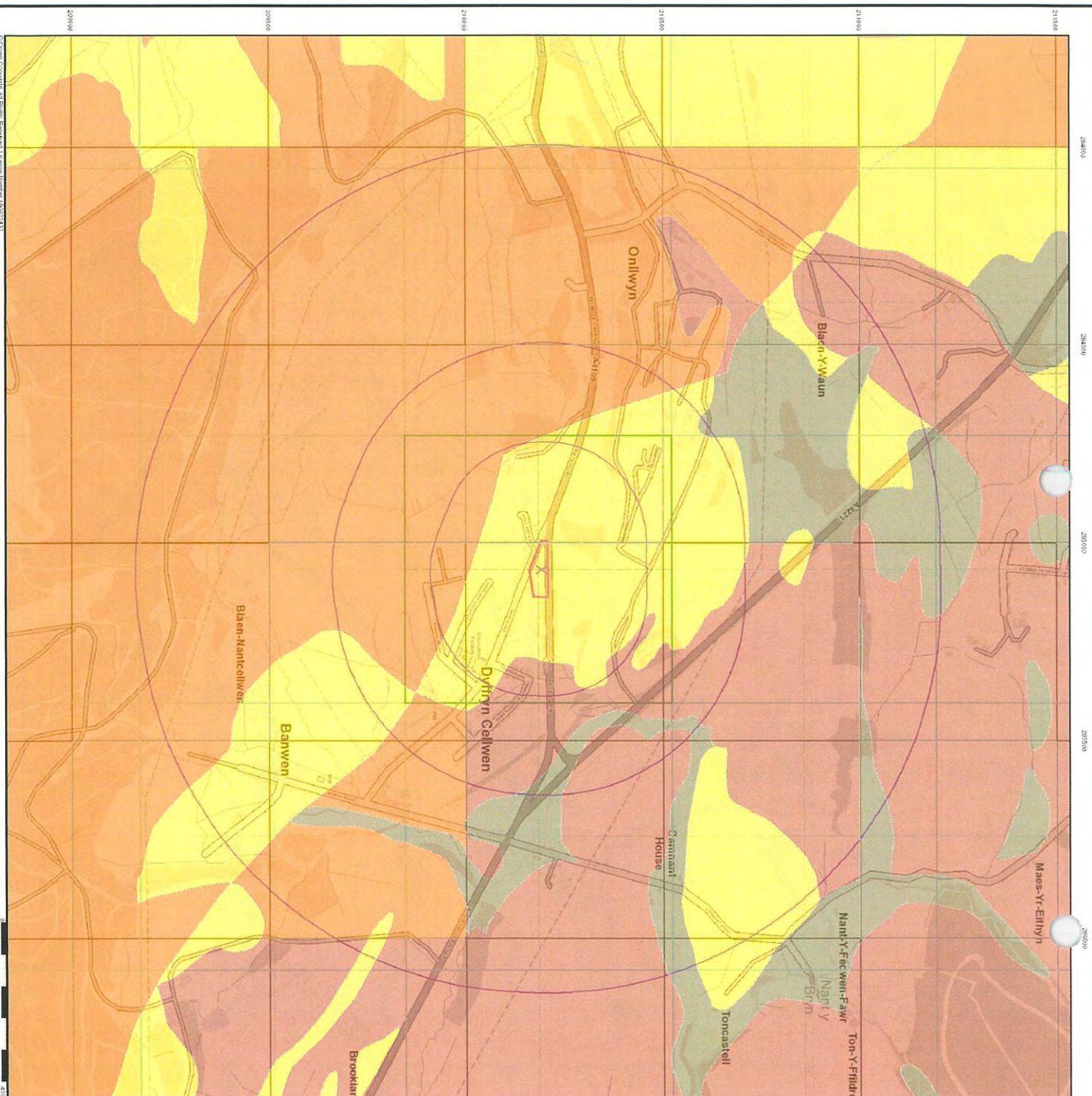


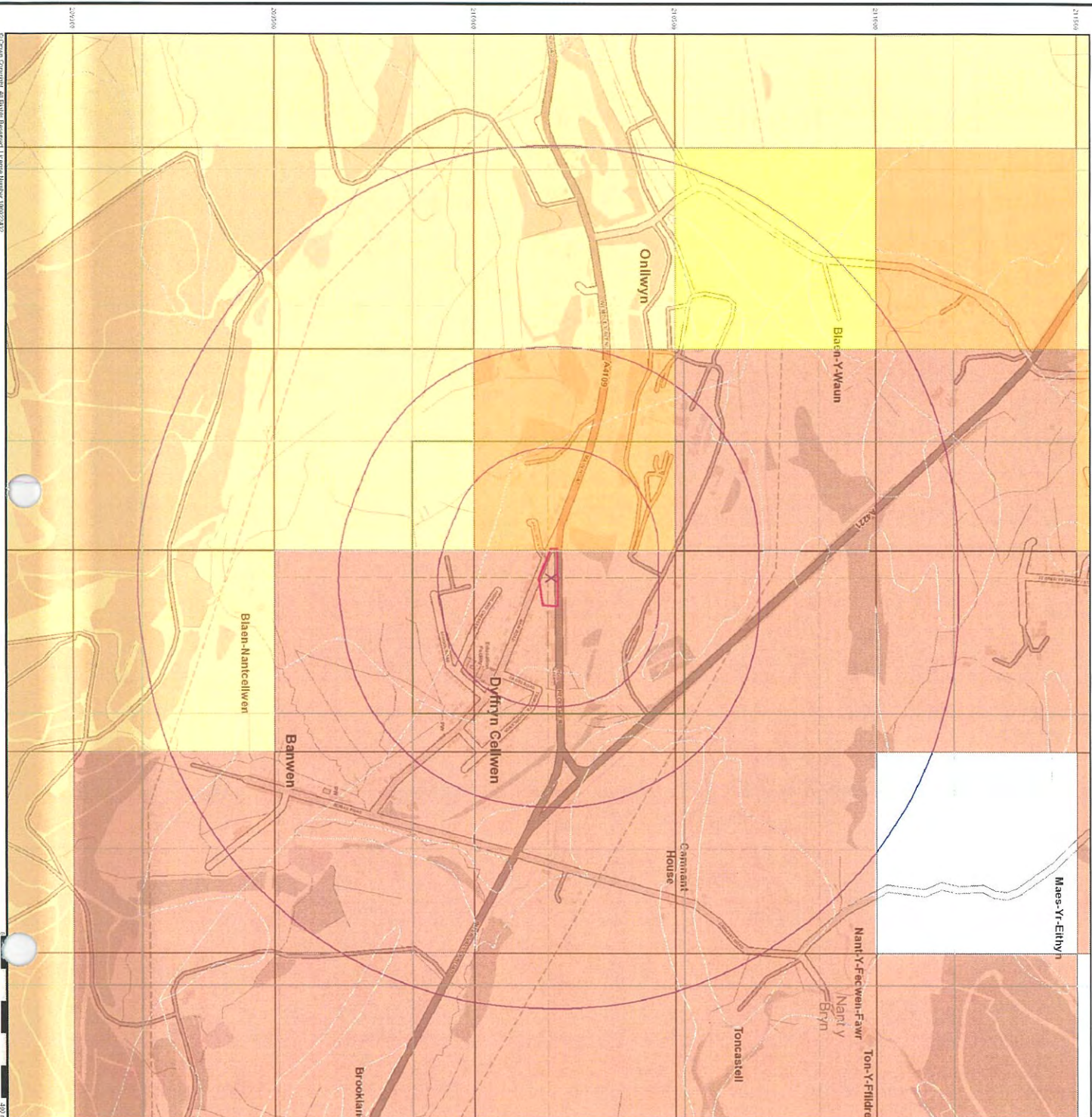
Order Details

Order Details: 172177631_1_1
Customer Ref: 14753 dyffryn cellwyn
National Grid Reference: 285070, 210190
Site: A
Site Area (Ha): 0.52
Search Buffer (m): 1000

Site Details

Site at: Dyffryn Cellwyn, Neath Port Talbot



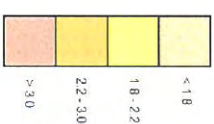


General

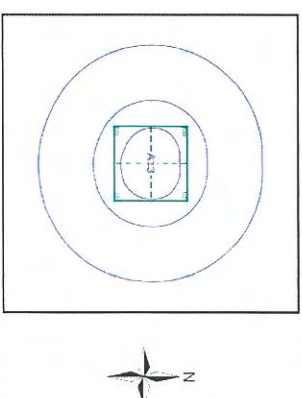
- Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

Order Details:	172177631_1
Customer Ref:	14753 dyffryn cellwyn
National Grid Reference:	285070, 210190
Slice:	A
Site Area (Ha):	0.52
Search Buffer (m):	1000

Site Details

Site at, Dyffryn Cellwen, Neath Port Talbot

General

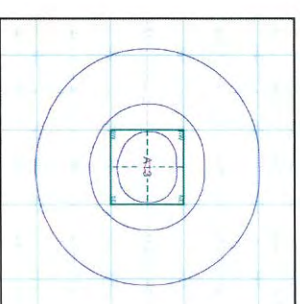
 Specified Site
  Specified Buffer(s)
  Exceeding Reference from

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details: 172177631_1_1
 Customer Ref: 14753 dyffryn celliwen
 National Grid Reference: 285070, 210190
 Slice: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at: Dyffryn Celliwen, Neath Port Talbot

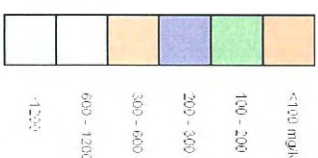
General

 Search Area
 Search Buffer (m)

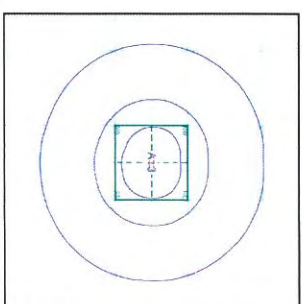
 Design Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

Order Details: 172177631_1_1
 Customer Ref: 14753 dyffryn cellwyn
 National Grid Reference: 285070, 210190
 Slice: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at, Dyffryn Cellwen, Neath Port Talbot

General

Specified Site Specified Buffer(s)

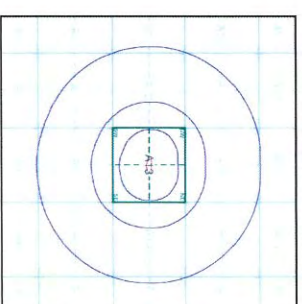
X Design Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A

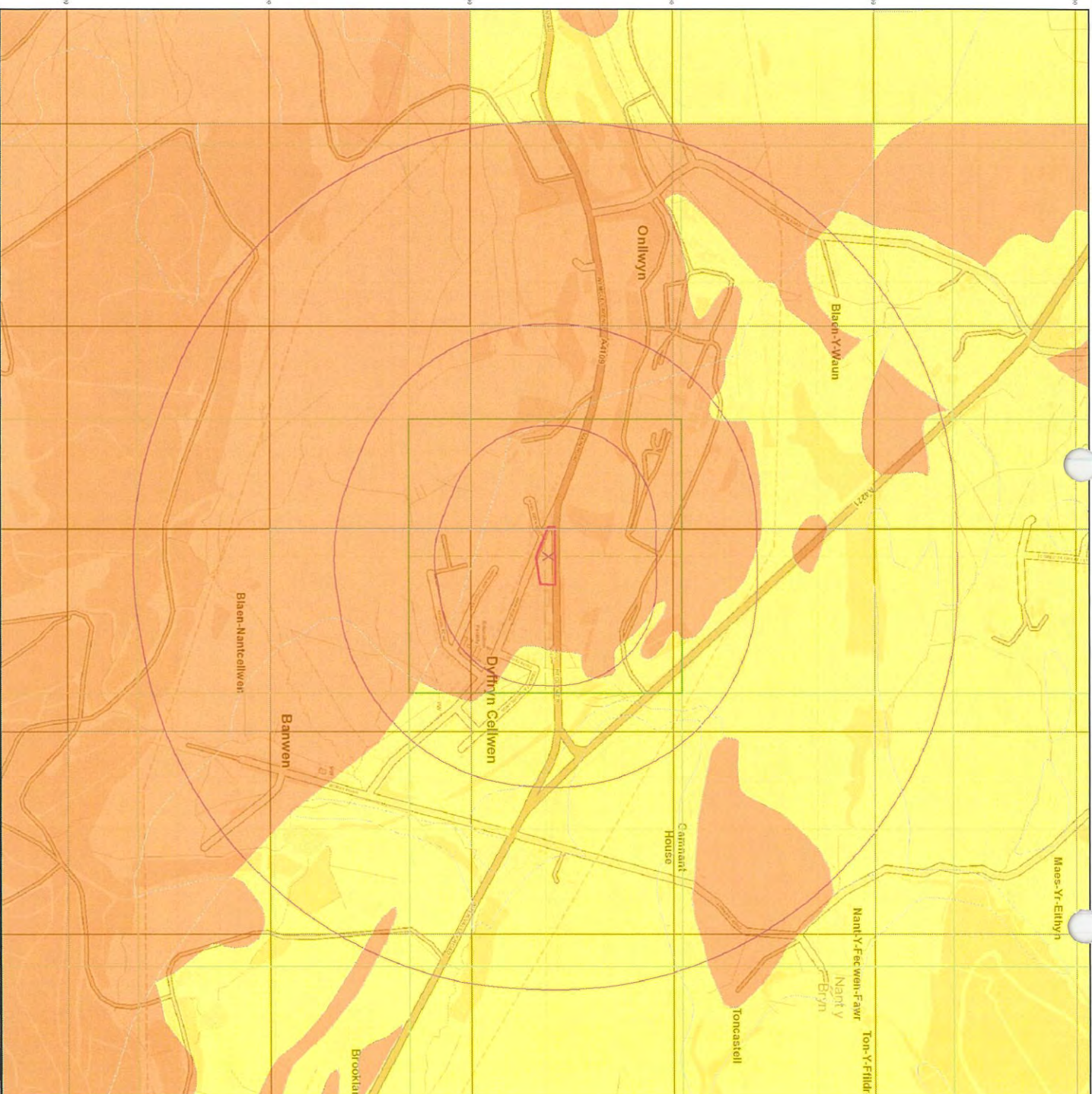


Order Details

Order Details: 172177631_1_1
 Customer Ref: 14753 dyffryn celwyn
 National Grid Reference: 285070, 210190
 Site: A
 Site Area (Ha): 0.52
 Search Buffer (m): 1000

Site Details

Site at: Dyffryn Celwyn, Neath Port Talbot



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice grid. This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the dataset to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr I Brookes, Terra Firma (Wales) Ltd, 5 Deyn Court,
Wharfedale Road, Penryn, Cardiff, CF23 7HB

Order Details

Order Number: 172177631_1_1
Customer Ref: 14753 dyffryn celiwyn
National Grid Reference: 285070, 210190
Site Area (Ha): 0.52
Search Buffer (m): 1000

Site Details

Site at, Dyffryn Celiwyn, Neath Port Talbot

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

ANNEX C
Mining Report

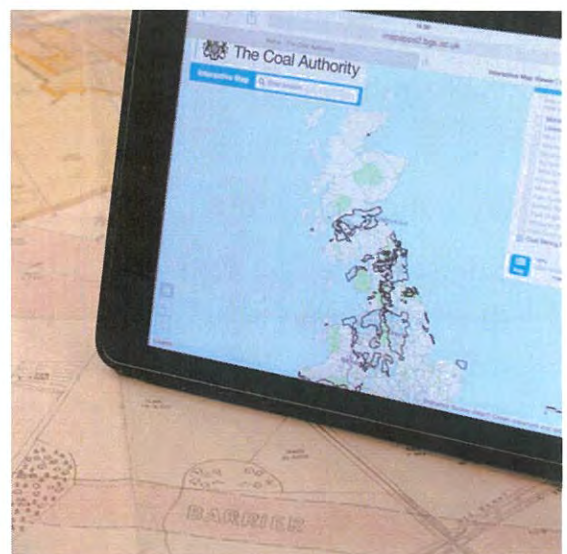
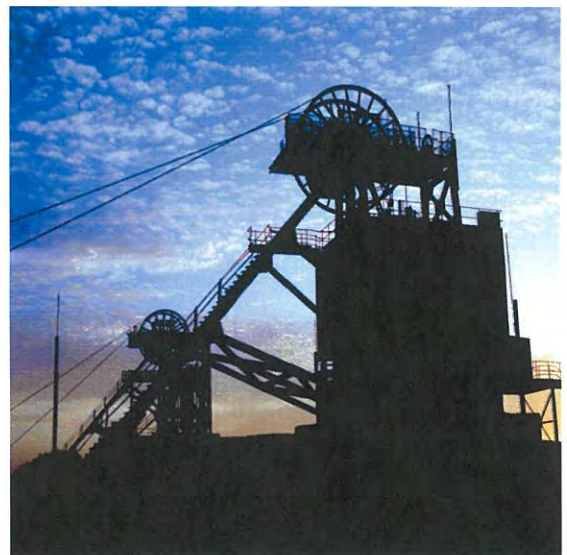


The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

SITE AT, DYFFRYN CELLWEN
NEATH PORT TALBOT



Date of enquiry: 04 July 2018

Date enquiry received: 04 July 2018

Issue date: 04 July 2018

Our reference: 51001873311001

Your reference: 172177631_2|

CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

SITE AT, DYFFRYN CELLWEN, NEATH PORT TALBOT

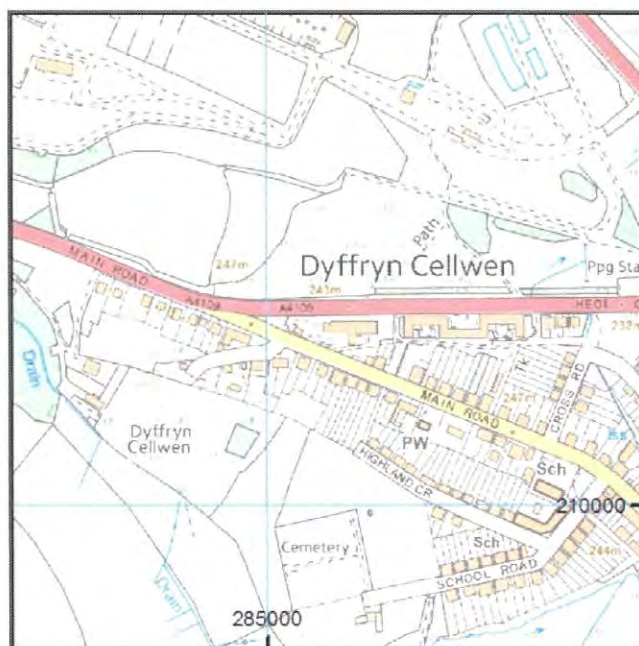
How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

/company/the-coal-authority
/thecoalauthority
/coalauthority



Approximate position of property



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

Ordnance Survey Licence number: 100020315

Summary

Has the search report highlighted evidence or potential of

1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

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

However the property is in an area where the Coal Authority believe 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 prior to any site works or future development activity. Please refer to the Comments section of this report for further information.

2. Present underground coal mining

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

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

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

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

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

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

4. Mine entries

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

5. Coal mining geology

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

6. Past opencast coal mining

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

7. Present opencast coal mining

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

8. Future opencast coal mining

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

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

9. Coal mining subsidence

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

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

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

10. Mine gas

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

11. Hazards related to coal mining

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

12. 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.

C

C

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

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

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

○ Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Disclaimer

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

Alternative formats

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

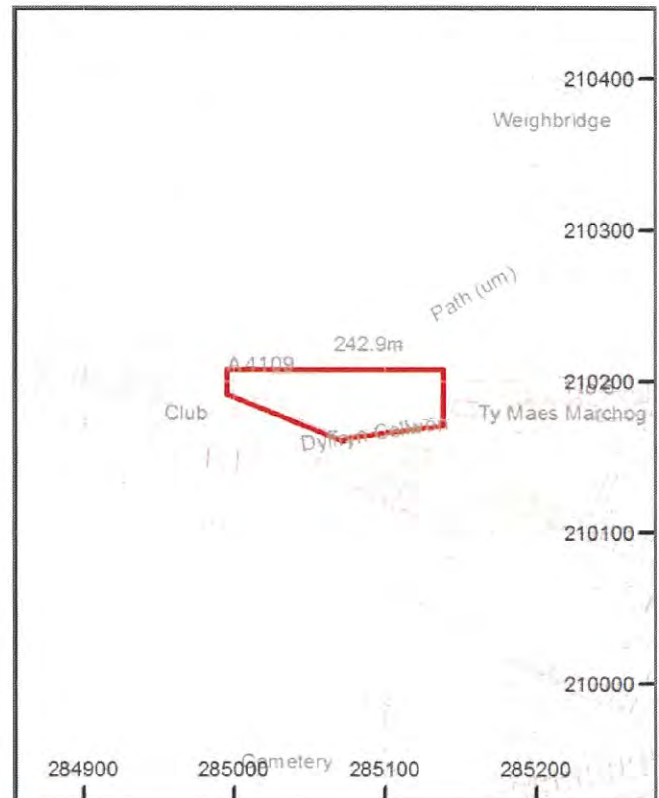
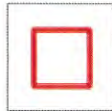
C

C

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

/company/the-coal-authority
/thecoalauthority
/coalauthority



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

Ordnance Survey Licence number: 100020315

ANNEX D
Trial Pit Logs



Tel: 02920 735354
info@terrafirmawales.co.uk
www.terrafirmawales.co.uk

Terra Firma (Wales) Limited
5 Deryn Court, Wharfedale Road
Pentwyn, Cardiff
CF23 7HA

Trial Pit No:

TP1

Sheet 1 of 1

Project Name: Dyffryn Cellwen

Project No:
14753

Co-ords: -
Level:

Date:
24/05/2018

Location: Dyffryn Cellwen

Dimensions: 1.80

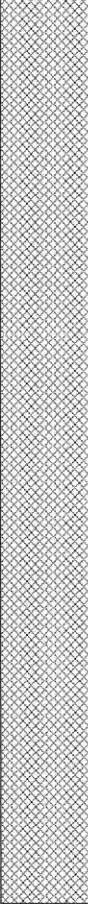
Depth
3.00

0.80

Scale:
1:25

Logged:

Client:

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				3.00			MADE GROUND: firm brown gravelly CLAY with inclusions of brick and glass	1 2 3 4 5
							End of Pit at 3.000m	

Stability: Trial pit stable

Remarks: