



INVESTIGATE



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DESK STUDY WITH WALKOVER SURVEY

**FOR
SOFIDEL UK LIMITED,
BRUNEL WAY,
BRITON FERRY,
NEATH, PORT TALBOT,
SA11 2HZ**

**PREPARED FOR
VITAL ENERGI**

**REPORT NO. M3822
MAY 2024**

SUB SURFACE MIDLANDS LIMITED

28 Brook House
Brook Street Business Centre
Brook Street
Tipton
West Midlands
DY4 9DD

Tel: (0121) 5208538 Fax: (0121) 5203878

Email: midlands@subsurface.co.uk

Website: www.subsurface.co.uk



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EXECUTIVE SUMMARY

This executive summary is a brief summary only and should be read in conjunction with the full report.

Section	Subject	Summary
Site Details	Site Address	Sofidel UK Limited, Brunel Way, Baglan Energy Park, Briton Ferry, Neath Port Talbot, South Wales, SA11 2HZ.
	Grid Reference	273130E, 192803N.
	Current Land Use	Tissue paper factory.
	Proposed Development	Biomass energy centre.
Site History	On Site	The site comprised the estuary of the River Neath. No development prior to the construction of the existing factory (circa 2006), however extensive land reclamation has occurred in the area, suspected to be made up of slag from the local steel industry.
	Beyond Site Boundary	Surrounding area comprised mainly an estuarine flood plain on the earliest surveys. By 1937 a railway sidings on an embankment is present to the north east and by 1968 extensive railway sidings and slag heaps are present, which extended to the south east and south by 1978.
Geological and Mining Appraisal	Made Ground	Significant slag deposits from land reclamation are anticipated on site and the surrounding area. There may also be localised made ground composed of building materials derived from the construction of the factory on site.
	Superficial Geology	Very low to moderate permeability Tidal Flat Deposits composed of clay, silt and sand are anticipated.
	Bedrock Geology	The bedrock underlying the site is anticipated to be low to moderate permeability mudstone, siltstone and sandstone of the South Wales Middle Coal Measures Formation.
	Radon	No radon protection measures are required.
	Mining	Site is in a coal mining area but no significant risk has been identified.
	Subsidence Hazards	The hazard rating for shrinking/ swelling clays and landslides is very low, for running sands and compressible deposits is negligible to very low, and for collapsible deposits and dissolution of soluble rocks is negligible.
Environmental Appraisal	Landfill Sites	No registered landfill within 250m, however significant made up ground from the deposition of slag waste is anticipated on and surrounding the site.
	Hydrogeology	The superficial Tidal Flat Deposits have been designated as a Secondary Undifferentiated Aquifer, while the South Wales Middle Coal Measures Formation bedrock has been designated as a Secondary A Aquifer.
	Hydrology	The Ordnance Survey indicate that the nearest surface watercourse to the site is a channel off the River Neath some 182m to the south west.
	Flood Risk	The site is in a Zone C2 without significant flood defence infrastructure. We anticipate that a Flood Risk Assessment will be required.
	Industrial Land Uses	The only significant potentially contamination industrial land use within 250m is the factory currently occupying the site.
	Other Relevant Details	N/A
Recommendations	The conceptual ground model indicates that a Phase II intrusive ground investigation is required to assess the ground conditions and to obtain soil samples for contamination analyses. Groundwater and surface water samples should also be taken for contamination analyses.	
	In addition, the conceptual ground model indicates that there may be a risk of ground gas generation in made ground on site and migration from the surrounding made up ground and possible underlying organic rich deposits, consequently standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.	

Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that are likely to be required at some point during the development and it would be cost effective to have them carried out simultaneously. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill.
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DESK STUDY WITH WALKOVER SURVEY FOR SOFIDEL UK LIMITED, BRUNEL WAY, BRITON FERRY, NEATH, PORT TALBOT, SA11 2HZ

CLIENT: VITAL ENERGI

ARCHITECT: BRADSHAW GASS & HOPE LLP

1. INTRODUCTION

This report has been prepared in accordance with Purchase Order No. VE-FRM-0224-v2.5, dated 8th March 2024, from the Client.

The brief was set out in our estimate, ref. EM6321 dated 28th February 2024, and comprises a walkover survey and a desk study report including a historical, geological, mining and environmental appraisal together with a conceptual ground model.

1.1 Site Location and Description

The site is located in the north of the Baglan Energy Park, Briton Ferry, Neath, Port Talbot, South Wales, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 273130E, 192803N.

As shown on Figure 2, the site comprises a tissue paper manufacturing works operated by Sofidel UK Limited, bound to the north by a grassed area then a car park and the River Neath, to the east by offices, industrial properties and Brunel Way, to the south by railway sidings then industrial buildings and vacant land, and to the west by an undeveloped flood plain.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to construct a new biomass energy centre on the existing hardstanding, as shown on Figure 3.

The purpose of the desk study is to obtain information regarding the sites historical, geological and environmental setting in order to produce a conceptual ground model, to assess the ground conditions, to undertake a preliminary assessment of contamination sources, pathways and receptors relating to potential hazards that exist or will potentially exist on the site and to assess the need for ground investigation.

1.3 Walkover Survey

The walkover survey was undertaken on 14th March 2024. Surface features observed were recorded on a plan of the site together with the positions and directions of photographs taken. The resulting Walkover Survey Plan and site photographs are appended.

At the time of the walkover survey the site comprises part of a large area of hardstanding surfaced with bituminous macadam. The area was generally flat with slight slopes down towards the centre of the hardstanding on the northern and southern boundaries. The building adjacent to the north housed an electricity sub station. Water tanks were present adjacent to the north west, and skips and lorry parking spaces were present at the western end. A sub surface drain with manholes was present along the centre of the site in a east west alignment, and an overhead cable was present crossing the western part of the site in a north to south alignment.

Several large circular tanks and small ancillary buildings were present to the the south west. The two nearest tanks (25m from the proposed building) appeared to be water containers connected to a fire pump station.

No visual or olfactory contamination was noted during the walkover survey.

2. DESK STUDY

2.1 Historical Appraisal

The past history of the site has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure, as follows:

TABLE 1 SMALL SCALE SURVEYS

Date	Scale
1884	1:10,560
1897-1900	1:10,560
1914	1:10,560
1921	1:10,560
1936-1938	1:10,560
1947-1948	1:10,560
1962	1:10,560
1980	1:10,000
2001	1:10,000
2010	1:10,000
2024	1:10,000

TABLE 2 LARGE SCALE SURVEYS

Date	Scale
1880	1:2,500
1899	1:2,500
1918	1:2,500
1937	1:2,500
1968	1:2,500
1969-1970	1:2,500
1973	1:1,250*
1993-1995	1:1,250*
2003	1:1,250*

*appended extract is reproduced at 1:20000

Extracts of the above surveys are appended.

TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1880-1921	The site is undeveloped and comprises part of the River Neath estuary.	The River Neath is shown 260m to the north north west with the high water line indicated 150m to the north north west. Marshy ground is indicated 160m to the south east.
1937-1962	No change.	A mound is now indicated 160m to the north and a railway atop an embankment is indicated 20m to the east in a north east to south west alignment and apparently servicing a steel works some 750m to the north east. The high-water line of the River Neath is now indicated adjacent to the south of the site.
1968-1970	The site is now shown as marshland.	Numerous railway sidings and a travelling crane are indicated 40m to the north east on reclaimed land built up using slag.
1978	An embankment is now shown clipping the northern corner of the site and the eastern part of the site now appears to be on reclaimed land.	The reclaimed land now appears to cover the general area to the north, east and south. Railway sidings are now indicated some 130m to the south east servicing a large unspecified works some 350m to the south.
1993	The embankment is no longer indicated although the boundary between the reclaimed land and marsh follows the same line.	The railway infrastructure and travelling crane are no longer shown to the north east.
1995	The site now appears to be completely within the boundary of the reclaimed land.	No significant change.
2003	No change.	Some of the railway sidings previously depicted to the south have been removed.
2010	The current site has been built and the site now appears to comprise the existing yard.	The Sofidel factory is now fully constructed in its current layout. The works to the south has been demolished and partially redeveloped in the area 600m to the east of the site and a power station is now indicated 300m to the south of the site.
2024	No change.	The current road infrastructure is shown surrounding the site.

A review of historical aerial photography (Google Earth™ and Getmapping Plc) indicates that prior to construction of the current building a track was present crossing the site from north east to south west (June 2000). The building occupying the site was under construction by the time of the December 2006 photography with no significant changes since it was constructed. At this time the land to the north was being used for vehicle parking and materials/container storage, a practice that had discontinued by 2009 by which time the land was in its current grassed state.

Since the construction of the Sofidel factory building, the specific area of investigation appears to have been a hard surfaced yard used mainly for HGV deliveries and occasionally for the storage of materials.

2.2 Geological Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 14 to 17).

2.2.1 Artificial Ground (Made Ground)

Made Ground is indicated to be present across most of the site with landscaped ground shown along the western edge. Based on the historical appraisal the made ground is likely to be primarily composed of ash and slag from the local steel industry.

2.2.2 Superficial Geology (Drift Deposits)

Drift deposits, described as very low to moderate permeability Tidal Flat Deposits composed of clay, silt and sand are indicated to be present within the site, the depth of which is unknown.

2.2.3 Bedrock Geology

The bedrock underlying the site is indicated to be low to moderate permeability mudstone, siltstone and sandstone of the South Wales Middle Coal Measures Formation.

Rock strata are also indicated to be displaced by geological faults about 157m to the south.

2.2.4 Potential Hazards in Natural Ground

The hazard rating for shrinking/ swelling clays and landslides is very low, for running sands and compressible deposits is negligible to very low, and for collapsible deposits and dissolution of soluble rocks is negligible.

2.3 Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 18 to 21) and Coal Authority Mining Report, ref. 51003412322001 and dated 18th March 2024.

2.3.1 Mining and Ground Workings

The British Geological Surveys “BritPits” database contains details of currently active and closed surface and underground mineral workings. There is one record in the database within 500 metres of the site boundary which relates to a wharf 481m to the north.

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are nine historical surface excavations within 250m of the site boundary, the nearest being unspecified ground workings, a refuse heap (most likely relating to the reclaimed land) and a dock on site.

In addition, the Ordnance Survey mapping identifies underground workings in the form of tunnels, shafts and similar features. The Ordnance Survey indicates that there are no records of historical underground workings within 1,000m of the site boundary.

According to the report the site is not in an area affected by significant natural cavities, non-coal mining, mining cavities, brine extraction, gypsum extraction, tin mining or clay mining.

The site is located in an area designated by the Coal Authority as a Coal Mining Area.

The Coal Authority indicates that according to their limited, and probably incomplete, records the site surface is not considered to be affected by past or present underground mineworkings, and there are no recorded mine entries within 20m of the site.

It should be noted that the Coal Authority Mining Report only refers to records in the possession of the Coal Authority. It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

2.3.2 Radon

The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the "Radon Action Level" of 200 Becquerels/ m³ for the UK based on geological assessments and long term measurements of radon in more than 560,000 households.

The site is unlikely to be affected by radon gas as < 1% of surrounding properties are above the Radon Action Level. No radon protection measures are required.

2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead and nickel in the topsoil. Data for on-site topsoil is given.

2.3.4 Railway Infrastructure

There are no active underground and no railway tunnels within 250 metres of the site boundary.

There are eleven records of historical railways within 250m of the site boundary, the nearest are railway sidings described as being on site, however the records appear to relate to the sidings located some 20m to the east on the 1937 and 1968 surveys.

There are two active railways within 250m the nearest being located some 216m to the east.

The site is not within 500m of Crossrail 1, Crossrail 2 or the High Speed 2 (HS2) rail project.

2.4 Environmental Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 1 to 13).

2.4.1 Historical Industrial Land Use

According to the Ordnance Survey there are thirteen records of historical potentially contaminative industrial land uses within 250m of the site boundary, including unspecified ground workings (nearest on site), refuse heaps (nearest on site) railway sidings (nearest on site) a dock (on site) unspecified works (77m south east) and an unspecified pit (246m north east).

There are no records of historical energy features, tanks, petrol stations, garages or military land within 250m.

2.4.2 Landfill

According to the report there are no active or recently closed landfill sites under Environment Agency and Natural Resources Wales regulation within 250m of the site.

The Environment Agency and Natural Resources Wales have no records of any known historical (closed) landfill sites, where there is no PPC permit or current waste management licence, within 250m of the site.

2.4.3 Waste

Local Authority records and detailed Ordnance Surveys indicate no historical waste sites within 250m of the site. However, it should be noted that based on the historical mapping significant made-up ground from the deposition of slag waste is anticipated on and surrounding the site.

According to the Environment Agency and Natural Resources Wales there are no active or recently closed waste sites within 250m of the site boundary.

The Environment Agency and Natural Resources Wales have no records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250m of the site boundary.

2.4.4 Current Industrial Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey and Experian. The only recorded current potentially contaminative industrial land use within 250m of the site is the Sofidel tissue paper products factory on site.

National Grid data indicates that there are currently no high voltage underground electricity transmission cables and no high pressure underground gas transmission pipelines within 250m of the site boundary.

2.4.5 Sites Determined as Contaminated Land

There are no sites determined as contaminated under Section 78R of the Environmental Protection Act (1990) within 250m of the site boundary.

2.4.6 Control of Major Accident Hazards (COMAH)

Records of Control of Major Accident Hazards (COMAH), including Notification of Installations Handling Hazardous Substances (NIHHS) and other historical data, indicate that there are no dangerous or hazardous sites within 250m of the site boundary.

2.4.7 Regulated Explosives Sites

Up to April 2011 there were no sites within 250m of the site boundary registered and licensed by the Health and Safety Executive under the 2005 Manufacture and Storage of Explosives Regulations.

2.4.8 Hazardous Substance Storage and Usage

There are no Local Authority records of consents granted for sites to hold certain quantities of hazardous substances at or above defined limits in accordance with the 2015 Planning (Hazardous Substances) Regulations within 250m of the site boundary.

2.4.9 Historical Licenced Industrial Activities (IPC)

There are no historical Integrated Pollution Control (IPC) records of substances released to the air, land and water according to the Environment Agency and Natural Resources Wales within 250m of the site boundary.

2.4.10 Licenced Industrial Activities (Part 1(A))

The Environment Agency and Natural Resources Wales indicate that there are five records of Part 1(A) installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for release to the environment within 250m of the site boundary. All five records relate appear to relate to the disposal of non hazardous waste at the tissue paper factory on site.

2.4.11 Part A(2) and Part B Authorisations

Local Authority records indicate there are no Part A(2) and Part B installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250m of the site boundary.

2.4.12 Radioactive Substance Authorisations

The Environment Agency and Natural Resources Wales indicate that there are no records of storage, use, accumulation and disposal of radioactive substances regulated under the 1993 Radioactive Substances Act within 250m of the site boundary.

2.4.13 Licensed Discharges to Controlled Waters

According to Environment Agency and Natural Resources Wales records there have been no discharges of treated or untreated effluent to controlled water under the 1991 Water Resources Act within 250m of the site boundary.

2.4.14 Pollutant Release to Surface Waters (Red List)

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of specified substances under the 1991 Environmental Protection (Prescribed Processes and Substances) Regulations within 250m of the site boundary.

2.4.15 Pollutant Release to Public Sewers

According to Environment Agency and Natural Resources Wales records there have been no discharges of special category effluents to public sewers within 250m of the site boundary.

2.4.16 List I and List II Dangerous Substances

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of substances on List I and List II of the European Directive E2006/11/EC, regulated under the 2015 Environmental Damage (Prevention and Remediation) Regulations, within 250m of the site boundary.

2.4.17 Pollution Incidents

According to the Environment Agency and Natural Resources Wales there are no records of substantiated pollution incidents within 250m of the site boundary.

2.4.18 Pollution Inventory Substances

The Environment Agency and Natural Resources Wales indicate that there have been no reports on annual emissions of certain regulated substances to air, controlled waters and land within 250m of the site boundary.

2.4.19 Pollution Inventory Waste Transfers

According to the Environment Agency and Natural Resources Wales there have been no reports on annual transfers and recovery/ disposal of controlled wastes within 250m of the site boundary.

2.4.20 Pollution Inventory Radioactive Waste

The Environment Agency and Natural Resources Wales that there have been no reports on annual releases of radioactive substances within 250m of the site boundary.

2.4.21 Hydrogeology

The following designation of aquifers is in accordance with the Natural Resources Wales's April 2010 Groundwater Protection Policy.

The Tidal Flat Deposits covering the site have been designated as a Secondary Undifferentiated Aquifer, comprising interbedded high and low permeability layers.

The South Wales Middle Coal Measures Formation bedrock has been designated as a Secondary A Aquifer comprising permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

The vulnerability of groundwater to a pollutant found within the site and its immediate surrounding area has been assessed as “High”, an area able to easily transmit pollution to groundwater in the superficial deposits and “low”, an area providing the greatest protection from pollution in the bedrock.

British Geological Survey and Environment Agency and Natural Resources Wales data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency and Natural Resources Wales data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

According to data provided by the Environment Agency and Natural Resources Wales there are no groundwater or potable water abstraction licences within 2km of the site.

There are four records of surface water abstraction licences within 2km of the site boundary. All four records appear to relate to the same abstraction for general use from the Neath Canal some 1.2km to the north of the site.

The site is not within 250m of a Source Protection Zone set up to protect a potable water abstraction point.

2.4.22 Hydrology

The Ordnance Survey indicate that the nearest surface watercourse to the site is a channel off the River Neath some 182m to the south west.

Under the Water Framework Directive (WFD) the site is within the Neath Operational Catchment.

The groundwater beneath the site is designated as part of the Swansea Carboniferous Coal Measures Aquifer which has a chemical rating of poor.

2.4.23 Flooding

Flooding data is maintained by the Environment Agency and Natural Resources Wales. The Risk of Flooding from Rivers and Sea (RoFRaS) database holds no data for the site.

In the period since records began in 1946, there are no records of historical floods within 250m of the site boundary.

There are no records of flood defences or flood storage areas within 250m of the site.

According to Ambient Risk Analytics surface water “FloodMap” there is a 1 in 100 year risk of surface water flooding of between 0.30m and 1.00m on the site, and 1 in 30 year risk of surface water flooding to between 0.30m and 1.00m within 50m of the site boundary.

Groundwater flooding is caused when the water table rises in areas where this is usually at shallow depth. Ambient Risk Analytics indicate that there is a low risk of groundwater flooding on the site and within 50m of the site boundary.

According to the Groundsure Report the site is not within 50m of Flood Zone, however a search on Natural Resources Wales Development Advice Map indicates the site is in a Zone C2 without significant flood defence infrastructure, defined as an area where there is a risk of flood from rivers or from the sea with up to a 0.1% (1 in 1000) chance of happening in any given year, or contains areas recorded to have flooded in the past.

Given the above we anticipate that a Flood Risk Assessment will be required.

2.4.24 Environmental Designations

Natural England indicate that there are environmental sensitive sites within 2km of the site including eight sites of Special Scientific Interest (SSSI) the nearest being 504m to the west, one conserved wetland site (Ramsar Site) 1.9km to the north west, one Special Area of Conservation (SAC) 1.9km to the north west, one National Nature Reserve (NNR) 1.9km to the north west, one Local Nature Reserves (LNR) 1.9km to the north west, and 32 records of Designated Ancient Woodland the nearest being 1.3km to the north east.

2.4.25 Visual and Cultural Designations

Within 250m of the site boundary there are no records of World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Listed Buildings, Conservation Areas, Scheduled Ancient Monuments or Registered Parks and Gardens.

2.4.26 Agricultural Designations

Natural Resources Wales indicate that there is no Agricultural Land (quality) Classification for the site. The nearest classified land is Grade 3b moderate quality agricultural land some 30m to the south.

There are no records of open access land, tree felling licences, environmental stewardship schemes or countryside stewardship schemes within 250m of the site boundary.

2.4.2 Habitat Designations

According to the Groundsure Report there are no priority habitats, no habitat networks, no open mosaic habitats and no limestone pavement orders within 250m of the site boundary.

2.5 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- Contaminants within the slag waste used to build up levels on the flood plain. Potential contaminants of concern are heavy metals, particularly cadmium, nickel, arsenic and lead.
- General contaminants associated with made ground derived from past construction on the site. Potential contaminants of concern are heavy metals derived from building material, and hydrocarbons from the operation and maintenance of construction plant and vehicles.
- Contaminants associated with the current site operations including chemicals used in the factory processes including acids and bleaching agents, and hydrocarbons from the operation and maintenance of machinery, plant and vehicles.
- Ground gas generation in made ground and potential organic rich deposits on site and migration from substantial made up ground in the surrounding area.

2.5.2 Pathways

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and/ or ingestion of contaminated soils and/ or water.
- Inhalation of dust, vapours and/ or gases.
- Migration of leachable contaminants in groundwater
- Migration of volatile contaminants via permeable soils and rocks.
- Migration of ground gases via permeable soils and rocks.

2.5.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The workers who will be the end users of the development.
- Controlled waters including the nearby river and estuarine channels, and the underlying Secondary Aquifers
- Buried services and foundations

2.5.4 Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows:

TABLE 4 CONCEPTUAL GROUND MODEL

Potential Source	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Contaminants in made ground derived from past construction and land reclamation.	<u>Gen. Contaminants</u> Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH) Asbestos fibres	Ingestion of soil	Site Operatives during the construction phase	Moderate
		Ingestion of dust		
		Dermal contact		
		Inhalation of dust		
		Inhalation of vapours		
		Ingestion of soil	End Users of the site on completion of the development	Moderate
		Ingestion of dust		
		Dermal contact		
		Inhalation of dust		
		Inhalation of vapours		
		Vertical movement of mobile contaminants to groundwater	Underlying Secondary Aquifers	Moderate
		Direct contact	Structures and Services	Moderate*
Leakage and spillage of chemicals during the sites usage as a tissue paper factory	Total Petroleum Hydrocarbons (TPH) BTEX Acids Bleaching Agents	Ingestion of soil	Site Operatives during the construction phase	Low
		Ingestion of dust		
		Dermal contact		
		Inhalation of dust		
		Inhalation of vapours		
		Ingestion of soil	End Users of the site on completion of the development	Low
		Ingestion of dust		
		Dermal contact		
		Inhalation of dust		
		Inhalation of vapours		
		Vertical movement of mobile contaminants to groundwater	Underlying Secondary Aquifers	Low
		Direct contact	Structures and Services	Low*
Ground gas migration from made ground and possible organic rich deposits beneath and adjacent tot the site.	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Moderate

*The Local Water Authority may require a separate water pipeline risk assessment if any new water connections are proposed.

The conceptual ground model indicates that a Phase II intrusive ground investigation is required to assess the ground conditions and to obtain soil samples for contamination analyses. Groundwater and surface water samples should also be taken for contamination analyses.

In addition, the conceptual ground model indicates that there may be a risk of ground gas generation in made ground on site and migration from the surrounding made up ground and possible underlying organic rich deposits, consequently standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.

2.6 General

No consideration has been given to flora and fauna as this was outside our brief.

This Phase I walkover survey and desk study should be followed by a Phase II ground investigation. It should be noted that dependent upon the findings of the ground investigation a Phase III remediation statement and Phase IV validation with report may be required.

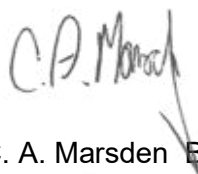
We recommend that consultation should be undertaken with and written approval obtained from the Local Authority Environmental Health Officer, the Local Authority Building Control Officer and the Coal Authority prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr Gurbinder Singh Mann at our Tipton office

SUB SURFACE CONSULTANTS LIMITED
REPORT No. M3822
MAY 2024



D. Ravenscroft-Jones Cert Nat Sci (Open), BSc.(Hons.), MSc., CEnv, MIEEnvSc, AMRSC
Principal Geoenvironmental Engineer
For and on behalf of
Sub Surface Consultants Limited



C. A. Marsden B.Sc.(Hons.), C.Eng., M.I.C.E.
Director
For and on behalf of
Sub Surface Consultants Limited.

PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

The following table based on CIRIA C552 'Contaminated Land Risk Assessment. A Guide to Good Practice' has been used when developing the Conceptual Ground Model and the preliminary risk ratings. The method requires an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring to formulate a preliminary risk rating (Table A).

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

Preliminary Risk Rating	Action Required
Very High Risk	Extensive Ground Investigation Required. There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Extensive Ground Investigation Required. Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate	Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long-term.
Low Risk	Nominal Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	No Ground Investigation Required.* There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
Negligible Risk	No Ground Investigation Required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* No further action is required unless unforeseen contaminated ground conditions are encountered.

PHOTOGRAPHS



SUB SURFACE

SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Photographs

Site: SOFIDEL UK LIMITED, BRUNEL WAY, BAGLAN ENERGY PARK, BRITON FERRY, SA11 2HZ
Client: VITAL ENERGI
Architect: BRADSHAW, GASS & HOPE

Job Number:
M3822
Sheet:
1/2

WALKOVER SURVEY PHOTOGRAPHS

1



2



3



4



5



6





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M3822
Sheet:
2/2

WALKOVER SURVEY PHOTOGRAPHS

7



8



9



10



11



12



ENVIRO+GEO INSIGHT REPORT

Sofidel UK Ltd, Brunel Way, Baglan Energy Park, Briton Ferry, SA11 2HZ

Order Details

Date: 18/03/2024
Your ref: CMAPS-CM-1155475-4199-180324
Our Ref: CMAPS-CM-1155475-4199-180324EDRGeo

Site Details

Location: 273129 192803
Area: 0.3 ha
Authority: [Castell-nedd Port Talbot - Neath Port Talbot County Borough](#) ↗



Summary of findings

[p. 2](#) >

Aerial image

[p. 9](#) >

OS MasterMap site plan

[p.14](#) >

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	6	2	6	22	-
17 >	1.2 >	Historical tanks >	0	0	0	47	-
19 >	1.3 >	Historical energy features >	0	0	0	10	-
20	1.4	Historical petrol stations	0	0	0	0	-
20	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	6	2	6	24	-
23 >	2.2 >	Historical tanks >	0	0	0	63	-
25 >	2.3 >	Historical energy features >	0	0	0	10	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28	3.5	Historical waste sites	0	0	0	0	-
28 >	3.6 >	Licensed waste sites >	0	0	0	1	-
29	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
31	4.2	Current or recent petrol stations	0	0	0	0	-
31 >	4.3 >	Electricity cables >	0	0	0	1	-
31	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-



31 >	4.6 >	Control of Major Accident Hazards (COMAH) >	0	0	0	2	-
32	4.7	Regulated explosive sites	0	0	0	0	-
32	4.8	Hazardous substance storage/usage	0	0	0	0	-
32	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	5	0	15	-
35	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	8	-
37 >	4.14 >	Pollutant release to surface waters (Red List) >	0	0	0	1	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38 >	4.16 >	List 1 Dangerous Substances >	0	0	0	1	-
38 >	4.17 >	List 2 Dangerous Substances >	0	0	0	1	-
38 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	0	1	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
42 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
43 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45	5.6	Groundwater abstractions	0	0	0	0	0
46 >	5.7 >	Surface water abstractions >	0	0	0	0	4
47	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-



49 >	6.2 >	Surface water features >	0	0	3	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50	6.4	WFD Surface water bodies	0	0	0	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	8
58 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	1
59 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60 >	10.5 >	National Nature Reserves (NNR) >	0	0	0	0	1
60 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
60 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	32
62	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0

63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65	10.17	SSSI Impact Risk Zones	0	-	-	-	-
65	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
66	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66	11.4	Listed Buildings	0	0	0	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 5 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	0	0	0	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73 >	14.2 >	Artificial and made ground (10k) >	2	0	0	0	-
74 >	14.3 >	Superficial geology (10k) >	1	1	0	3	-

75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
77 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79 >	15.2 >	Artificial and made ground (50k) >	2	0	0	0	-
80 >	15.3 >	Artificial ground permeability (50k) >	2	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	1	1	0	1	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	16.1 >	BGS Boreholes >	0	1	30	-	-
Page	Section	Natural ground subsidence >					
87 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
88 >	17.2 >	Running sands >	Very low (within 50m)				
90 >	17.3 >	Compressible deposits >	Very low (within 50m)				
92 >	17.4 >	Collapsible deposits >	Negligible (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	18.1 >	BritPits >	0	0	0	1	-
97 >	18.2 >	Surface ground workings >	4	1	4	-	-
97	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-
98	18.5	Historical Mineral Planning Areas	0	0	0	0	-



98 >	18.6 >	Non-coal mining >	0	0	1	1	2
99	18.7	JPB mining areas	None (within 0m)				
99	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
100	18.10	Mining record office plans	0	0	0	0	-
100	18.11	BGS mine plans	0	0	0	0	-
100 >	18.12 >	Coal mining >	Identified (within 0m)				
100	18.13	Brine areas	None (within 0m)				
101	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
103	19.2	Mining cavities	0	0	0	0	0
103	19.3	Reported recent incidents	0	0	0	0	-
103 >	19.4 >	Historical incidents >	0	0	0	2	-
104	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
105 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
107 >	21.2 >	BGS Estimated Urban Soil Chemistry >	3	3	-	-	-
108	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
109	22.1	Underground railways (London)	0	0	0	-	-
109	22.2	Underground railways (Non-London)	0	0	0	-	-
110	22.3	Railway tunnels	0	0	0	-	-
110 >	22.4 >	Historical railway and tunnel features >	2	4	5	-	-
111	22.5	Royal Mail tunnels	0	0	0	-	-



111	22.6	Historical railways	0	0	0	-	-
111 >	22.7 >	Railways >	0	0	2	-	-
111	22.8	Crossrail 1	0	0	0	0	-
112	22.9	Crossrail 2	0	0	0	0	-
112	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 14/04/2020

Site Area: 0.3ha



Recent site history - 2017 aerial photograph



Capture Date: 26/05/2017

Site Area: 0.3ha



Recent site history - 2014 aerial photograph

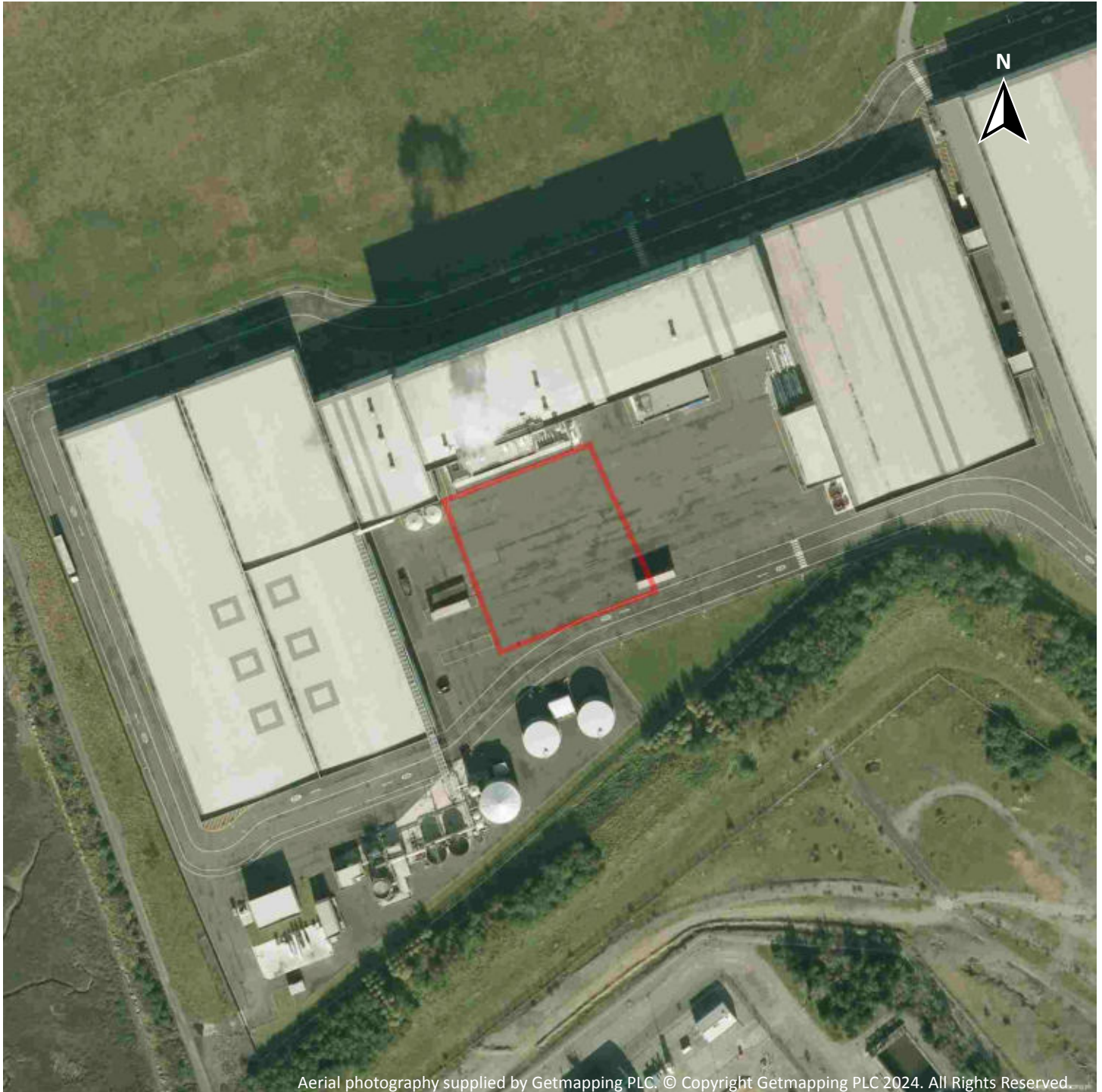


Capture Date: 23/07/2014

Site Area: 0.3ha



Recent site history - 2009 aerial photograph

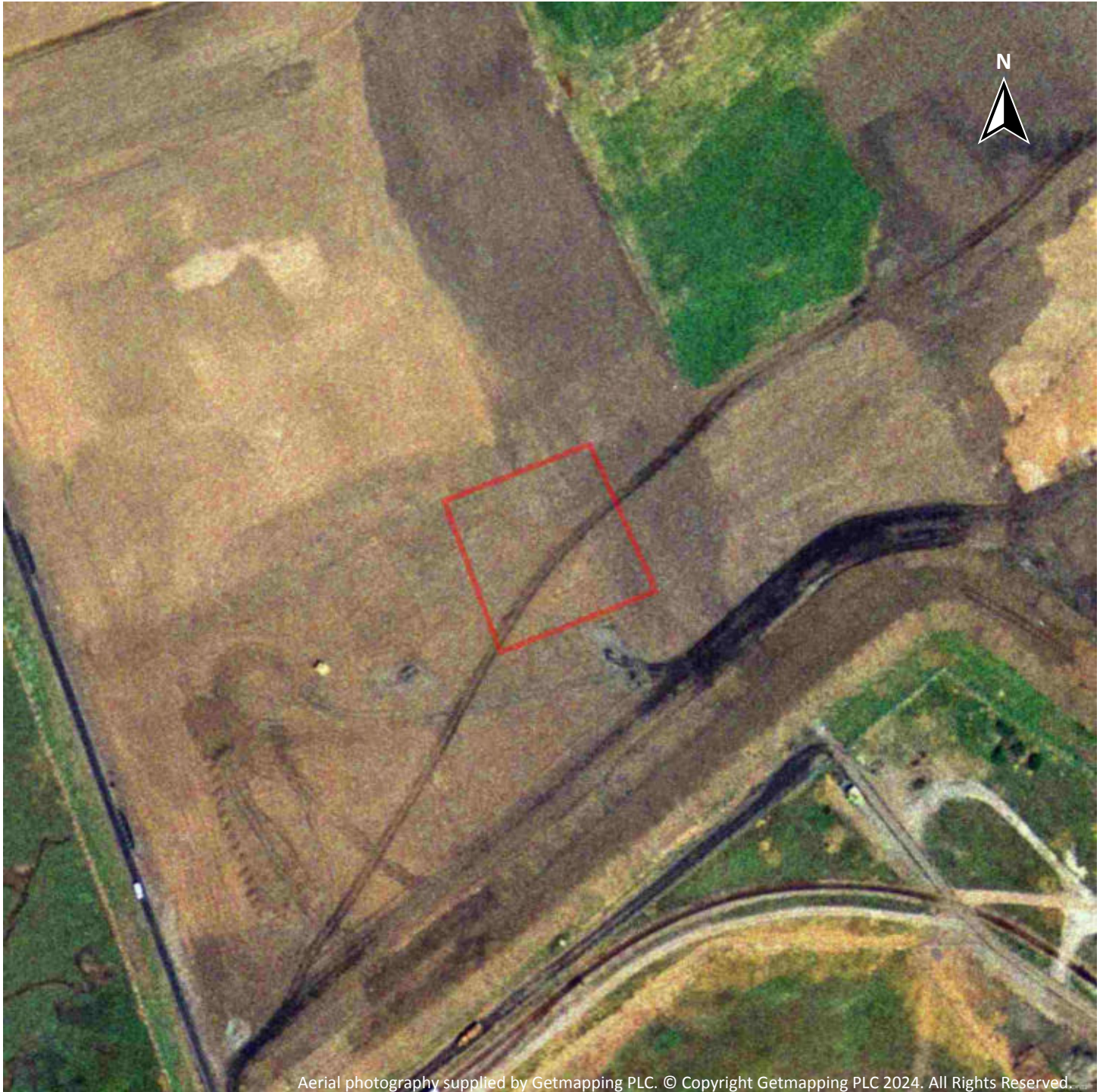


Capture Date: 12/10/2009

Site Area: 0.3ha



Recent site history - 2000 aerial photograph

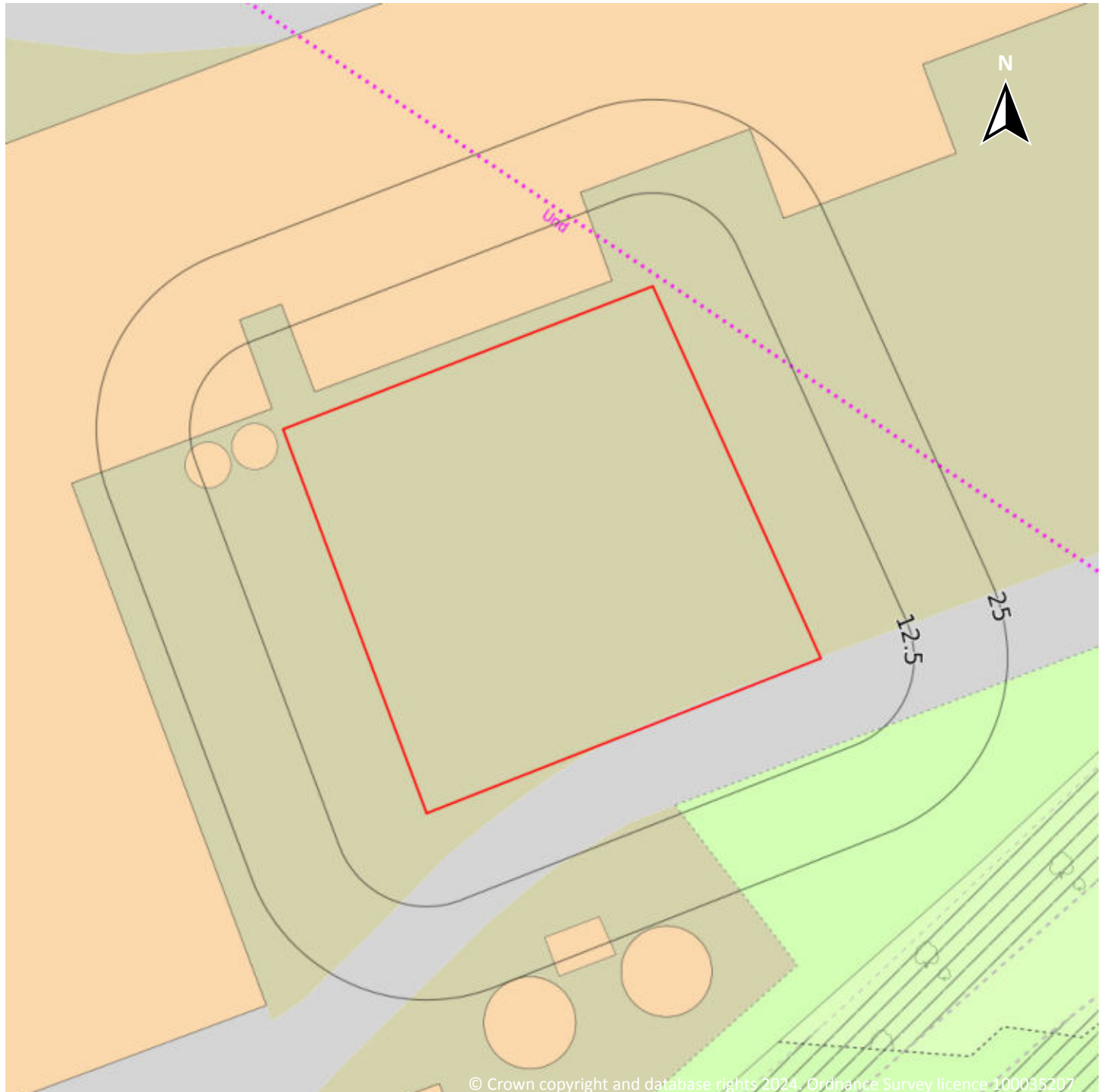


Capture Date: 18/06/2000

Site Area: 0.3ha



OS MasterMap site plan

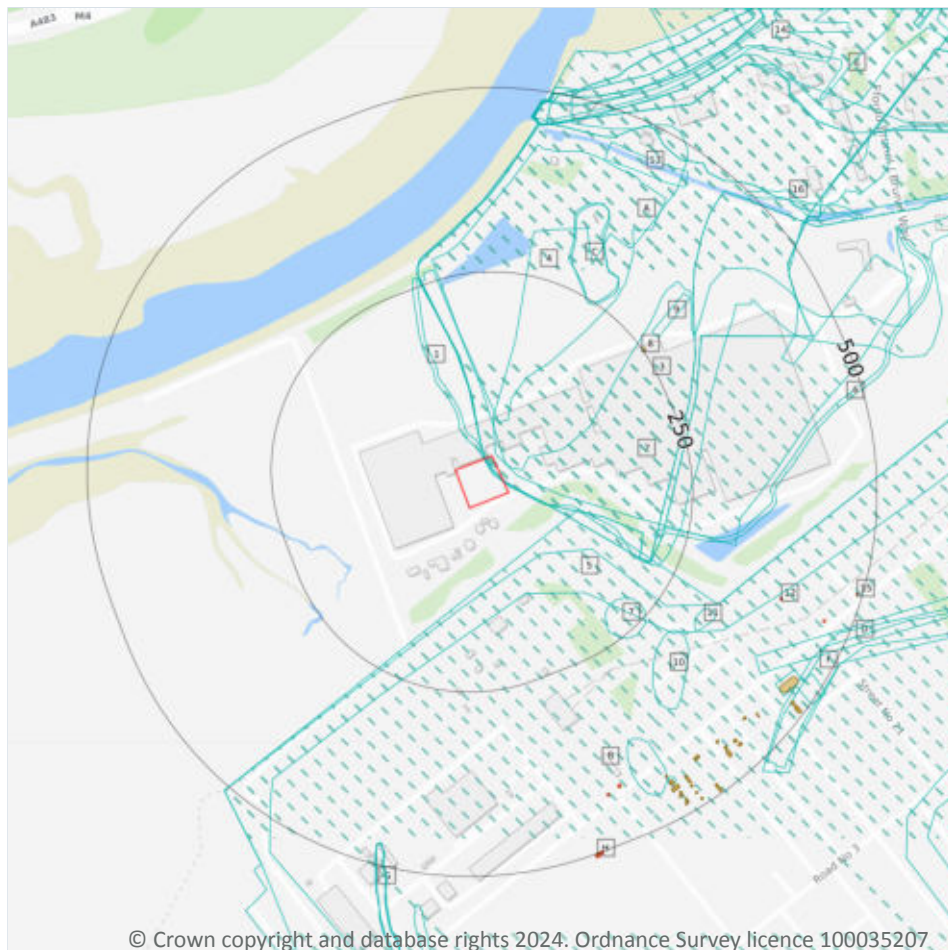


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Site Area: 0.3ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

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1.1 Historical industrial land uses

Records within 500m

36

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Ground Workings	1978	333361



ID	Location	Land use	Dates present	Group ID
2	On site	Refuse Heap	1948 - 1962	363819
A	On site	Railway Sidings	1962	339257
A	On site	Railway Sidings	1964	339258
A	On site	Dock	1948	365799
A	On site	Railway Sidings	1948	373442
3	6m NE	Railway Sidings	1978	373520
4	47m N	Refuse Heap	1978	338617
B	77m SE	Unspecified Works	1978	320883
5	94m SE	Railway Sidings	1978	372923
6	205m E	Unspecified Ground Workings	1978	333315
7	205m SE	Unspecified Heap	1897	326675
C	246m NE	Unspecified Heap	1948	326674
C	246m NE	Unspecified Pit	1962	335757
9	275m NE	Railway Buildings	1978	319032
10	287m SE	Unspecified Heaps	1897	322219
11	305m SE	Unspecified Heap	1897	326673
B	375m SE	Unspecified Heap	1897	326676
D	402m SE	Rifle Range	1897	328816
13	431m N	Cuttings	1978	336812
B	444m SE	Unspecified Tanks	1978	328325
B	445m SE	Unspecified Tanks	1978	328432
14	453m N	Railway Sidings	1938	347968
E	455m N	Dock	1914 - 1938	340313
E	455m N	Railway Sidings	1914	351825
E	455m N	Mineral Railway Sidings	1914 - 1921	363944
E	456m N	Unspecified Dock	1914	322172
E	457m N	Disused Dock	1978	321082
E	457m N	Unspecified Works	1962 - 1978	363979



ID	Location	Land use	Dates present	Group ID
E	461m N	Railway Sidings	1914	378375
F	469m SE	Tramway Sidings	1914	352153
G	470m S	Unspecified Ground Workings	1914	349041
G	470m S	Unspecified Ground Workings	1947	371420
G	473m S	Unspecified Ground Workings	1897	361033
F	476m SE	Tramway Sidings	1921 - 1938	356728
16	495m NE	Unspecified Ground Workings	1948	333316

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

47

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
8	251m NE	Unspecified Tank	1978	38234
B	439m SE	Unspecified Tank	1980 - 1995	43327
B	439m SE	Unspecified Tank	-	36828
B	439m SE	Unspecified Tank	-	36838
B	439m SE	Unspecified Tank	1980 - 1995	43662
B	440m SE	Tanks	-	36792
B	440m SE	Unspecified Tank	1980 - 1995	40624
B	442m SE	Unspecified Tank	1980	38200
B	442m SE	Unspecified Tank	-	36827
B	448m SE	Tanks	-	36790
B	448m SE	Tanks	1980 - 1995	44574



ID	Location	Land use	Dates present	Group ID
B	450m SE	Tanks	1989	39599
B	453m SE	Tanks	-	36803
B	453m SE	Tanks	-	36825
B	453m SE	Unspecified Tank	1980 - 1995	43356
B	453m SE	Tanks	1980 - 1995	40791
B	453m SE	Tanks	1978 - 1995	40967
B	454m SE	Tanks	-	36824
B	454m SE	Tanks	1980 - 1995	41736
B	458m SE	Tanks	-	36857
B	458m SE	Tanks	1980 - 1995	40870
B	458m SE	Tanks	1980 - 1995	43974
B	458m SE	Tanks	-	36826
B	462m SE	Tanks	1980 - 1995	42095
B	462m SE	Tanks	-	36800
B	468m SE	Tanks	-	36837
B	468m SE	Tanks	1980 - 1995	41146
B	468m SE	Tanks	-	36829
B	468m SE	Tanks	1995	39607
B	468m SE	Unspecified Tank	1980	38232
B	473m SE	Tanks	1980 - 1995	40463
B	473m SE	Tanks	-	36808
B	478m SE	Unspecified Tank	1978	38199
B	478m SE	Tanks	1995	39602
B	479m SE	Tanks	-	36830
B	479m SE	Unspecified Tank	1995	42800
B	480m SE	Unspecified Tank	1980	42825
B	480m SE	Tanks	-	36799
B	480m SE	Tanks	1980 - 1995	43892

ID	Location	Land use	Dates present	Group ID
B	485m SE	Tanks	1995	40417
B	485m SE	Tanks	-	36816
B	485m SE	Tanks	-	36831
B	485m SE	Tanks	1980 - 1995	40142
B	485m SE	Tanks	1989	44336
B	485m SE	Tanks	1980	39608
B	490m SE	Tanks	-	36804
B	490m SE	Unspecified Tank	1980 - 1995	41542

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	10
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
12	395m E	Electricity Substation	1978	19362
B	423m SE	Electricity Substations	-	18887
B	424m SE	Electricity Substation	1980	19365
B	429m S	Electricity Substations	-	18898
B	430m S	Electricity Substation	1980	19366
D	460m E	Electricity Substation	1978	19363
15	491m E	Electricity Substation	1978	19359
H	499m S	Electricity Substation	1995	21629
H	500m S	Electricity Substation	1980	21710
H	500m S	Electricity Substation	-	18890



This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

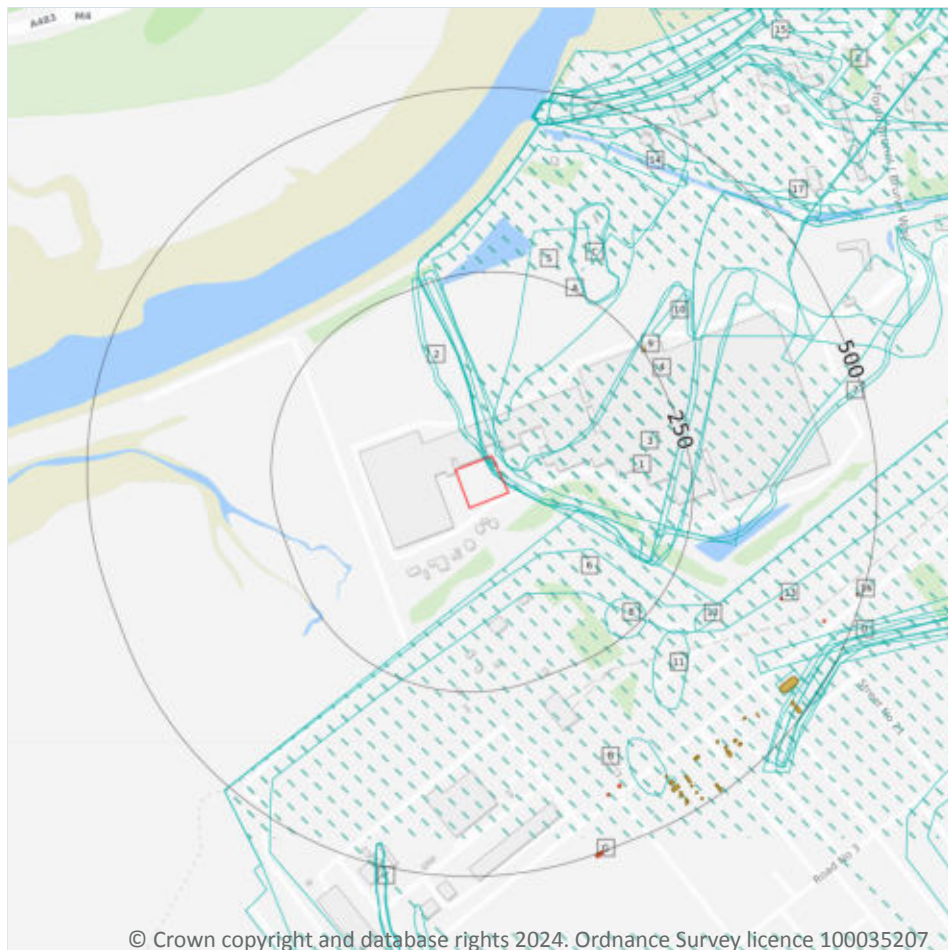
Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

2.1 Historical industrial land uses

Records within 500m

38

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Refuse Heap	1948	363819
2	On site	Unspecified Ground Workings	1978	333361
3	On site	Refuse Heap	1962	363819



ID	Location	Land Use	Date	Group ID
A	On site	Dock	1948	365799
A	On site	Railway Sidings	1948	373442
A	On site	Railway Sidings	1962	339257
4	6m NE	Railway Sidings	1978	373520
5	47m N	Refuse Heap	1978	338617
B	77m SE	Unspecified Works	1978	320883
6	94m SE	Railway Sidings	1978	372923
7	205m E	Unspecified Ground Workings	1978	333315
8	205m SE	Unspecified Heap	1897	326675
C	246m NE	Unspecified Heap	1948	326674
C	246m NE	Unspecified Pit	1962	335757
10	275m NE	Railway Buildings	1978	319032
11	287m SE	Unspecified Heaps	1897	322219
12	305m SE	Unspecified Heap	1897	326673
B	375m SE	Unspecified Heap	1897	326676
D	402m SE	Rifle Range	1897	328816
14	431m N	Cuttings	1978	336812
B	444m SE	Unspecified Tanks	1978	328325
B	445m SE	Unspecified Tanks	1978	328432
15	453m N	Railway Sidings	1938	347968
E	455m N	Dock	1914	340313
E	455m N	Railway Sidings	1914	351825
E	455m N	Mineral Railway Sidings	1921	363944
E	456m N	Unspecified Dock	1914	322172
E	457m N	Unspecified Works	1978	363979
E	457m N	Disused Dock	1978	321082
E	461m N	Railway Sidings	1914	378375
D	469m SE	Tramway Sidings	1914	352153



ID	Location	Land Use	Date	Group ID
F	470m S	Unspecified Ground Workings	1947	371420
F	470m S	Unspecified Ground Workings	1914	349041
F	473m S	Unspecified Ground Workings	1897	361033
D	476m SE	Tramway Sidings	1921	356728
D	482m SE	Tramway Sidings	1938	356728
D	483m SE	Tramway Sidings	1914	352153
17	495m NE	Unspecified Ground Workings	1948	333316

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	63
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
9	251m NE	Unspecified Tank	1978	38234
B	439m SE	Unspecified Tank	1995	43327
B	439m SE	Unspecified Tank	-	36828
B	439m SE	Unspecified Tank	-	36838
B	439m SE	Unspecified Tank	1980	43662
B	440m SE	Unspecified Tank	1995	43662
B	440m SE	Tanks	-	36792
B	440m SE	Unspecified Tank	1995	40624
B	440m SE	Unspecified Tank	1980	43327
B	441m SE	Unspecified Tank	1980	40624
B	442m SE	Unspecified Tank	1980	38200
B	442m SE	Unspecified Tank	-	36827
B	448m SE	Tanks	-	36790



ID	Location	Land Use	Date	Group ID
B	448m SE	Tanks	1995	44574
B	449m SE	Tanks	1980	44574
B	450m SE	Tanks	1989	39599
B	453m SE	Tanks	-	36803
B	453m SE	Tanks	-	36825
B	453m SE	Unspecified Tank	1995	43356
B	453m SE	Tanks	1995	40791
B	453m SE	Tanks	1978	40967
B	453m SE	Tanks	1980	40791
B	453m SE	Tanks	1995	40967
B	453m SE	Unspecified Tank	1980	43356
B	454m SE	Tanks	-	36824
B	454m SE	Tanks	1995	41736
B	455m SE	Tanks	1980	41736
B	458m SE	Tanks	-	36857
B	458m SE	Tanks	1995	40870
B	458m SE	Tanks	1995	43974
B	458m SE	Tanks	1980	40870
B	458m SE	Tanks	-	36826
B	459m SE	Tanks	1980	43974
B	462m SE	Tanks	1995	42095
B	462m SE	Tanks	-	36800
B	463m SE	Tanks	1980	42095
B	468m SE	Tanks	-	36837
B	468m SE	Tanks	1995	41146
B	468m SE	Tanks	-	36829
B	468m SE	Tanks	1995	39607
B	468m SE	Tanks	1980	41146



ID	Location	Land Use	Date	Group ID
B	468m SE	Unspecified Tank	1980	38232
B	473m SE	Tanks	1995	40463
B	473m SE	Tanks	-	36808
B	473m SE	Tanks	1980	40463
B	478m SE	Unspecified Tank	1978	38199
B	478m SE	Tanks	1995	39602
B	479m SE	Tanks	-	36830
B	479m SE	Unspecified Tank	1995	42800
B	480m SE	Unspecified Tank	1980	42825
B	480m SE	Tanks	-	36799
B	480m SE	Tanks	1995	43892
B	481m SE	Tanks	1980	43892
B	485m SE	Tanks	1995	40417
B	485m SE	Tanks	-	36816
B	485m SE	Tanks	-	36831
B	485m SE	Tanks	1995	40142
B	485m SE	Tanks	1989	44336
B	485m SE	Tanks	1980	39608
B	485m SE	Tanks	1980	40142
B	490m SE	Tanks	-	36804
B	490m SE	Unspecified Tank	1995	41542
B	490m SE	Unspecified Tank	1980	41542

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

10

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
13	395m E	Electricity Substation	1978	19362
B	423m SE	Electricity Substations	-	18887
B	424m SE	Electricity Substation	1980	19365
B	429m S	Electricity Substations	-	18898
B	430m S	Electricity Substation	1980	19366
D	460m E	Electricity Substation	1978	19363
16	491m E	Electricity Substation	1978	19359
G	499m S	Electricity Substation	1995	21629
G	500m S	Electricity Substation	1980	21710
G	500m S	Electricity Substation	-	18890

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Licensed waste sites

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0
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Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0
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Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0
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Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	1
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Details		
1	290m SW	Site Name: B P Chemicals Ltd Site Address: Baglan Bay Works, Seaway Parade, Baglan Bay, Port Talbot, SA12 7BP Correspondence Address: Britannic House, 1-6, Finsbury Circus, London, EC2M 7BA	Type of Site: Industrial Waste Landfill (Factory curtilage) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BPC001 EPR reference: - Operator: B P Chemicals Ltd Waste Management licence No: 34001 Annual Tonnage: 0	Issue Date: 20/02/1977 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Closure

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	0
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Electricity cables
- Control of Major Accident Hazards
- 📍 Part A(1) industrial activities
- Licensed Discharges to controlled waters
- Pollutant release to surface waters
- List 1 Dangerous Substances
- List 2 Dangerous Substances
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Company	Address	Activity	Category
1	235m NE	Sofidel UK	-, Brunel Way, Baglan Energy Park, West Glamorgan, SA11 2FP	Disposable Products	Consumer Products

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**1**

High voltage underground electricity transmission cables.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Cable Set	Cable Route	Details	
2	291m SE	-	-	Cable Make: - Cable Type: PILOT Operating Voltage (kV): -	Year of installation: Not specified Cable in tunnel? Not specified

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**2**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.



Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Company	Address	Operational status	Tier
D	317m SE	Bp Chemicals Ltd	Bp Chemicals Ltd, Baglan Bay Wks, Seaway Parade, Port Talbot, SA12 7BP	Historical COMAH Site	-
D	317m SE	Bp Oil (uk) Ltd	Bp Oil (uk) Ltd, Seaway Parade, Port Talbot, SA12 7BP	Historical COMAH Site	-

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0
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Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0
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Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	20
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Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Details	
A	23m W	Operator: Sofidel UK Limited Installation Name: Baglan Paper Mill Process: DISPOSAL OF NON-HAZARDOUS WASTE WITH A CAPACITY EXCEEDING 50 TONNES PER DAY (OR 100 TONNES PER DAY IF THE ONLY WASTE TREATMENT ACTIVITY IS ANAEROBIC DIGESTION) INVOLVING ONE OR MORE OF THE FOLLOWING ACTIVITIES, AND EXCLUDING ACTIVITIES COVERED BY COUNCIL DIRECTIVE 91/271/EEC CONCERNING URBAN WASTE-WATER TREATMENT(4)—PHYSICO-CHEMICAL TREATMENT Permit Number: BU2489IT Original Permit Number: -	EPR Reference: - Issue Date: 06/09/2022 Effective Date: 06/09/2022 Last date noted as effective: 23/11/2023 Status: Effective
A	23m W	Operator: Sofidel UK Limited Installation Name: Baglan Paper Mill Process: - Permit Number: BU2489IT Original Permit Number: -	EPR Reference: - Issue Date: 06/09/2022 Effective Date: 06/09/2022 Last date noted as effective: 23/11/2023 Status: Effective
A	23m W	Operator: INTERTISSUE LTD Installation Name: INTERTISSUE NEATH Process: - Permit Number: BU2489IT Original Permit Number: -	EPR Reference: - Issue Date: 03/06/2016 Effective Date: 03/06/2016 Last date noted as effective: 01/04/2017 Status: ISSUED
A	23m W	Operator: INTERTISSUE LTD Installation Name: INTERTISSUE NEATH Process: - Permit Number: BU2489IT Original Permit Number: -	EPR Reference: - Issue Date: 03/06/2016 Effective Date: 03/06/2016 Last date noted as effective: 01/04/2018 Status: EFFECTIVE
A	23m W	Operator: INTERTISSUE LTD Installation Name: INTERTISSUE NEATH Process: - Permit Number: BU2489IT Original Permit Number: -	EPR Reference: - Issue Date: 03/06/2016 Effective Date: 03/06/2016 Last date noted as effective: 01/04/2018 Status: EFFECTIVE
B	267m E	Operator: INTERTISSUE LIMITED Installation Name: INTERTISSUE LIMITED Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: FP3631UQ Original Permit Number: BU2489IT	EPR Reference: - Issue Date: 22/08/2007 Effective Date: 22/08/2007 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
B	267m E	Operator: INTERTISSUE LIMITED Installation Name: INTERTISSUE LIMITED Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: GP3636XZ Original Permit Number: BU2489IT	EPR Reference: - Issue Date: 08/05/2008 Effective Date: 08/05/2008 Last date noted as effective: 17/11/2015 Status: SUPERCEDED



ID	Location	Details	
B	267m E	Operator: INTERTISSUE LIMITED Installation Name: INTERTISSUE LIMITED Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: MP3337KS Original Permit Number: BU2489IT	EPR Reference: - Issue Date: 22/02/2010 Effective Date: 22/02/2010 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
B	267m E	Operator: INTERTISSUE LIMITED Installation Name: INTERTISSUE NEATH EPR/BU2489IT Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: WP3230FE Original Permit Number: BU2489IT	EPR Reference: - Issue Date: 11/01/2012 Effective Date: 11/01/2012 Last date noted as effective: 17/11/2015 Status: EFFECTIVE
C	302m NE	Operator: INTERTISSUE LTD Installation Name: - Process: PAPER, PULP & BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: BU2489 Original Permit Number: BU2489	EPR Reference: - Issue Date: 30/01/2004 Effective Date: 30/01/2004 Last date noted as effective: 01/10/2004 Status: SUPERSEDED BY PAS
C	302m NE	Operator: INTERTISSUE LIMITED Installation Name: BAGLAN PAPER MILL Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: BU2489IT Original Permit Number: BU2489IT	EPR Reference: - Issue Date: 30/01/2004 Effective Date: 30/01/2004 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
C	302m NE	Operator: INTERTISSUE LIMITED Installation Name: BAGLAN PAPER MILL Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: DP3931LA Original Permit Number: BU2489IT	EPR Reference: - Issue Date: 13/09/2006 Effective Date: 13/09/2006 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION EA/EPR/BJ7891IT/V006 Process: COMBUSTION; ANY FUEL =>50MW Permit Number: BJ7891IT Original Permit Number: BJ7891IT	EPR Reference: - Issue Date: 31/12/2001 Effective Date: 31/12/2001 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION EPR/BJ7891IT Process: COMBUSTION; ANY FUEL =>50MW Permit Number: BP3932ZK Original Permit Number: BJ7891IT	EPR Reference: - Issue Date: 11/03/2013 Effective Date: 11/03/2013 Last date noted as effective: 17/11/2015 Status: EFFECTIVE



ID	Location	Details	
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION Process: COMBUSTION; ANY FUEL =>50MW Permit Number: VP3331HD Original Permit Number: BJ7891IT	EPR Reference: - Issue Date: 16/06/2011 Effective Date: 16/06/2011 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION Process: BURNING ANY FUEL IN AN APPLIANCE Permit Number: BJ7891IT Original Permit Number: BP3932ZK	EPR Reference: - Issue Date: 23/12/2015 Effective Date: 01/01/2016 Last date noted as effective: 01/04/2018 Status: EFFECTIVE
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION Process: BURNING ANY FUEL IN AN APPLIANCE Permit Number: BJ7891IT Original Permit Number: BP3932ZK	EPR Reference: - Issue Date: 23/12/2015 Effective Date: 01/01/2016 Last date noted as effective: 01/04/2018 Status: EFFECTIVE
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION Process: - Permit Number: BJ7891IT Original Permit Number: BP3932ZK	EPR Reference: - Issue Date: 23/12/2015 Effective Date: 01/01/2016 Last date noted as effective: 01/12/2016 Status: EFFECTIVE
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION Process: - Permit Number: BJ7891IT Original Permit Number: BP3932ZK	EPR Reference: - Issue Date: 20/07/2020 Effective Date: 20/07/2020 Last date noted as effective: 01/12/2022 Status: EFFECTIVE
F	397m S	Operator: BAGLAN OPERATIONS LIMITED Installation Name: BAGLAN POWER STATION Process: BURNING ANY FUEL IN AN APPLIANCE WITH A RATED THERMAL INPUT OF 50 OR MORE MEGAWATTS Permit Number: BJ7891IT Original Permit Number: BP3932ZK	EPR Reference: - Issue Date: 20/07/2020 Effective Date: 20/07/2020 Last date noted as effective: 01/12/2022 Status: EFFECTIVE

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	8
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Address	Details	
E	365m N	BAGLAN PS SSO	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BW0201901 Permit Version: 1 Receiving Water: NEATH ESTUARY	Status: SURRENDERED UNDER EPR 2010 Issue date: 02/04/1973 Effective Date: 02/04/1973 Revocation Date: 12/01/2014
3	391m S	BAGLAN ENERGY PK CONSTRUCTION SITE, BAGLAN ENERGY PK CONSTRUCTION ST, BAGLAN ENERGY PARK BAGLAN BAY, PORT TALBOT	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: BP028490101 Permit Version: 1 Receiving Water: GROUNDWATER AQUIFER VIA PONDS	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV Issue date: 12/07/2000 Effective Date: 12/07/2000 Revocation Date: 14/12/2004
G	411m N	BAGLAN SPS BRITON FERRY NEATH, BAGLAN SPS, BRITON FERRY, NEATH	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: BP0287901 Permit Version: 0 Receiving Water: TIDAL RIVER NEATH	Status: Effective Issue date: 01/12/2000 Effective Date: 01/12/2000 Revocation Date: -
G	416m N	Storm and Emergency Overflow at Baglan Sewage Pumping Station, Road through Baglan Energy Park, Off Brunel Way, Briton Ferry, Neath, SA11 2GA	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: BP0287801 Permit Version: 0 Receiving Water: Swansea Bay	Status: Effective Issue date: 31/05/2023 Effective Date: 31/05/2023 Revocation Date: -

ID	Location	Address	Details	
G	425m N	NEW DISCHARGE FROM PS	Effluent Type: UNSPECIFIED Permit Number: BB4003501 Permit Version: 1 Receiving Water: RIVER NEATH S. OF OUTER DOCK E	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY Issue date: 02/04/1973 Effective Date: 02/04/1973 Revocation Date: 02/04/1973
G	445m N	BRITON FERRY DRAINAGE AREA 7 BRITON, BRITON FERRY DRAINAGE AREA 7 BRI, BRITON FERRY NEATH, NEATH	Effluent Type: UNSPECIFIED Permit Number: BP0064301 Permit Version: 2 Receiving Water: ESTUARIAL WATERS OF RIVER NEAT	Status: REVOKED - UNSPECIFIED Issue date: 28/08/1992 Effective Date: 28/11/1992 Revocation Date: 28/03/1996
G	445m N	BRITON FERRY DRAINAGE AREA 7 BRITON, BRITON FERRY DRAINAGE AREA 7 BRI, BRITON FERRY NEATH, NEATH	Effluent Type: UNSPECIFIED Permit Number: BP0064301 Permit Version: 3 Receiving Water: ESTUARIAL WATERS OF RIVER NEAT	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 28/03/1996 Effective Date: 29/03/1996 Revocation Date: 31/12/1997
G	445m N	BRITON FERRY DRAINAGE AREA 7 BRITON, BRITON FERRY DRAINAGE AREA 7 BRI, BRITON FERRY NEATH, NEATH	Effluent Type: UNSPECIFIED Permit Number: BP0064301 Permit Version: 1 Receiving Water: ESTUARIAL WATERS OF RIVER NEAT	Status: REVOKED - UNSPECIFIED Issue date: 23/11/1987 Effective Date: 23/11/1987 Revocation Date: 27/11/1992

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	1
----------------------------	----------

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Address	Details	
E	365m N	DWR CYMRU CYFYNGEDIG, BAGLAN PS SSO, BAGLAN PS SSO	Permit Number: BW0201901 Permit Version: 1 Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Discharge Type: Sewerage Network - Pumping Station - water company	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Catchment: RIVER NEATH Approval Date: 02/04/1973

This data is sourced from the Environment Agency and Natural Resources Wales.



4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m**1**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Name	Status	Receiving Water	Authorised Substances
E	366m N	Baglan Ps Sso	Not Active	Swansea Bay	Cadmium

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m**1**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

Features are displayed on the Current industrial land use map on [page 30](#) >

ID	Location	Name	Status	Receiving Water	Authorised Substances
E	366m N	Baglan Ps Sso	Active	Swansea Bay	Chromium, Copper, Nickel, Zinc

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m**1**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 30](#) >



ID	Location	Details	
4	398m NW	Incident Date: 26/05/2014 Incident Identification: 1238858 Pollutant: - Pollutant Description: -	Water Impact: - Land Impact: - Air Impact: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0
----------------------------	----------

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m	0
----------------------------	----------

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

The map displays a site (red square) with two concentric search buffers: 250m (inner circle) and 500m (outer circle). The site is located within a yellow area labeled 'Secondary Undifferentiated'. The surrounding area is divided into several colored regions: a large red area labeled 'Secondary A' to the south, a green area labeled 'Unknown' to the north, and a blue area labeled 'Unproductive' to the west. A road labeled 'Road No 1' is visible in the bottom right. A legend on the right side of the map defines the colors and symbols used.

Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

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Records within 500m	2
---------------------	---

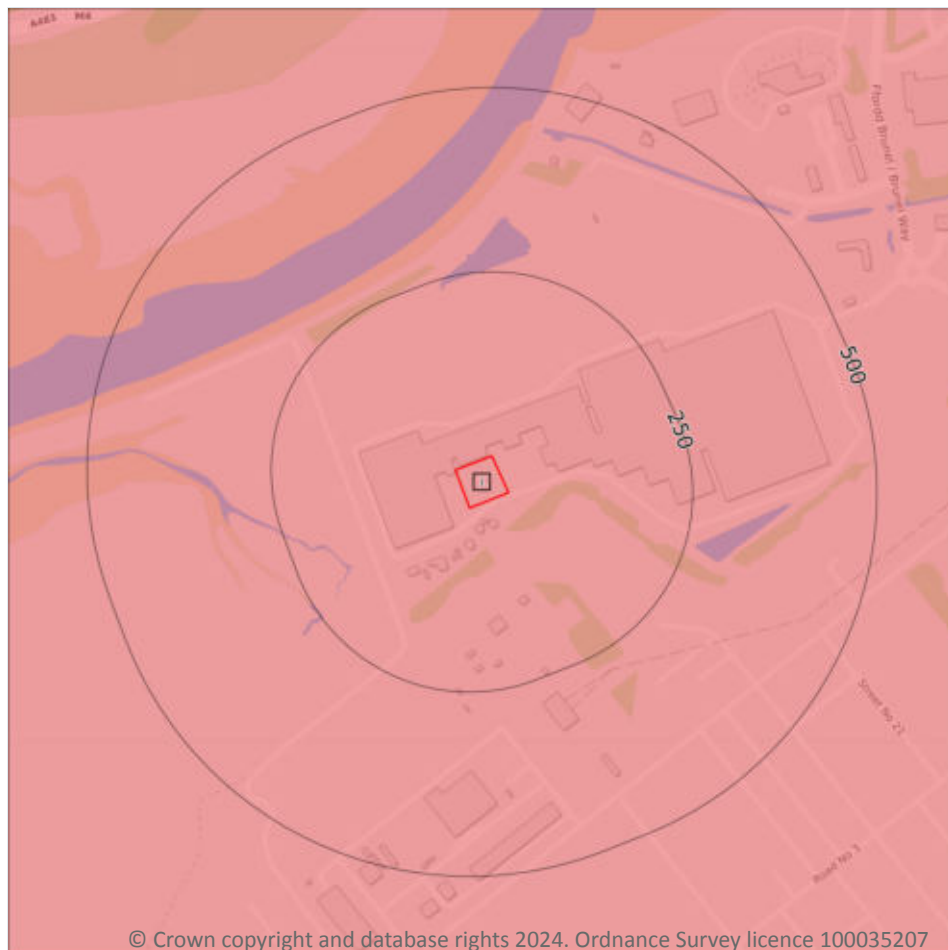
Features are displayed on the Hydrogeology map on [page 40](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	106m S	Secondary A	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. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

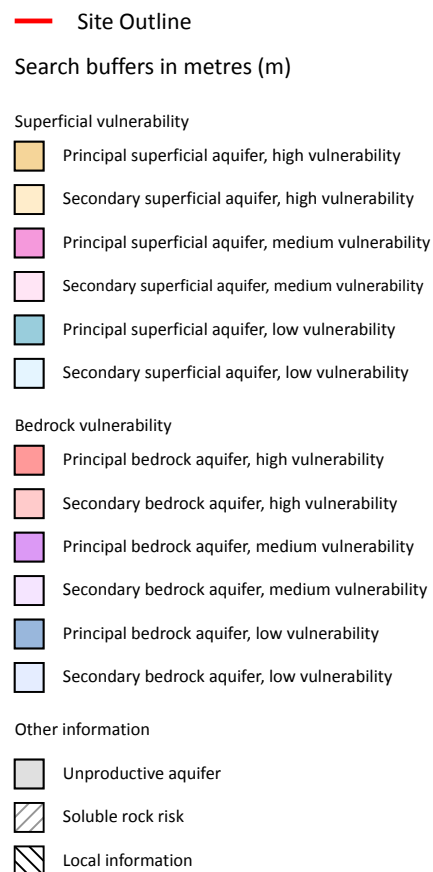
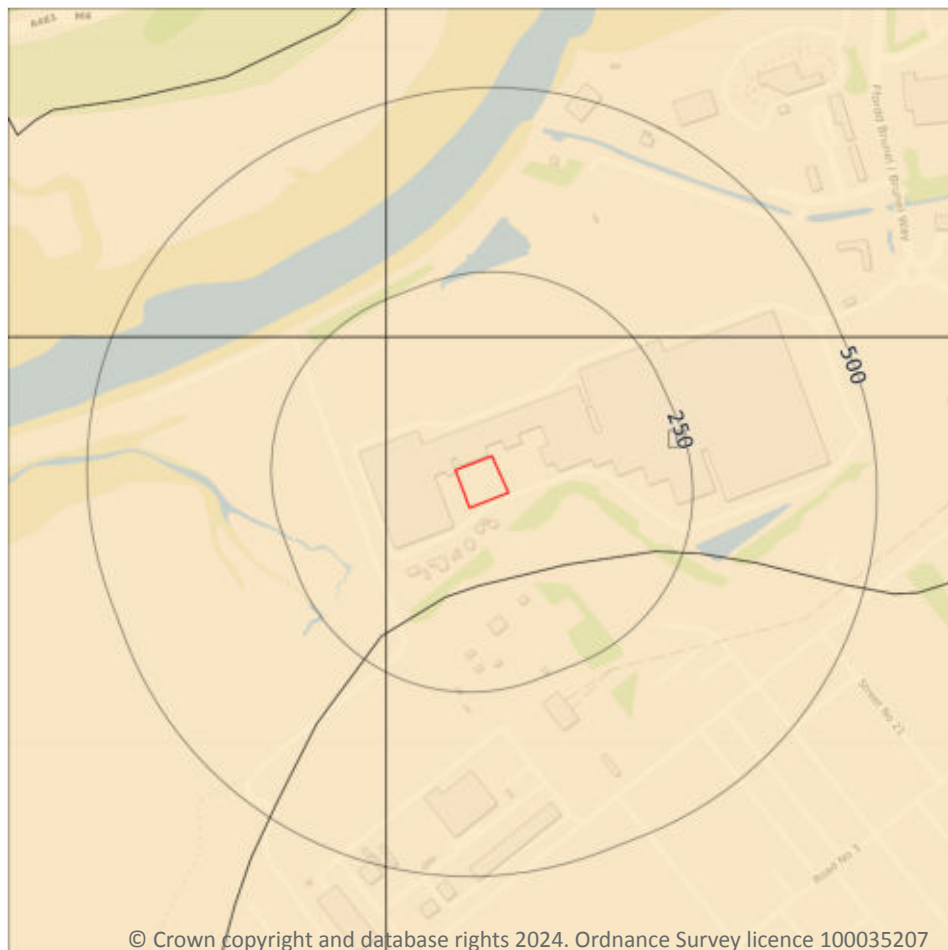
Features are displayed on the Bedrock aquifer map on [page 42](#) >

ID	Location	Designation	Description
1	On site	Secondary A	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. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 43](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: No Data	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Point features
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.7 Surface water abstractions

Records within 2000m

4

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 45 >](#)

ID	Location	Details	
-	1279m N	Status: Historical Licence No: 21/58/72/0036 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: EAW Surface Water Point: INLAND WATER THE NEATH CANAL Data Type: Point Name: Hope Construction Materials Limited Easting: 273410 Northing: 194090	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 14/08/2008 Expiry Date: 31/03/2017 Issue No: 3 Version Start Date: 09/12/2014 Version End Date: -
-	1285m N	Status: Active Licence No: WA/058/0072/0009 Details: General Use relating to Secondary category - Medium Loss - Medium Direct Source: Neath Canal Point: - Data Type: Point Name: - Easting: 273419 Northing: 194094	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 26/09/2022 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -
-	1285m N	Status: Active Licence No: WA/058/0072/0009 Details: General Washing / Process Washing - Medium Direct Source: Neath Canal Point: - Data Type: Point Name: - Easting: 273419 Northing: 194094	Annual Volume (m ³): 0 Max Daily Volume (m ³): - Original Application No: - Original Start Date: 26/09/2022 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -



ID	Location	Details	
-	1285m N	Status: Historical Licence No: WA/058/0072/0009 Details: General Use relating to Secondary category - Medium Loss - Medium Direct Source: Neath Canal Point: - Data Type: Point Name: - Easting: 273419 Northing: 194094	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 120 Original Application No: - Original Start Date: 26/09/2022 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0
-----------------------------	----------

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0
----------------------------	----------

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

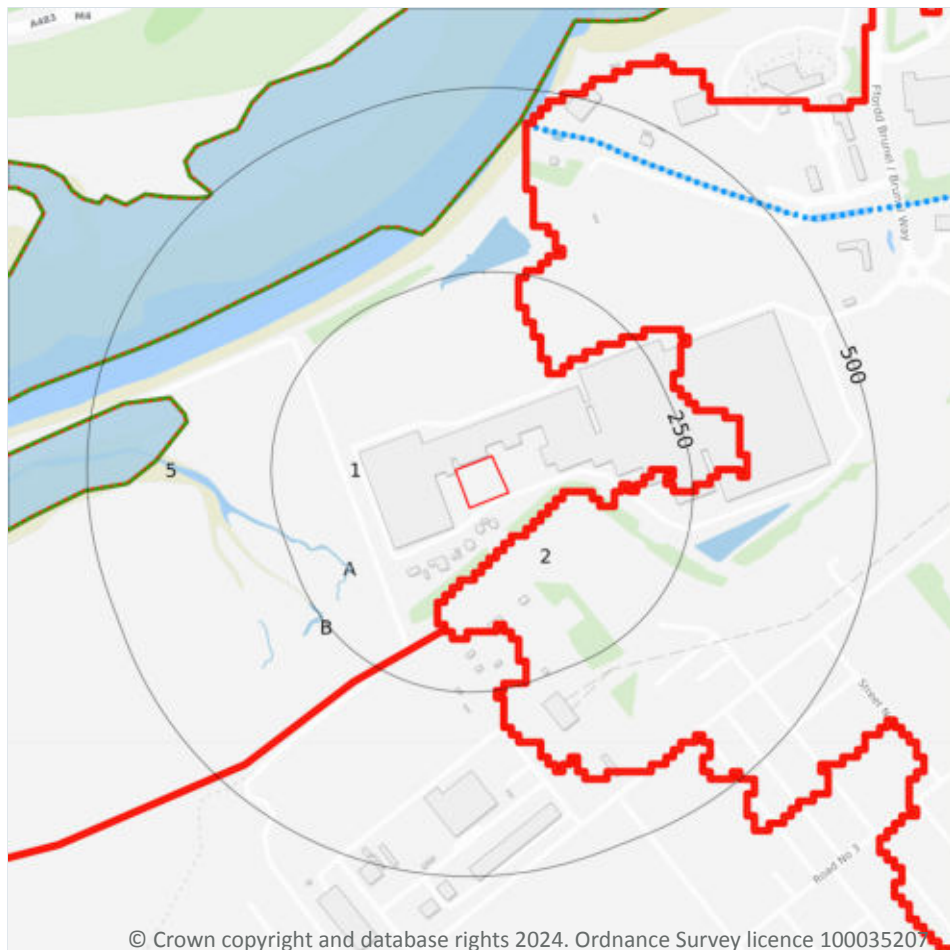
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
----------------------------	----------

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



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- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

3

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	182m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
5	230m W	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	247m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	3
----------------------------	----------

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 48 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal catchment	Not part of a river WB catchment	203	Neath	Tawe to Cadoxton

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

0

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place.

Features are displayed on the Hydrology map on [page 48 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Swansea Carboniferous Coal Measures	GB41002G201000	Poor	Poor	Good	2017

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

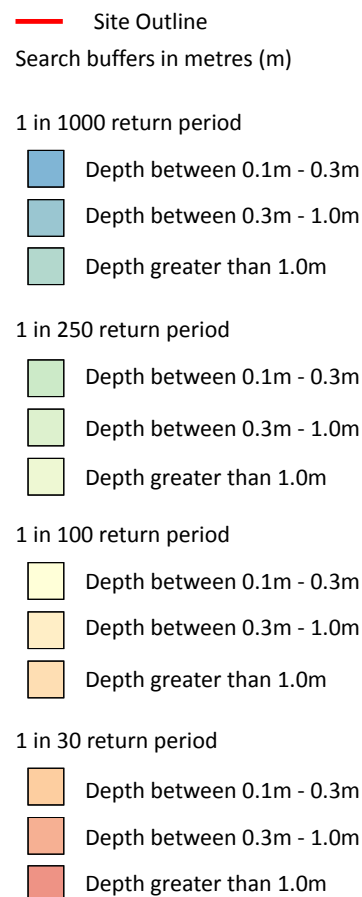
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 54 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

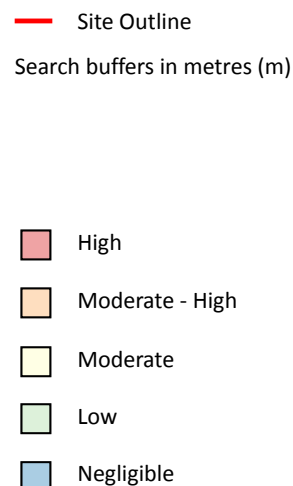
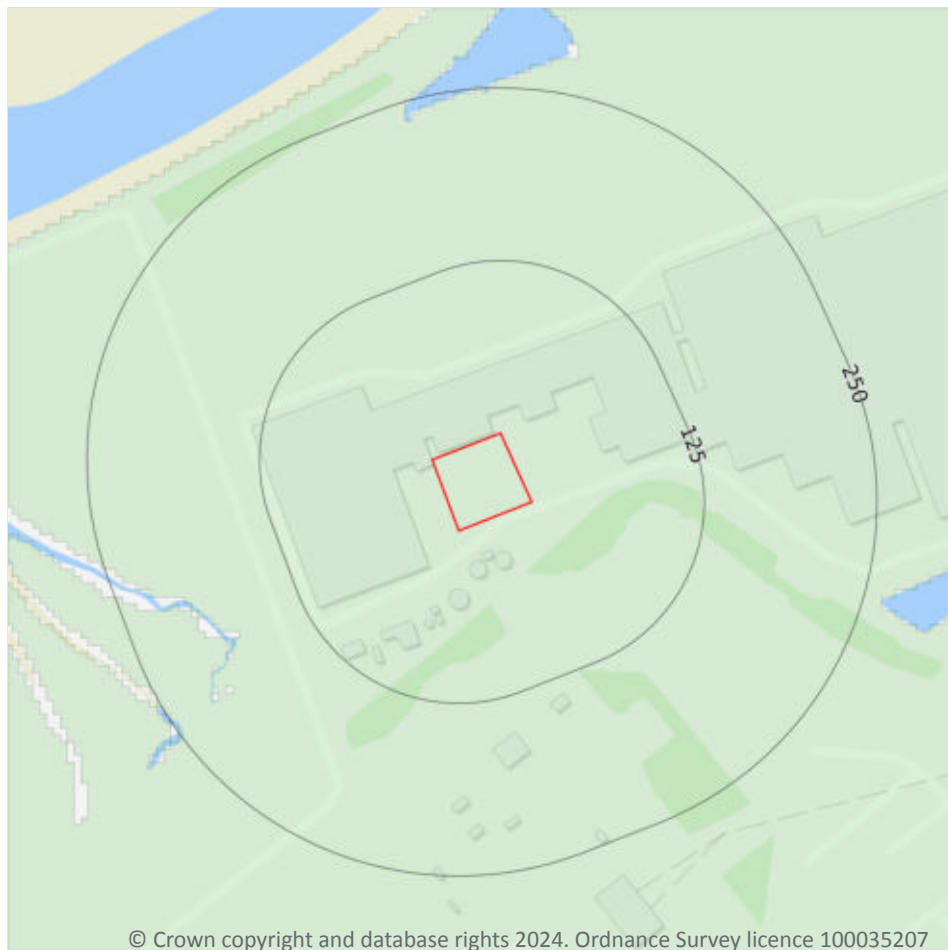
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 56 >](#)

This data is sourced from Ambiantal Risk Analytics.

- Site Outline**

Search buffers in metres (m)

 -  Sites of Special Scientific Interest (SSSI)
 -  Conserved wetland sites (Ramsar sites)
 -  Special Areas of Conservation (SAC)
 -  National Nature Reserves (NNR)
 -  Local Nature Reserves (LNR)
 -  Designated Ancient Woodland

57

ID	Location	Name	Data source
2	1097m N	Earlswood Road Cutting and Ferryboat Inn Quarries	Natural Resources Wales
-	1322m N	Earlswood Road Cutting and Ferryboat Inn Quarries	Natural Resources Wales
-	1353m W	Crymlyn Burrows	Natural Resources Wales
-	1382m N	Earlswood Road Cutting and Ferryboat Inn Quarries	Natural Resources Wales
-	1440m N	Earlswood Road Cutting and Ferryboat Inn Quarries	Natural Resources Wales
-	1521m N	Earlswood Road Cutting and Ferryboat Inn Quarries	Natural Resources Wales
-	1858m NW	Pant-y-Sais	Natural Resources Wales

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	1
-----------------------------	----------

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Site	Details
-	1857m NW	Name: Crymlyn Bog Site status: - Data source: Natural Resources Wales	Overview: Crymlyn Bog comprises a floodplain-valley mire located within a lowland coastal context and is the most extensive wetland of its type in Wales. The mire features a complex mosaic of vegetation types, supporting examples of swamp, tall herb fen, fen meadow and carr communities. The site supports an exceptionally wide range of rich and poor fen communities, some of which bear a close floristic affinity to certain floodplain mires in East Anglia. The presence of significant areas of saw sedge <i>Cladium mariscus</i> swamp is notable in extensive stands of this uncommon vegetation type, occurring at only three other sites in Wales. Crymlyn Bog is part of a larger inter-estuarine complex which includes the adjacent Pant y Sais fen. Ramsar criteria: Ramsar criterion 1 Largest example of valley floodplain topogenous mire in South Wales, and one of the largest surviving fens in the west of Britain. Very few other sites are known to support a comparable complexity and diversity of vegetation. Habitats Directive Annex I features present on the SAC include: H7140 Transition mires and quaking bogs H7210 Calcareous fens with <i>Cladium mariscus</i> and species of the <i>Caricion davallianae</i> H91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> Ramsar criterion 2 Supports a substantial population of the nationally-rare slender cotton-grass <i>Eriophorum gracile</i>, and a rich invertebrate fauna including many rare and highly localised species. Ramsar criterion 3 The site supports 199 vascular plant species including 17 regionally-uncommon and one nationally-rare.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	1
-----------------------------	----------

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
-	1858m NW	Crymlyn Bog / Cors Crymlyn	Very wet mires often identified by an unstable `quaking` surface; Calcium-rich fen dominated by great fen sedge (saw sedge); Alder woodland on floodplains.	Inland water bodies (Standing water, Running water); Bogs, Marshes, Water fringed vegetation, Fens; Humid grassland, Mesophile grassland; Broad-leaved deciduous woodland; Heath, Scrub, Maquis and Garrigue, Phygrana	Natural Resources Wales

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

1

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Data source
-	1867m NW	Crymlyn Bog And Pant Y Sais	Natural Resources Wales

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Data source
-	1860m NW	Pant-y-Sais	Natural Resources Wales

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

32

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the

woodland have to be old.

Features are displayed on the Environmental designations map on [page 57 >](#)

ID	Location	Name	Woodland Type
A	1280m NE	Unknown	Ancient Semi Natural Woodland
-	1355m E	Unknown	Ancient Semi Natural Woodland
7	1419m NE	Unknown	Ancient Semi Natural Woodland
-	1463m NE	Unknown	Restored Ancient Woodland Site
B	1469m NE	Unknown	Ancient Semi Natural Woodland
-	1477m N	Unknown	Plantation on Ancient Woodland Site
10	1502m NE	Unknown	Plantation on Ancient Woodland Site
-	1510m E	Unknown	Ancient Semi Natural Woodland
-	1512m E	Unknown	Ancient Semi Natural Woodland
-	1533m N	Unknown	Restored Ancient Woodland Site
-	1556m NE	Unknown	Plantation on Ancient Woodland Site
-	1559m NE	Unknown	Ancient Semi Natural Woodland
-	1584m N	Unknown	Restored Ancient Woodland Site
-	1592m NE	Unknown	Restored Ancient Woodland Site
-	1594m NE	Unknown	Plantation on Ancient Woodland Site
14	1609m NE	Unknown	Ancient Semi Natural Woodland
-	1615m NE	Unknown	Restored Ancient Woodland Site
-	1634m NE	Unknown	Plantation on Ancient Woodland Site
-	1684m NE	Unknown	Ancient Semi Natural Woodland
-	1694m NE	Unknown	Plantation on Ancient Woodland Site
-	1709m NE	Unknown	Ancient Semi Natural Woodland
-	1726m NE	Unknown	Ancient Semi Natural Woodland
-	1731m E	Unknown	Ancient Semi Natural Woodland
-	1790m NE	Unknown	Ancient Semi Natural Woodland
-	1790m NE	Unknown	Plantation on Ancient Woodland Site
-	1801m NE	Unknown	Restored Ancient Woodland Site

ID	Location	Name	Woodland Type
-	1850m E	Unknown	Plantation on Ancient Woodland Site
-	1862m E	Unknown	Plantation on Ancient Woodland Site
-	1970m NE	Unknown	Restored Ancient Woodland Site
-	1983m E	Unknown	Ancient Semi Natural Woodland
-	1984m E	Unknown	Plantation on Ancient Woodland Site
-	1988m E	Unknown	Plantation on Ancient Woodland Site

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was



closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0
-----------------	---

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
----------------------	---

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

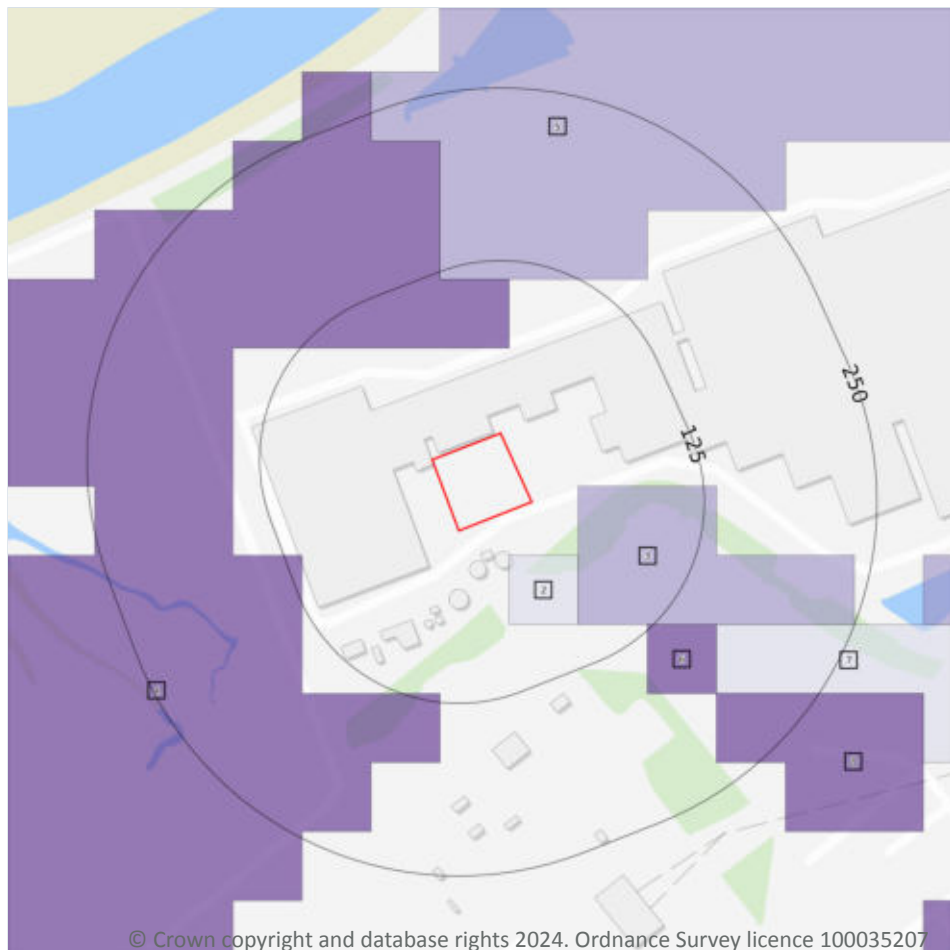
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Timber felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

7

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 68](#) >

ID	Location	Classification	Description
2	30m S	Grade 3b	Moderate quality agricultural land
3	34m E	Grade 4	Poor quality agricultural land
4	62m N	Grade 5	Very poor quality agricultural land

ID	Location	Classification	Description
5	112m N	Grade 4	Poor quality agricultural land
6	122m SE	Grade 5	Very poor quality agricultural land
7	160m SE	Grade 3b	Moderate quality agricultural land
8	193m SE	Grade 5	Very poor quality agricultural land

This data is sourced from Natural Resources Wales.

12.2 Open Access Land

Records within 250m **0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m **0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m **0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



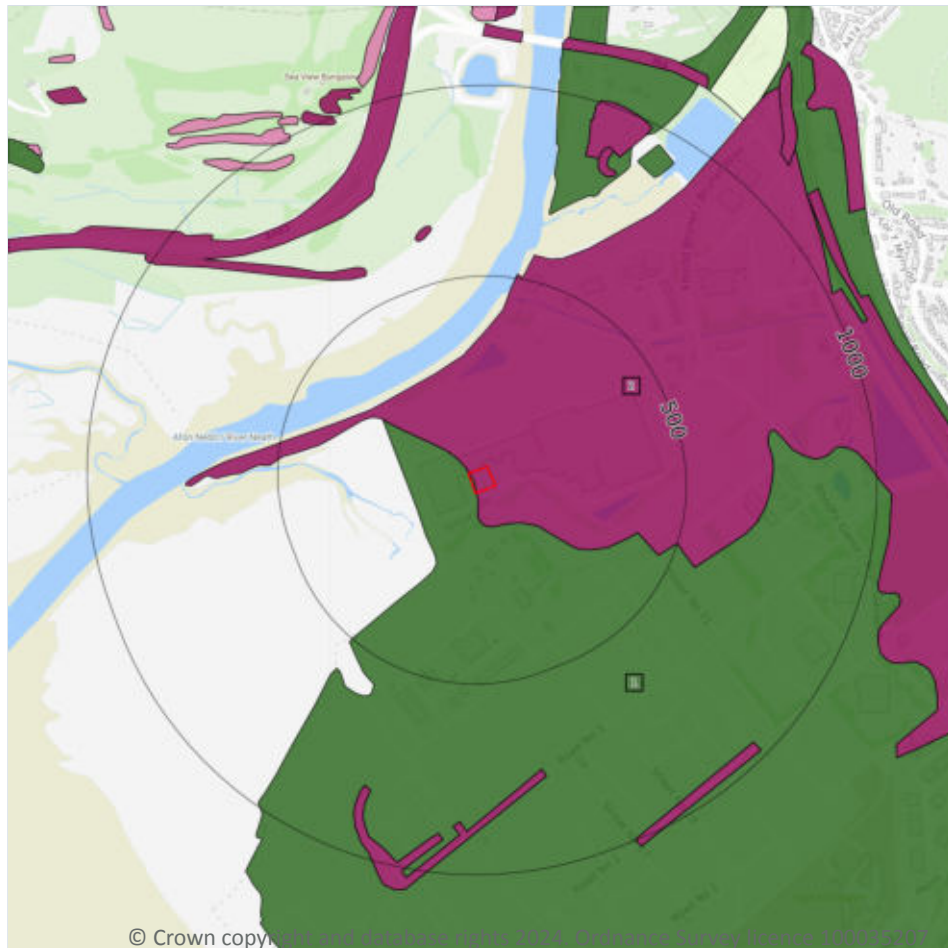
[illegible]

 Full coverage
 Partial coverage
 No coverage

 Contact us with any questions at:
info@groundsure.com ↗
 01273 257 755

Date: 18 March 2024

Geology 1:10,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

2

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

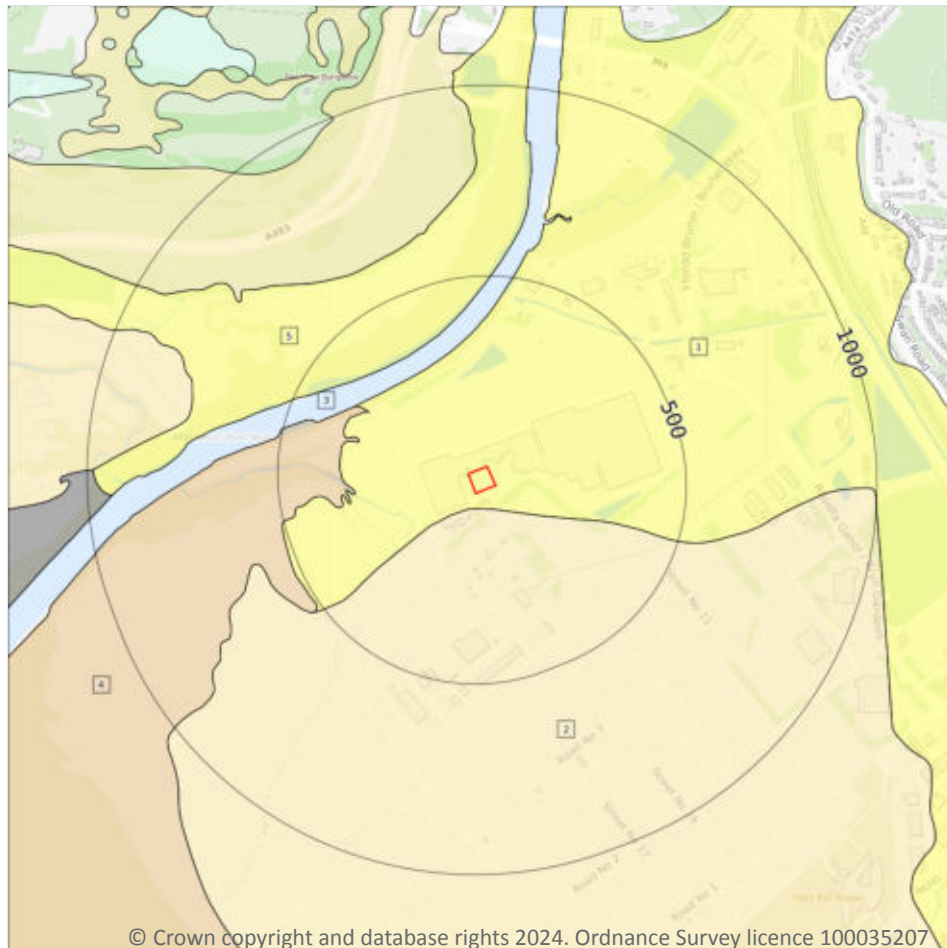
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 73](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
2	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

 **Landslip (10k)**

Superficial geology (10k)
 Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

5

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 74 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	TFD-XCZS	Tidal Flat Deposits - Clay, Silt And Sand	Clay, Silt And Sand
2	40m S	BSA-S	Blown Sand - Sand	Sand
3	294m NW	SUPNM-UNKNOWN	Superficial Theme Not Mapped [for Digital Map Use Only] - Unknown/unclassified Entry	Unknown/unclassified Entry

ID	Location	LEX Code	Description	Rock description
4	298m W	BCHD-XSV	Beach Deposits - Sand And Gravel	Sand And Gravel
5	346m NW	TFD-XCZS	Tidal Flat Deposits - Clay, Silt And Sand	Clay, Silt And Sand

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

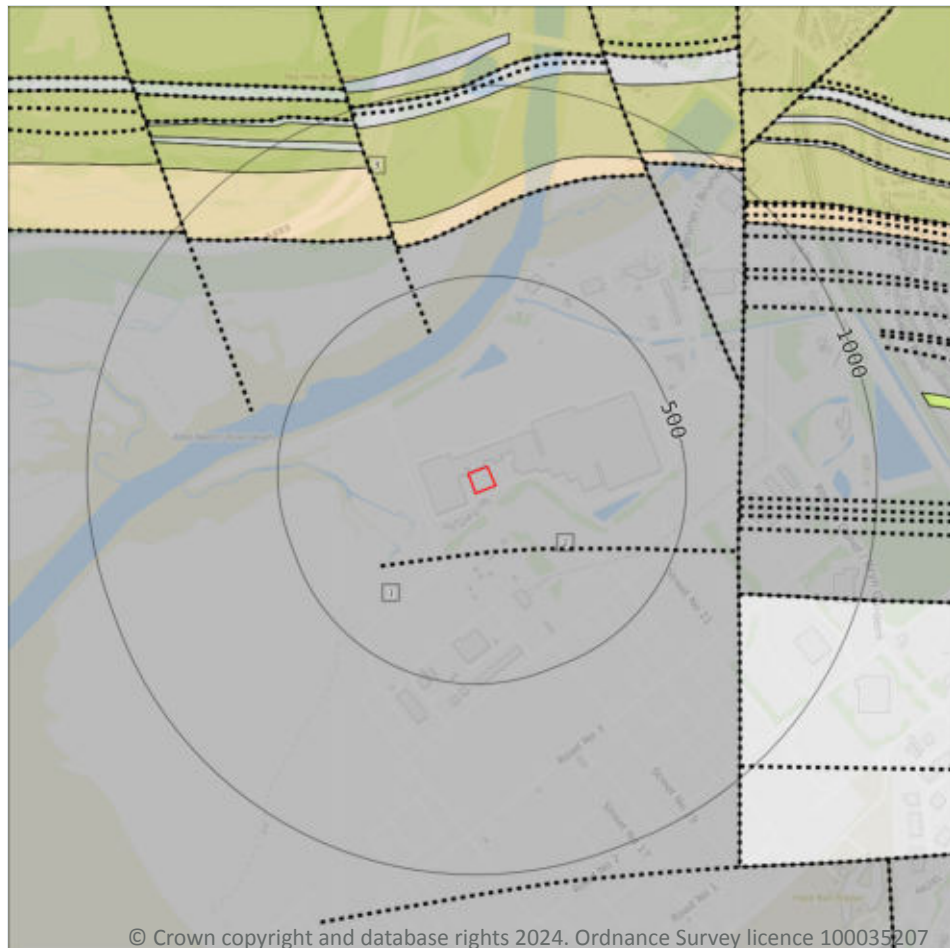
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

1

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	SWMCM-MDSS	South Wales Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 76 >](#)

ID	Location	Category	Description
2	157m S	FOSSIL_HORIZON	Fossil horizon, marine band ()
3	378m N	FAULT	Normal fault, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

☐ Geological map tile

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15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme. Where 50k data is not available, this area has been filled in with 625k scale data.

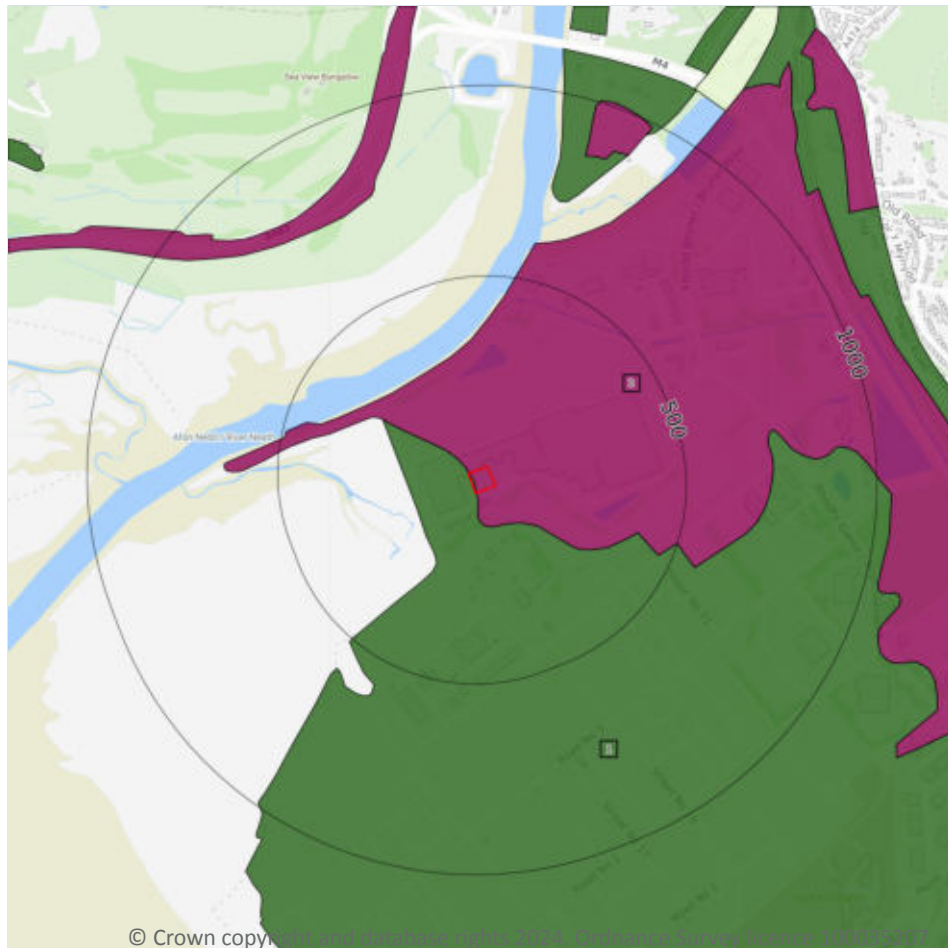
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 78](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW247_swansea_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

2

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
2	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m**2**

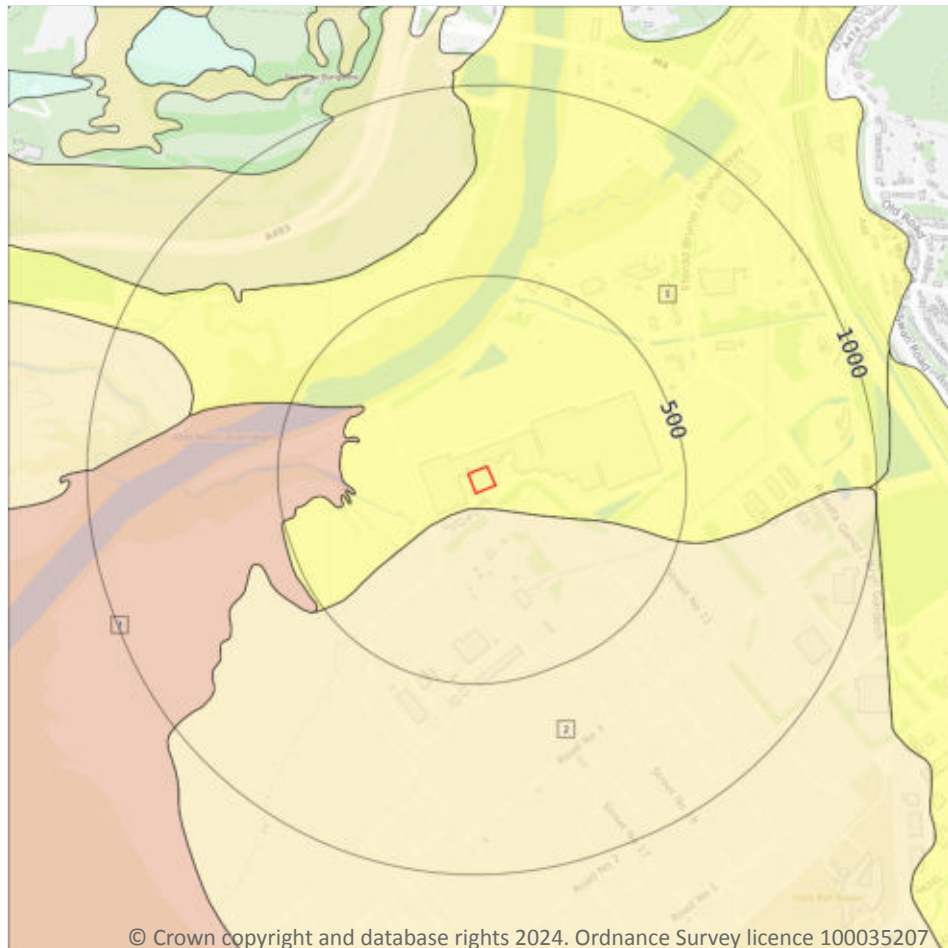
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Very High	Low
On site	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TFD-XCZS	TIDAL FLAT DEPOSITS	CLAY, SILT AND SAND
2	40m S	BSA-S	BLOWN SAND	SAND
3	298m W	MBD-S	MARINE BEACH DEPOSITS	SAND

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Moderate	Very Low
40m S	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

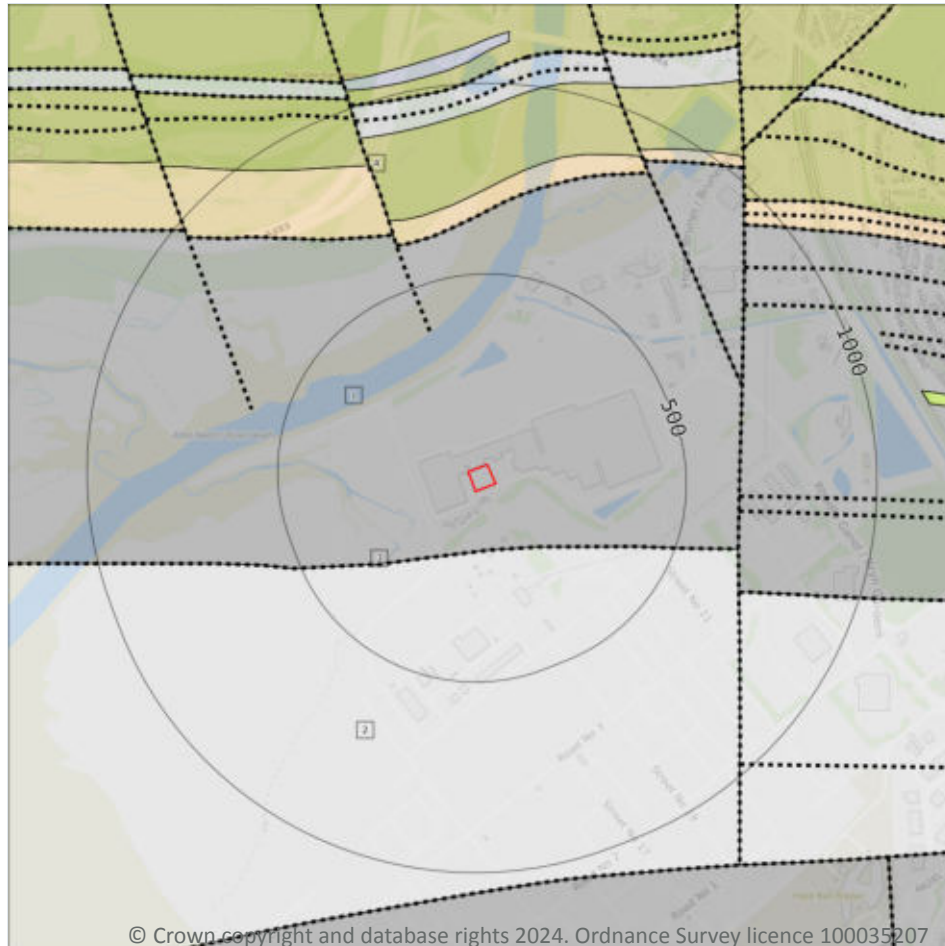
Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	SWMCM-MDSS	SOUTH WALES MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
2	157m S	SWLCM-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

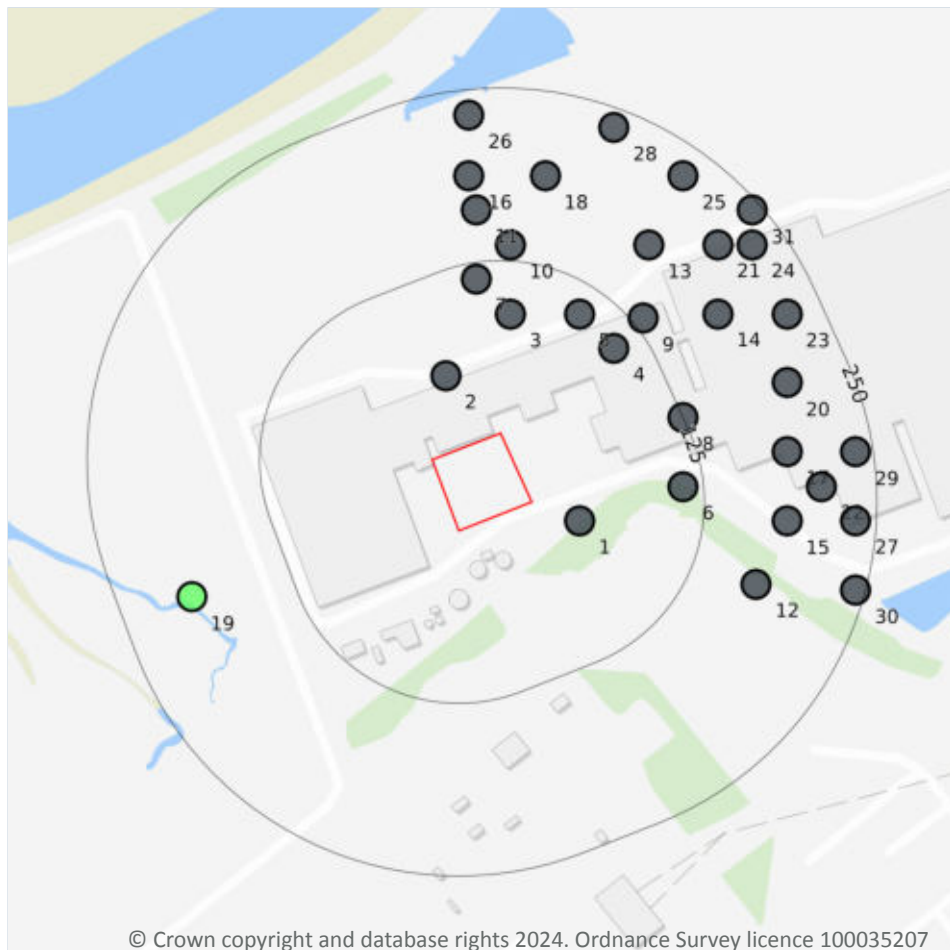
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 83](#) >

ID	Location	Category	Description
3	157m S	FOSSIL_HORIZON	Marine band
4	378m N	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

31

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 85](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	37m E	273201 192775	BAGLAN ENERGY PARK PHASE II TP B67	-	Y	N/A
2	53m N	273104 192880	BAGLAN ENERGY PARK PHASE II TP B710	-	Y	N/A
3	87m N	273151 192925	BAGLAN ENERGY PARK PHASE II TP B47	-	Y	N/A

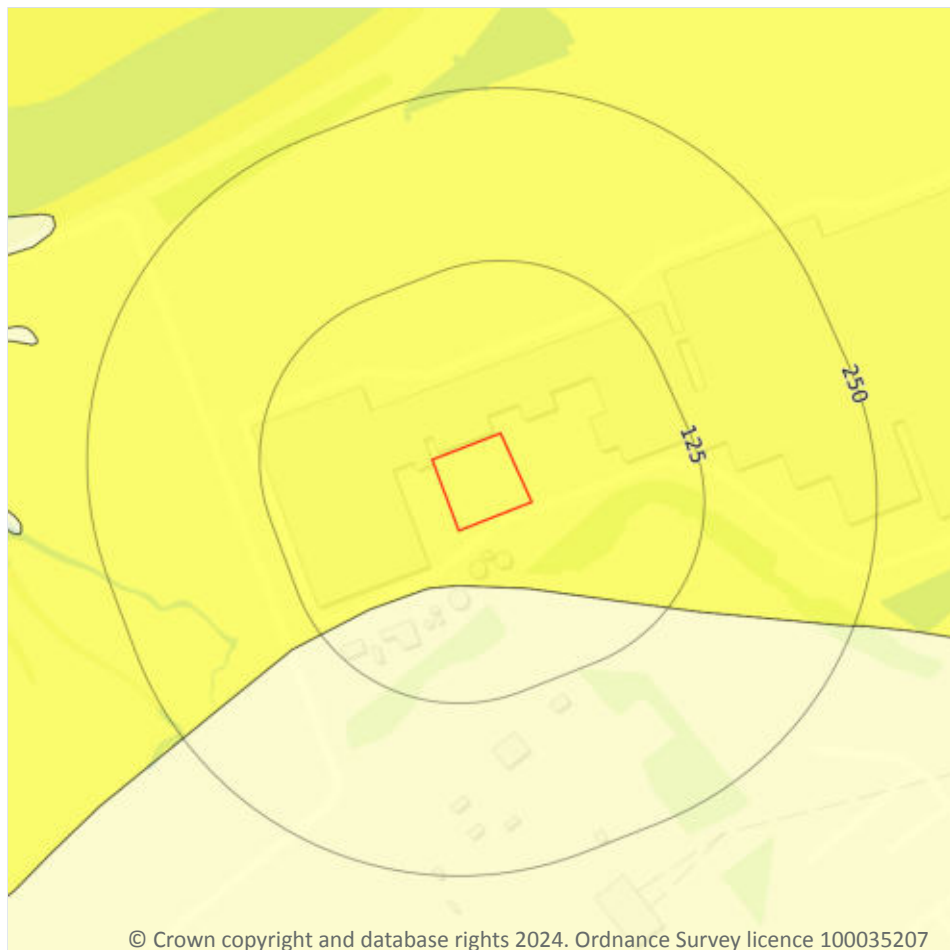


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	103m NE	273226 192900	BAGLAN ENERGY PARK PHASE II TP B85	-	Y	N/A
5	104m NE	273201 192925	BAGLAN ENERGY PARK PHASE II TP B73	-	Y	N/A
6	110m E	273276 192800	BAGLAN ENERGY PARK PHASE II TP B107	-	Y	N/A
7	113m N	273126 192950	BAGLAN ENERGY PARK PHASE II TP B35	-	Y	N/A
8	125m E	273276 192850	BAGLAN ENERGY PARK PHASE II TP B109	-	Y	N/A
9	133m NE	273247 192922	BAGLAN ENERGY PARK PHASE II TP B99	-	Y	N/A
10	137m N	273151 192975	BAGLAN ENERGY PARK PHASE II TP B49	-	Y	N/A
11	163m N	273126 193000	BAGLAN ENERGY PARK PHASE II TP B37	-	Y	N/A
12	173m E	273329 192729	BAGLAN ENERGY PARK PHASE II TP B133	-	Y	N/A
13	174m NE	273251 192975	BAGLAN ENERGY PARK PHASE II TP B101	-	Y	N/A
14	180m NE	273301 192925	BAGLAN ENERGY PARK PHASE II TP B126	-	Y	N/A
15	185m E	273351 192775	BAGLAN ENERGY PARK PHASE II TP B150	-	Y	N/A
16	188m N	273121 193025	BAGLAN ENERGY PARK PHASE II TP B670	-	Y	N/A
17	188m E	273351 192825	BAGLAN ENERGY PARK PHASE II TP B152	-	Y	N/A
18	189m N	273176 193025	BAGLAN ENERGY PARK PHASE II TP B672	-	Y	N/A
19	198m W	272920 192720	BAGLAN BAY PORT TALBOT 5	13.72	N	372061 ↗
20	204m E	273351 192875	BAGLAN ENERGY PARK PHASE II TP B154	-	Y	N/A
21	208m NE	273301 192975	BAGLAN ENERGY PARK PHASE II TP B128	-	Y	N/A
22	210m E	273376 192800	BAGLAN ENERGY PARK PHASE II TP B166	-	Y	N/A
23	225m NE	273351 192925	BAGLAN ENERGY PARK PHASE II TP B156	-	Y	N/A
24	228m NE	273326 192975	BAGLAN ENERGY PARK PHASE II TP B143	-	Y	N/A
25	229m NE	273276 193025	BAGLAN ENERGY PARK PHASE II TP B680	-	Y	N/A
26	232m N	273121 193069	BAGLAN ENERGY PARK PHASE II TP B671	-	Y	N/A
27	235m E	273401 192775	BAGLAN ENERGY PARK PHASE II TP B181	-	Y	N/A
28	236m N	273226 193060	BAGLAN ENERGY PARK PHASE II TP B676	-	Y	N/A
29	238m E	273401 192825	BAGLAN ENERGY PARK PHASE II TP B183	-	Y	N/A
30	243m E	273401 192725	BAGLAN ENERGY PARK PHASE II TP B179	-	Y	N/A
31	244m NE	273326 193000	BAGLAN ENERGY PARK PHASE II TP B144	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

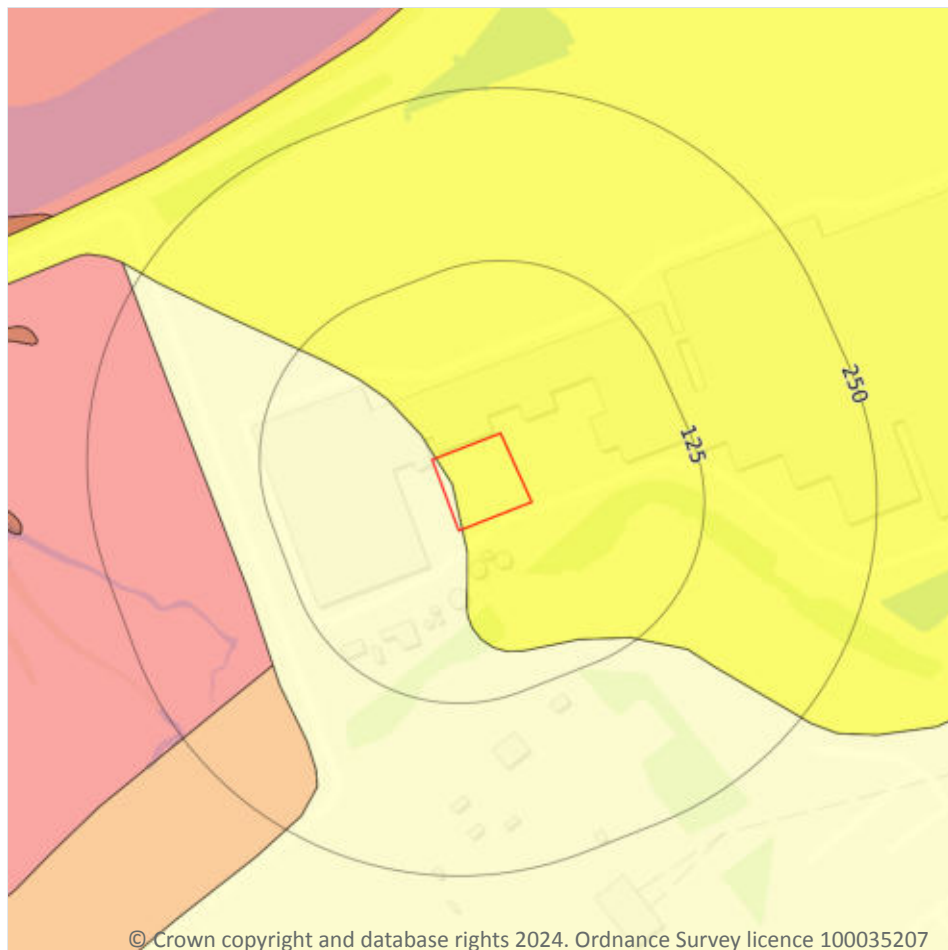
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 87 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
40m S	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 88](#) >

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

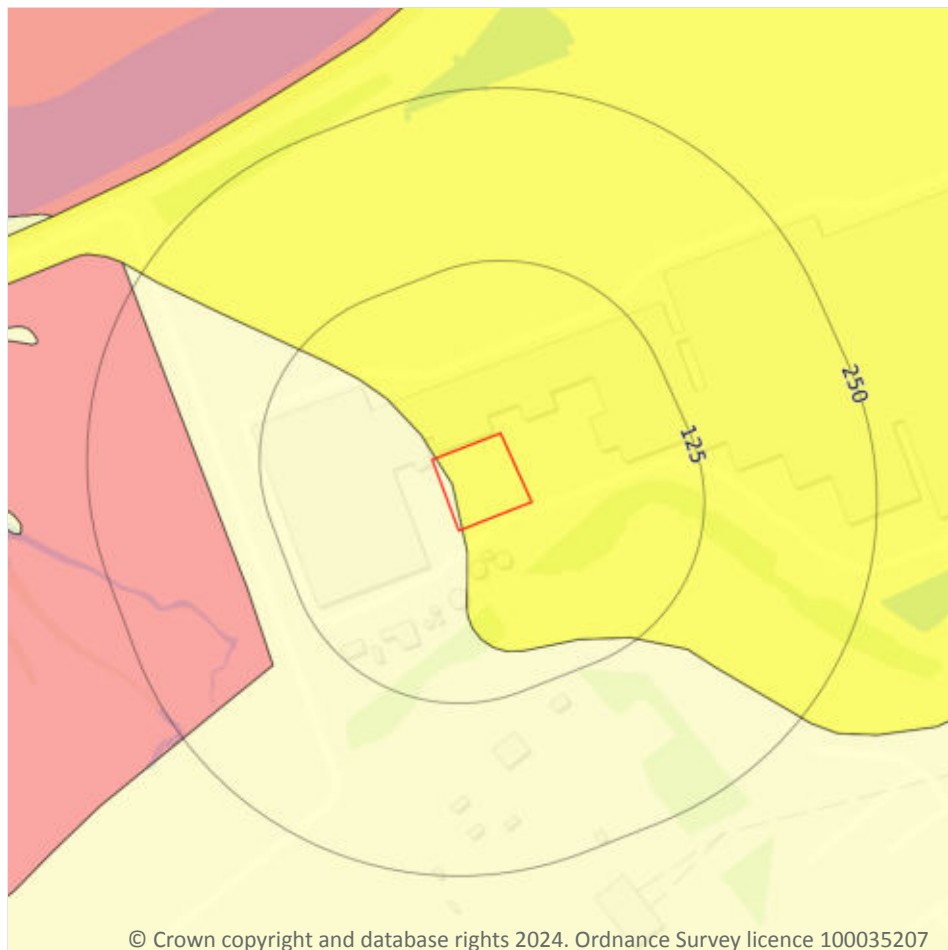


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 90 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

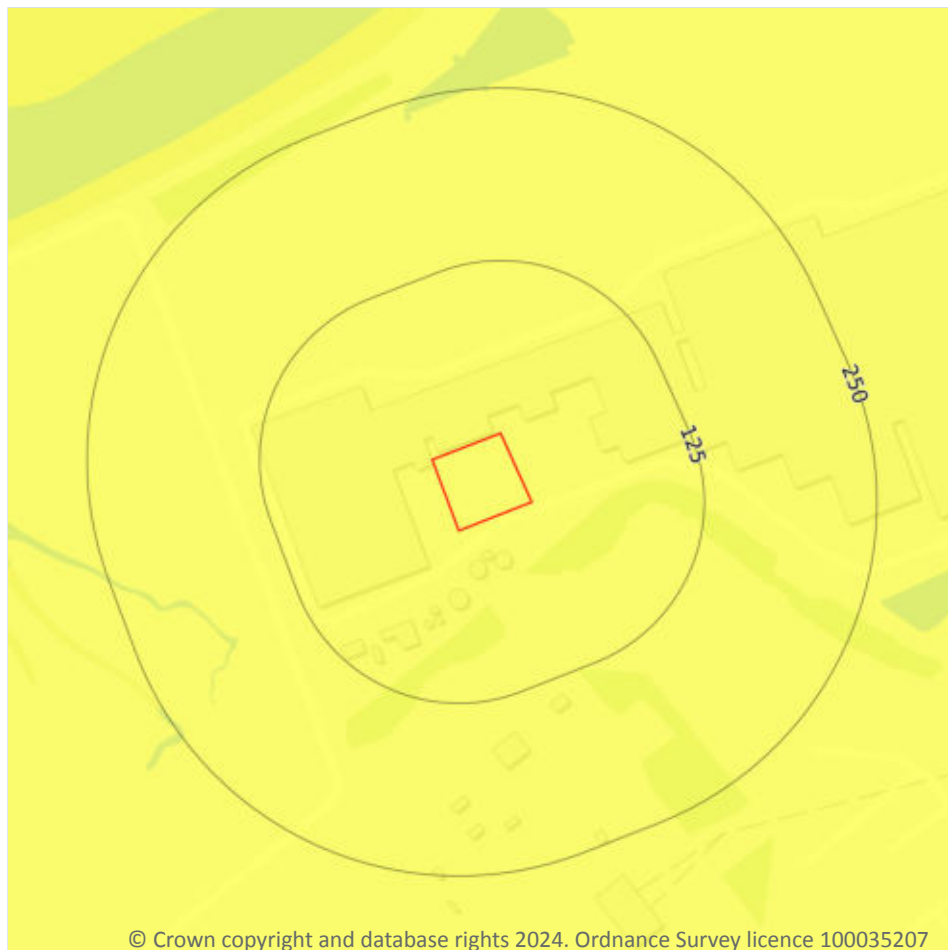
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 93](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 94](#)

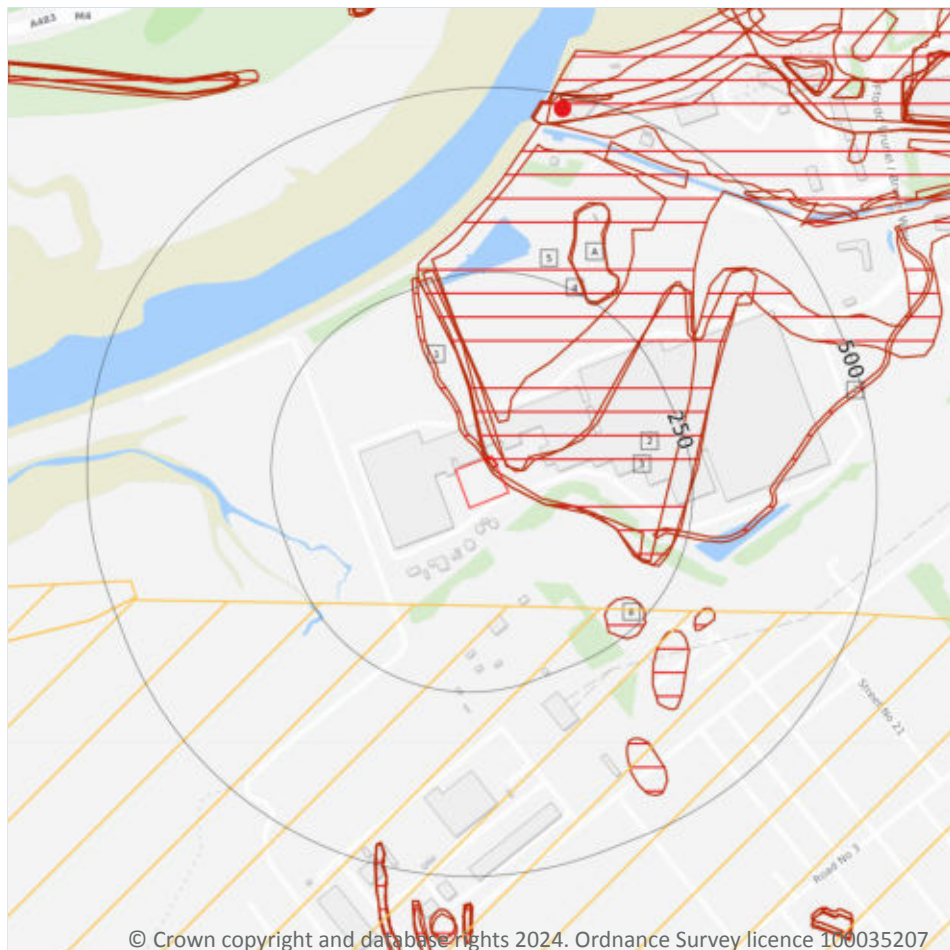
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▭ Surface ground workings
- ▭ Underground workings
- ▭ Underground mining extents
- ▨ Historical mineral planning areas
- ▨ TCA non-coal mining
- Non Coal Mining
- ▨ Sporadic underground mining of restricted extent possible
- ▨ Localised small scale underground mining possible
- ▨ Small scale mining possible
- ▨ Underground mining known or likely within or in close proximity
- ▨ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Details	Description
D	481m N	Name: Albion Wharf Address: Briton Ferry, NEATH, West Glamorgan Commodity: Marine Sand & Gravel Status: Ceased	Type: Sea, river or canal wharf where mineral commodities are unloaded and stored Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	9
----------------------------	----------

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 96](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Unspecified Ground Workings	1978	1:10000
2	On site	Refuse Heap	1962	1:10560
3	On site	Refuse Heap	1948	1:10560
4	On site	Dock	1948	1:10560
5	47m N	Refuse Heap	1978	1:10000
7	205m E	Unspecified Ground Workings	1978	1:10000
8	205m SE	Unspecified Heap	1897	1:10560
A	246m NE	Unspecified Heap	1948	1:10560
A	246m NE	Unspecified Pit	1962	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0
-----------------------------	----------

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**4**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Name	Commodity	Class	Likelihood
6	132m S	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
13	465m W	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	687m SE	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
-	922m NE	Not available	Iron Ore (Bedded)	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0
------------------------	----------

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0
----------------------------	----------

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0
----------------------------	----------

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**1**

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m**0**

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m**0**

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m**2**

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

Features are displayed on the Ground cavities and sinkholes map on [page 102 >](#)

ID	Location	Type	Date of mapping
A	480m SE	Hole	1989
A	495m SE	Hole	1989

This data is sourced from Groundsure.



19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

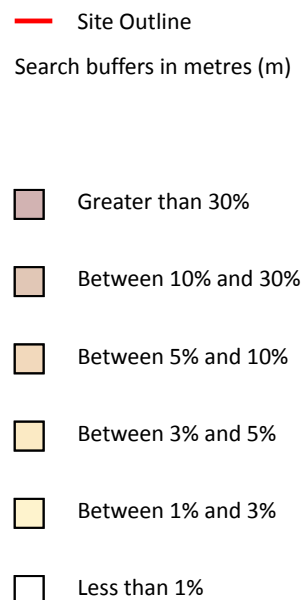
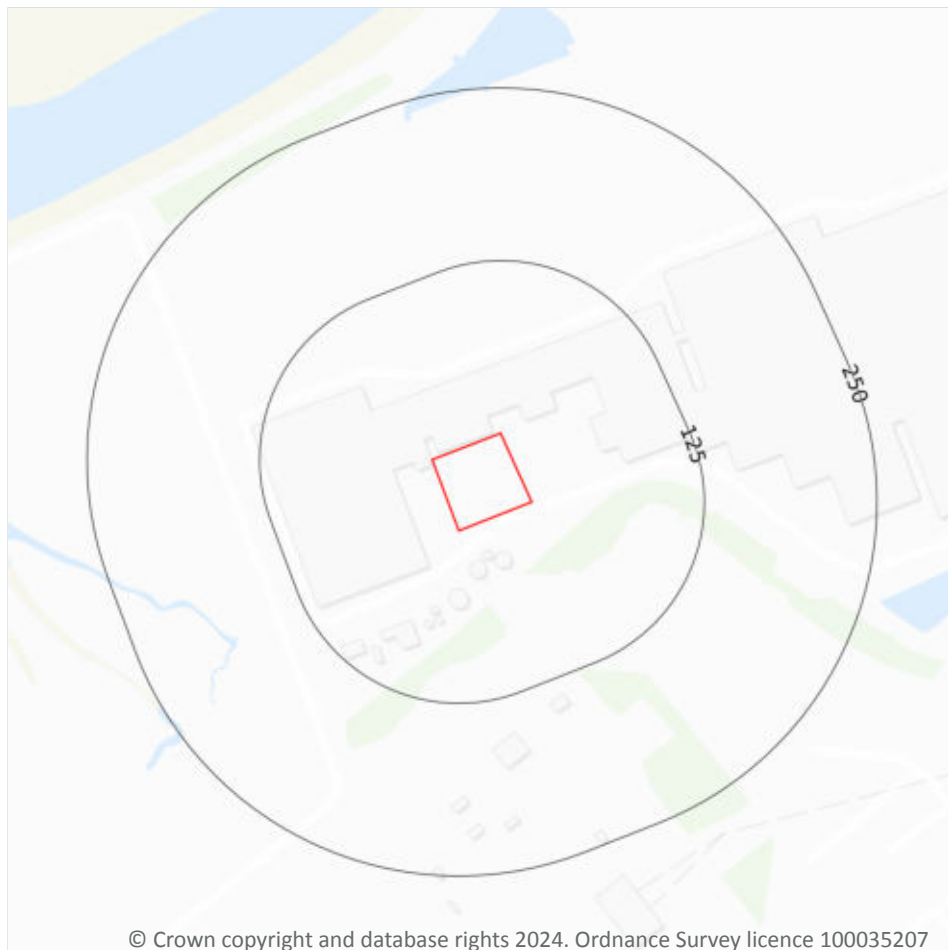
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 105](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
12m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

6

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	37	6.5	162	111	0.7	173	165	90	58
On site	39	6.8	179	123	0.6	170	163	93	65
On site	39	6.8	170	117	0.7	192	191	100	65
1m W	37	6.5	171	117	0.6	155	144	85	59
34m E	36	6.3	157	108	0.7	172	166	88	54
36m E	38	6.7	165	113	0.7	191	194	98	60



This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

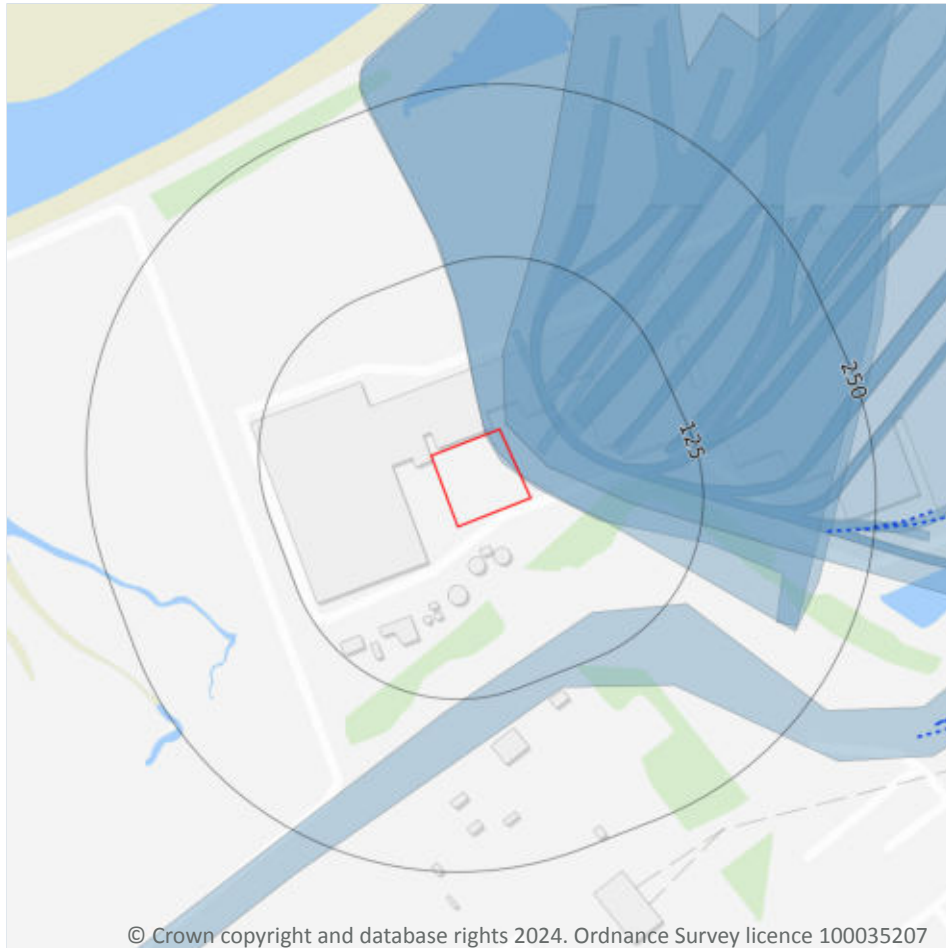
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

11

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 109](#) >

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1948	10560
On site	Railway Sidings	1962	10560
6m NE	Railway Sidings	1978	10000
19m NE	Railway Sidings	1937	2500
35m NE	Railway Sidings	1978	1250
36m NE	Railway Sidings	1968	2500
52m NE	Railway Sidings	1978	1250
60m NE	Railway Sidings	1978	1250
94m SE	Railway Sidings	1978	10000
171m N	Railway Sidings	1968	2500
194m NE	Railway Sidings	1968	2500

This data is sourced from Ordnance Survey/Groundsure.



22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m**0**

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m**2**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 109 >](#)

Location	Name	Type
216m E		rail
243m E		rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m**0**

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.



22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



COAL AUTHORITY MINING REPORT



The Coal
Authority

CON29M

coal mining report

SOFIDEL UK LTD, BRUNEL WAY, BAGLAN ENERGY PARK, BRITON FERRY
SA11 2HZ



Known or potential coal mining risks

Future underground coal mining

Page 4



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: **M3822**
Our reference: **51003412322001**
Date: **18 March 2024**

Client name:
**SUB SURFACE MIDLANDS
LIMITED**

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

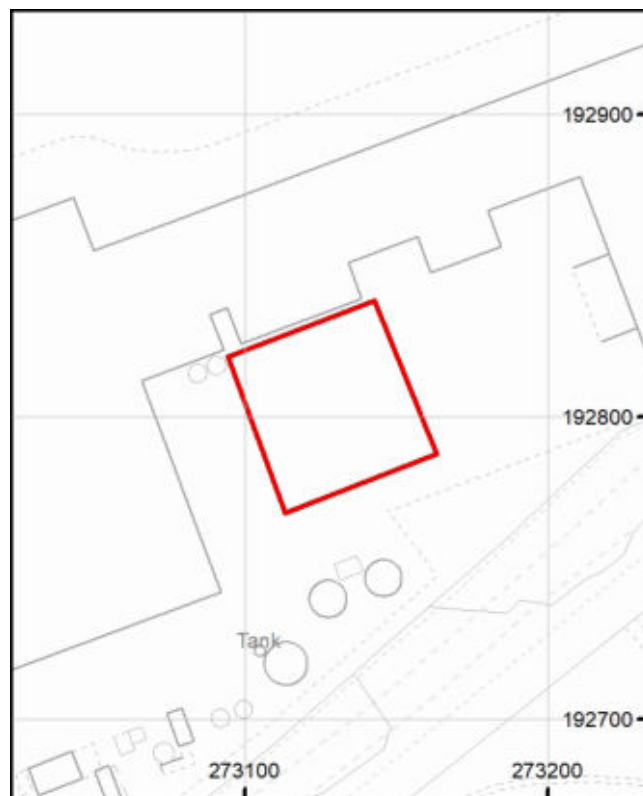


The Law
Society

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.

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**.

Detailed findings

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1 Past underground coal mining

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

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

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

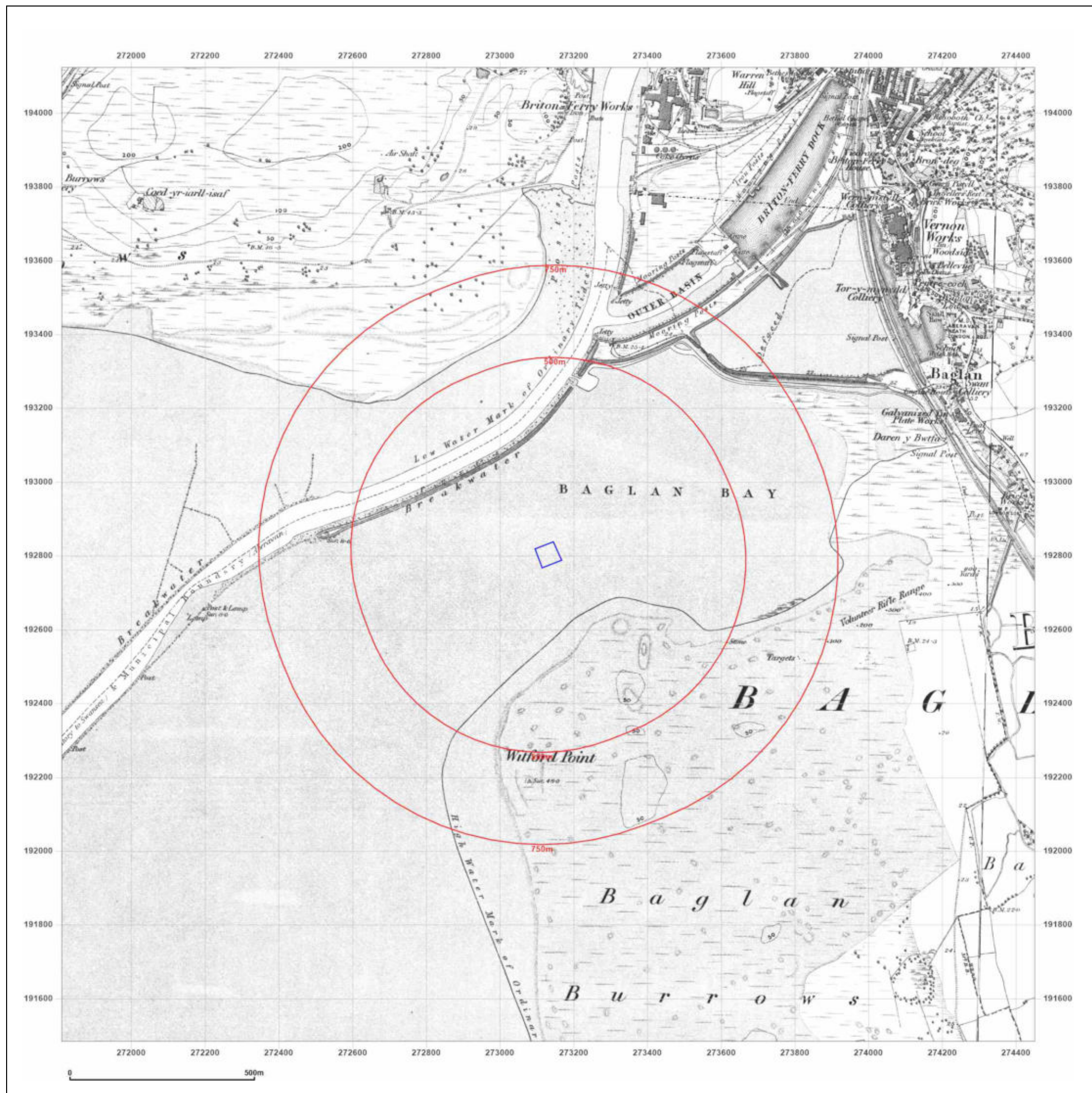
stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

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

SMALL SCALE SURVEY PLANS



Site Details:

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Client Ref: CMAPS-CM-1155475-4199-180324
Report Ref: CMAPS-CM-1155475-4199-180324HIS
Grid Ref: 273130, 192803

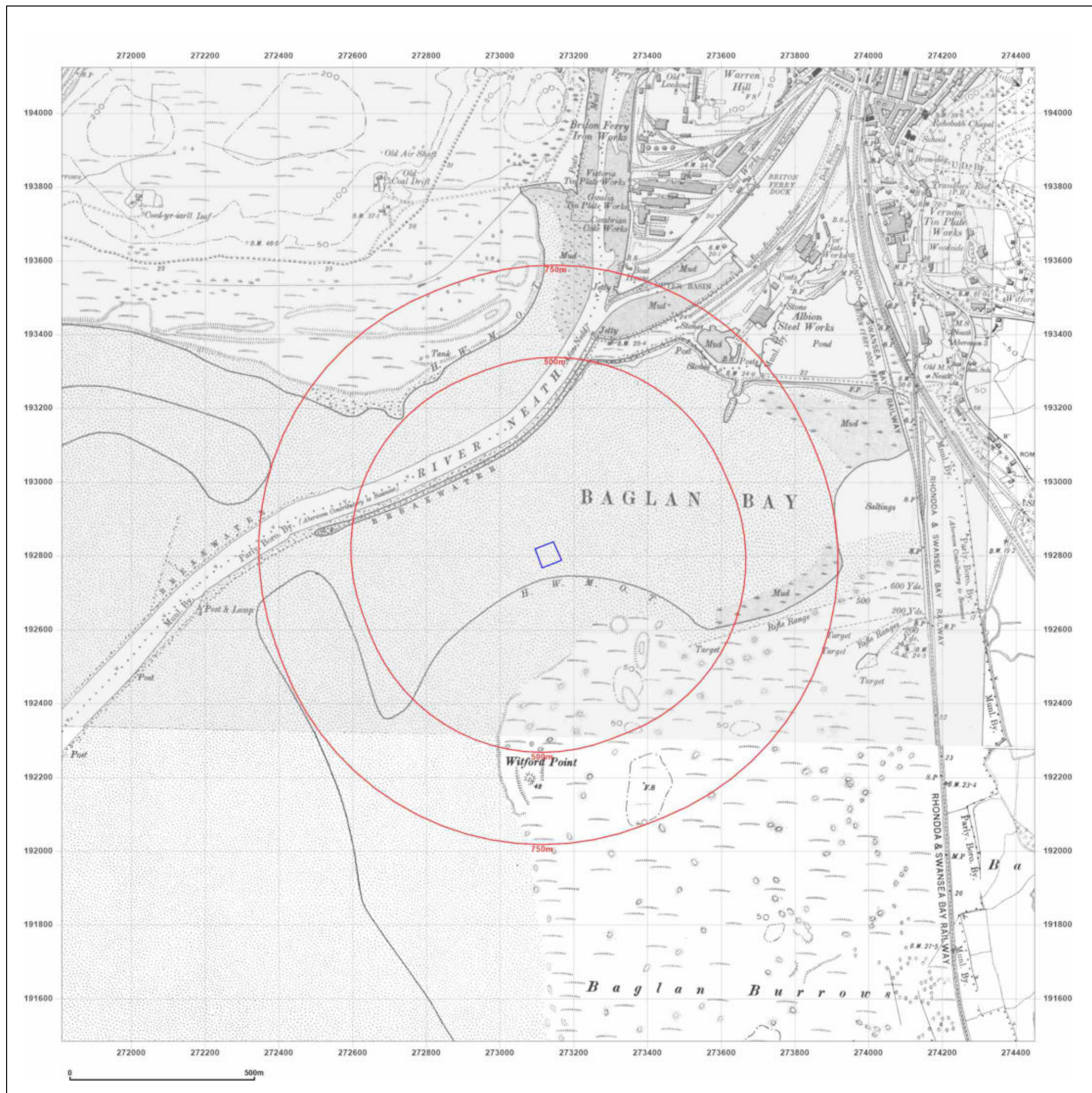
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Map Name: County Series

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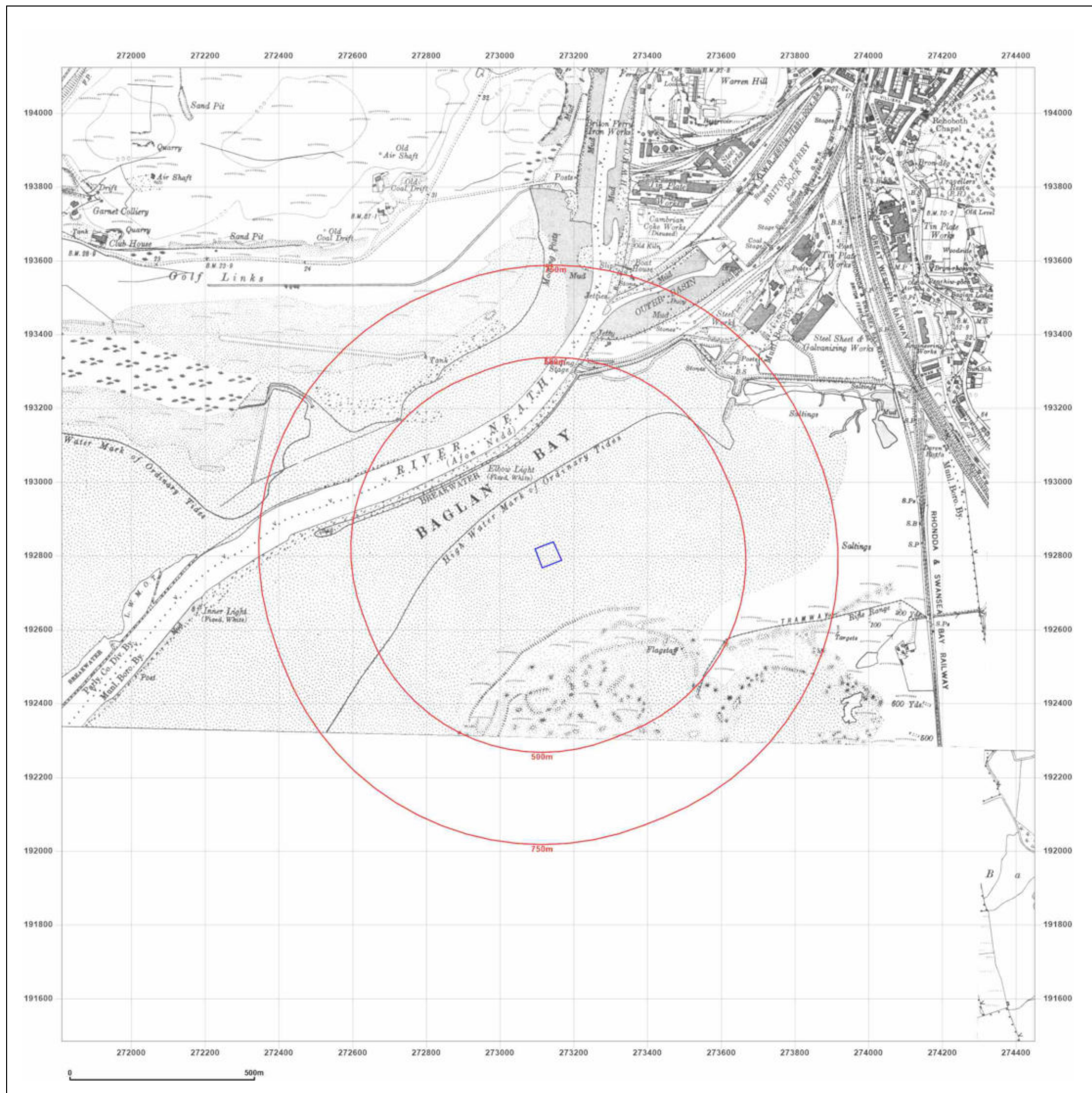


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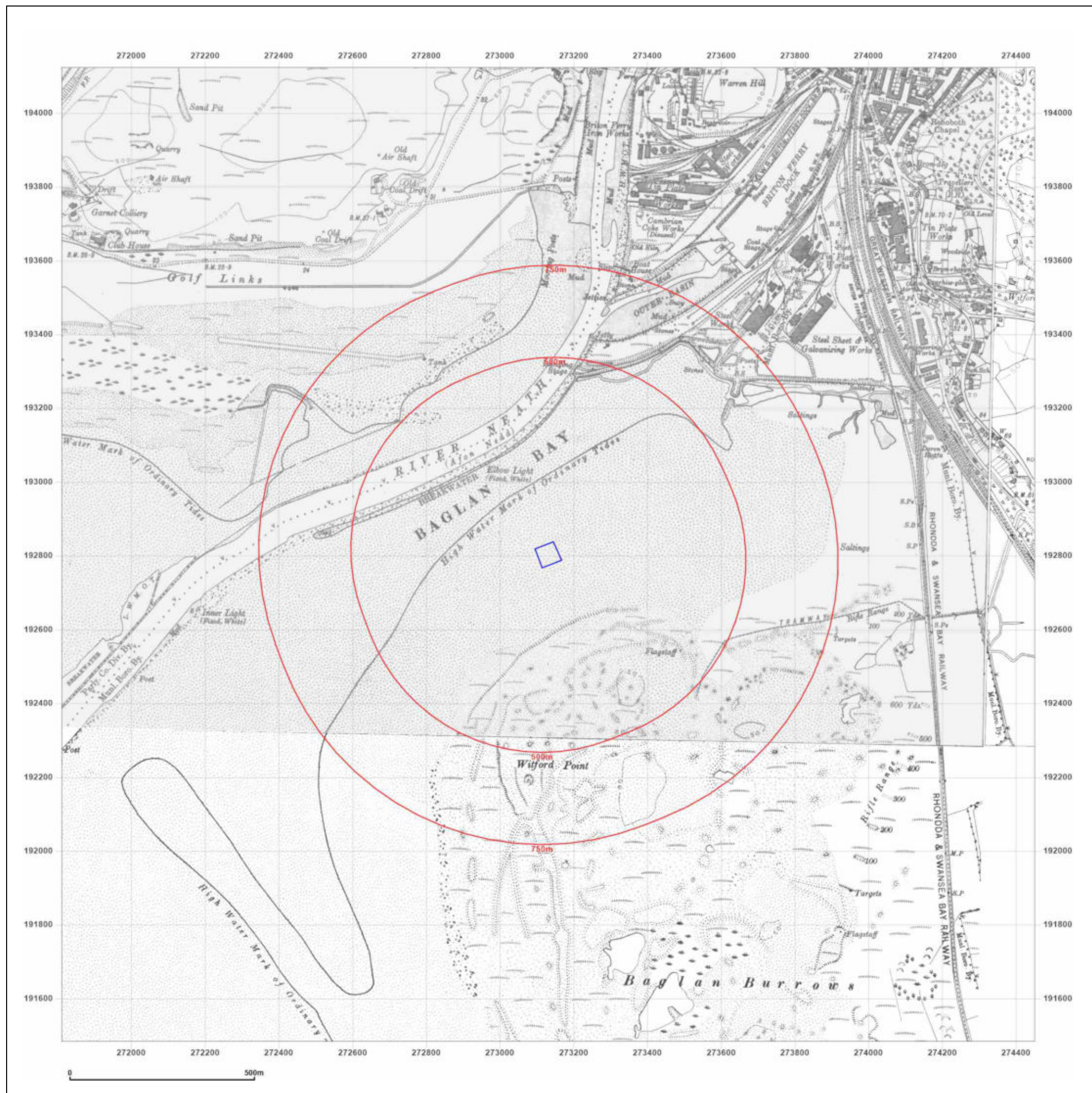
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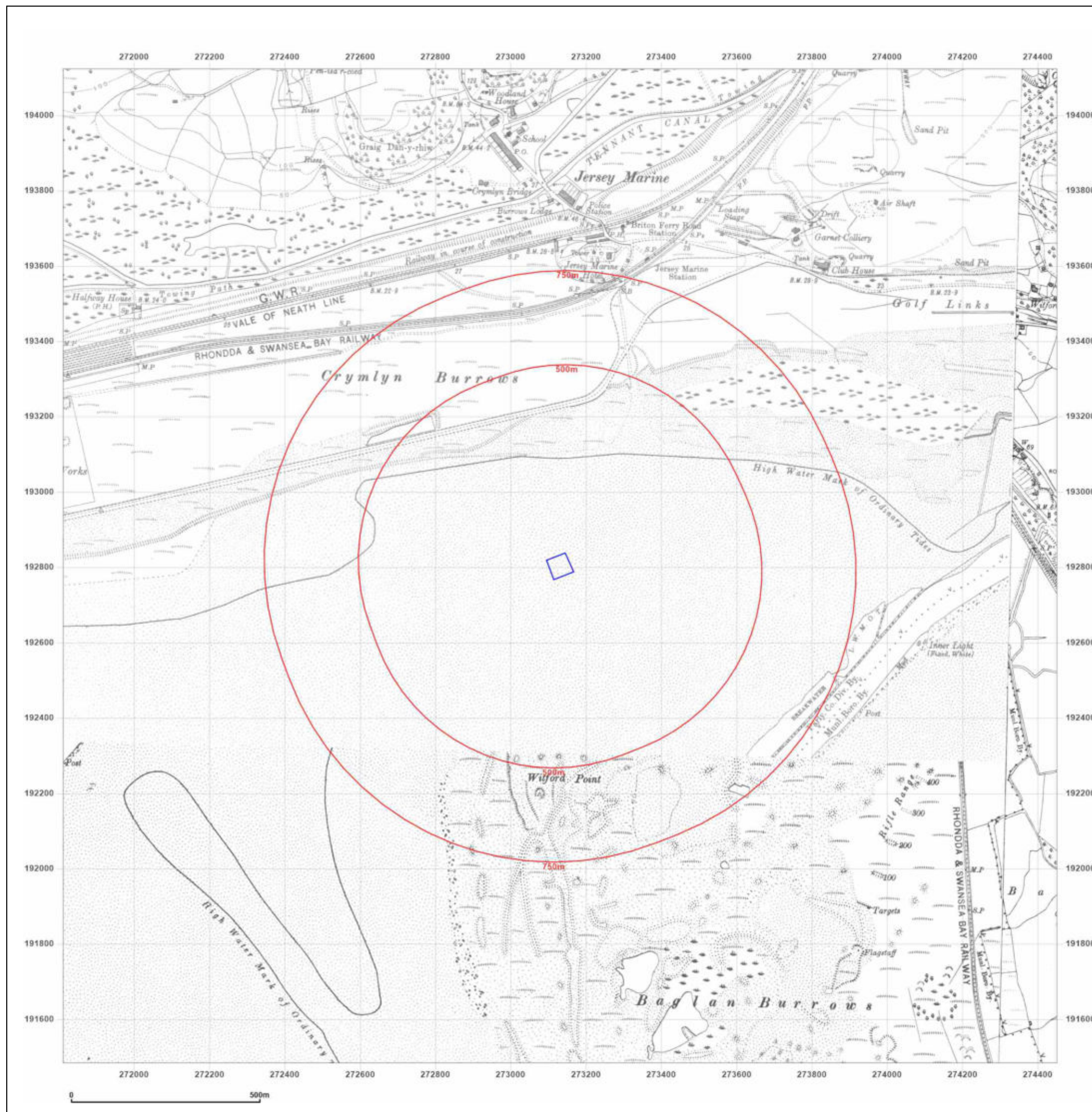


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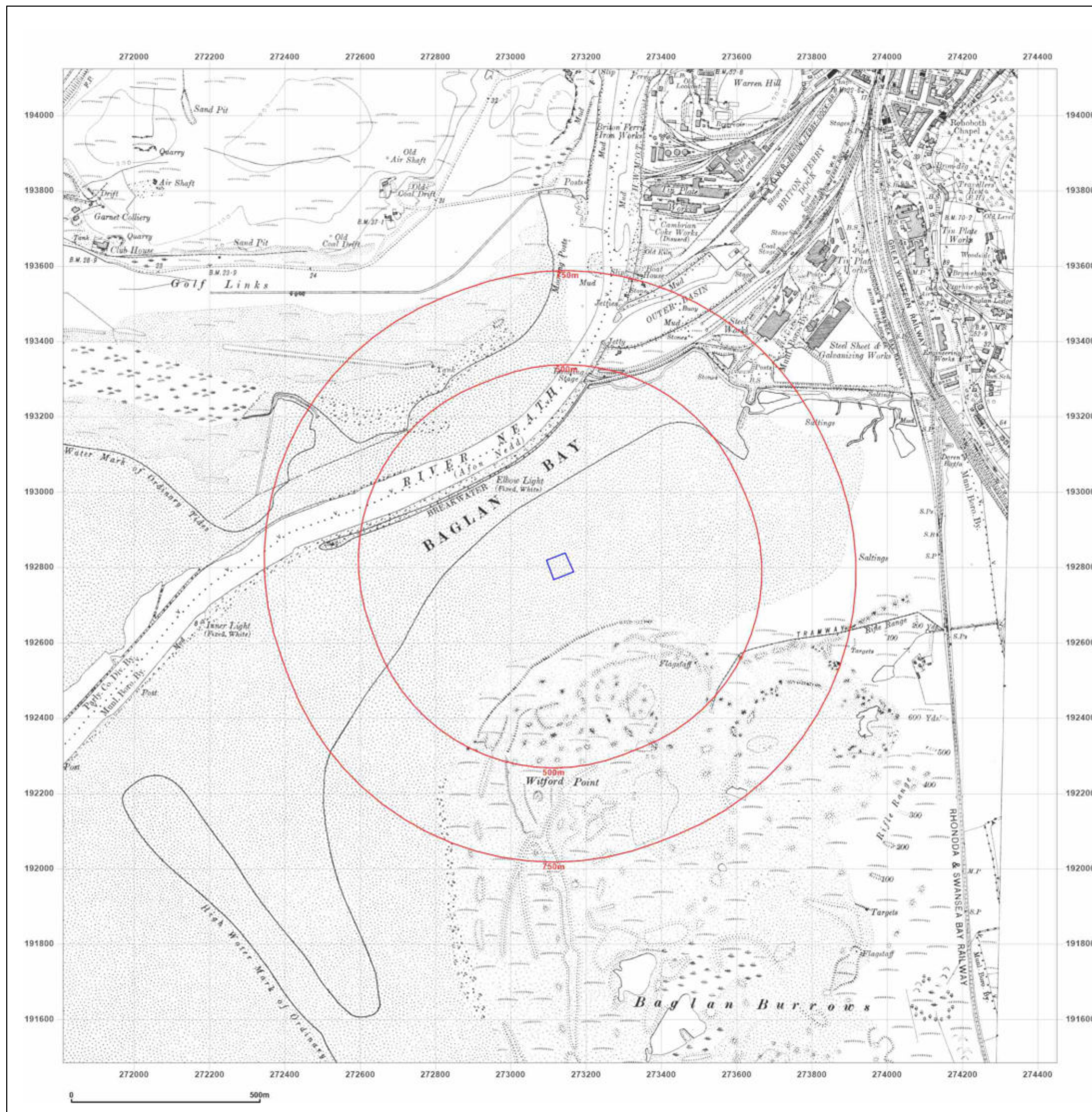


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Map Name: County Series

Map date: 1936-1938

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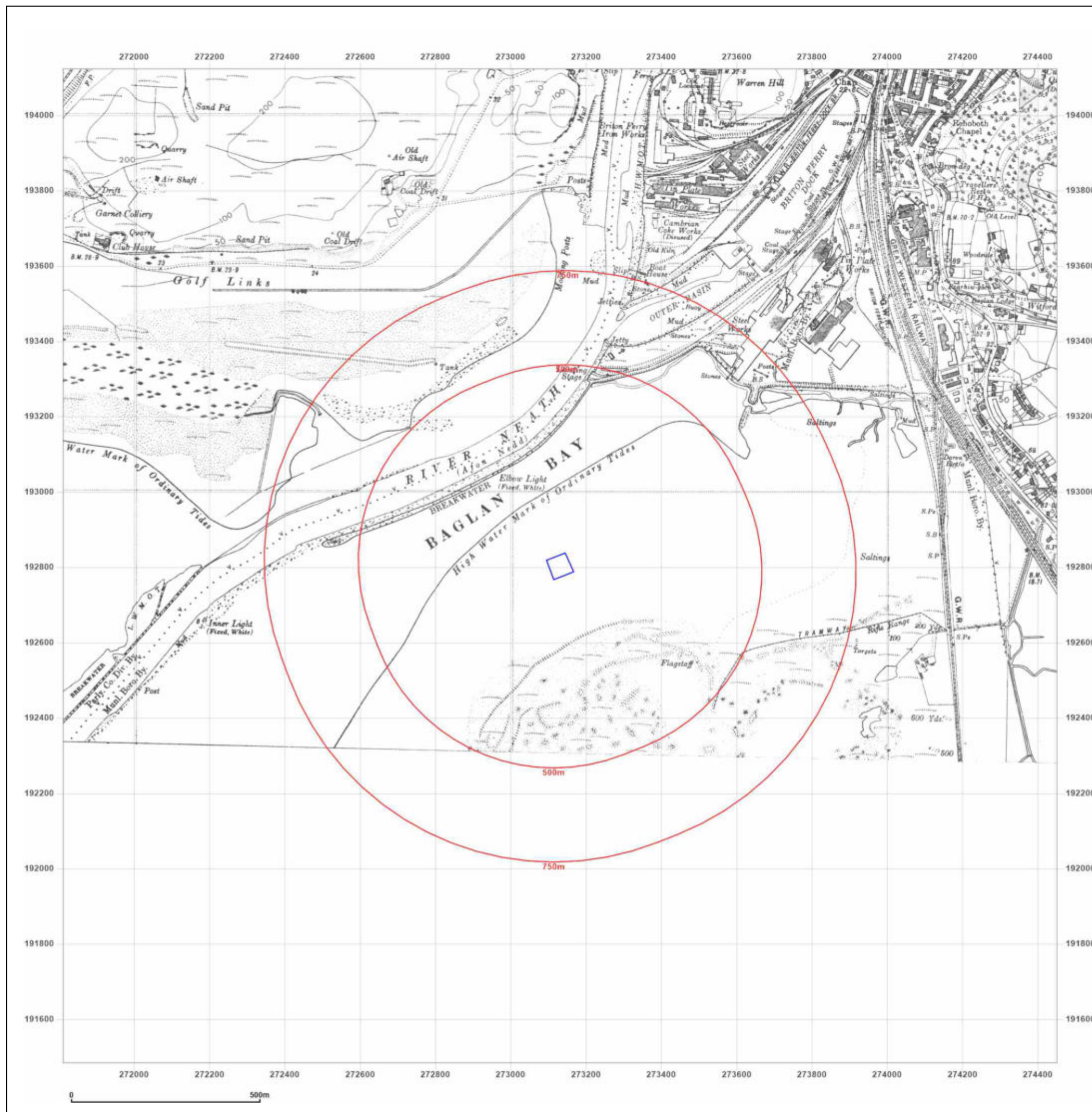


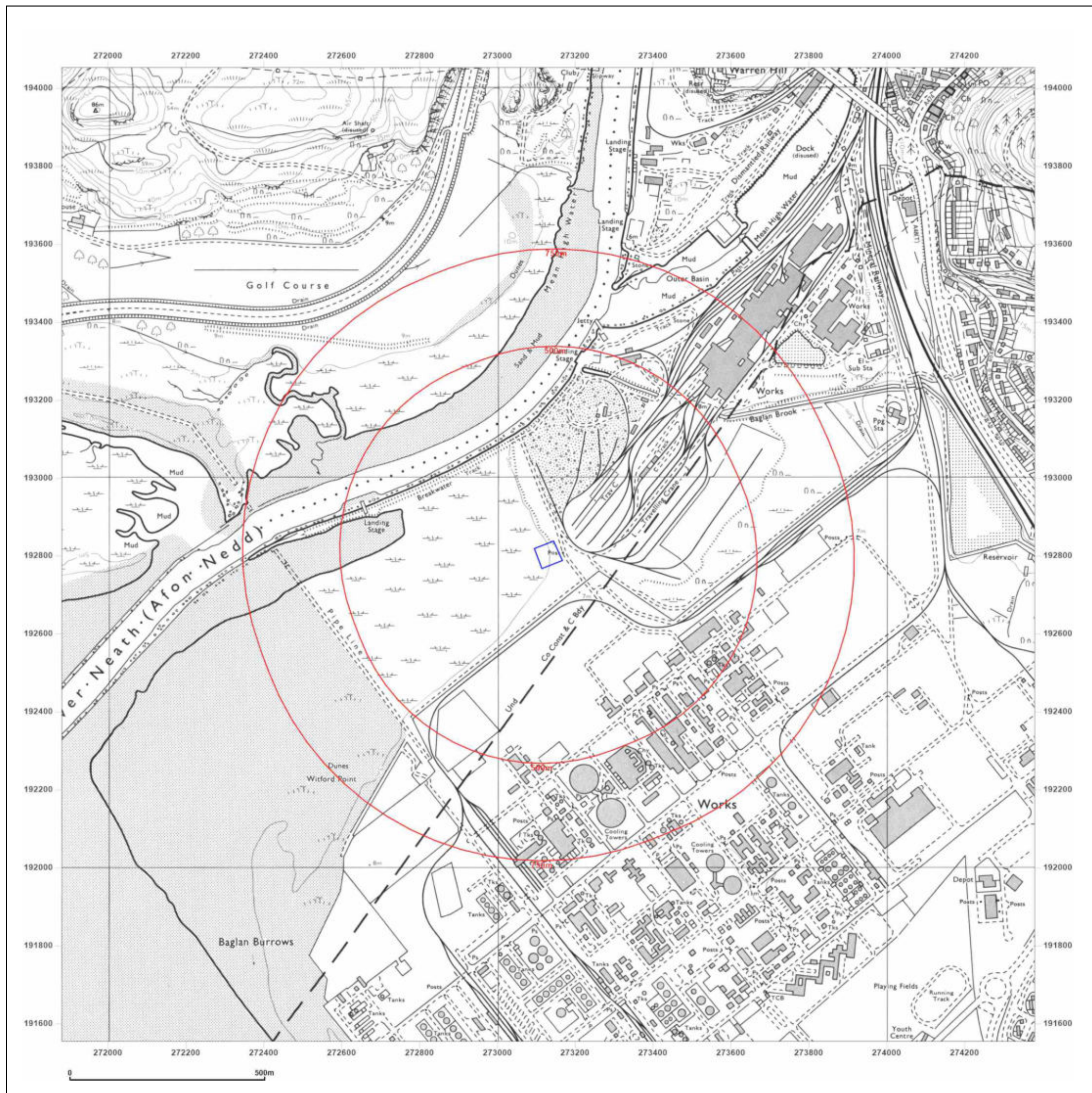
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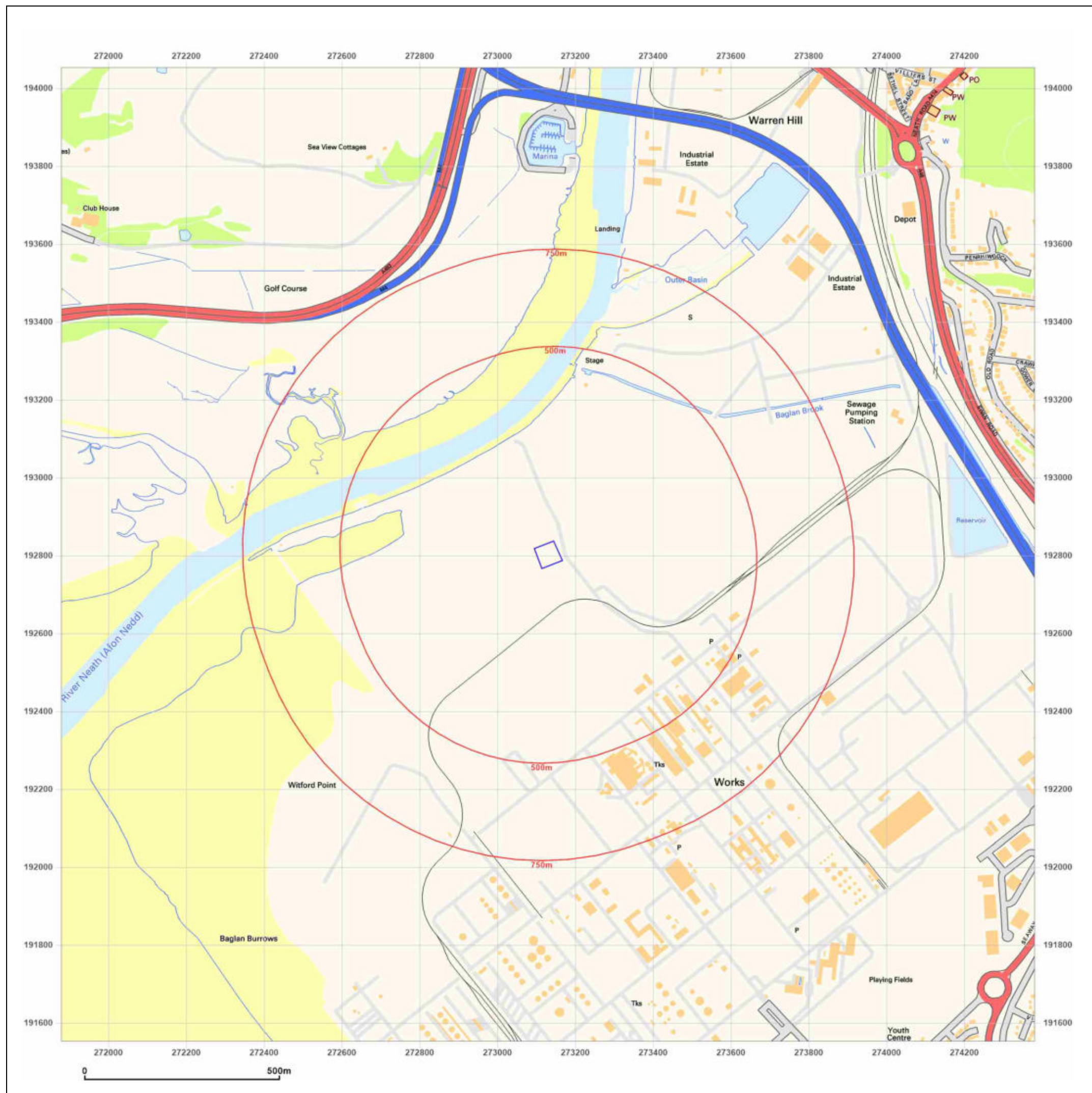


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Map Name: National Grid

Map date: 2001

Scale: 1:10,000

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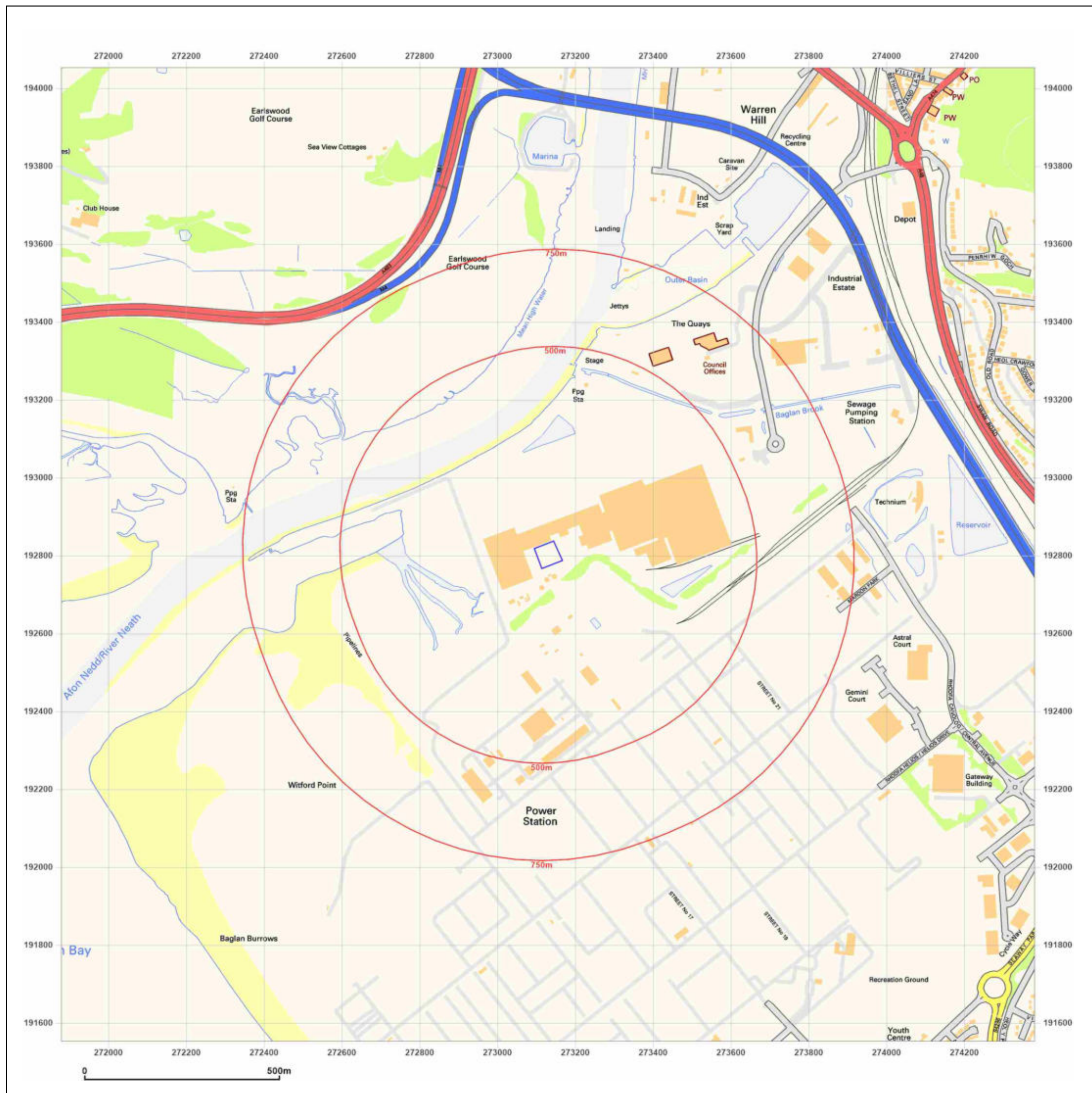


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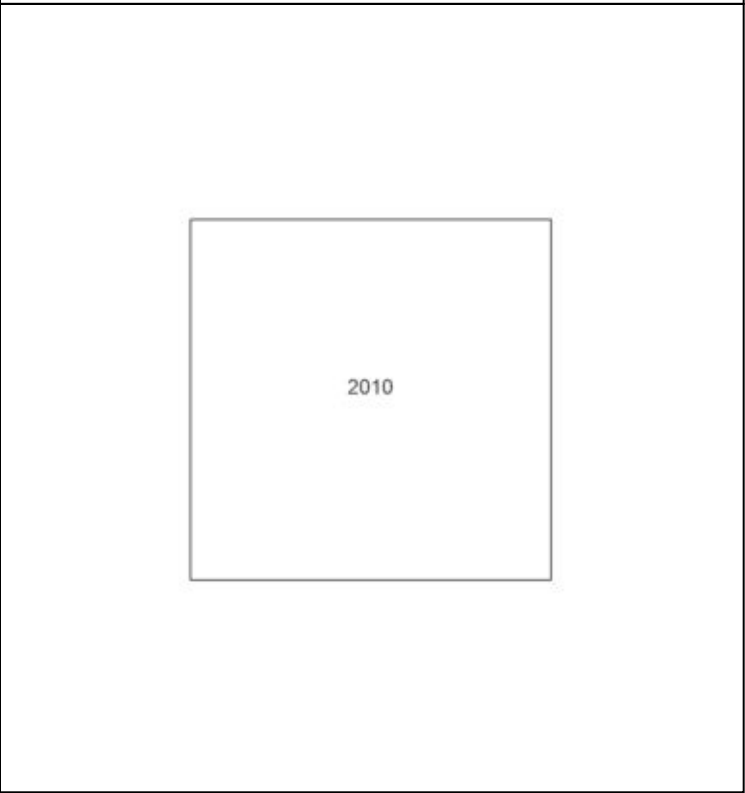


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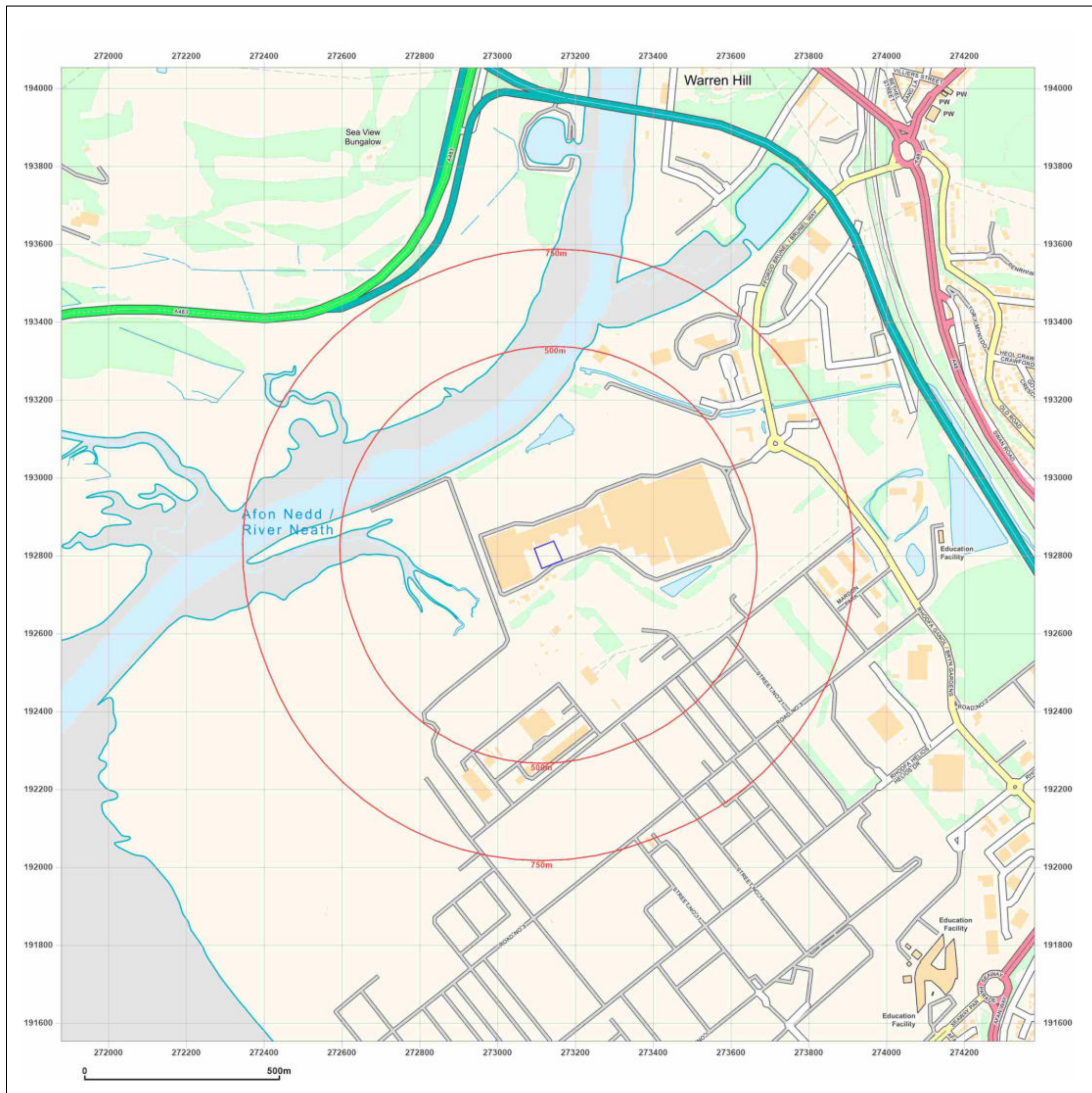
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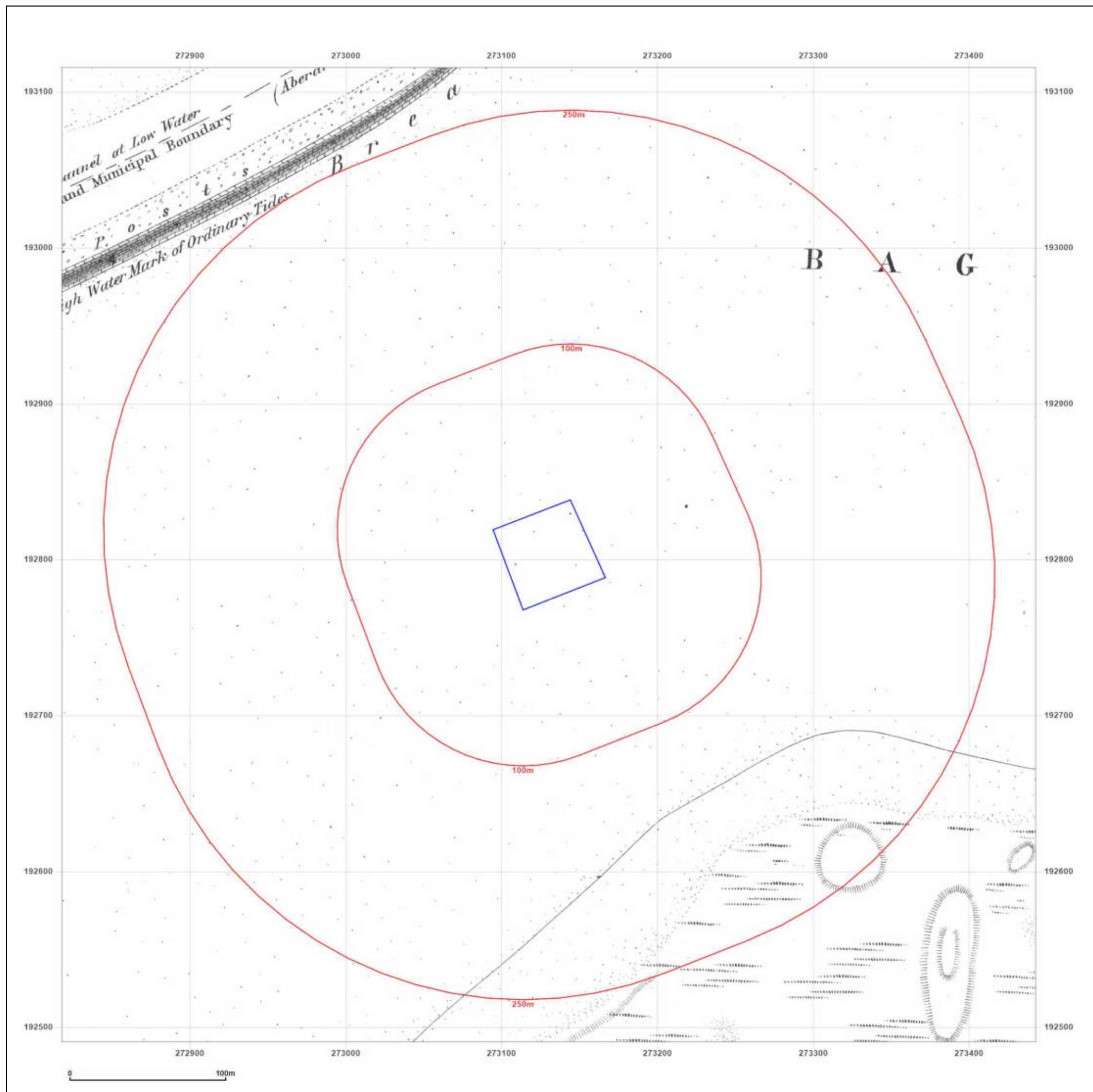
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LARGE SCALE SURVEY PLANS



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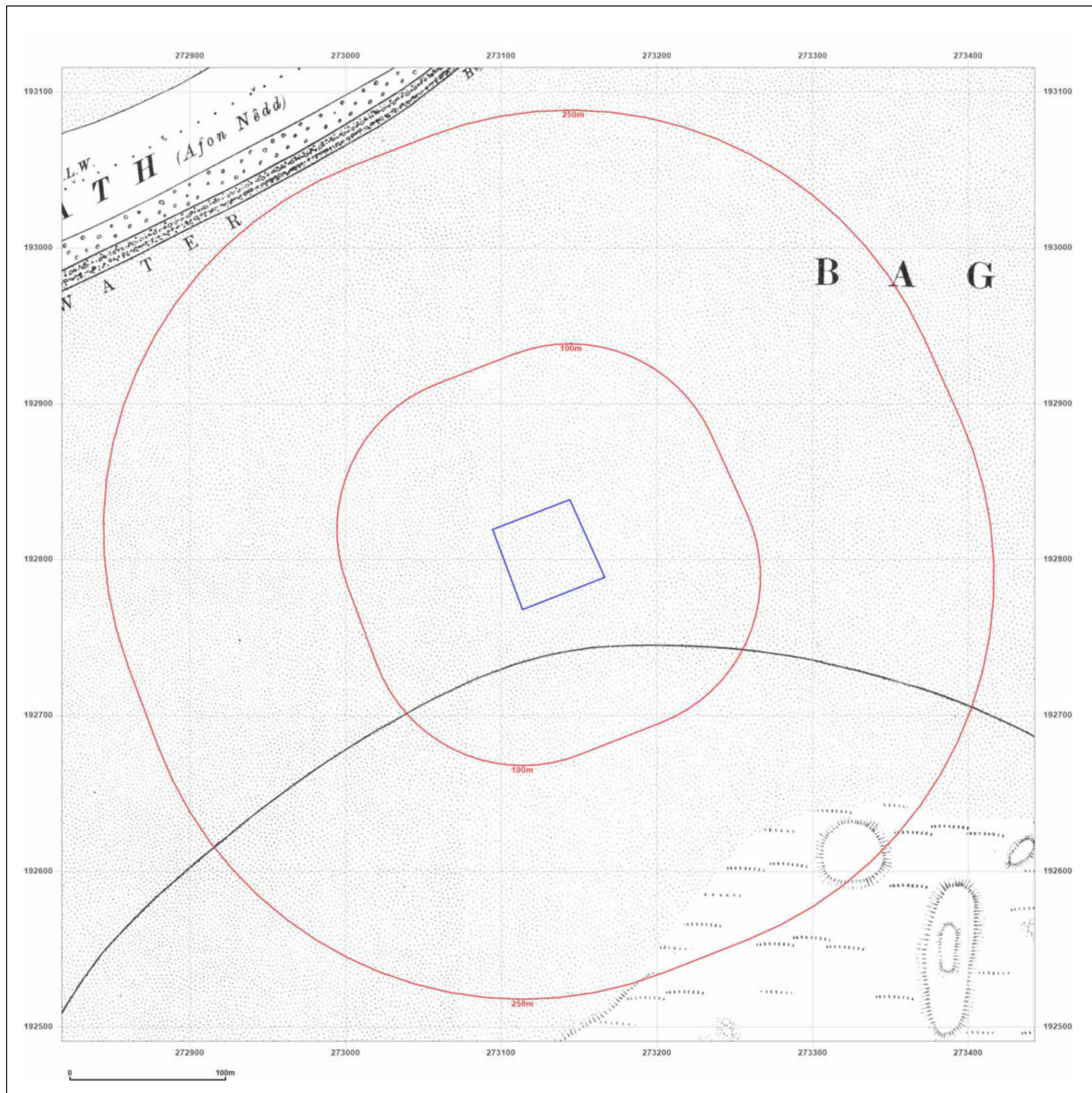
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Report Ref: CMAPS-CM-1155475-4199-180324HIS
Grid Ref: 273130, 192803

Map Name: County Series
Map date: 1880
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1880
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Grid Ref: 273130, 192803

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1899
Edition N/A
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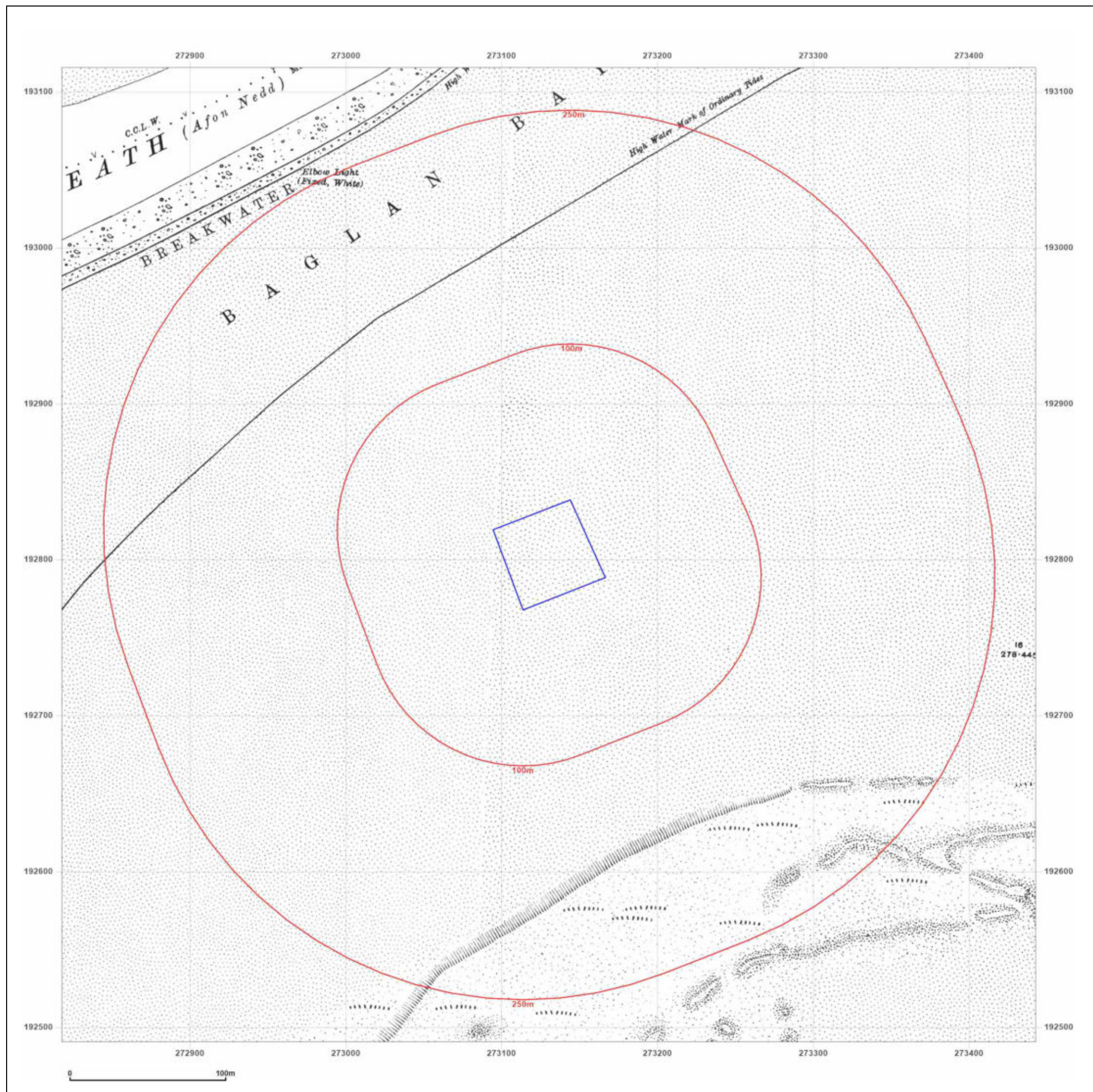
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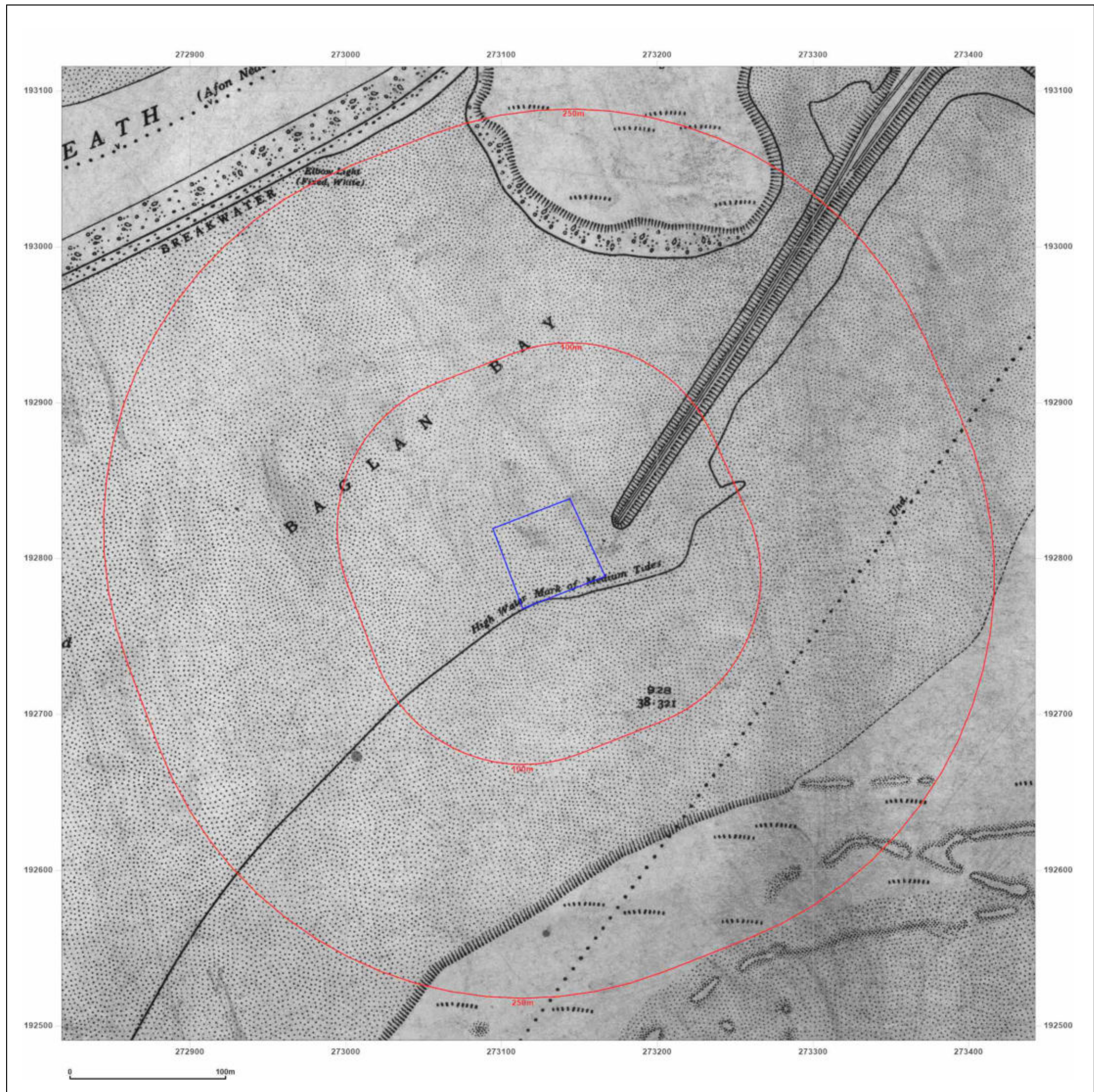
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Report Ref: CMAPS-CM-1155475-4199-180324HIS
Grid Ref: 273130, 192803

Map Name: County Series
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Grid Ref: 273130, 192803

Map Name: County Series

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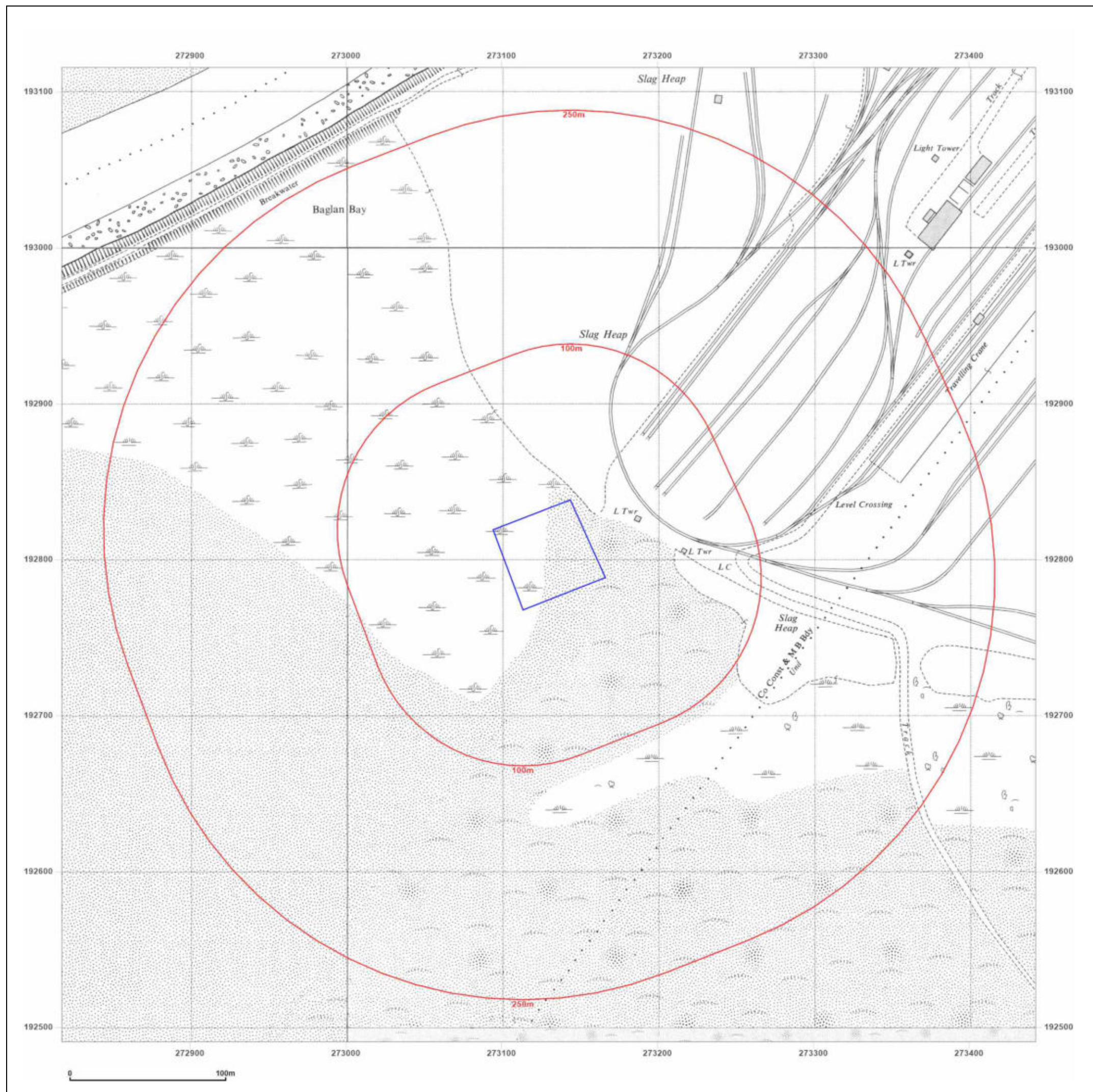


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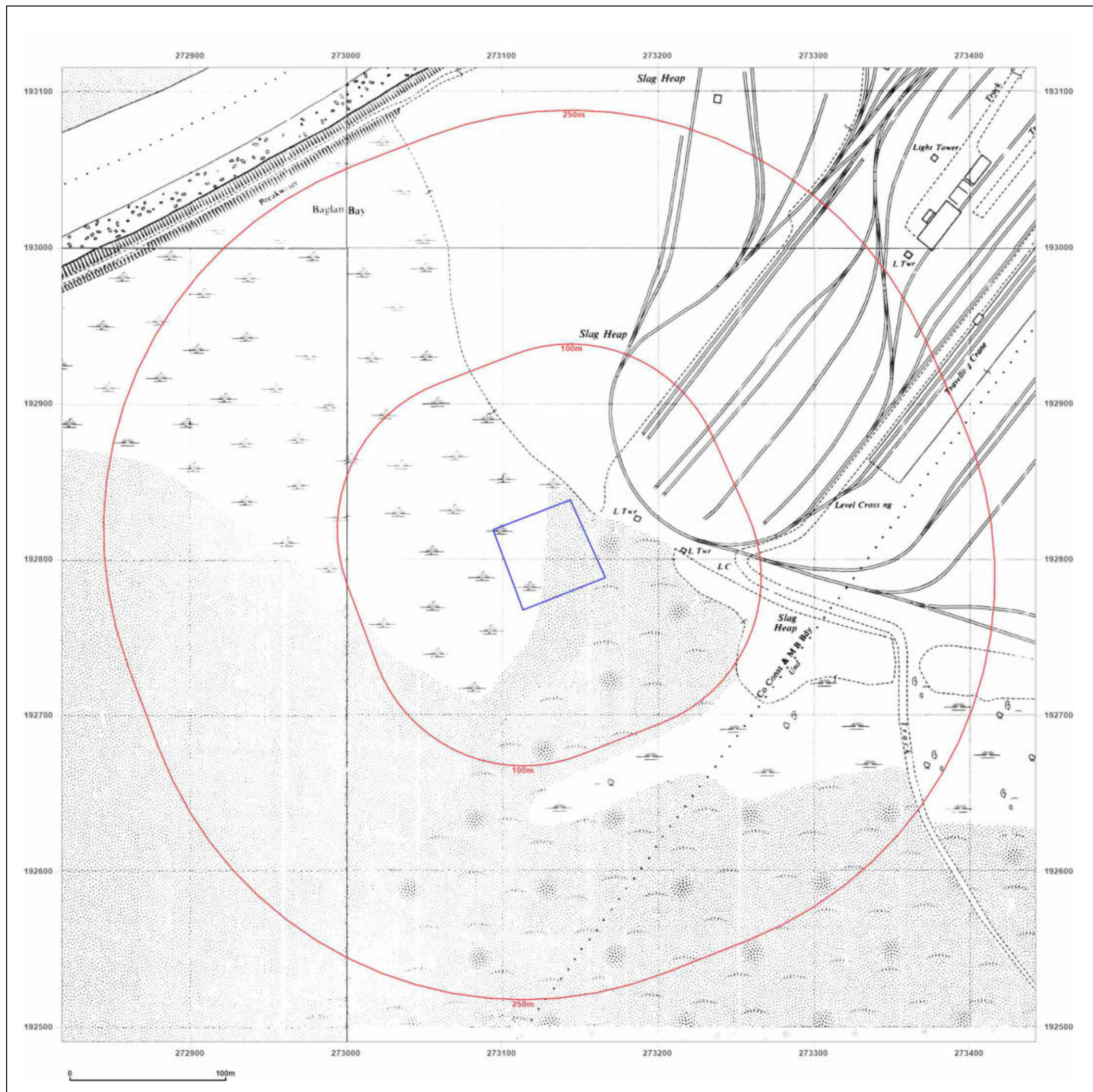


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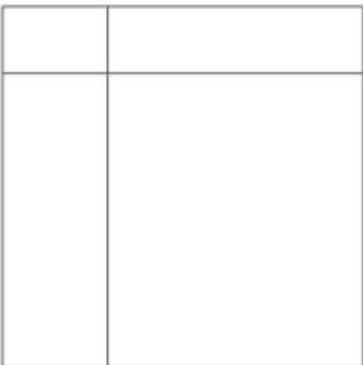
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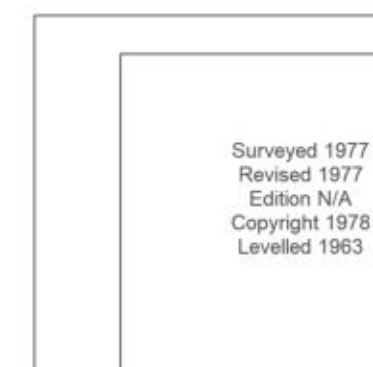
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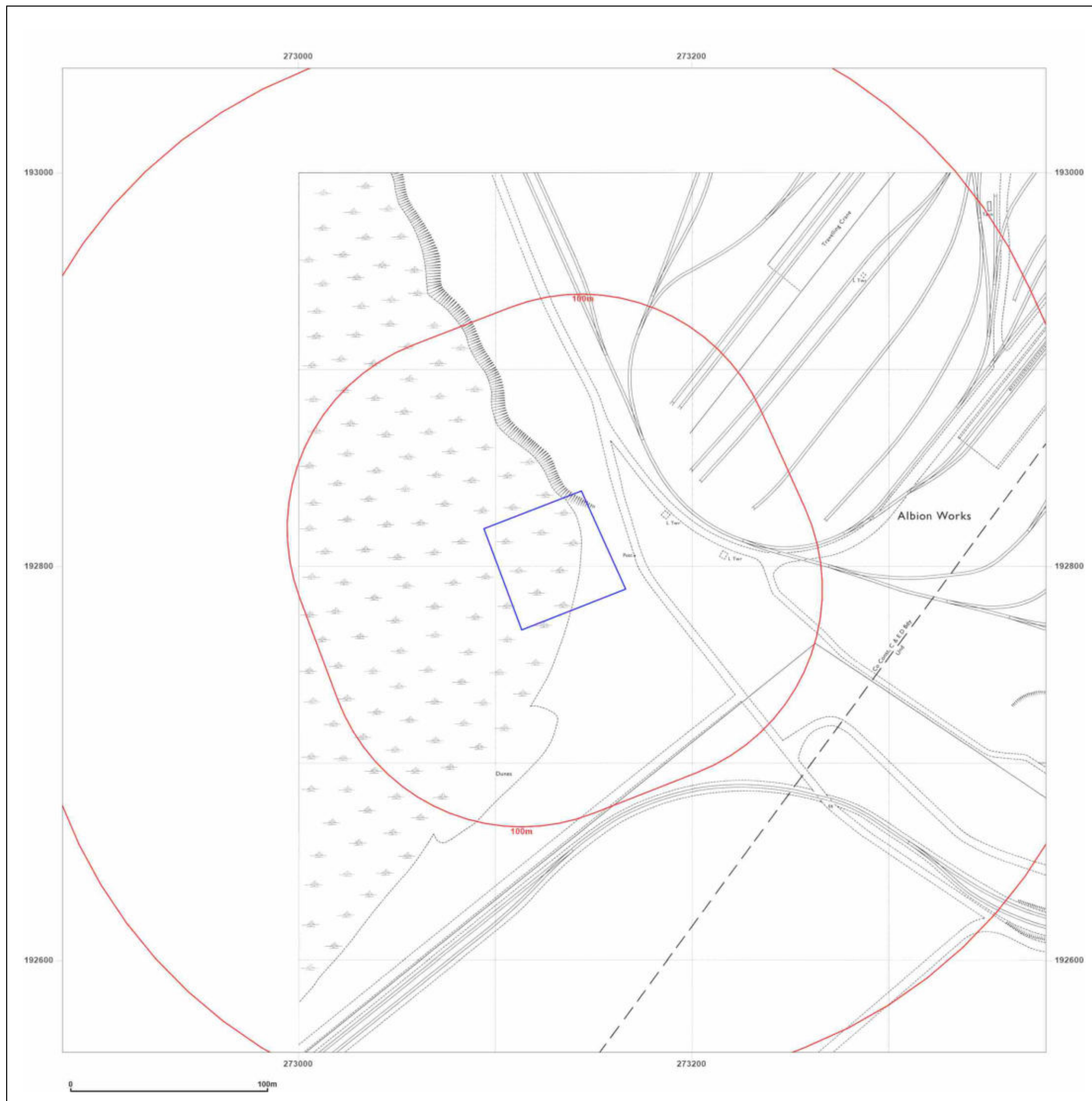


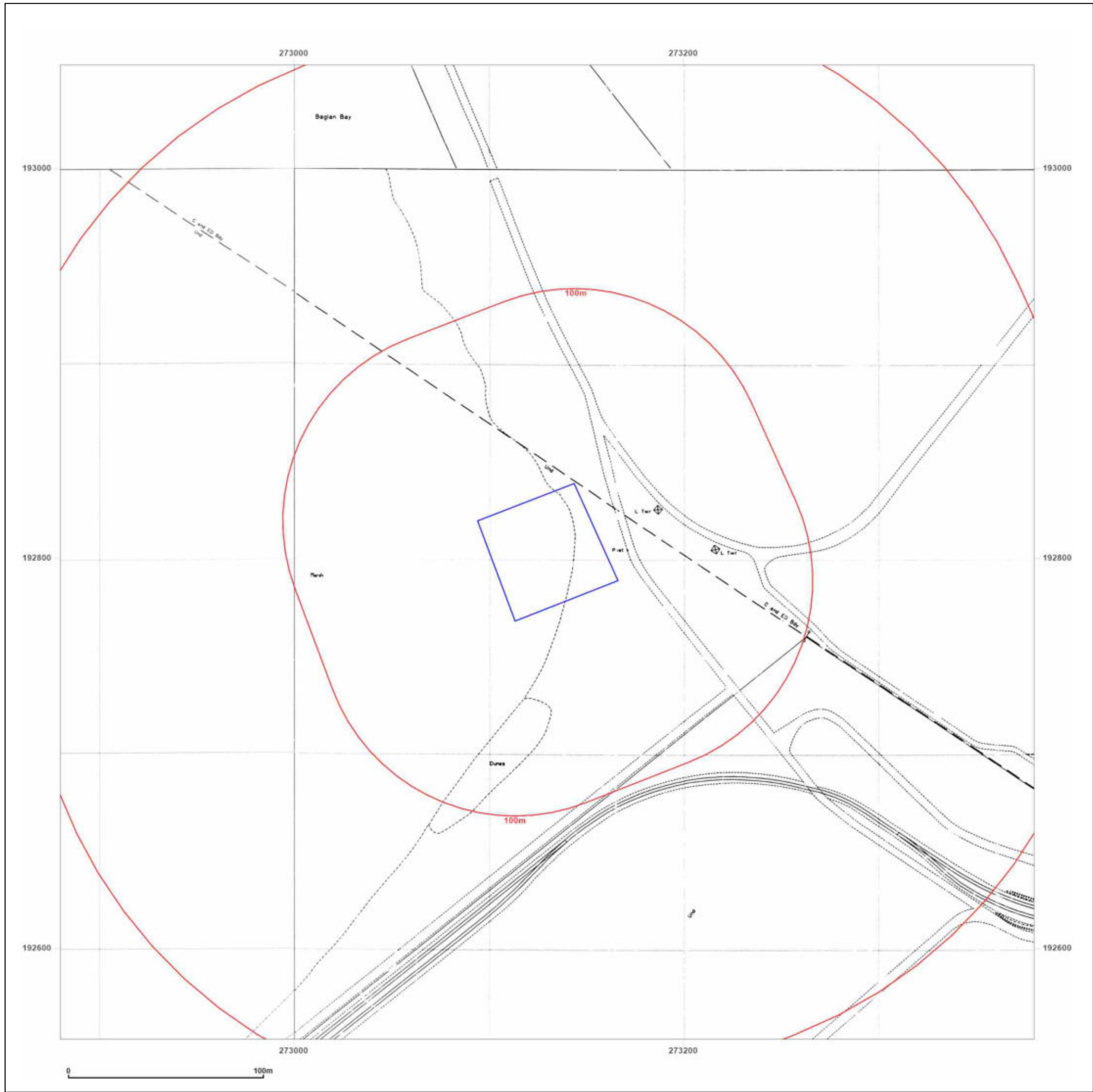
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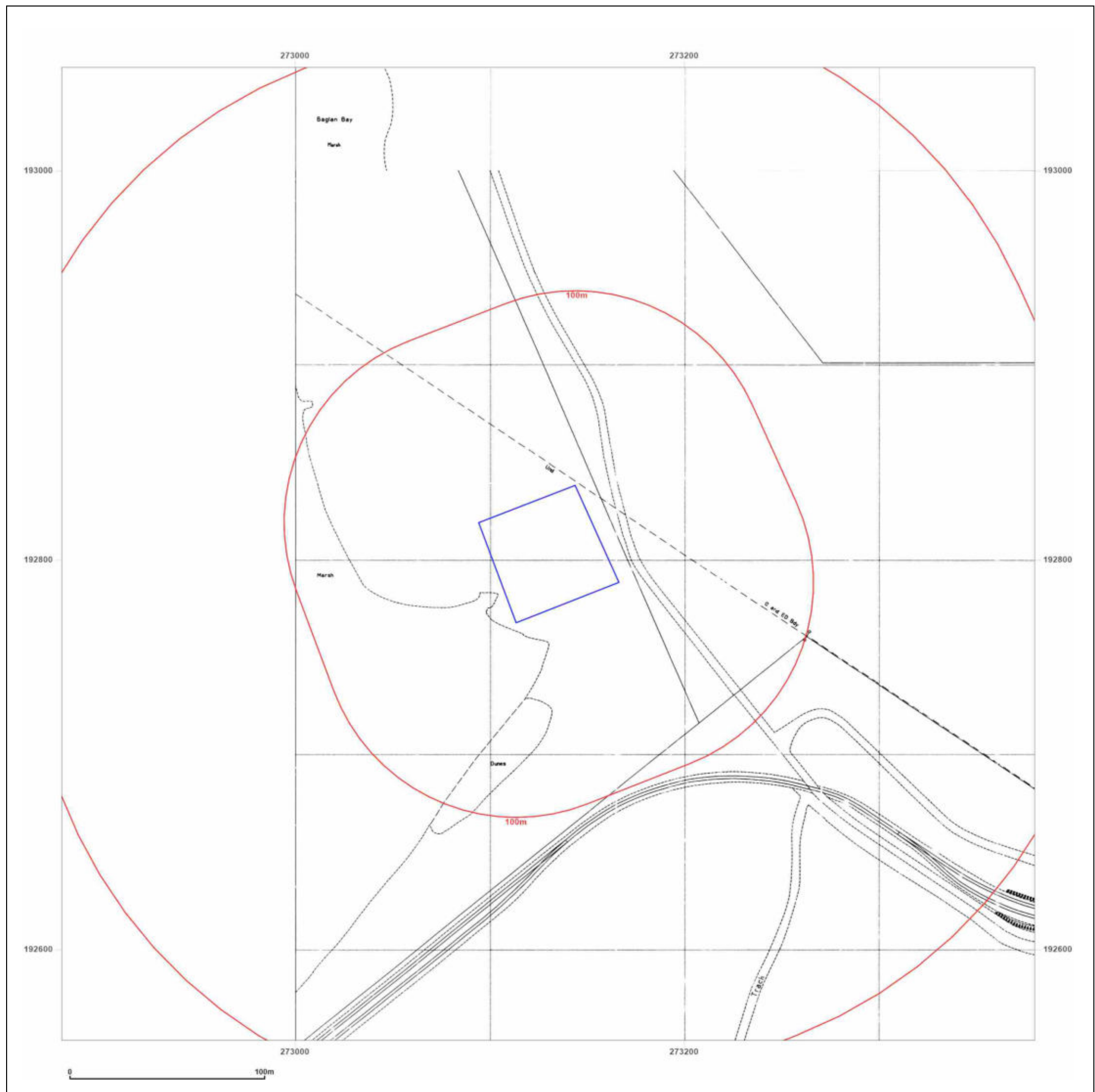
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Map Name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000

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Client Ref: CMAPS-CM-1155475-4199-180324
Report Ref: CMAPS-CM-1155475-4199-180324HIS
Grid Ref: 273130, 192803

Map Name: National Grid
Map date: 1993-1995
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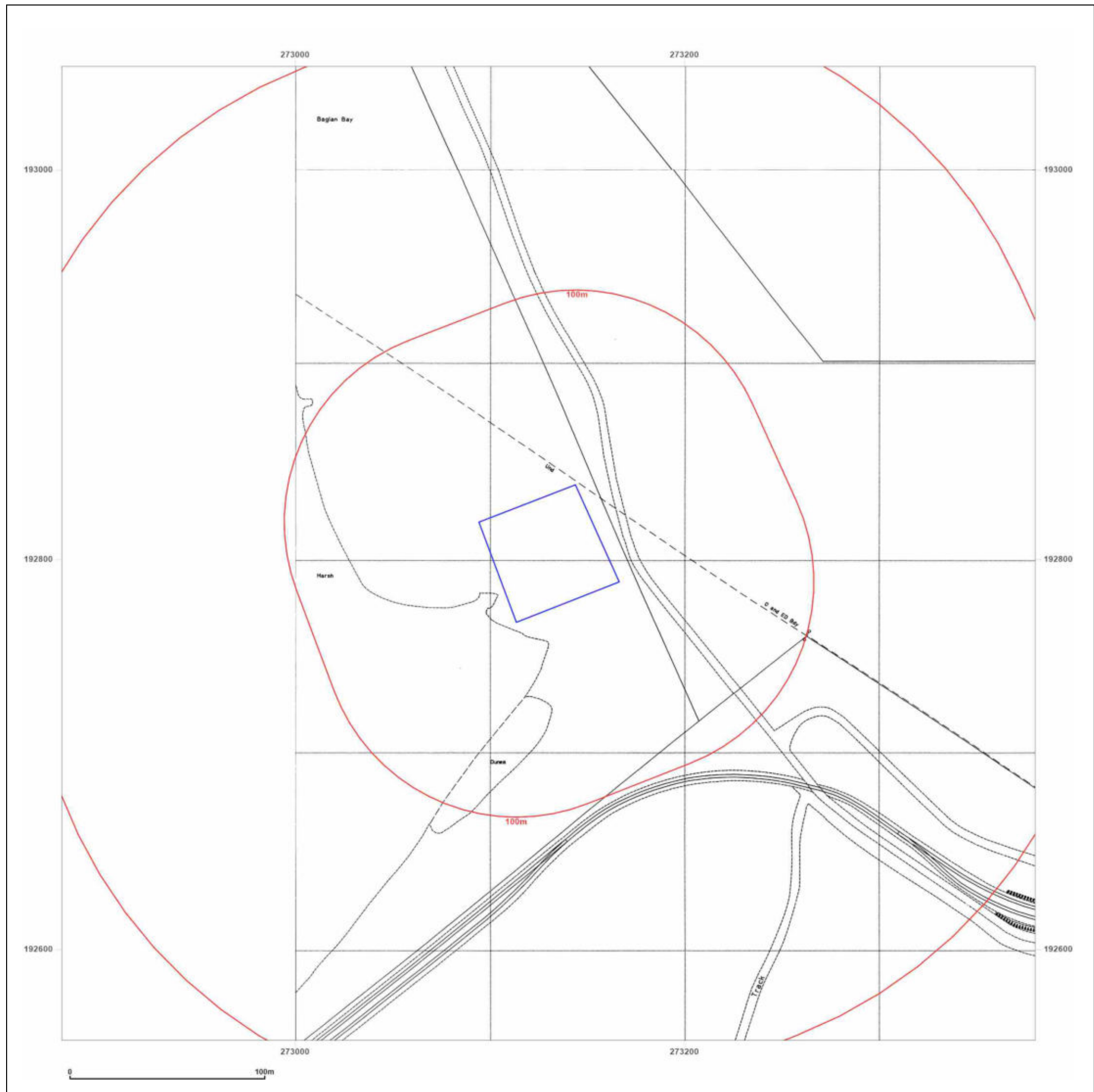


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Map Name: National Grid

Map date: 1993-1995

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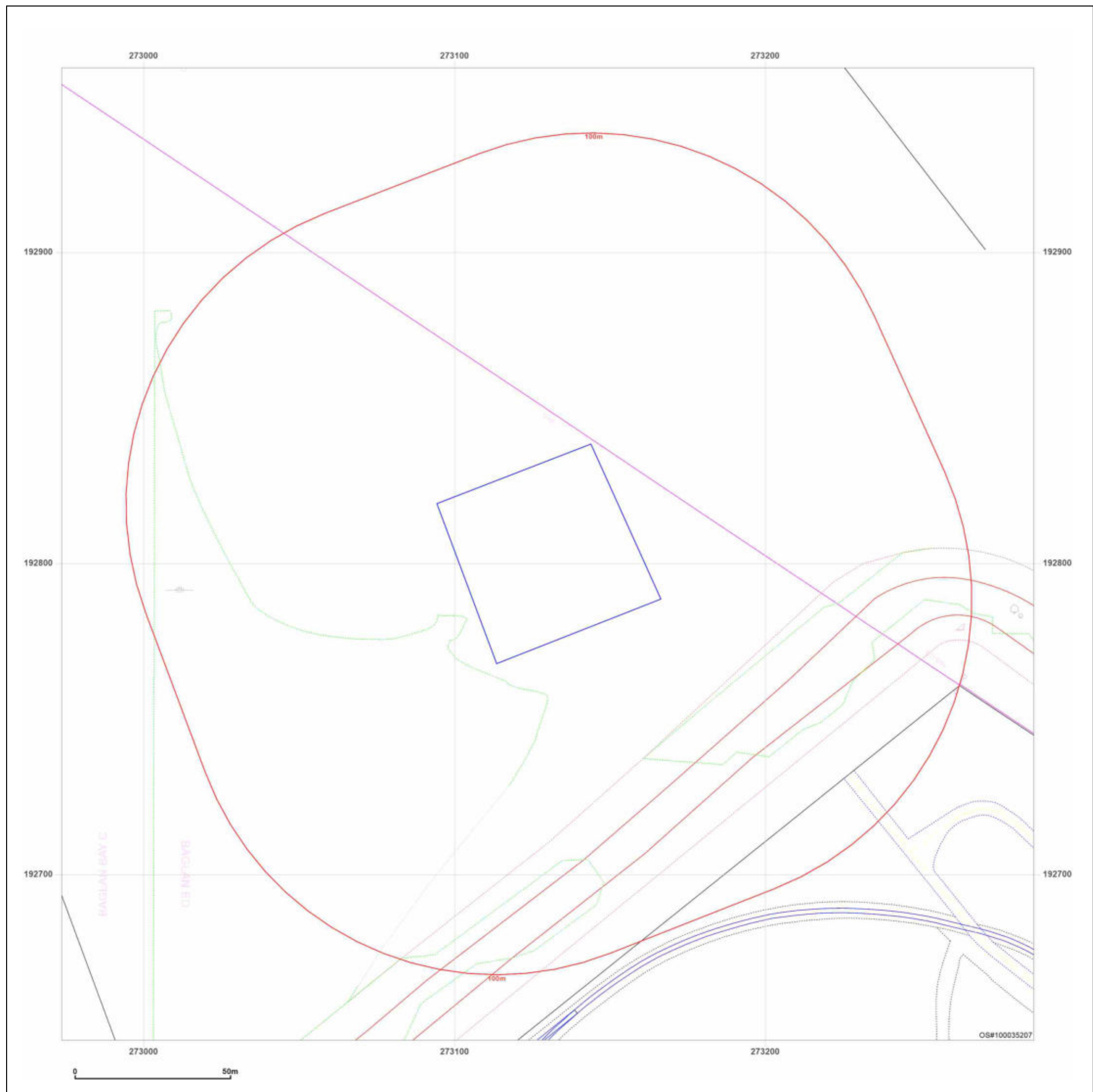
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Client Ref: CMAPS-CM-1155475-4199-180324
Report Ref: CMAPS-CM-1155475-4199-180324HIS
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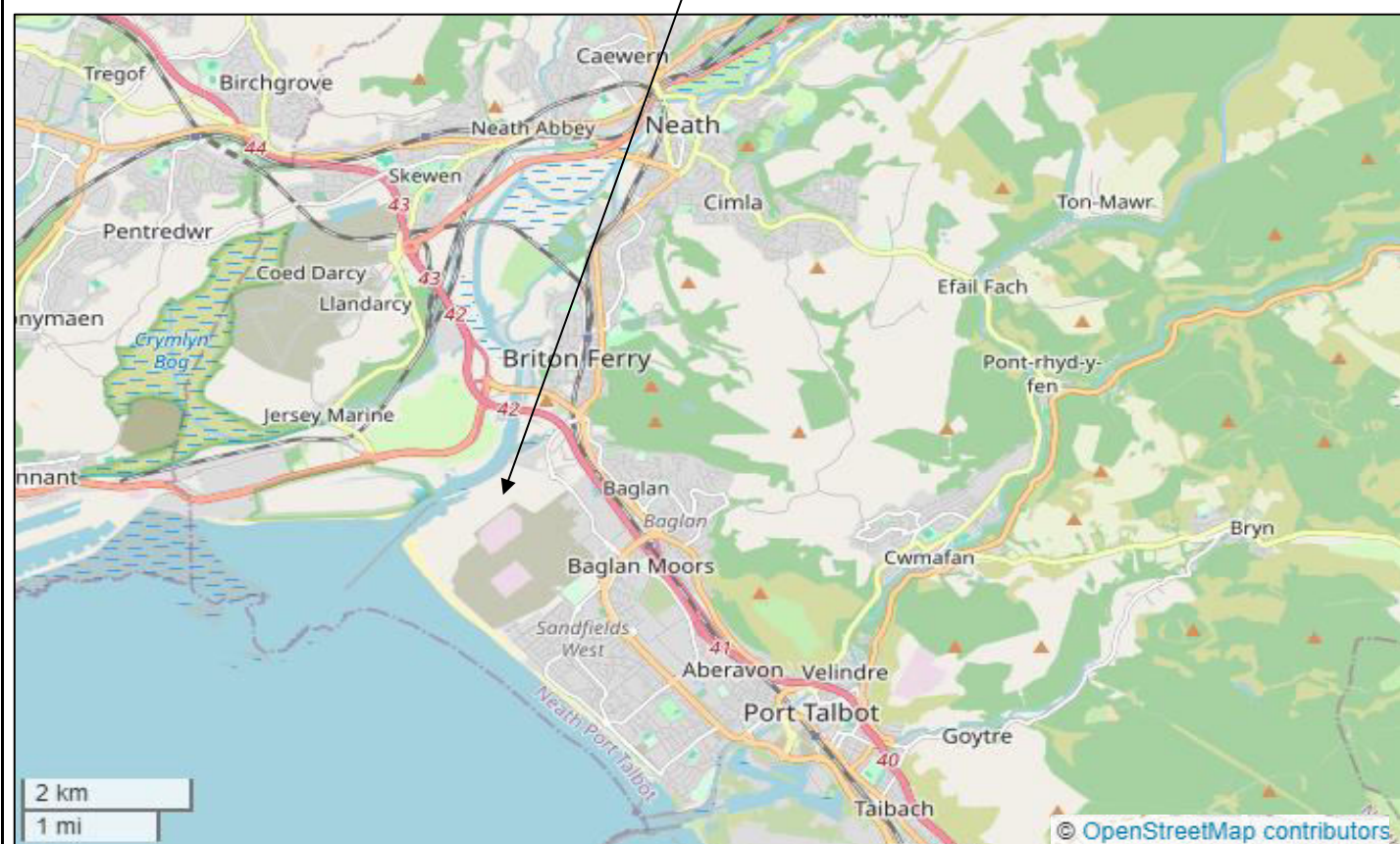
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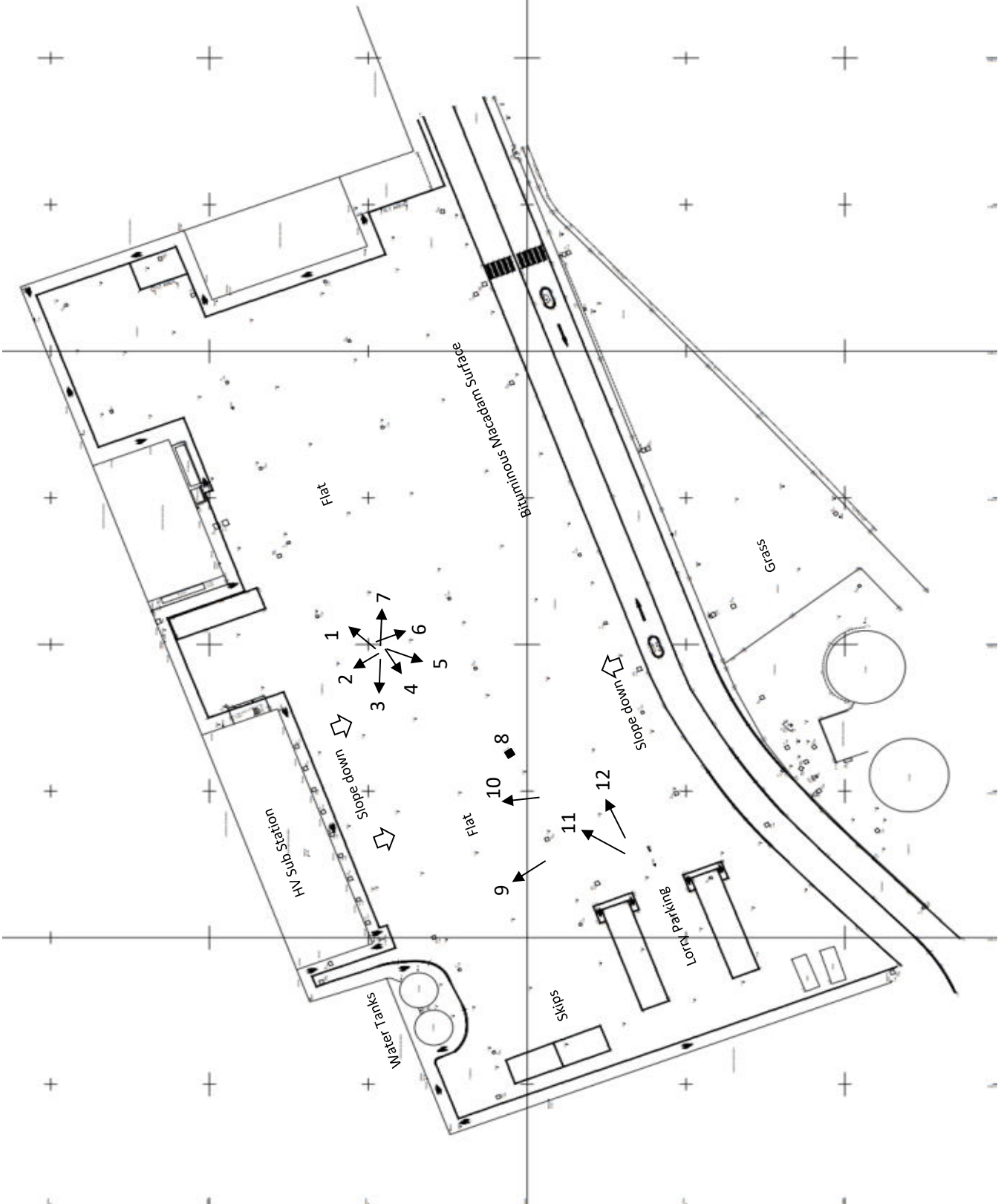
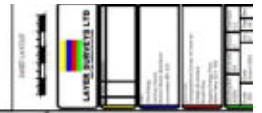
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FIGURES



 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Site Location			
Site SOFIDEL UK LIMITED, BRUNEL WAY, BAGLAN ENERGY PARK, BRITON FERRY, SA11 2HZ	Date Drawn 20/05/2024	Date Checked -	Orientation 	Job No. M3822
Client VITAL ENERGI	Drawn By DJ	Checked By -	Scale -	Figure No. 1

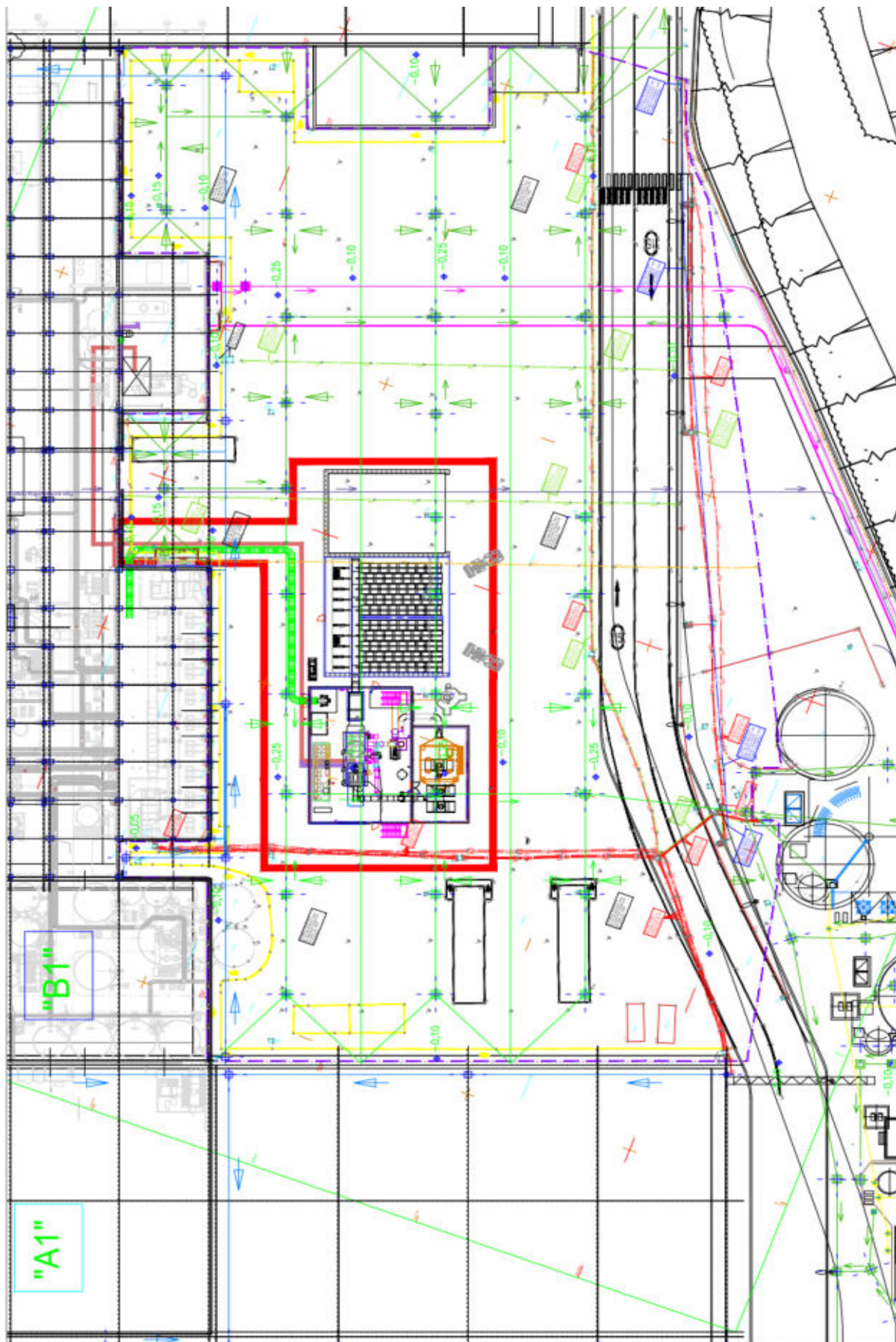


SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
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Locations of Walkover Features & Photographs

Site	Date Drawn	Date Checked	Orientation	Job No.
	20-May-24			M3822
Client	Drawn By	Checked By	Scale	Figure No.
VITAL ENERGI	DJ		—	2



SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

Proposed Development

Site SOFIDEL UK LIMITED, BRUNEL WAY, BAGLAN ENERGY PARK, BRITON FERRY, SA11 2HZ	Date Drawn 20-May-24	Date Checked	Orientation 	Job No. M3822
Client VITAL ENERGI	Drawn By DJ	Checked By	Scale —	Figure No. 3