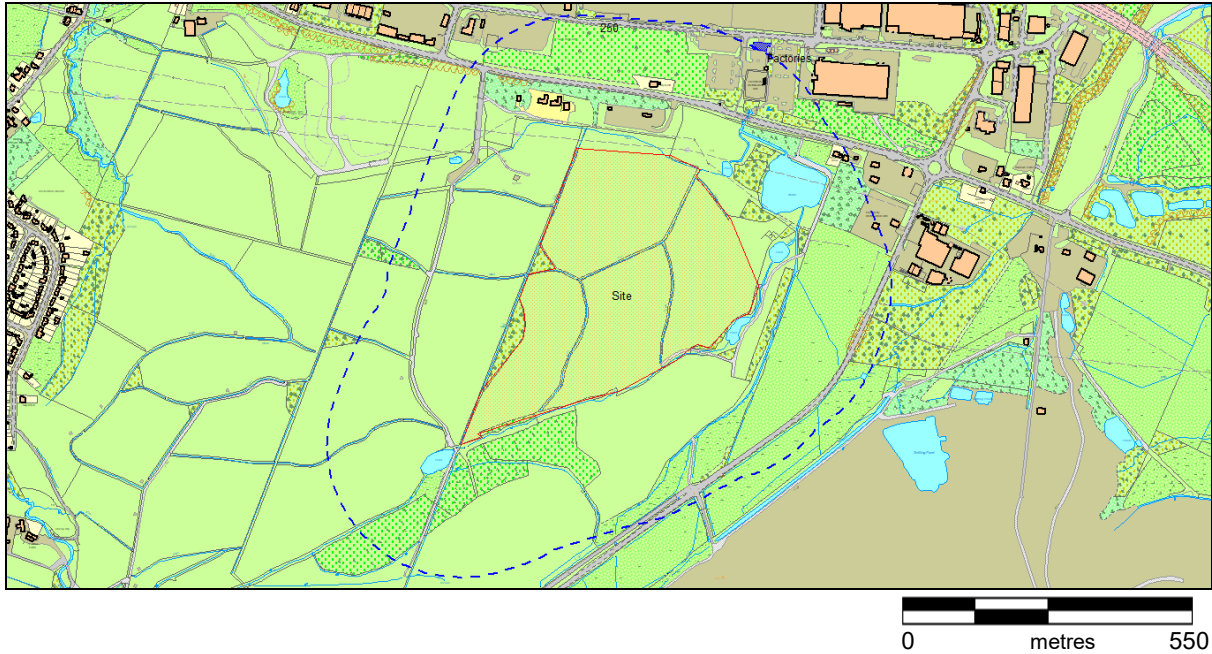


Maps for record 15 of 18 (Past Land Uses)



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Data for Record 15 of 18

id: 1916_3

Site Name: Factories

location: No Data

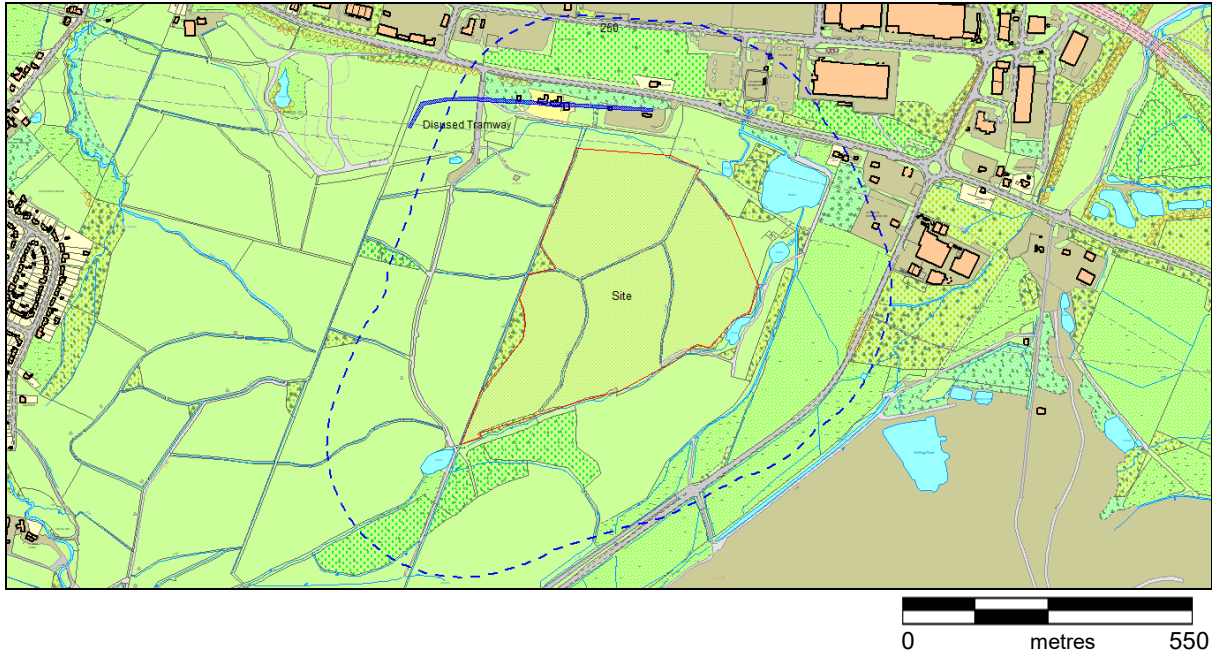
Additional Information:

XY coordinates of feature centroid: 293714, 206147

Approximate distance from site: 246 metres

Feature Area: 395 sq.metres

Maps for record 16 of 18 (Past Land Uses)



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Data for Record 16 of 18

id: 3284_3

Site Name: Disused Tramway

location: No Data

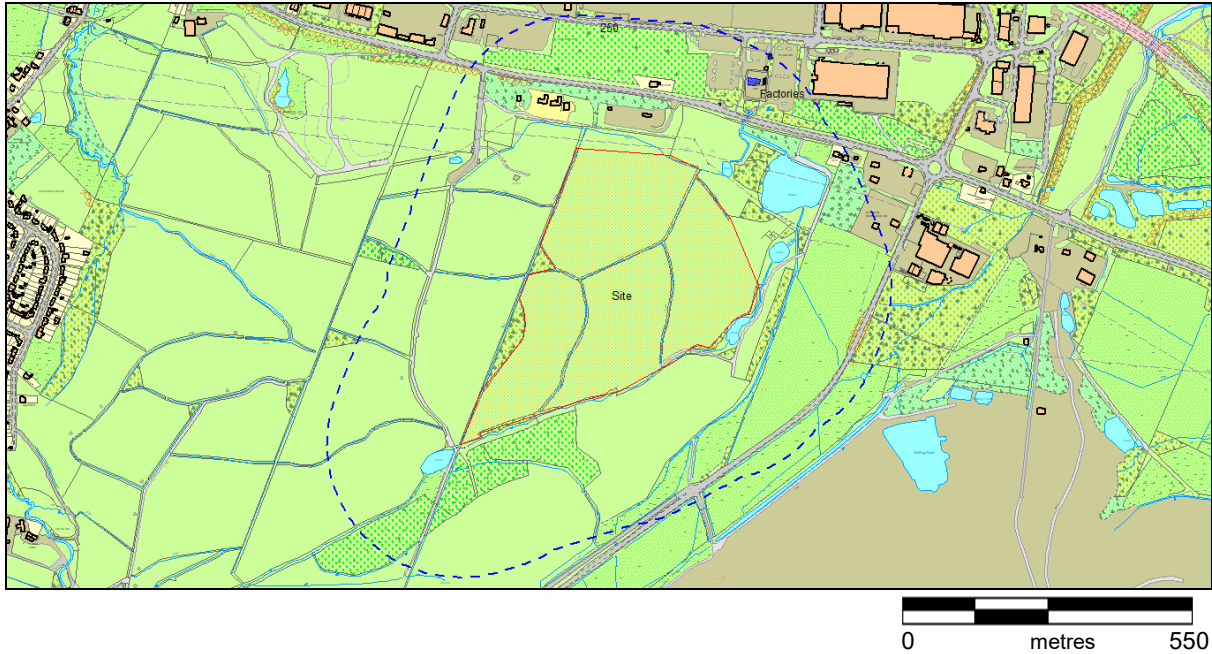
Additional Information:

XY coordinates of feature centroid: 293068, 206024

Approximate distance from site: 80 metres

Feature Area: 2915 sq.metres

Maps for record 17 of 18 (Past Land Uses)



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Data for Record 17 of 18

id: 1916_4

Site Name: Factories

location: No Data

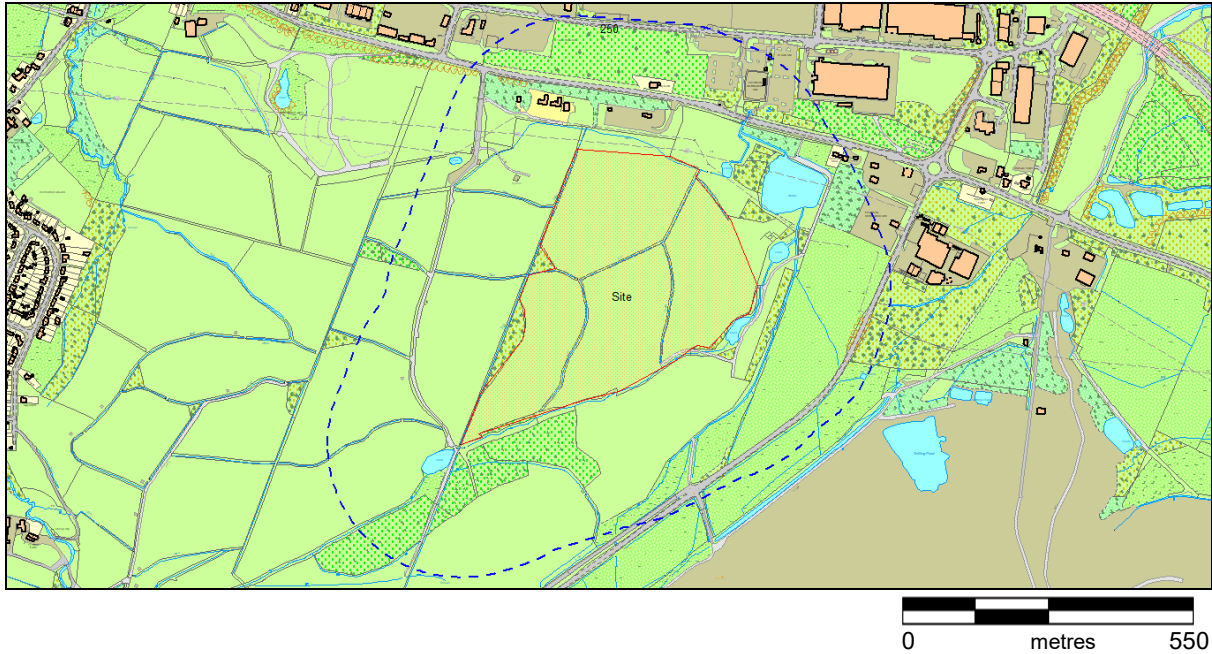
Additional Information:

XY coordinates of feature centroid: 293700, 206081

Approximate distance from site: 183 metres

Feature Area: 264 sq.metres

Maps for record 18 of 18 (Past Land Uses)



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Data for Record 18 of 18

id: 1992_6

Site Name: Electrical Substations

location: No Data

Additional Information:

XY coordinates of feature centroid: 293400, 206205

Approximate distance from site: 249 metres

Feature Area: 20 sq.metres

4. Layer Name: Landfills

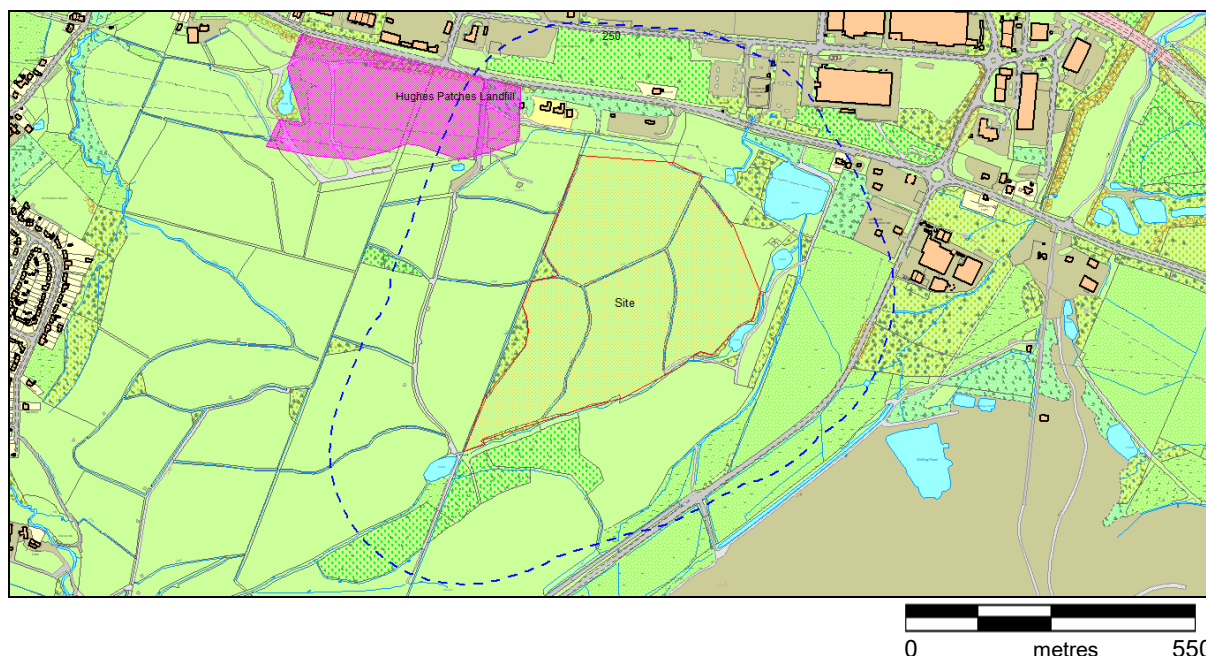
A number of closed and active/operational landfill sites exist within Rhondda Cynon Taf County Borough Council. The latter are generally subject to control by Natural Resources Wales through Waste Management Licensing. Whilst some of the closed landfills may have also benefited from this regime it should be appreciated that others pre-date the legislation and were therefore less subject to control. Landfills that do not have a current Waste Management License are subject to the Council's Contaminated Land Inspection Strategy as required under Part IIA of the Environmental Protection Act 1990.

Landfill sites have been used to dispose of a variety of wastes. Some may have only contained inert wastes such as builder's rubble, others may have contained domestic refuse (black bag waste or ash) or industrial waste. The risks arising from landfill sites are usually associated with (but not restricted to) their production of gases, especially methane which is potentially explosive if allowed to build up to significant levels.

Whilst we usually have records relating to the locations of former landfill sites, detailed information relating to the precise tipping activities are generally limited or not available. Where information is available for the site concerned then this is made known in the 'Data' section of the report.

Number of features selected: 1 within 250 metres

Map overview of selected features

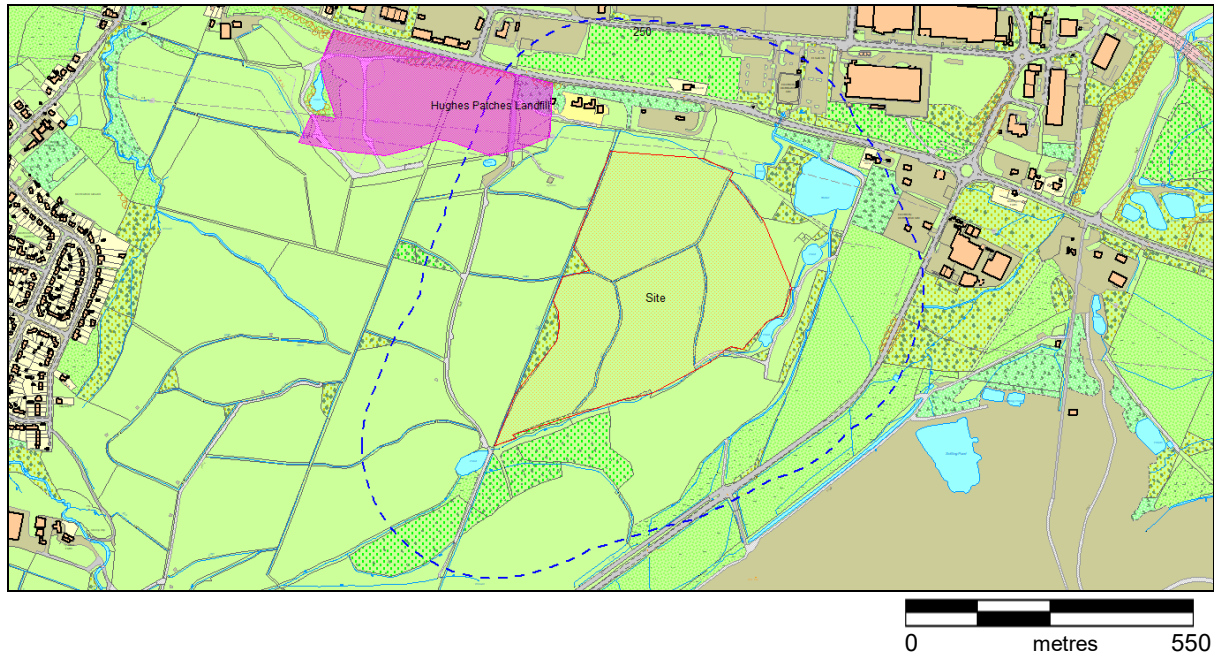


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4.1 Record Selection Summary for Landfills

Total of 1 record(s) identified within 250 metres
0 record(s) identified on site.

Maps for record 1 of 1 (Landfills)



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Data for Record 1 of 1

id: 205

Site Name: Hughes Patches Landfill

location: RHIGOS ROAD

Information from database query

Commencement date of land filling activities - Not known

Last known tipping date - Known that the site was closed in 1997, however it may have ceased prior to this date.

Type of material deposited - Domestic refuse

Depth of landfill - Not known

Approximate area - 76070sqm NG Ref: 2930 2060

Known gas issues - Not known

Licensing information -

1) Site Operator: Cynon Valley Borough Council

2) Date issued: N/A

3) Date surrendered: N/A

4) Conditions: N/A

5) Known breaches of licence: N/A

Engineering details - Not known

Additional Information:

XY coordinates of feature centroid: 293018, 206066

Approximate distance from site: 117 metres

Feature Area: 75838 sq.metres

5. Layer Name: Contaminated Land

Not all land with a past land use will meet the statutory definition of 'contaminated land' (Part IIA of the Environmental Protection Act 1990). Land can only be this if there is a 'significant pollutant linkage' present. There must be evidence of a 'contaminant - pathway - receptor' relationship, meaning that there must be a contaminant present, a receptor that could be harmed by the contaminant, for example humans, with a pathway linking the two. An example of a pollutant linkage would be Arsenic in the soil, which can be consumed through inhalation of dust by someone living on the site. Once a site is determined as 'contaminated land' then a process begins to ensure that the risks are removed by breaking the pollution linkage at any point.

No records were selected on this layer.

6. Layer Name: Special Sites

Certain types of 'contaminated land' sites are known as 'special sites'. The Contaminated Land (Wales) Regulations set out the circumstances for special site designation. These are often sites that Natural Resources Wales are already regulating through other regimes or where NRW is best placed to deal with the issues on site, for example where important groundwater is being affected. If a local authority decides that a site is 'contaminated land', both it and NRW will consider whether it meets one of the descriptions for 'special sites' in the regulations. If it does, the site may be designated as a 'special site' and NRW will take over its regulation and work towards reducing the risks associated with the site.

No records were selected on this layer.

End of detailed report



The Coal
Authority

Resolving the **impacts** of mining



British
Geological
Survey

Ground Stability Non-Residential Report



TY DRAW FARM LAND AT, RHIOGOS, ABERDARE, CF44 9DX

Date of enquiry: 19 April 2022
Date enquiry received: 19 April 2022
Issue date: 19 April 2022

Our reference: 61003852370001
Your reference: KC4/247070.6

Ground Stability Non-Residential Report

This report is based on and limited to the records held by the Coal Authority and the records and geological interpretation of the British Geological Survey (BGS) at the time the report was produced.

Client name

NLIS

Enquiry address

TY DRAW FARM LAND AT, RHIOGOS, ABERDARE,
CF44 9DX

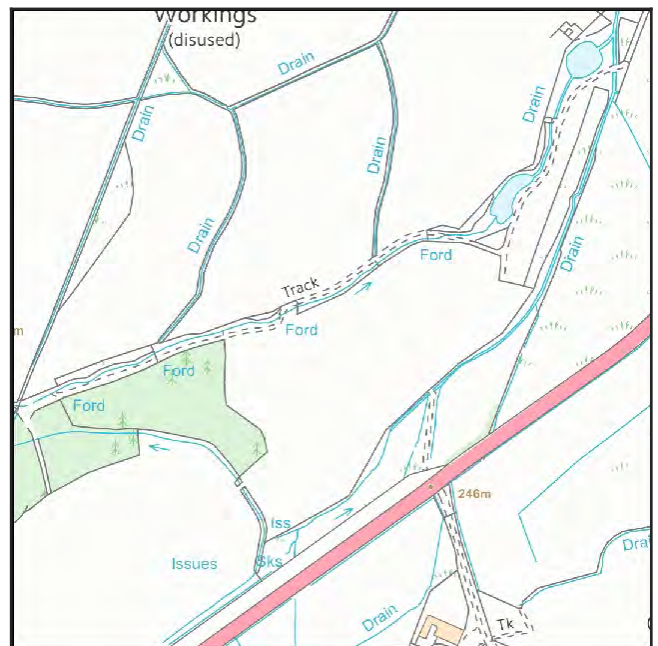
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Mansfield
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NG18 4RG

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 /coalauthority



Approximate position of property



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Coal Authority 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	Yes
5	Coal mining geology	No
6	Past opencast coal mining	Yes
7	Present opencast coal mining	Yes
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

Further recommended reports	
Mine entry interpretive report	
Mine entry plan and data sheets	

BGS Summary

Has the search report highlighted evidence or potential of		
1	Shrinkable clay	Yes
2	Running sand	Yes
3	Deposits which could compress	Yes
4	Deposits which could collapse	No
5	Natural landslide activity	Yes
6	Soluble rocks	No

Detailed findings from the Coal Authority

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 2 seams of coal at shallow to 140m depth, and last worked in 1966.

The property is in a surface area that could be affected by underground mining in 3 seams of ironstone at shallow depth, and last worked in 1856.

The property is in a surface area that could be affected by underground mining in 1 seam of fireclay at shallow depth, and last worked in 1856.

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

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Our records disclose the following information:

293205-019. This mine entry may have been partially or wholly excavated during past opencast mining

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.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit www.groundstability.com.

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 within the boundary of the Ffyndaff opencast site from which coal has been removed by opencast methods.

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property lies within 200 metres of the boundary of the Tower Colliery Reclamation Site 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.

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.

The boundary plot shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.groundstability.com.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken, these are available to view, free of charge, at our Head Office in Mansfield. To book an appointment please ring 01623 637225. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission of the owner must be sought. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number is 0800 288 4242.

*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.

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.

Detailed findings from BGS

1. Shrinkable clay

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

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

2. Running sand

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

However, the sand deposits in this area are unlikely to cause ground movement unless changes in water levels occur.

3. Deposits which could compress

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

Because of these compressible deposits, ground movement could occur. Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.

4. Deposits which could collapse

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

5. Natural landslide activity

The property is in an area where there is significant potential for landsliding to occur or already be present due to the local geology and slope steepness. Avoid large amounts of water entering the ground through pipe leakage or soakaways. Do not undercut or place large amounts of material on slopes without technical advice. Seek expert advice about stability of the ground and its management to maintain and increase its stability.

6. Soluble rocks

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

Comments on the BGS information

These features should not necessarily give cause for concern.

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

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

However, you should consider the possible consequences before you:

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

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

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

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

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

Additional remarks

This report has been prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority and the British Geological Survey's Terms and Conditions applicable at the time the report was produced. The information provided by the Coal Authority has been compiled in response to the Law Society's CON29M Coal Mining enquiries and is protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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Alternative formats

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.

Terms and conditions

Our full terms and conditions can be found on our website – www.groundstability.com.

Enquiry boundary

The map image is too large for this page and will be sent in a separate document

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www.groundstability.com

 /company/the-coal-authority

 /thecoalauthority

 /coalauthority

General information

This report has been prepared by the Coal Authority using the information held by the Authority, together with information supplied by the British Geological Survey (BGS).

1. The Coal Authority and the British Geological Survey (BGS) are referred to in the report as the suppliers.
2. This report is confidential and has been prepared specifically for the property and for use by the owner only. It should not be relied upon by any other property or by any other third party.
3. The report is based on and limited to:
 - a. the specific features identified in the report
 - b. each suppliers interpretation of the records it holds relating to the particular features for which the report states that the supplier is responsible at the time the report is prepared
4. The records used do not represent an exhaustive or comprehensive list of all the records that may exist or may be available for the property. No physical inspection of the property has or will be carried out in the preparation of this report.
5. Information from the Coal Authority is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types of mining, which is not searched for as part of this report.
6. Information from BGS relates solely to the 6 natural ground stability hazards as described in this report. It does not cover any other geological hazards or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the property which are not searched for as part of this report. Consequently the report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the property. For a more detailed interpretation please visit the BGS's website www.bgs.as.uk
7. Information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale.

8. The information from suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the suppliers from third parties, which may not have been subject to any verifications or other quality control process.
9. Raw data used to prepare this report may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Consequently, some data may have been processed without human intervention and may contain undetected errors.
10. The records available to the suppliers are constantly being updated. The suppliers cannot be held responsible for any changes in the information on which this report is based which occur after the date the report was produced.
11. If this report is for a residential property, insurance is included. This report includes a policy and key facts summary which outline the significant features, benefits and limitations of the cover provided. Full terms and conditions are shown in the policy document.
12. The report gives an indication of whether ground movement could occur at the property. This does not necessarily mean that the property is or will be affected by ground instability. Such an assessment can only be made by inspection of the property by a qualified professional, such as a surveyor or engineer. This report does not therefore –
 - include any information or warranty relating to the actual state, or the structural or other condition, of the property
 - determine the saleability or value, or the safety, of the property
 - indicate the suitability of the property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work)
 - act as a substitute for any physical inspection, specialist interpretations and/or professional advice

APPENDIX G TECHNICAL BACKGROUND

G1 Desk Study

Aquifer designation and Source protection zones

Note the following text relates to sites in England and Wales only.

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive' strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Preliminary risk assessment methodology

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the

likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.

Reuse of suitable materials

Note the following text relates to sites in England and Wales only.

The Definition of Waste: Development Industry Code of Practice (CL:AIRE, 2011) (CoP) was developed in consultation with the Environment Agency and development industry to enable the re-use of materials under certain scenarios and subject to demonstrating that specific criteria are met. The current reuse scenarios covered by the CoP comprise

- reuse on the site of origin (with or without treatment)
- direct transfer of clean and natural soils between sites
- use in the development of land other than the site of origin following treatment at an authorised Hub site (including a fixed soil treatment facility).

The importation of made ground soils (irrespective of contamination status) or crushed demolition materials is not permitted currently under the CoP and requires either a standard rules environmental permit or a U1 waste exemption (see below).

In the context of excavated materials used on-sites undergoing development, four factors are considered to be of particular relevance in determining if the material is a waste or when it ceases to be waste:

- the aim of the Waste Framework Directive is not undermined, i.e. if the use of the material will create an unacceptable risk of pollution of the environment or harm to human health it is likely to be waste
- the material is certain to be used
- the material is suitable for use both chemically and geotechnically
- only the required quantity of material will be used.

The CoP requires the preparation of a materials management plan (MMP) that confirms the above factors will be met. This plan needs to be reviewed by a 'Qualified Person' (QP) who will then issue a declaration form to the EA. As the project progresses, data must be collated and on completion a verification report produced that shows the MMP was followed and describes any changes.

The MMP establishes whether specific materials are classified as waste and how excavated materials will be treated and/or reused in line with the CoP. The MMP is likely to form part of the site waste management plan.