Land at Rhodes Avenue, Port Talbot, SA12 6UT

Phase I:

Preliminary Risk Assessment

Report No. Q1785/PRA May 2025

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1.0 INTRODUCTION

1.1 General

Upon the instructions of Robert Bowen Planning and Development LTD (Planning Consultant), on behalf of CJ Construction (Client), Spencer Quantum Limited (SQL) has been commissioned to undertake a combined Phase I desk-based Preliminary Risk Assessment (PRA) and Coal Mining Risk Assessment on land currently occupied by disused changing rooms at Rhodes Avenue, Port Talbot, SA12 6UT.

The site is currently occupied by a disused changing room with undeveloped land adjacent. It is proposed to construct residential dwellings at the site. Two of the proposed residential dwellings on-site are single storey bungalows, as well as proposed gardens for each residential building.

1.2 Purpose of Study

This report presents a desk-based Preliminary Risk Assessment (PRA) and Coal Mining Risk Assessment (CMRA).

i) The purpose of the desk study element of the works is to provide a preliminary assessment of the land quality and assess the site's suitability for development in terms of its geotechnical and geo-environmental setting. This report aims to achieve this by providing the following:

- An early indication of possible land quality issues that could impact on the development proposals
- A conceptual model of the site detailing potential contamination source pathways and receptors
- A geotechnical and geo-environmental appraisal of any issue highlighted and its significance
- The relevant information to allow the design of an appropriate intrusive (Phase II) ground investigation

Information to enable the PRA/CMRA is obtained from a variety of sources, notably;

- Site specific database searches provided by Groundsure: GeoInsight and EnviroInsight, Radon,
- Historical and recent ordnance survey maps, geological maps and environmental information,
- Published Geological Map for the area: Sheet 247 'Swansea, 1: 50 000 scale.
- British Geological Survey (BGS) Website.
- National Resources Wales (NRW)
- Consultants Coal Mining Report

1.3 Scope of coal mining risk assessment

The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site.
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues.

- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

1.3.1 Limitations

The recommendations made and opinions expressed in the report are based upon study of Ordnance Survey sheets, geological maps both current and past, where available, and any referenced archive mine-plans.

Where other plan sources, borehole records from adjacent sites and published data are also considered, these are specifically referred to in the text.

We regret that no responsibility can be held for conditions that have not been revealed by the plan sources referred to. Whilst the report may suggest the likely configuration of strata below the site, this is only indicative, and no liability can be accepted for its accuracy.

1.4 Report Structure

In this desk study report, the findings of background and published datasets including site specific and adjacent property environmental and geotechnical information as well as historical land use mapping are reviewed initially to permit a preliminary risk assessment of the site.

2.0 SITE DETAIL

2.1 Site Description

The site is located adjacent to Rhodes Avenue, Port Talbot, northeast of Neath Port Talbot Hospital. The site is irregular in shape, extending into the land adjacent to the former changing rooms as well as the existing disused changing room building. Satellite imaging shows hardstanding ground immediately north of the disused changing room, as well as west of the changing room building.

The site is bounded to the west by Rhodes Avenue residential area and bounded to the south by Neath Port Talbot Hospital. The wider area is predominantly of residential usage, with localised industrial areas.

Access to the site is directly off Rhodes Avenue.
The approximate National Grid Reference of the site centre is E275527 N190490 with a nearby postcode SA12 6UT.
An extract from present day on-line mapping is presented below.

Figure 1: Site location shown *©OrdnanceSurvey*



2.2 Statutory Service Information

Service information was made available by the Client in preparation of any intrusive ground investigation work. During any future excavation works on site, utility plans should be requested from appropriate providers whilst also ensuring safe digging practices in accordance with to HS(G)47 are employed.

3.0 GEOLOGY, MINING AND SITE HISTORY REVIEW

3.1 Published Geology

Details of the geology of the site are provided by British Geological Survey online tool 'Geology of Britain Viewer'. The geological mapping indicates the site is underlain by superficial deposits of Tidal Flats, with a lithological description of mud flat and sand flat deposits, form extensive nearly horizontal marshy land in the intertidal zone that is alternately covered and uncovered by the rise and fall of the tide. They consist of unconsolidated sediment, mainly mud and/or sand. They may form the top surface of a deltaic deposit.

The solid geology beneath the site is mapped as the South Wales Middle Coal Measures, with the lithological description of grey, (productive) coal bearing mudstones/siltstones, with seatearths and minor sandstone. The site is located approximately 650m west of the conjectural position of the Morfa Fault.

Figure 2: Sheet 247 'Swansea' 1:50,000 scale *@British Geological Survey*



3.2 Site History

As part of the desk-based review, the site has been subject to a comprehensive historical land use mapping review. A complete set of Ordnance Survey historical mapping dating back to 1876 has been reviewed to identify both the site and adjacent historical land uses to determine any risks that may be realised on the present-day site in terms of both geotechnical and geo-environmental risk. A complete set of the historical

maps, as obtained from Groundsure, is presented within Appendix II.

1876 - 1899 County Series at 1:2,500 & 1:10,560 scale

The site study area is mapped as a field, noted as Aberavon Moors. The site is bounded by a potential pathway immediately to the north-east of the site. The surrounding area consists of a series of fields immediately to the east, south and west of the site.

The mapping shows a disused Sand Siding mapped approximately 250m east of the site. As well as the Great Western Railway is mapped approximately 450m north of the site at its nearest point and extends from the east to the west. The mapping also shows the Rhondda & Swansea Bay Railway mapped approximately 450m south at its nearest point and extends from the east to the west.

The mapping shows Sandfields Village mapped 450m south at its nearest point and extends to the northeast of the site exceeding 750m from the site. The map shows 2 Old Quarries mapped approximately 750m northeast of the site. As well as Glanwalia Tin Plate Works approximately 700m southeast of the site, and Port Talbot Iron Foundry approximately 750m southeast of the site. The map also notes a Gasometer approximately 750m south of the site.

1914-1921 County Series at 1:2,500 & 1:10,560 scale

There are no mapped changes to the site nor the immediate surrounding area.

The mapping shows further residential developments at Sandfields, approximately 350m south at its nearest point to the site. As well as the development of the Gas Works approximately 750m south of the site, previously noted as Gasometer.

1936-1947 County Series 1:2,500 & 1:10,560 scale

The mapping shows 2 pathways on-site, one mapped in the centre of the site extending north to south, and the other mapped on the eastern boundary of the site, also running north to south.

The mapping shows the development of Allotment Gardens, immediately to the east of the site, as well as 150m northeast of the site, and approximately 400m northeast of the site. Allotment Gardens are also mapped approximately 150m south of the site, and approximately 300m southwest of the site. As well as the development of Recreation Grounds approximately 300m south of the site. The mapping also shows further development of the residential area in Sandfields, mapped at approximately 250m east of the site at its nearest point.

1957-1967 County Series and National Grid 1:2,500 & 1:10,500 scale

No significant change mapped on the site. Although, the mapping shows the development of residential dwellings immediately to the east of the site adjacent to Rhodes Avenue.

The mapping shows the residential development of Aberavon approximately 450m south of the site at its nearest point extending east to west. The mapping shows the previous noted Gas Works approximately 750m southeast of the site, is now noted as Works.

1980- 1995 National Grid 1:10,500 scale

The mapping shows the development of a building on site, potentially the former changing rooms in the northern area of the site.

The mapping shows residential development of Rhodes Avenue immediately east and north of the site. As well as a playing field approximately 200m north of the site, and recreational grounds approximately 300m south of the site. The mapping also shows the development of Baglan Industrial Park, previously noted as Aberavon Moors, approximately 300m west of the site at its nearest point. The mapping shows the development of a school has taken place approximately 250m northeast of the site.

2001-2003 National Grid and County Series 1:10,500 and 1:2,500 Scale

The mapping shows the development of a series of posts north of the changing rooms on-site, as well as a potential pathway surrounding the buildings. As well as the development of the M4 has taken place approximately 400m north of the site at its nearest point.

2010 National Grid 1:10,500 scale

The mapping shows no notable changes to the site. The development of the Neath Port Talbot Hospital has taken place immediately south of the site.

2025 National Grid 1:10,500 scale

The mapping shows no significant changes to the site nor the surrounding area.

4.0 GROUNDSURE DATASET REVIEW

4.1 General

As part of the desk study element of this report, environmental and combined geological/ ground stability reports have been obtained from GroundSure® which compile the results of online database searches using a range of national resources.

The combined GeoInsight® and EnviroInsight® report (Report Ref: HMD-213-LA1-EF3-BVR-TJY) provides details on the geology of the site as well as information relating to ground workings in the area of the site, mining, extraction, natural cavities and natural ground subsidence. It also provides details on site specific environmental issues including pollution incidents, discharge consents, flooding issues and any areas of significant contamination potential as well the risk to any existing or planned properties from the underlying ground conditions.

A summary and review of the data collected from within this report is detailed in the following sections. Full copies of the documents provided by GroundSure® are included in Appendix III.

4.2 Geology and Ground Stability - Data Review

4.2.1 Artificial Ground

The geology section of the combined geological/ground stability GroundSure® report has identified 1. no presence of both Artificial Ground or Made Ground within the site study area, described as Made Ground (undivided).

4.2.2 Superficial Ground/ Drift Geology & Landslips

Superficial deposits are shown in agreement with details presented within Section 3.1. The Groundsure Reports indicate superficial deposits of tidal flat deposits, with a description of clay, silt and sand.

There are no records of any landslips within 500m of the site boundary.

4.2.3 Bedrock, Solid Geology & Faults

The report identifies the site to be underlain by the South Wales Middle Coal Measures, which agrees with Section 3.1 of this report.

4.No Faults are recorded on-site or within 500m of the site, the nearest record being 330m northeast of the site, described as an inferred fault.

4.2.4 Radon Data

The Groundsure Report indicates that less than 1% of properties are estimated to be affected by Radon with a 75m accuracy radius. Therefore, in accordance with the Building Research Establishment (BRE) guidance on radon protective measures for new dwellings (BR211 2015), no radon protection measures are required.

4.2.5 Mining, Ground Workings & Natural Cavities

No Britpits are noted within 1000m of the site.

There are 2 No. records of Surface Ground Workings within 250m of the site. 1 entry is recorded for 193m southwest of the site as a pond mapped 1995. The remaining record mapped 203m west of the site as a gravel pit, mapped 1957.

There are no records of Underground Workings within 1000m of the site, Underground Mining Extents, Historical Mineral Planning Area, Researched mining, Mining record office plans, no BGS mine plans within 500m of the site. There are no records on site of Coal Mining, Brine areas, Gypsum areas, Tin mining or Clay mining. There are no Natural cavities recorded within 500m of the site and no Mining cavities recorded within 1000m of the site.

4.2.6 Natural Ground Subsidence

The Groundsure report identifies a range of 'Natural Ground Subsidence' datasets supplied by the British Geological Survey (BGS). Each hazard has a 'hazard rating' and corresponding description which are summarised in Table 1.

Table 1: Natural Ground Hazard Summary

Hazard	Hazard Rating	Details
Shrink - Swell Clays	Very Low (On-Site)	Ground conditions predominantly low plasticity.
Landslides	Very Low (On-Site)	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Soluble Rocks	Negligible (On-Site)	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.
Collapsible ground	Negligible (On-Site)	Deposits with potential to collapse when loaded and saturated are believed not to be present.
Compressible deposits	Vey Low (On-Site)	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.
	Moderate (On-Site)	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

Hazard	Hazard Rating	Details
Running Sands	Very Low (On-site)	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
	Moderate (On-Site)	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.

4.2.7 Estimated Background Soil Chemistry

The report identifies four records of the estimated background soil chemistry either on site or within 250m of the site boundary. A summary of these records is presented in Table 2 overpage.

Table 2: Estimated Geometric Mean Soil Concentrations (all figures in mg/kg)

Location	Arsenic (As)	Bio accessible Arsenic	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)	Bio accessible Lead
On site	25-35 mg/kg	No Data	1.8 mg/kg	60-90 mg/kg	15-30 mg/kg	100 mg/kg	60 mg/kg

4.2.8 Railways and Tunnels

Section 21 of the Groundsure Report details current and historic railways, and railway related infrastructure such as embankments and tunnels. There are No entries listed for historic railways and tunnel features on-site within 250m of the site.

There are 2.no entries listed for historic railways and tunnel features on-site within 250m of the site. The closest record being 238m southeast of the site noted as Railway Sidings mapped in 1897. The remaining record is in excess of 241m of the site.

4.3 Environmental Data Review

4.3.1 Historical Industrial Sites

The Groundsure combined report identifies 15.no records of potentially contaminative past industrial land uses within 500m of the site boundary. The nearest record located 203m west of the site as a Gravel Pit. The remaining records are in excess of 238m and refer to railway sidings, cuttings, unspecified industrial, railway building and unspecified tank.

There are 2 No historic tanks recorded within 500m of the site. The nearest being a Tank 339m south of the site, present during 1951.

There are 7.no records of Historic energy features within 500m of the site. The closest record relates to an Electricity sub-station mapped in 1977 approximately 362m west from site. The remaining records are in excess of 363m relating to electricity sub-stations and one record of a Gas Governor.

There are no Historical petrol stations within 500m of the site.

There are 7no. Historical garages within 500m of the site. The closest record relating to a garage present in 1951-1958, 290m south of site. The remaining records are in excess of 290m of the site.

There are no records of Active or recent landfills, Historical landfills (BGS records & LA/mapping records), Historical waste sites within 500m of the site.

There are 7.no Licensed waste sites within 500m of the site. The nearest being 51m south of the site, at Neath and Port Talbot Hospital, licensed for clinical waste transfer, issued 06/06/2003.

There are 2.no Historical landfill (EA/NRW records) within 500m of the site. Both records are located on-site relating to a refuse tip, mapped 1963.

There are 3.no Waste exemptions within 500m of the site. The nearest being 96m west of the site at Neath and Port Talbot Hospital, for treating waste exemption, for sorting and de-naturing of controlled drugs for disposal.

4.3.2 Current/ Recent Industrial Sites

Section 4.1 of the Groundsure report lists 4.no entries for recent industrial land uses within 250m of the site. The nearest record being 80m north of the site, at West Glamorgan, SA12, for a water pumping station.

There are 1.no active petrol stations within 500m of the site. The nearest record located 367m south of the site owned by Obsolete at SA12 6LR.

There are no gas pipelines, hazardous substance storage or usage sites, or indeed sites determined as Contaminated Land listed.

4.3.3 Environmental Permits, Incidents and Registers

Within this section of the Groundsure report, there are no entries for Licensed pollutant release (Part A(2)/B).

There are no records of radioactive substance authorisations within 500m of the site.

There are no records of Integrated Pollution Control (IPC) within 500m of the site study area.

There are 4.no records of both Licenced Industrial Activities (PartA(1)) within 500m of the site study area. All records being 456m northwest of the site, relating to Tech Assemblies LTD, for non-ferrous metals; producing etc. lead and alloys with release to air.

No records of Pollutant Release to Surface Waters (Red List) under the environmental protection regulations 1991.

There are no records for List 1 or List 2 Dangerous Substances in Compliance with European Directive E 2006/11/EC and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

There are 8 No. records of Substantiated Pollution Incidents (EA/NRW) within 500m of the site study area. The record relates to an incident in 2001, approximately 72m southeast of the site with dust pollutant, with a minor impact on air, land and water.

No Pollution Inventory Waste Transfers, Radioactive Waste or Substances Pollution Incidents (EA/NRW) are recorded within 500m of the site study area.

There is no record of Control of Major Accident Hazards (COMAH) site within the site boundary

There are no records of Control of Major Accident Hazards (COMAH). This includes upper and lower tier sites and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS).

There are no records of National Grid High Voltage Underground Electricity Transmission Cables or High-Pressure Gas Transmission Pipeline within 500m of the site.

4.3.4 Hydrogeology and Hydrology

The underlying superficial deposits on site have a classification of Secondary Undifferentiated Aquifer, 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 on-aquifers in different locations due to the variable characteristics of the rock type.

The underlying bedrock deposits on site have a classification of Secondary A Aquifer, described as 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.

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.

The onsite characterisation of vulnerability to groundwater by a pollutant discharged at ground level of the

superficial deposits is recorded in the Groundsure report as **'HIGH'.** The onsite characterisation of vulnerability to groundwater by a pollutant discharged at ground level of the bedrock is recorded in the Groundsure report as **'LOW'**.

There is no groundwater abstraction licences within 2000m of the site.

There are 13.no surface water abstraction licences within 2000m of the site. The nearest being 879m southeast of the site, with an active license with unknown details recorded.

There are no potable water abstraction licenses within 2000m of the site.

There is no source protection zone (SPZ) within 500m of the site.

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.

4.3.5 Flooding

Information on surface water flooding, flood defences, flood storage and groundwater flood are provided in this section with a radius of 250m of the site study area.

There are 2.no records of a risk of flooding from rivers and the sea within 50m of the site. The nearest record on-site recorded as Low.

There are no records of historical flood events, flood defences, areas benefiting from flood defences or flood storage areas within 250m of the site.

The site is located within a Flood Zone 2 or Zone 3 environment.

The risk from Groundwater flooding is detailed as low.

4.3.6 Designated Environmentally Sensitive Sites

According to the Groundsure report there are no records of Designated Sites of Special Scientific Interest (SSSI) within 2000m of the site.

There are no entries for Special Areas of Conservation (SAC) within 2000m of the site.

There are no records of Special Protection Areas (SPA) within 2000m of the site.

There are no listed Local Nature Reserves (LNR) within 2000m of the site.

There are 13 No. records for Ancient Woodlands within 2000m of the site, the nearest record is located 1507m north of the site relating to ancient woodland site. The remaining records are in excess of 1573m.

There are no records of Biosphere Reserves, Forest Parks, Marine Conservation Reserves, Proposed Ramsar Sites, Potential Special Protection Areas (pSPA), Nitrate Sensitive Areas, Nitrate Vulnerable Zones and Green Belt Land within 2000m of the site study area.

There is no record of National Nature Reserves (NNR) within 2000m of the site.

4.3.7 Visual and Cultural Designated Sites

There are no visual or cultural designated sites within 250m of the site.

There are no listed buildings within 250m of the site.

4.4 Data Review Summary

Upon review of the geotechnical and geo-environmental data collected from all sources (including geology, site history and the Groundsure report), a number of historical/ current land uses within the locality have been identified that may have the potential to influence the development, either from a geotechnical or contaminated land viewpoint. A summary is provided below:

- Historical mapping has shown the site to have been developed into the disused changing rooms including posts and pathways on-site. Given the existing site topography and the industry that has historically dominated Port Talbot, it is likely reprofiling of the area of the site may have taken place and associated Made Ground may be present relating to the residential housing developments immediately east of the site and the hospital 50m south of the site, as well as the building on-site and the streetworks with the potential for on-source contamination to be present, including slag.
- The historic mapping and Environmental Database show's potentially contaminative land uses and occurrences in the surrounding area, the most pertinent of which are the refuse tip on-site, gravel pit 203m west of the site, Electricity Sub-Station 362m west of site, Gas Governor 394m west of site, and 2 unspecified tanks 338m south from the site. The refuse tip is potentially a significant on site source of contamination. Each of these land uses are a potential off-site source of contamination.
- The underlying superficial deposits are classed as a Secondary Undifferentiated Aquifer and holds High vulnerability status.
- The underlying bedrock is classed as a Secondary A Aquifer and holds Low vulnerability status.
- The site is considered to be at risk of flooding and is in a flood zone risk 2 & 3 area.
- Made Ground is recorded on-site.
- There is no entry of Non-coal mining on-site.
- The Groundsure Report indicates that less than 1% of properties are estimated to be affected by Radon with a 75m accuracy radius. Therefore, in accordance with the Building Research Establishment (BRE) guidance on radon protective measures for new dwellings (BR211 2015), no radon protection measures

are required.

- The risks associated with any naturally occurring geo-hazards are detailed as:
  - Shrink Swell Clays – Very Low (On-Site)
  - Running Sands – Very Low (On-Site) / Moderate (On-Site)
  - Compressible Deposits – Very Low (On-Site) / Moderate (On-Site)
  - Collapsible Deposits – Negligible (On-Site)
  - Landslides – Very Low (On-Site)
  - Ground Dissolution of Soluble Rocks – Negligible (On-Site)

5.0 COAL MINING RISK ASSMESSMENT

5.1 Sources of Information Used to Inform this Report

The following information sources have been used to provide an assessment of the potential mining risk within this report.

Source reviewed	Yes	No	Remarks
Coal mining report	✓		Coal Authority Consultants Coal Mining Report
Other mining records		X	
Geological plans	✓		County Series Geological Sheet 247 Swansea 1:50,000
BGS Boreholes		X	BGS GeoIndex
Other	✓		Coal Authority Interactive Viewer BGS Geology Viewer OS Historical Maps (at 1:10,560 scale)

The Coal Authority Mining Report is included in Appendix II.

5.2 GeoIndex Search

The British Geological Survey 'GeoIndex' online services provides details of the local geology and archived borehole logs. The search of this archive has further information pertaining to the site.

The bedrock formation is the South Wales Middle Coal Measures, where its lithological description is grey, (productive) coal bearing mudstones/siltstones, with seatearths and minor sandstones.

The Lower Boundary of the formation is the Vanderbecki (Amman) Marine Band, where its lithological description is grey, marine, fossiliferous mudstones at the base of the marine band conformably overlie the Amman Rider Coal or the local equivalent.

The Upper boundary of the formation is the Cambrienese (Upper Cwmgorse) Marine Band, where its lithological description is grey, marine mudstones at the top of the marine band are conformably overlain by non-marine mudstones marking the base of the South Wales Upper Coal Measures or by Pennant sandstones marking the base of the Pennant Sandstone Formation.

The general thickness of this formation is 120m on the east crop of the coalfield to 240m in the Swansea area.

The Superficial Deposit on site is recorded as Tidal Flat deposit, with the lithological description of mud flats and sand flat deposits, form extensive nearly horizontal marshy land in the intertidal zone that is alternatively covered and uncovered by the rise and fall of the tide. They consist of unconsolidated sediment, mainly mud and/or sand. They may form the top surface of a deltaic deposit.

The BGS hold 41.no accessible records from previous ground investigations in the area undertaken the nearest borehole log exceeding 10mbgl with an accessible record is approximately 22m north of the site, summarised in Table 3.

Table 3: GeoIndex Borehole record located 275520E, 190540N at Baglan Site B.1. Ground Level 6.11m AOD.

Depth mbgl	Strata Observed
0.0-0.5	Topsoil: brown organic silt with some medium gravel
0.5-1.45	Firm brown clayey SILT with a little gravel of slag and a little glass and plastic (Capping layer for domestic refuse)
1.45-2.45	Plastic, glass, rotting newspaper with a little dark brown gravel of slag. (Domestic refuse)
2.45-3.0	A/A Mixed with medium brown clayey fibrous organic silt (Buried topsoil0
3.0-3.50	Very soft grey mottled brown clayey SILT with a little rotting vegetation (Alluvium)
3.50-4.15	Soft grey slightly organic silty CLAY (Alluvium)
4.15-5.45	Soft grey slightly clayey sandy SILT (Alluvium)
5.45-6.00	Medium dense grey medium grey slightly organic fine SAND becoming dark grey and more organic with depth (Alluvium)
6.00-7.00	Soft grey mottled brown silty CLAY with a little rotting vegetation (Alluvium)
7.00-8.45	Soft to firm dark brown PEAT
8.45-10.50	Very soft grey slightly organic sandy SILT with occasional thin organic layers (Alluvium)
10.50-13.0	Dense brown subrounded to rounded medium to coarse GRAVEL with a little fine gravel and a little soft grey clay at the top (Fluvioglacial)
13.0-14.20	Very dense brown subrounded to rounded medium to coarse GRAVEL with some fine gravel and coarse sand and a little cobble (Fluvioglacial Gravels)
End of Borehole	

5.3 Identification & Assessment of Site-Specific Coal Mining Related Risks

The Coal Authority Coal Mining Report for the development site identified the following site-specific coal mining legacy risks to the site.

	Assessment
	Findings
a) Past Underground coal mining	The property is not in a surface area that could be affected by underground mining.
b) Present/Future Underground coal mining	No present underground working beneath the site. No applications for future are known.
c) Mine entries (shafts and adits)	No recorded mine entries within 100m of the boundary.
d) Surface mining (opencast workings)	No past, active or future opencast sites are recorded or planned in the vicinity that could pose a risk.
e) Coal Mining Subsidence	No damage notices or claims, stop notices or requests for preventative work are known for the site area.

f) Record of past mine gas emissions or potential	No records of mine gas emissions requiring action are recorded.

A desk-based study of the coal mining information has been used to risk assess the coal mining features above. A summary of the risk posed by these features is summarised after thorough analysis of the information sources. Comments on each specific coal mining issue follows below.

5.3.1 Underground Mining

Coal mining at depths shallower than 30m beneath ground level can typically pose challenges to ground stability at the surface. The magnitude of this effect depends upon the exact depth of any workings, the thickness of competent rock covers and the extraction thickness of any coal mine workings.

Study of the geological mapping (BGS Glammorgan Sheet 247 'Swansea') indicates the site to be underlain by the Middle Coal Measures, typically comprising Mudstone, Sandstone and Siltstone with workable Coal Seams.

The Coal Authority Interactive Viewer illustrates the closest coal seam, seam code SW085I, suspected Wernpistyll Rider Seam, is approximately 800m northeast of the site, dipping towards the north. An extract is presented as Figure 6.

Based on the geological mapping and the location of Coal Seam outcrops mapped on the Coal Authority Interactive Viewer, Coal seams are not expected to crop below the site and or within the vicinity.

The Coal Authority Mining Report states the property is not within a surface area that could be affected by any past recorded underground coal mining.

Mapped mining related features in the area include of mine shafts/adits within approximately 900m northwest of the site, recorded as treated in 2002. Given the location of the features and the structural orientation of the local geology, it is unlikely associated mine workings extend below the site.

Based on the unlikely presence of 'shallow' Coal Seams below the site and the potential for unrecorded shallow mine workings to be present below the site, there is a negligible risk to the proposed development.

Figure 6: Coal Authority Interactive Map Extract of Probable Shallow Workings and Coal Outcrops
© Coal Authority (Not to Scale)

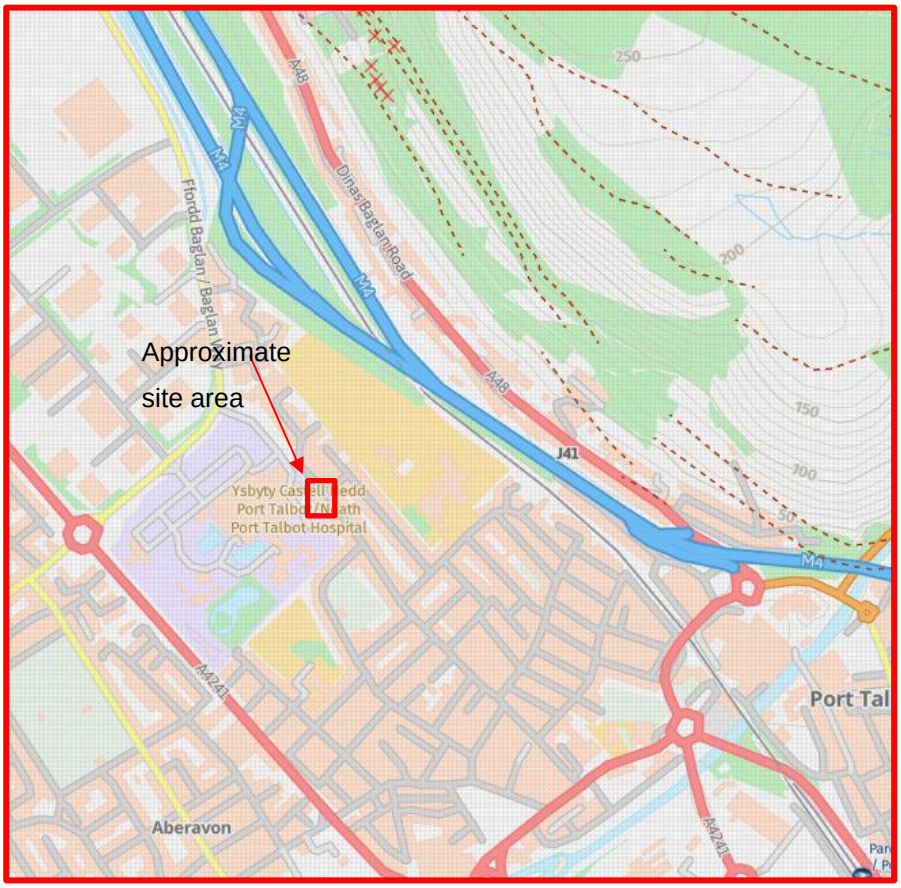


Figure 7: BGS Glammorgan Sheet 247 'Swansea' Solid and drift

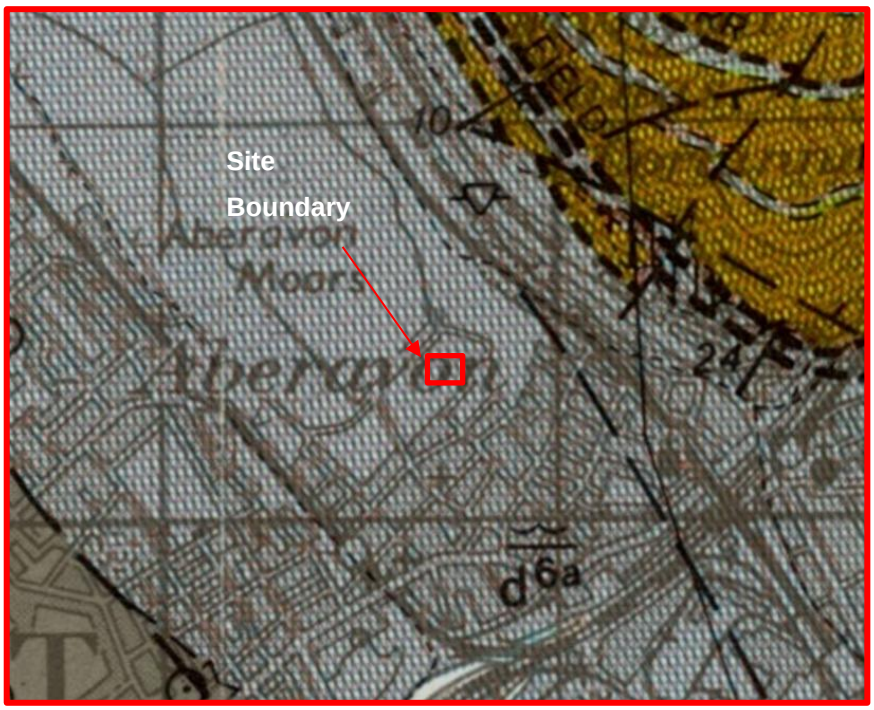
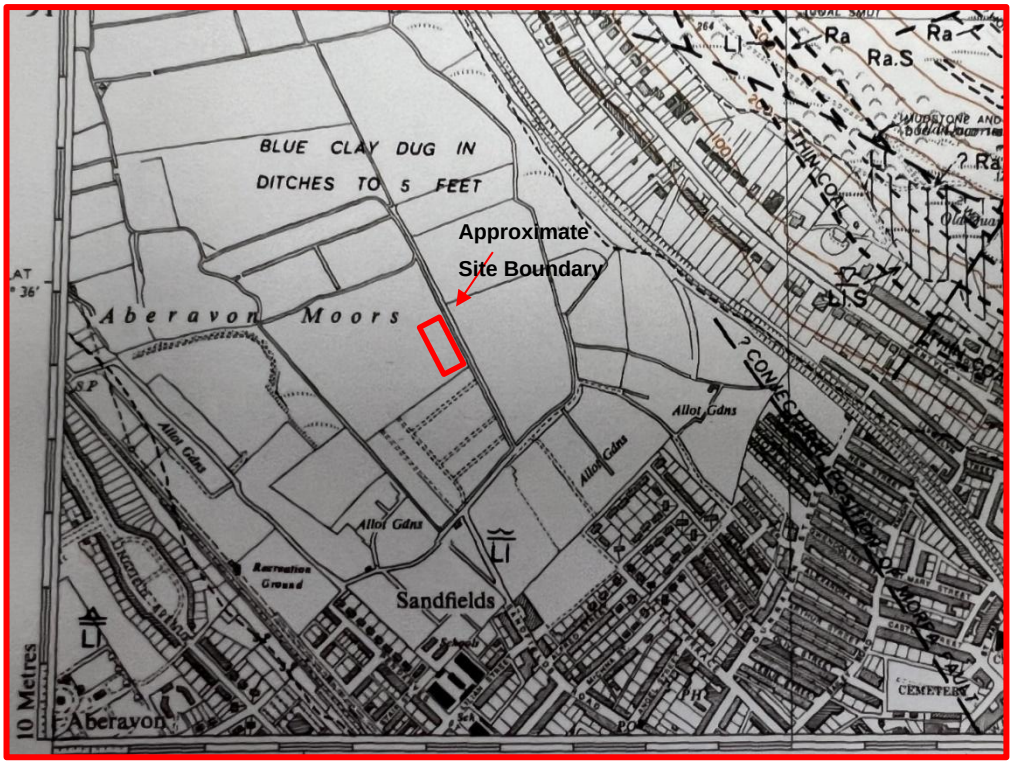


Figure 8: Sheet Extract from SS-79-SE *@British Geological Survey*



5.3.2 Present or Future Underground Coal Mining

The Coal Authority Coal Mining Report includes a statement the site is not within a surface area that could be affected by present underground workings. Nor is it an area where the Coal Authority has received an application to remove or work coal by underground methods.

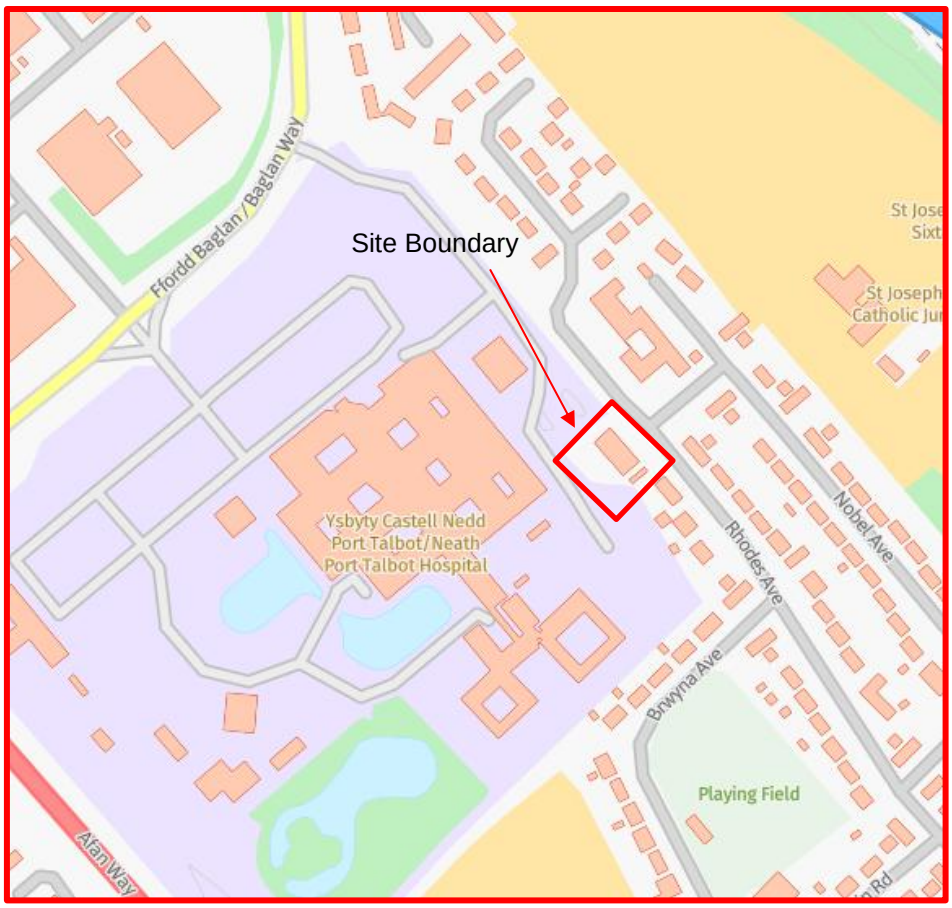
The property is not in an area likely to be affected from any planned future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.

5.3.3 Mine Entries (Shafts and Adits)

The Coal Authority Consultants Coal Mining Report records no mine entries on site, or within 20m of the site, as shown in figure 9.

The Coal Authority Interactive Map Viewer Extract (Figure 9) records the nearest mine entries to the proposed development property is approximately 800m northwest of the site.

Figure 9: Coal Authority Interactive Map Extract of Mine Entries © Coal Authority (Not to Scale)



5.3.4 Coal Mining Geology (Faults and Fissures)

The geological mapping of the area shows the site is approximately 650m west of the conjectural position of the Morfa Fault, and so the associated risk is low.

5.3.5 Surface Mining (Opencast Workings)

The Coal Authority Coal Mining Report indicates that the site is not within the boundary of an opencast site from which coal has been removed by opencast methods. The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods. 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.

The risk is therefore low.

5.3.6 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 Record of Past Mine Gas Emissions or Potential

5.3.7 Record of Past Mine Gas Emissions or Potential

The Coal Authority has no record of a mine gas emission requiring action in the surrounding area. Seams in the local sequence do not have a history of being prone to spontaneous combustion.
out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

5.3.8 Preliminary Mine Gas Risk Assessment

As discussed, in section 4.1 shallow coal seams are not present at shallow depths below the proposed development site. Therefore, the presence of unrecorded shallow mine workings is unlikely.

Mine workings and Coal Seams have the potential to generate and store/contain elevated methane and carbon dioxide concentrations. As the coal seams are not believed to be at shallow depths below the site, a pathway is unlikely to exist between the coal seams or shallow mine working and future site users and therefore, a risk from mine gas is negligible.

In areas of former coal mining, there is a potential risk from the migration or liberation of mine gases that can affect developments.

The Coal Authority has no record of a mine gas emission requiring action in the surrounding area. Seams in the local sequence do not have a history of being prone to spontaneous combustion.

The principal potentially hazardous gas associated with coal mining is Methane. Methane is released during coal mining operations but does reduce in emission over time. It can also accumulate in voids. The gas can migrate to the surface or may be displaced by mine or ground water flooding workings, where they can accumulate and pose a risk of explosion or asphyxiation at surface or in buildings. Carbon monoxide can also be liberated by spontaneous combustion.

It is well documented that the South Wales Coalfield seams have a poorly developed structure (or cleat) that inhibits the migration of methane gas through the coal mass and also that the coal seams of South Wales are not prone to self-combustion. These factors probably contribute to the lack of mine gas generally noted in ground investigations in South Wales.

Circumstances where mine gas risk increases include proximity to mine entries such as adits and shafts (typically <50m), proximity to recorded mine gas incidents, where development is located above or adjacent to very shallow and shallow (< 30m bgl) unflooded mine workings or roadway tunnels, coal seams with a history of spontaneous combustion, natural or artificial pathways providing routes for gas migration e.g. permeable soil cover, pathways created by geological faults, mining induced breaklines/fractures, collapsed

mine roof strata, mining subsidence, mining sinkholes/crown holes and unsealed boreholes.

An assessment of the risk to the site from mine gases has been undertaken in line with the guidance containedin the CL:AIRE publication *Good Practice for Risk Assessment for Coal Mine Gas Emissions* (2021).

The guidelines within CL:AIRE (2021) includes a support tool to assess the level of risk from mine gases that follows the rationale contained within BS8485. This lays out a series of criteria to define the level of risk from mine gas and the appropriate course of action, depending on the responses.
The following table summarises the protocol and conclusions drawn.

Table 4: Mine Gas Risk Assessment Decision Matrix

	Criteria	Conclusion / Action
Stage 1	Mine Entries >50m from site	No,
	Workings >150m depth	Unknown. Low potential for shallow workings to be present beneath site
	No faults or other potential pathways	No Faults identified on-site
	Outside area of past or probable shallow workings (on MRA Viewer)	Yes
		CONCLUSION: LOW RISK.

From the foregoing, there is a negligible risk for shallow unrecorded coal workings to exist below the site. Any shallow mine workings would pose a stability risk to the proposed development. Further investigation and assessment are not necessary to confirm there are no workings present and that no stability risk exists to the proposed development is required.

The risk to the proposed development from mine entries in the surrounding area, in terms of ground instability, is considered to be negligible.

Due to the absence of the mine shaft within 250m of the site and the potential for unrecorded mine workings to be present, there is a negligible risk from Mine Gas to receptors (occupiers), no further mining related investigation is considered necessary.

6.0 CONCEPTUAL SITE MODEL (CSM) & PHASE II RECOMMENDATIONS

6.1 Legal Framework for Contaminated Land

Part 2A of the Environmental Protection Act 1990 created a regime for the identification and remediation of contaminated land. Contaminated land is defined by the potential to cause significant harm to human health and/or the environment. It establishes that responsibility for deciding when land is contaminated lies solely with local authorities.

Part 2A of the Environmental Protection Act 1990, Section 78A (2) defines "Contaminated Land" as:

> *"any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that -*
>
> *(a) significant harm is being caused or there is a significant possibility of such harm being caused; or*
>
> *(b) pollution of controlled waters is being, or is likely to be, caused."*

The definition is subject to statutory guidance issued by the Secretary of State which defines significant harm and a significant possibility of such harm with respect to the definition of contaminated land. The statutory guidance sets the definition of contaminated land within the context of Government policy including the "suitable for use" approach.

In Wales, the governing guidance used within this study is that of the '2007 No.2 Environmental Protection, Wales, Part 2A Statutory Guidance on Contaminated Land (2006)' and The Contaminated Land (Wales) Regulations 2006. This is further supplemented by the Welsh Local Government Association & Environment Agency Wales (*now Natural Resource Wales (NRW)*) document "Development of Land Affected by Contamination: A Guide for Developers" 2012.

Under the planning regime, land contamination is also a material consideration. A local authority has the duty to consider potential implications of contamination when it is considering applications for planning permission. A planning authority may require investigations to be undertaken where there is potential contamination or contamination is known to exist at a site before granting planning permission. Alternatively, planning permission may be conditional requiring appropriate investigation and, if necessary, remediation.

6.2 Conceptual Site Model

The Conceptual Site Model (CSM) is a representation of the current understanding of the site and its surrounding environment with regards to geology, groundwater, surface waters, and potential contamination on-site and adjacent off-site and any migration pathways.

The potential risks to the proposed development and adjacent land have been assessed by consideration of the potential pollution linkages. For a risk to exist there must be a source of contamination, a receptor that may be harmed, and a pathway by which the receptor could be exposed to the contaminant. Only when all three factors are present (i.e. source, pathway, and receptor) can a pollution linkage, and consequently an unacceptable risk, exist. The CSM considers all three elements and the potential for pollution linkages that may exist. If no linkage is identified, then there is considered to be no or negligible risk.

The CSM has been developed for the proposed end use (residential) and each factor has been assessed in terms of its relative position (on-site/off-site). A visual representation of the model is provided as Figure 2.

- **Sources**

On-site sources of contamination were identified as recorded Made Ground due to the recorded previous refuse tip on-site and the nature of the industrial part of Port Talbot, there is also the potential for waste to have been deposited on-site associated with nearby developments.

Off-site sources identified as a potential risk are a former gravel pit, electricity Sub-Station, Gas Governor, and 2 unspecified tanks.

In addition to the above, there is a perceived geotechnical risk from the recorded Made Ground present and running sands.

- **Receptors**

Considering the future proposed site end use (Residential), a number of possible receptors have been identified at risk during and subsequent to the proposed development (on-site and off-site). These are summarised as follows:

On-site	Off-site
• Future site users – construction workers (during development), Residents (post-construction) • Controlled waters – groundwater – Secondary Undifferentiated superficial deposits aquifer, Secondary A bedrock aquifer • Possible services	• Neighbouring site users • Controlled waters – groundwater – Secondary Undifferentiated superficial deposits aquifer, Secondary A bedrock aquifer • Nearby Water Source – Afon Afan

- **Pathways**

Completing the pollutant linkage between source and receptor are pathways – the way in which they are connected. The type of sources identified have a range of ways of contaminating the receptors, and typically fall into the following categories:

- Direct contact – including dermal contact and ingestion

- Dust or land-gas migration through air (above or below ground level) and subsequent inhalation
- Leaching of contaminants into groundwater and aqueous phase migration into areas of direct contact

Considering sources and receptors both on-site and off-site, pathways usually exist in three forms: on-site to on-site, on-site to off-site, and off-site to on-site. However, for this site, the onsite to onsite and onsite to offsite is considered negligible. A visual representation of the complete model and each pollutant linkage is provided as Figure 2.

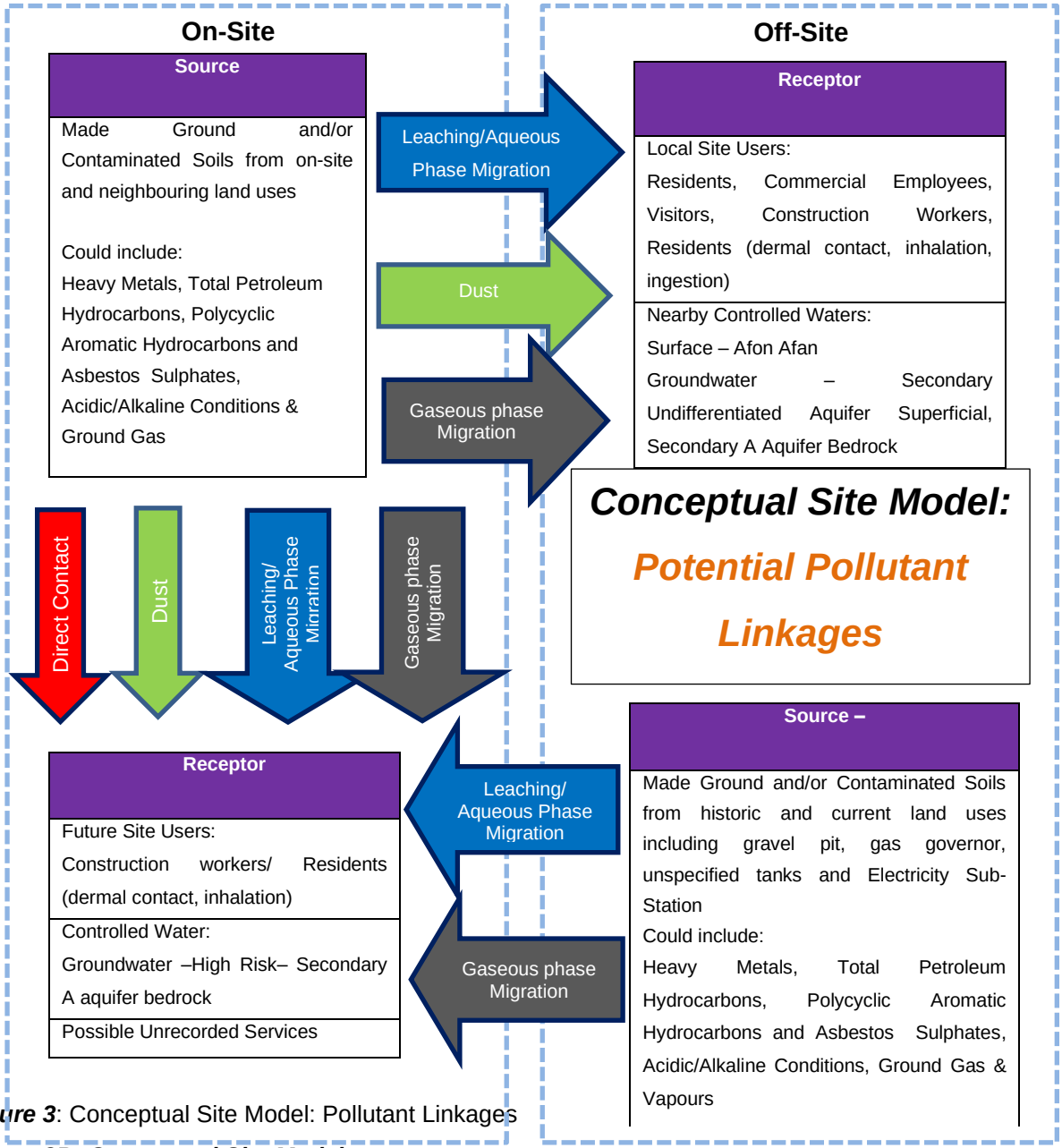
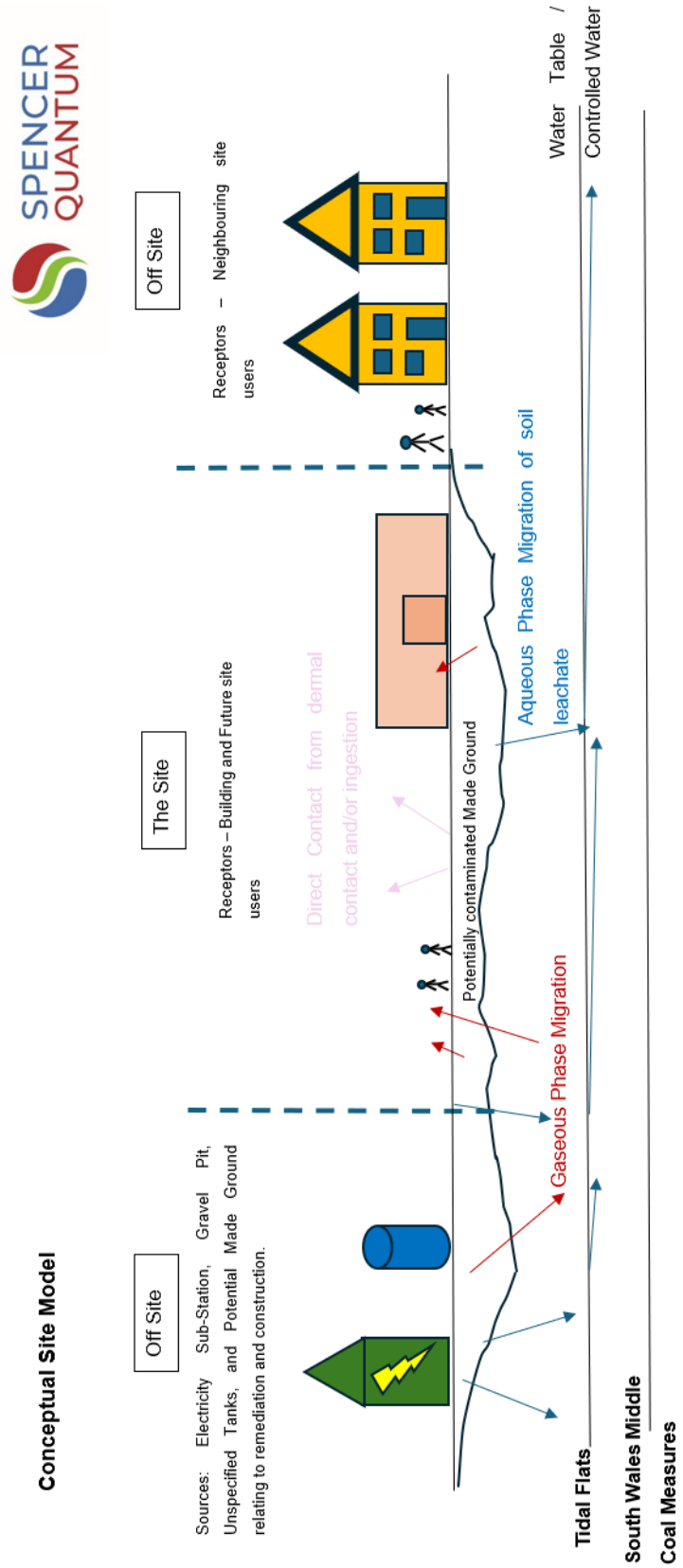


Figure 3: Conceptual Site Model: Pollutant Linkages

Figure 3B: Conceptual Site Model


Conceptual Site Model
Off Site
Sources: Electricity Sub-Station, Gravel Pit, Unspecified Tanks, and Potential Made Ground relating to remediation and construction.
The Site
Receptors – Building and Future site users
Direct Contact from dermal contact and/or ingestion
Potentially contaminated Made Ground
Gaseous Phase Migration
Aqueous Phase Migration of soil leachate
Off Site
Receptors – Neighbouring site users
Water Table / Controlled Water
Tidal Flats
South Wales Middle Coal Measures

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Overview

Following the Phase 1 Land Quality Assessment/Desk Study the following highlights have been identified:

Geotechnical

- British Geological Survey Sheet 247 'Swansea' (1:50,000 scale) shows superficial deposits of Tidal Flats. The Solid Geology of the area is the South Wales Middle Coal Measures.
- Shrink Swell Clays – Very Low (On-Site)
- Running Sands – Very Low (On-Site) / Moderate (On-Site)
- Compressible Deposits – Very Low (On-Site) / Moderate (On-Site)
- Collapsible Deposits – Negligible (On-Site)
- Landslides – Very Low (On-Site)
- Ground Dissolution of Soluble Rocks – Negligible (On-Site)
- Made Ground, in particular a refuse tip

Environmental

- Historical mapping and data review has shown the site to have a previous land use of a refuse tip. Given the existing site topography, it is likely reprofiling of the area of the site may have taken place and associated Made Ground relating to the former changing room development, as well as the industrial developments in the area, such as the Hospital, has the potential for on-source contamination.
- The historic mapping and Environmental Database show's potentially contaminative land uses and occurrences in the surrounding area, the most pertinent of which are the refuse tip on-site, gravel pit 203m west of the site, Electricity Sub-Station 362m west of site, Gas Governor 394m west of site, and 2 unspecified tanks 338m south from the site. Each of these land uses are a potential off-site source of contamination.
- The site is considered to be at risk of flooding and is in a flood zone risk 2 & 3 area.
- The GroundSure Report indicates that less than 1% of properties are estimated to be affected by Radon with a 75m accuracy radius. Therefore, in accordance with the Building Research Establishment (BRE) guidance on radon protective measures for new dwellings (BR211 2015), no radon protection measures are required.

Coal Mining

- There is a negligible risk to the site from unrecorded shallow mine workings and shallow coal seams.
- There are no recorded entries within 20m of the site, and so the risk to the proposed development is negligible.

- The potential for mine gas to pose a risk to the proposed development is negligible.

7.2 Recommendations for Phase II Ground Investigation

Geotechnical and environmental issues have been identified within this study. The following evaluations and subsequent recommendations are made:

- In relation to any environmental land issues, the PRA has concluded there to be recorded of Made Ground being present on-site including, the refuse tip recorded on-site. This may pose a significant risk to the development. There is a possibility/ potential of land contamination (Source), that may pose a risk to future site users and controlled waters exists. Potential off-site contamination sources have been identified, associated with historic and current land uses in the wider surrounding area. It is therefore recommended an intrusive ground investigation, including sampling of soils, gas monitoring, laboratory testing and a relevant Tier 2 quantitative risk assessment is undertaken to confirm the level of risk posed by potential contamination sources to future site users and controlled waters.

- The CMRA has concluded there to be a negligible risk, from unrecorded and recorded shallow workings and shallow coal seams, due to the absence of coal seam outcrops nearby and the dip and dip direction of the bedrock dipping to the north. No further investigation is required to target coal mining risks.

- In relation to any geotechnical land issues, the desk study has concluded there to be a possibility of Made Ground deposits/ landscaped material being present on-site which may not provide a suitable founding stratum. The ground investigation should also provide information for foundation design.

- The site is in an area where less than 1% of properties are affected by Radon gas. Guidance suggests that **No** Radon protection measures are required.

- If during development of the site, if any anomalies or contamination of concern is revealed, then the advice of a qualified Engineering Geologist should be sought, and the findings relayed to the Local Authority Contaminated Land Officer and a remedial strategy agreed.

8.0 REFERENCES

British Geological Survey:

- BGS Lexicon of Named Rock Units (www.bgs.ac.uk/lexicon)
- BGS Geology of Britain Viewer (www.bgs.ac.uk)

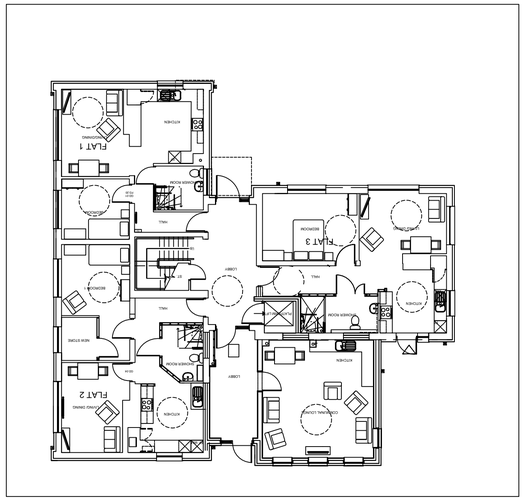
Groundsure:

- Combined Groundsure Geo and Enviro Insight Report, Ref; HMD-213-LA1-EF3-BVR-TJY, Dated: 28th April 2025.
- Groundsure Mapping Dataset, Ref; HMD-213-GN7-ONF-DZ5-KYO, Small Scale & Large Scale, Dated: 28th April 2025.

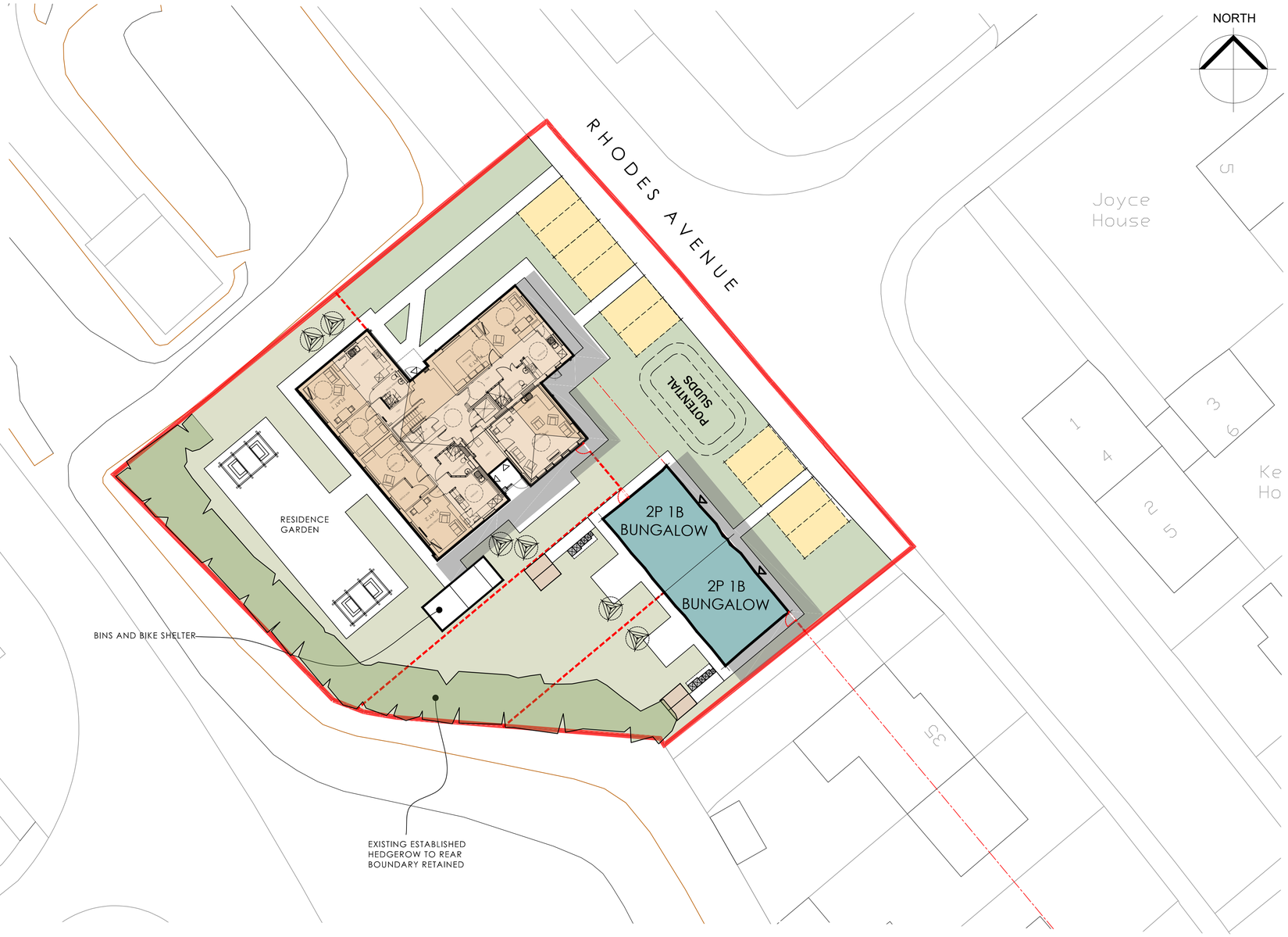
Specialist Publications: -

- British Code of Practice BS 5930:2015+A1:2020 *'Code of Practice for Site Investigations'*
- British Code of Practice BS 1377:1990 *'Methods of test for soils for civil engineering purposes'.*
- British Code of Practice BS 10175:2011 *'Code of Practice for Investigation of Potentially Contaminated Sites'*
- British Code of Practice BS EN ISO 14688-1:2002+A2:2013 Geotechnical investigation and testing. Identification and classification of soil. Identification and description
- British Code of Practice BS EN ISO 14688-2:2004+A2:2013 Geotechnical investigation and testing. Identification and classification of soil. Principles for a classification.
- British Code of Practice BS EN ISO 14689-1:2003 Ground Investigation and Testing – Identification and classification of rock
- Health and Safety Executive Guidance Note EH40/90
- BRE (2005) Special Digest 1:2005, 3rd Edition, Concrete in aggressive ground. BRE, Garston.
- BS 6031: 2009 Code of Practice for Earthworks.
- ICE UK Specification for Ground Investigation Second Edition.
- Specification for Highways Works Series 600 Earthworks
- Environment Agency Science Report SC050021/*[various]* (2009) *Soil Guideline Values*
- LQM/CIEH Publication S4UL3409 (2015) *'Generic Assessment Criteria for Human Health Risk Assessment'*
- World Health Organisation (2011) *'Guidelines for drinking-water quality, 4th edition'*
- Statutory Instruments (UK Legislation) 2016 No. 614 *'The Water Supply (Water Quality) Regulations'* retrieved from www.legislation.gov.uk/2016/614
- Statutory Instruments (UK Legislation) 2015 No. 1623 *'The Water Framework Directive (Standards and Classification) Directions (England and Wales)'*

APPENDIX I – SITE PLANS



TYPICAL FLOOR PLAN
Scale 1:200



PROPOSED SITE LAYOUT
Scale 1:200

0 2 4 6 8 10 m
SCALE 1:200



PROPOSED SITE LAYOUT
Scale 1:250

0 1.25 2.5 3.75 5.0 6.25 m
SCALE 1:125

Do not scale from this drawing.
The contractor is to check all dimensions & report all errors and omissions to LeTrucco Design.

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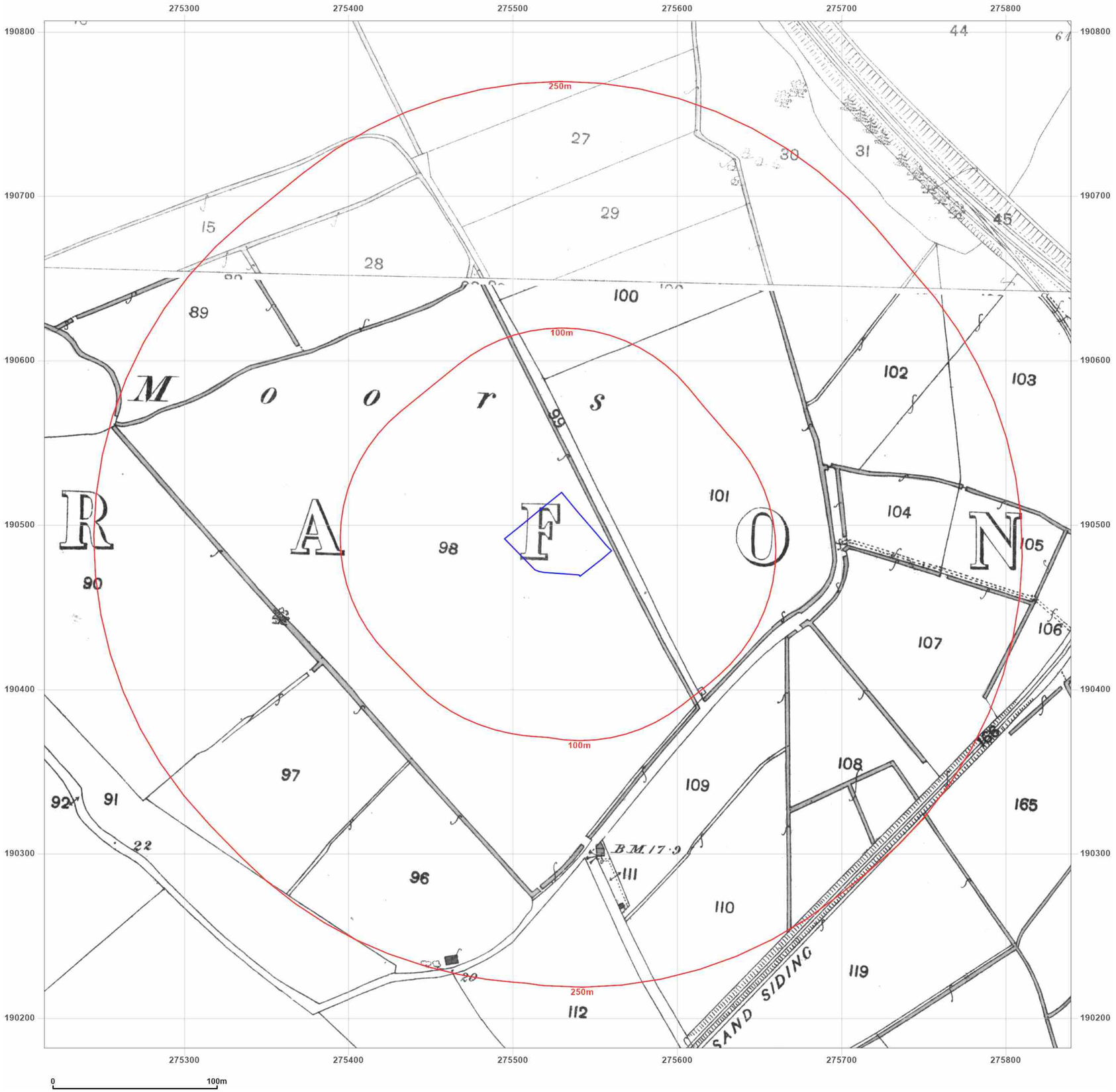
Revisions
REV. A FEB 25
LAYOUT UPDATED AND BUNGALOWS ADDED AT CLIENTS REQUEST.
REV. B FEB 25
LAYOUT FURTHER UPDATED AND STREET ELEVATION ADDED.

Client	C J Construction
Job Title	Rhodes Avenue, Port Talbot
Drawing No	LTS409.03.01
Drawing Title	Feasibility layout + Elevations
Scale	1:200 @ A1
Date	May 24
Revision	B
Checked	KML

Drawing Purpose
FEASIBILITY

LeTruccodesign
ARCHITECTURE
Suite 7, 35 Stow Park Circle
Newport, NP20 4HF
Tel: 07710390800 / 07710390801
info@letruccodesign.co.uk
www.letruccodesign.co.uk

APPENDIX II – GROUNDSURE HISTORICAL MAP SET



SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: County Series

Map date: **1876-1881**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1881
Edition N/A
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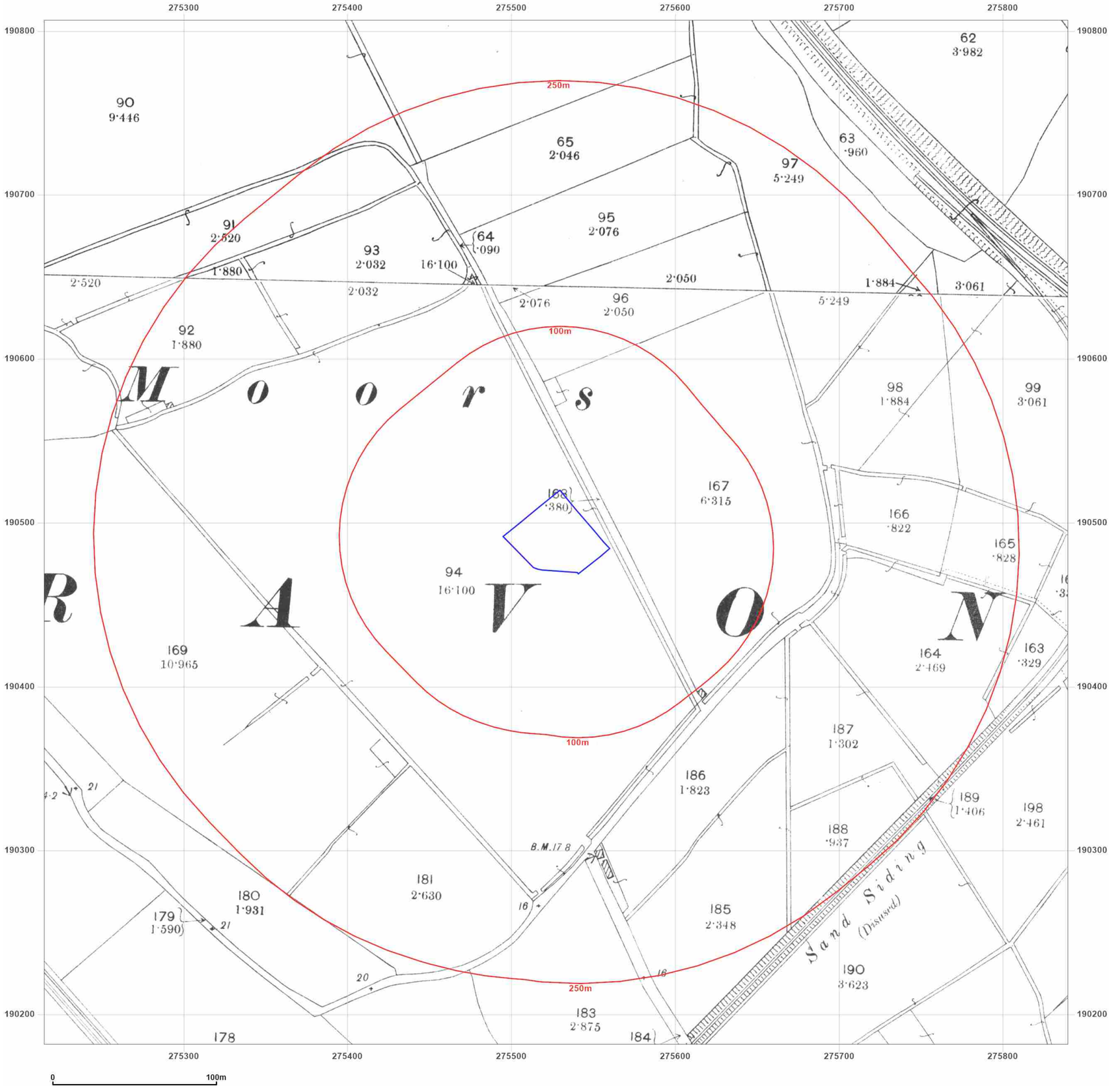
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Production date: 28 April 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

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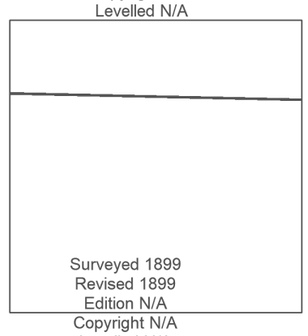
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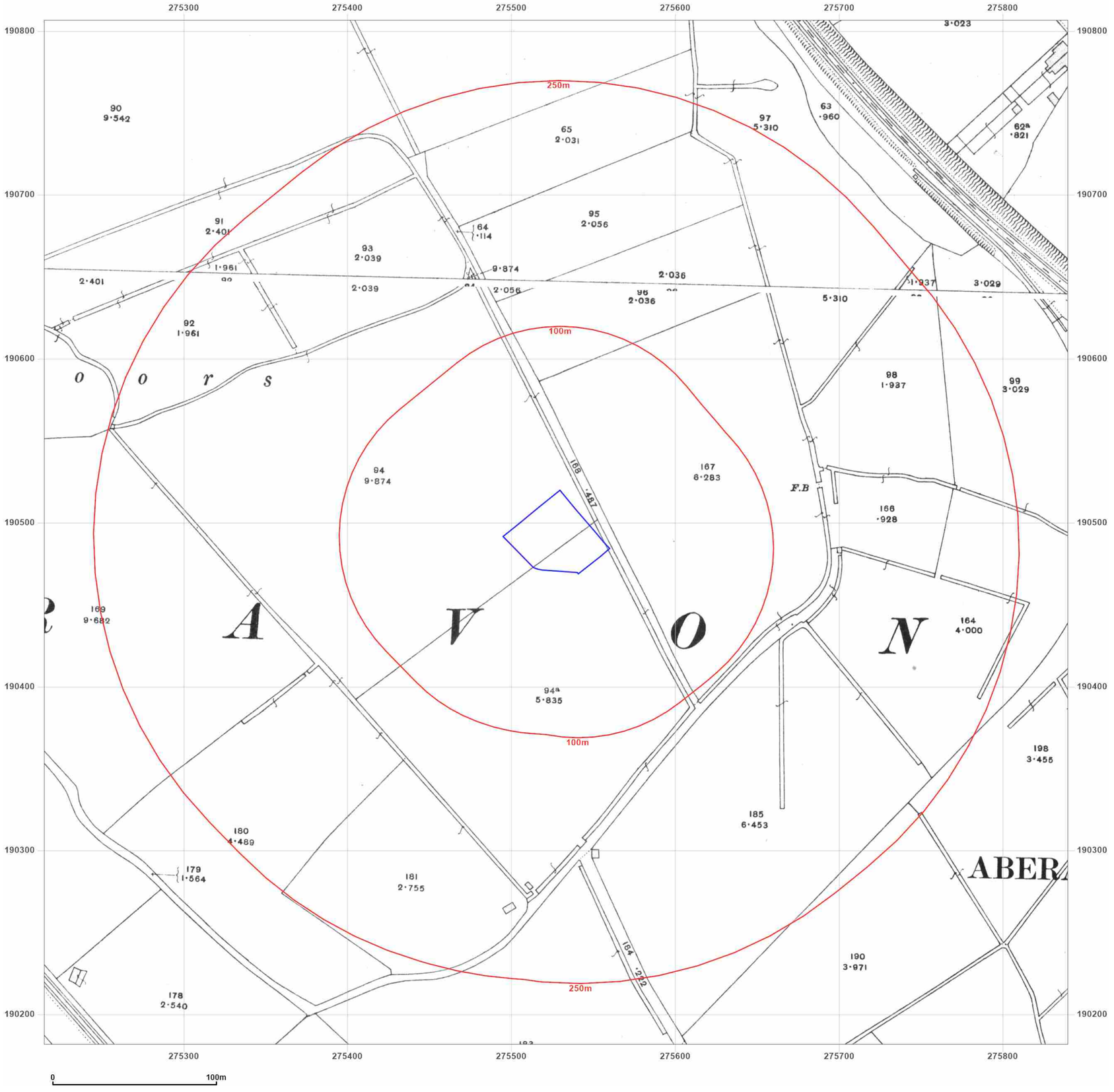
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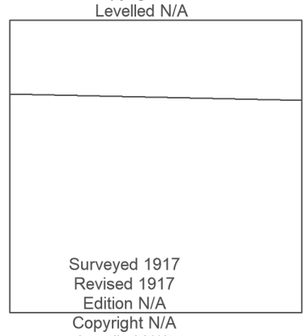
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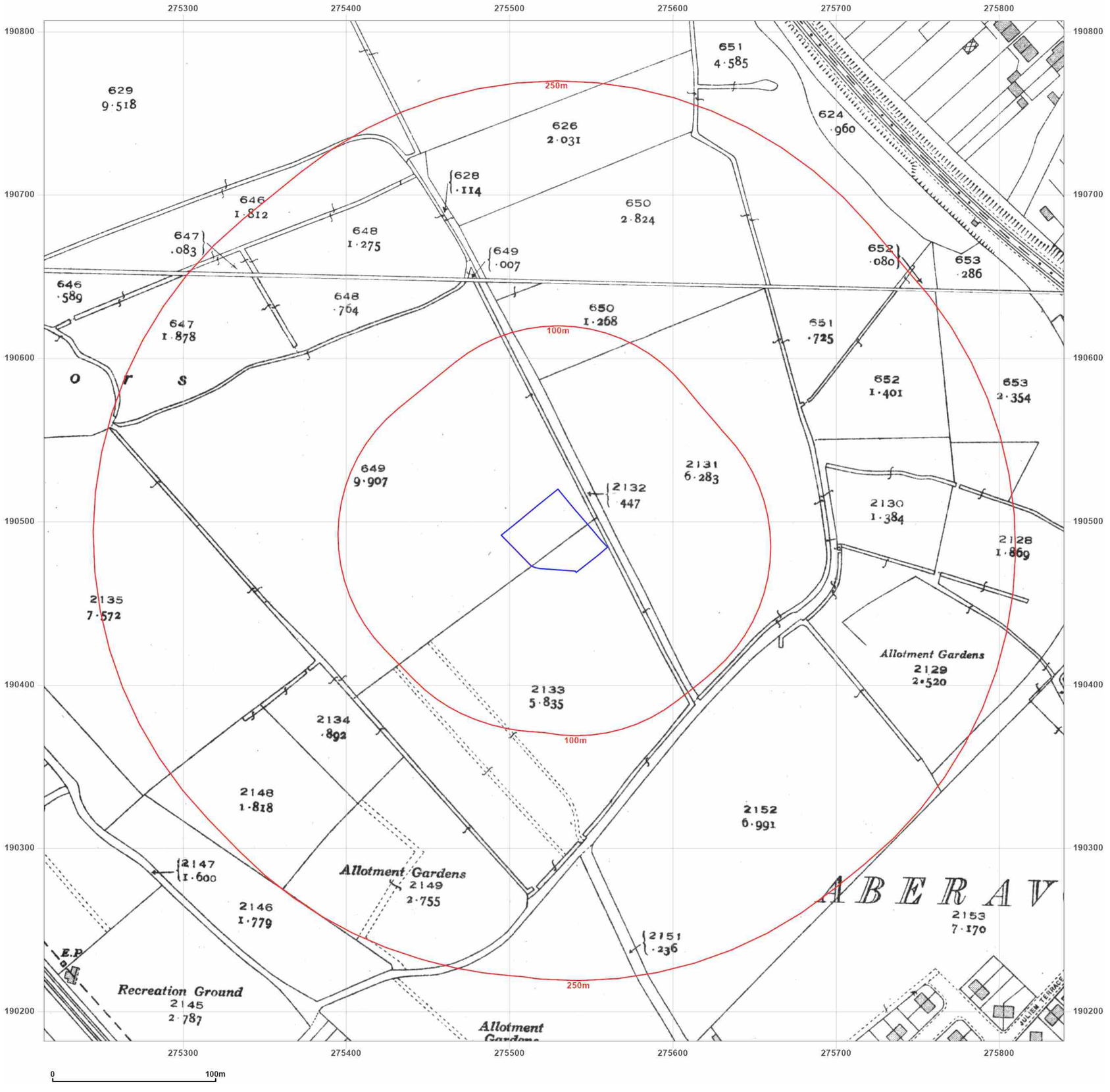
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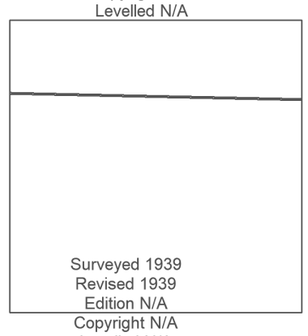
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Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1939
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

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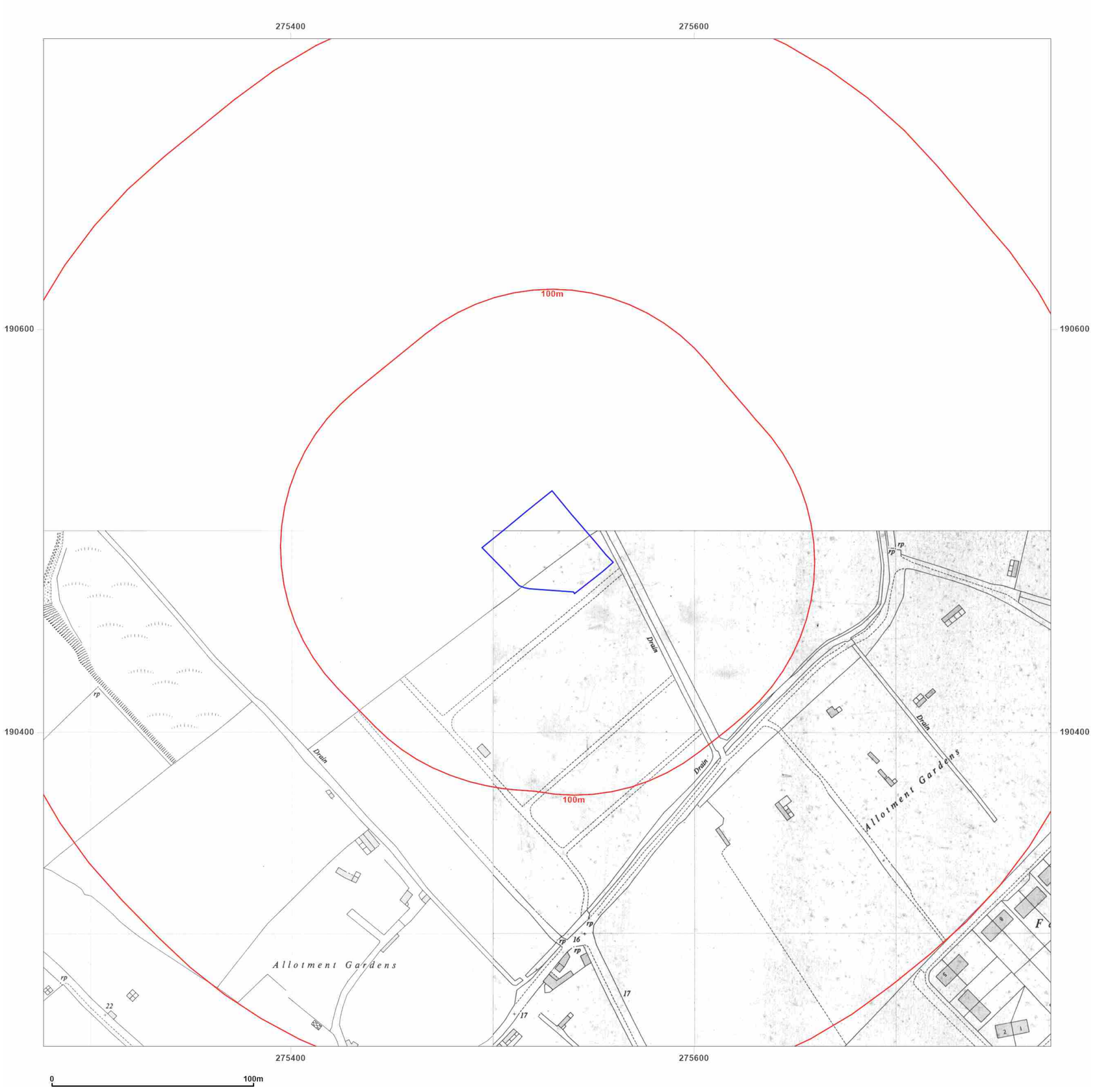
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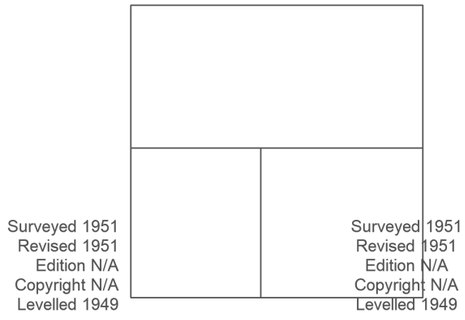
Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid
Map date: **1951**
Scale: 1:1,250
Printed at: 1:2,000

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Groundsure INSIGHTS

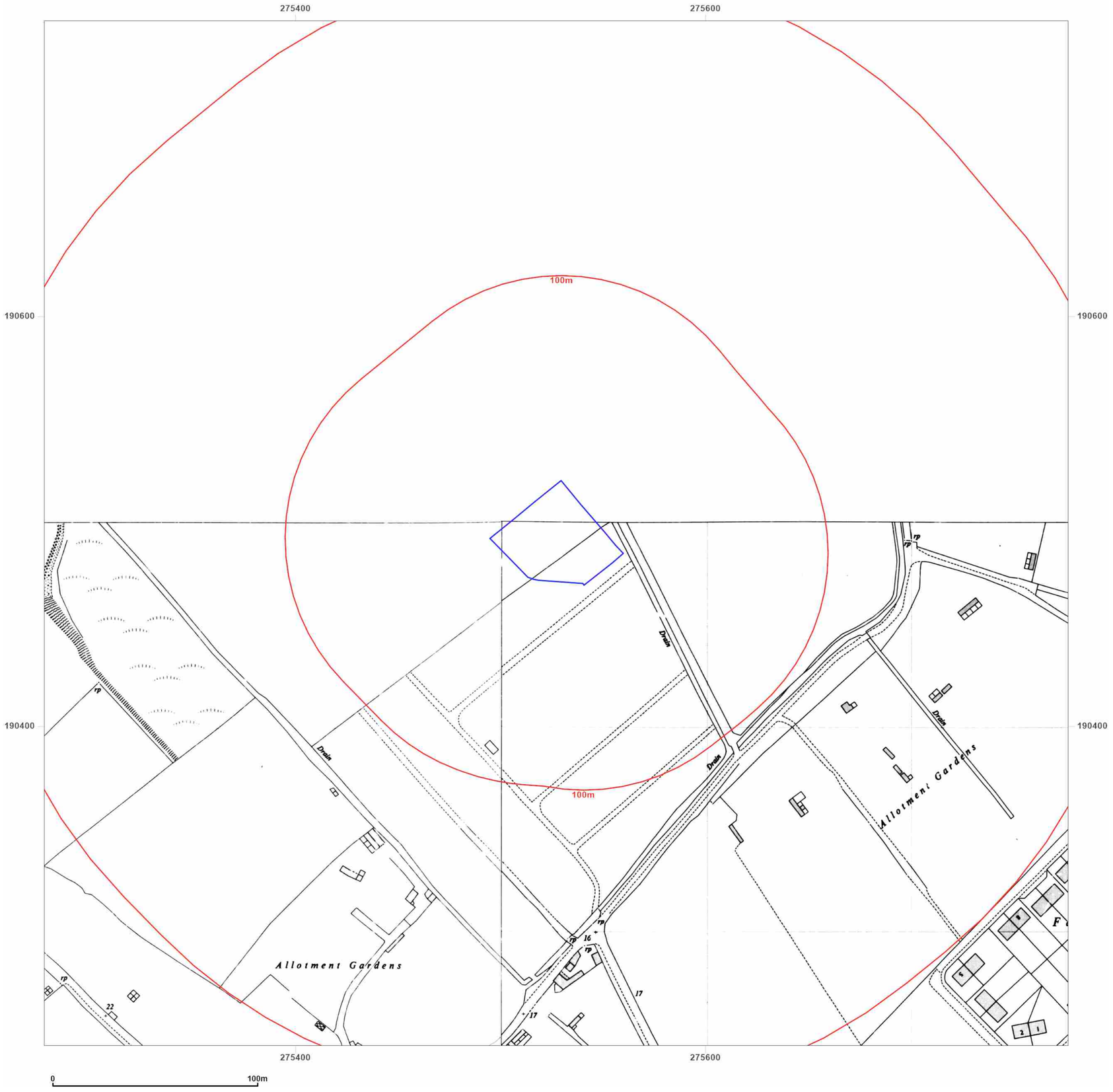
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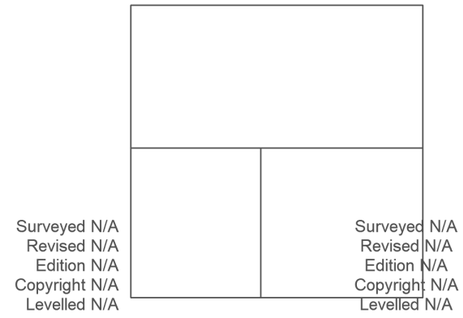
Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid
Map date: **1952**
Scale: 1:1,250
Printed at: 1:2,000

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Groundsure INSIGHTS

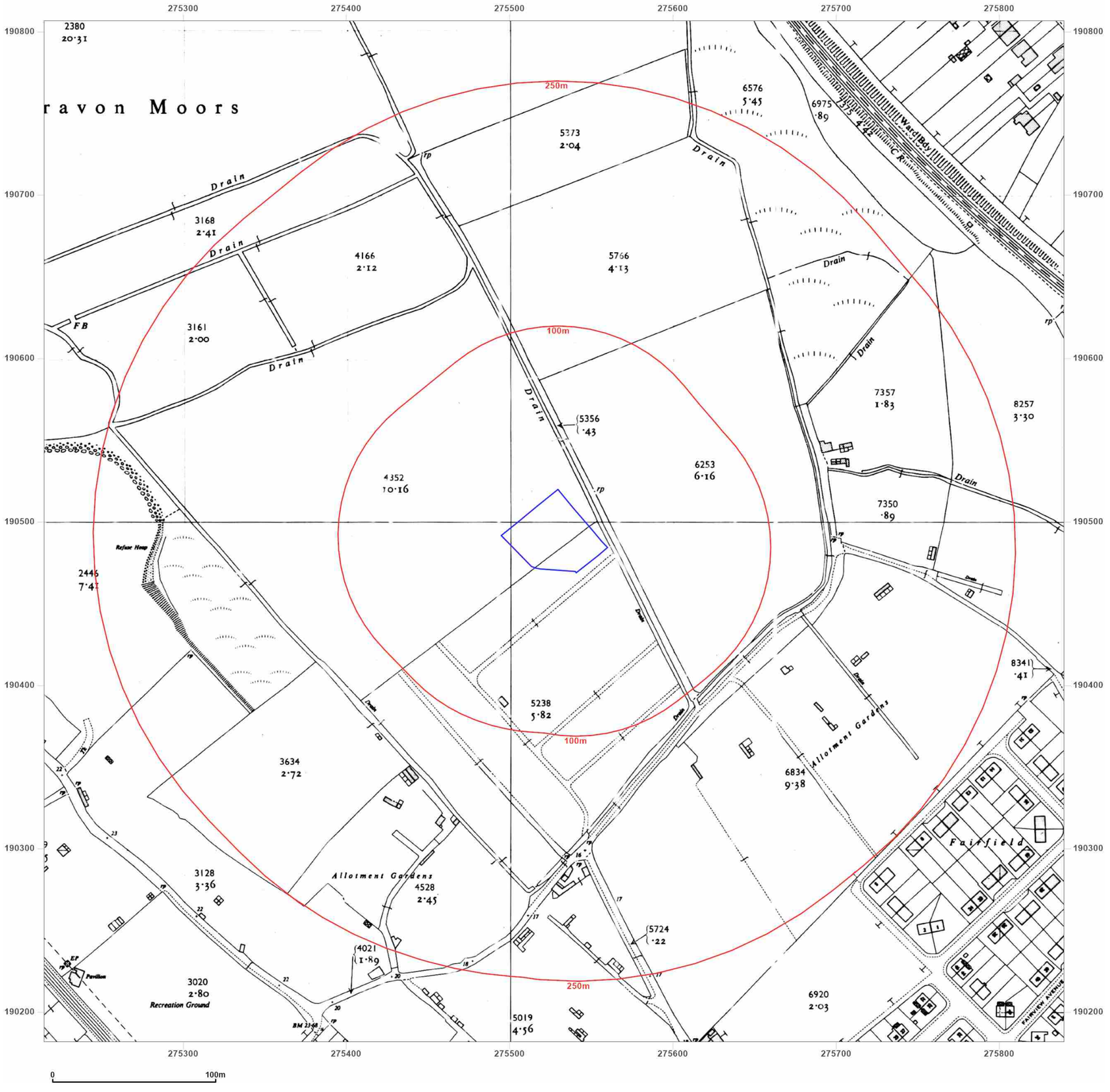
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Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

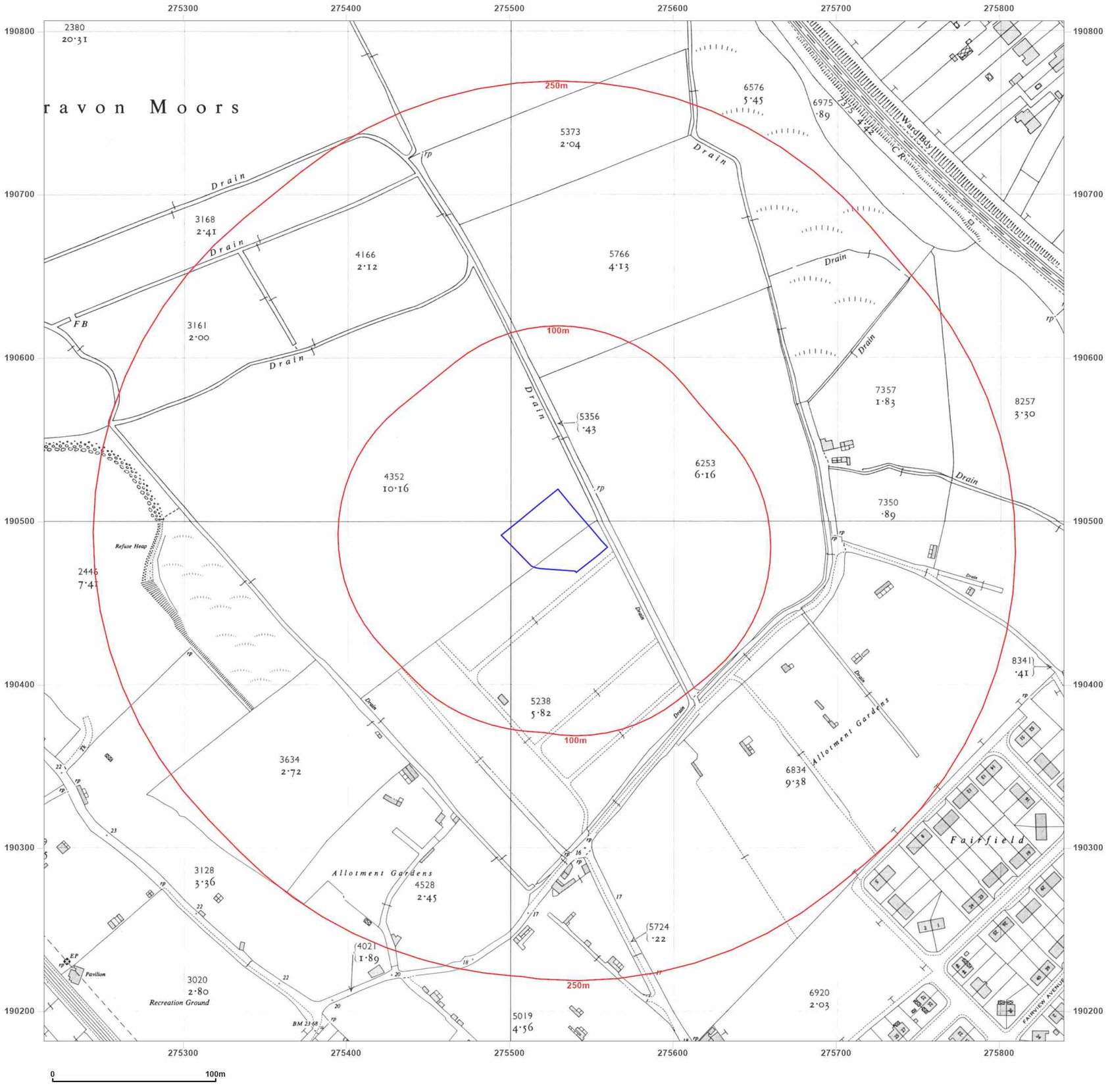
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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1949

Groundsure INSIGHTS

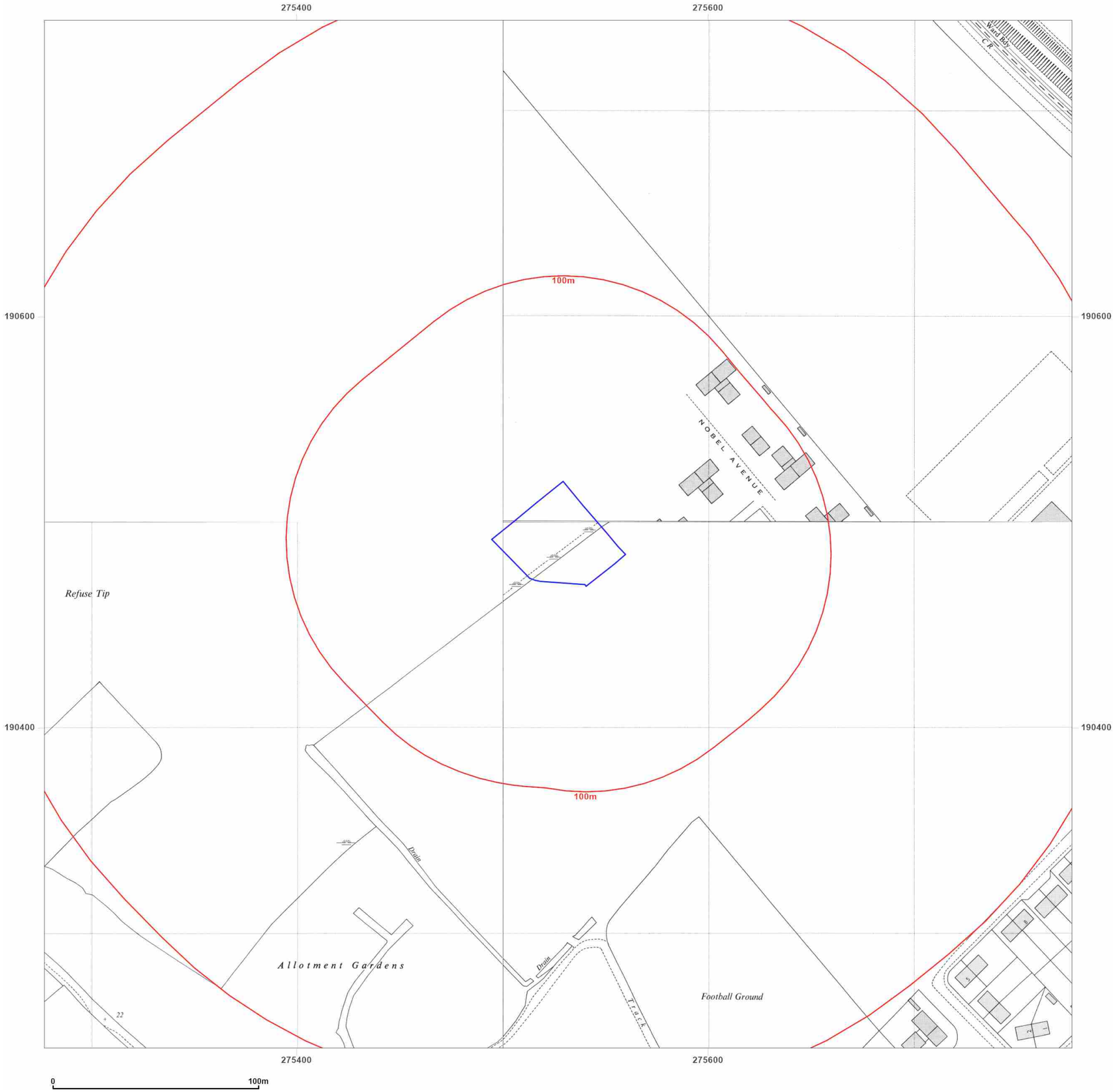
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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1963-1966**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1965
Revised 1965
Edition N/A
Copyright 1966
Levelled 1956

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1963
Levelled 1949

Surveyed 1951
Revised 1963
Edition N/A
Copyright 1964
Levelled 1957

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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1967-1971**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1951
Revised 1966
Edition N/A
Copyright 1967
Levelled 1963

Surveyed 1951
Revised 1966
Edition N/A
Copyright 1967
Levelled 1964

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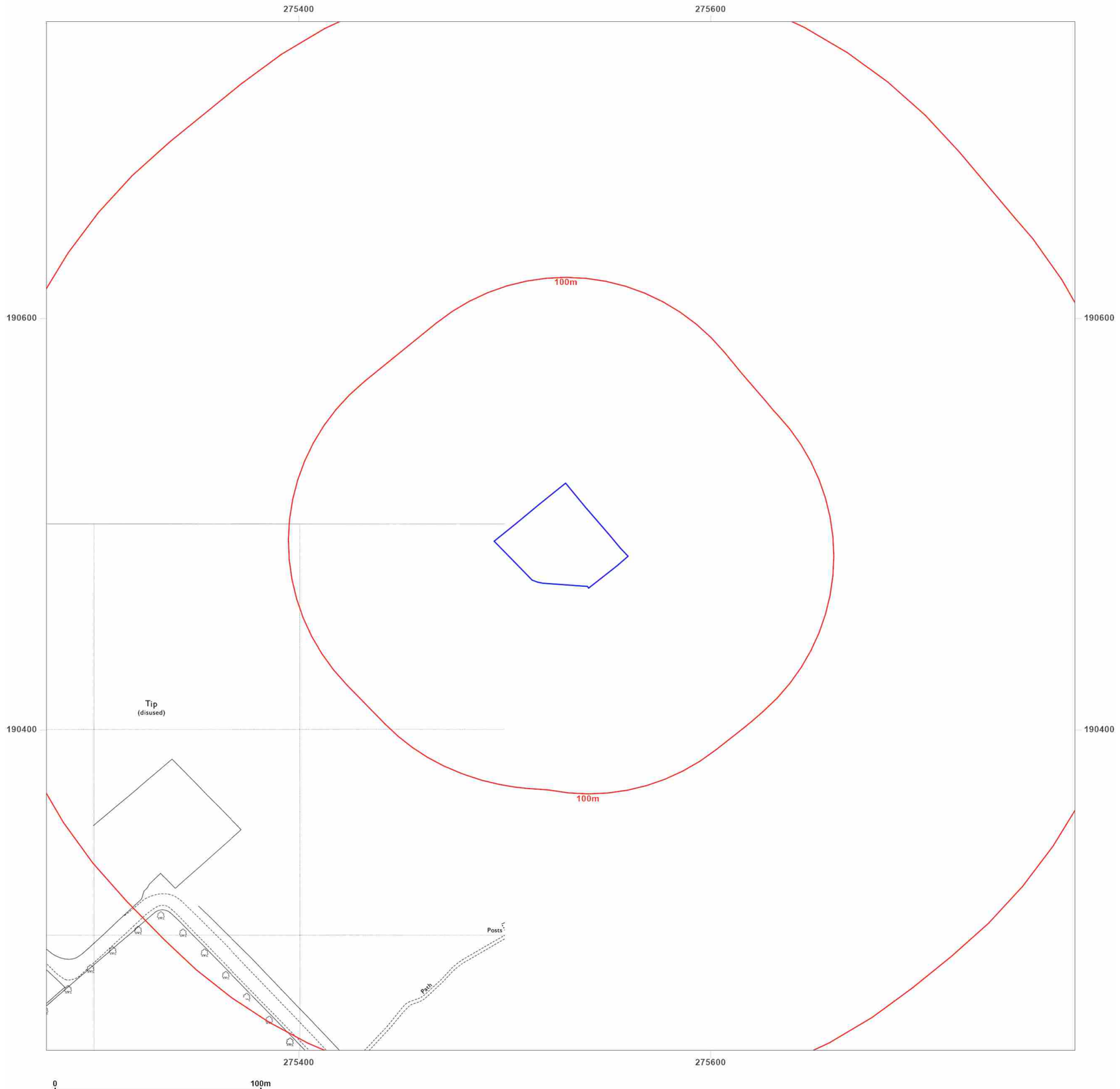
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Site Details:

Changing Rooms Rhodes
Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

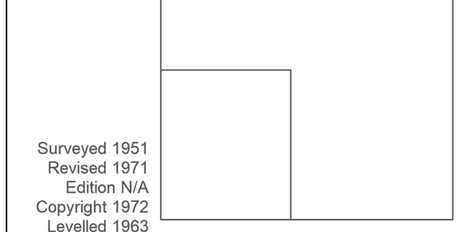
Map Name: National Grid

Map date: **1972**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

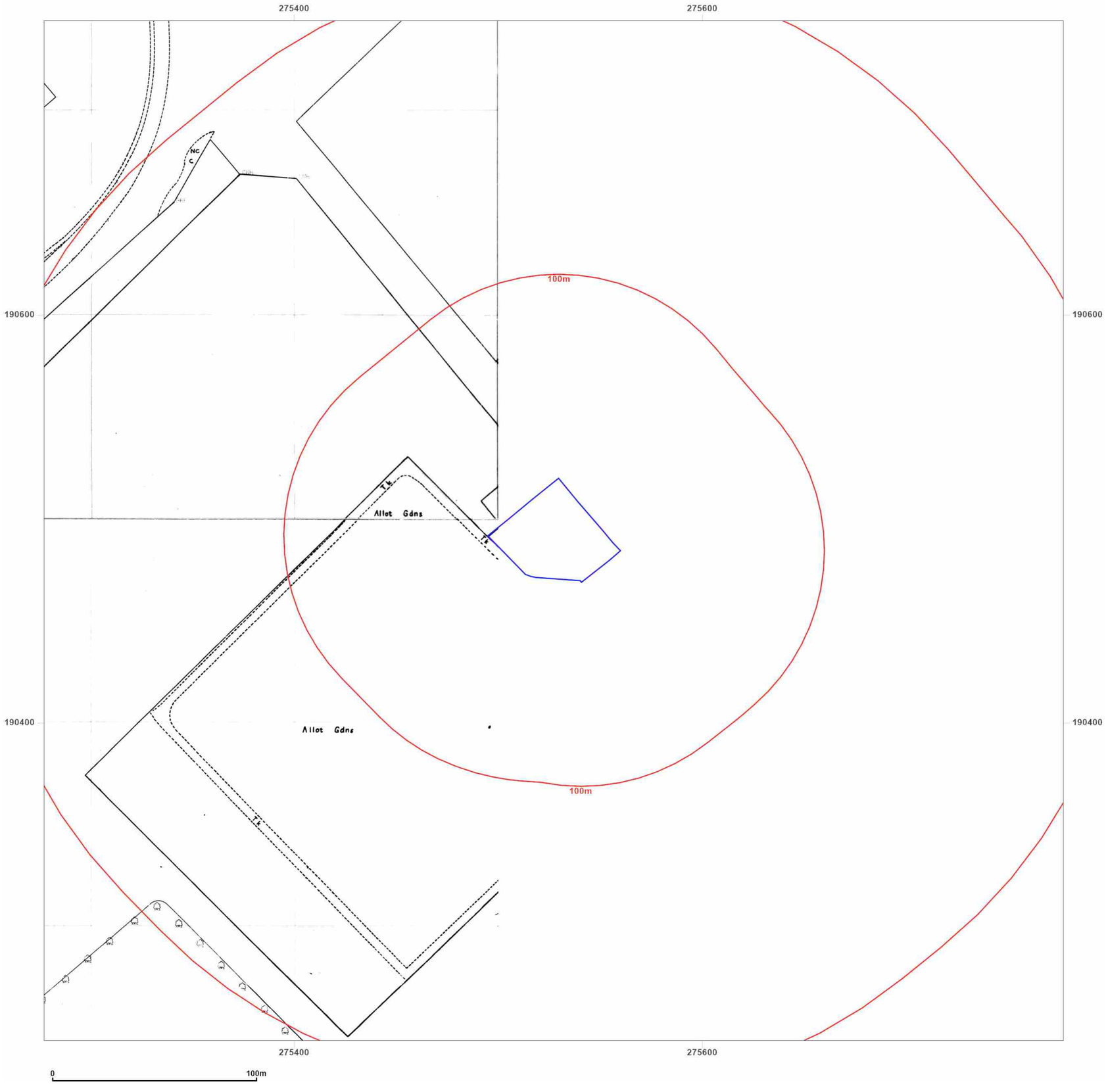
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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1978-1983**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1964
Revised 1983
Edition N/A
Copyright 1983
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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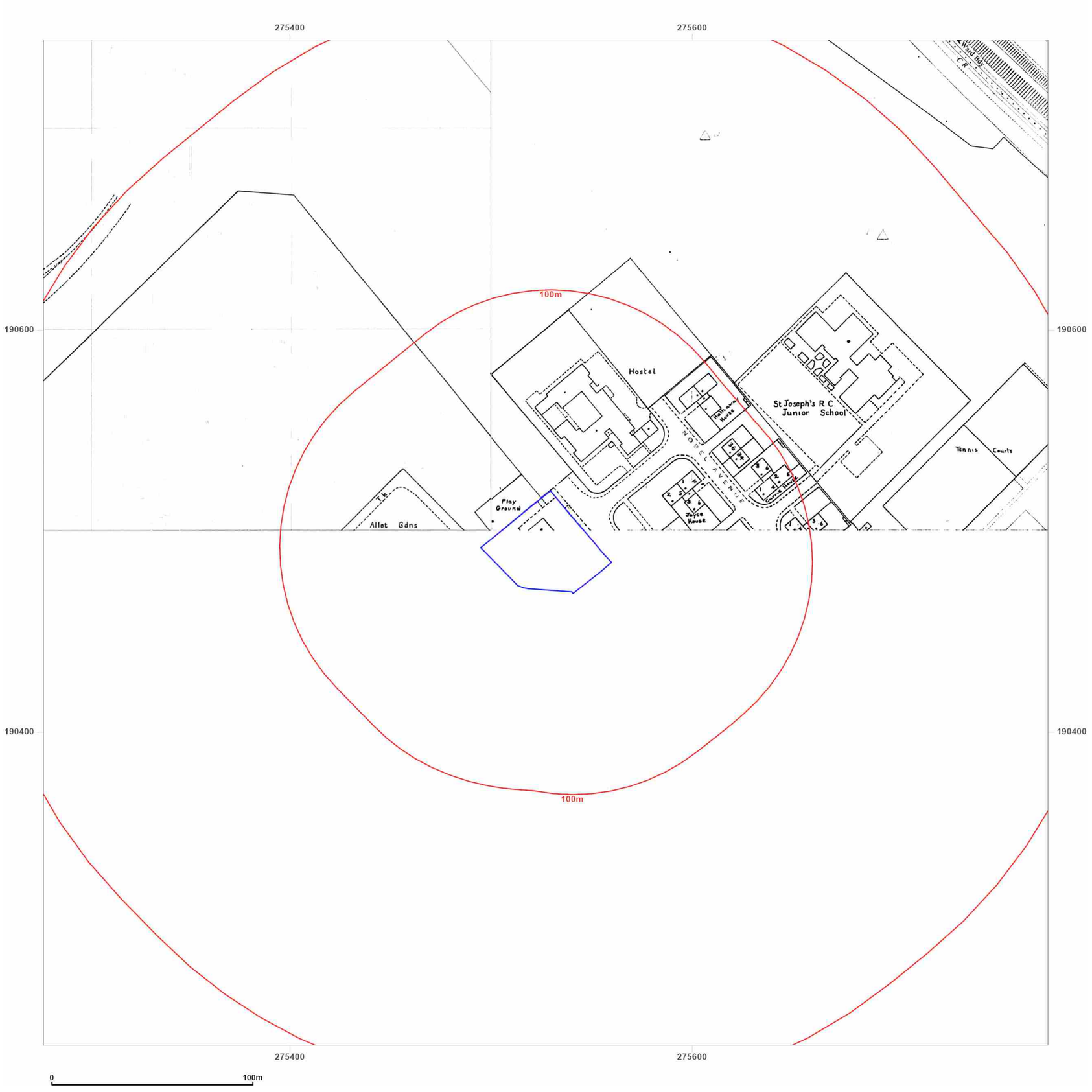
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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1983-1985**

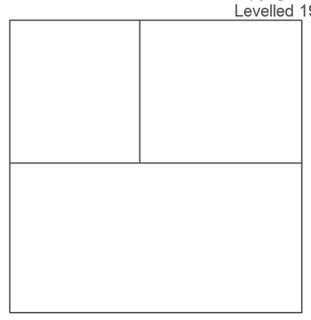
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Printed at: 1:2,000

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Surveyed 1964
Revised 1983
Edition N/A
Copyright 1983
Levelled 1964

Surveyed 1964
Revised 1985
Edition N/A
Copyright 1985
Levelled 1964



Groundsure INSIGHTS

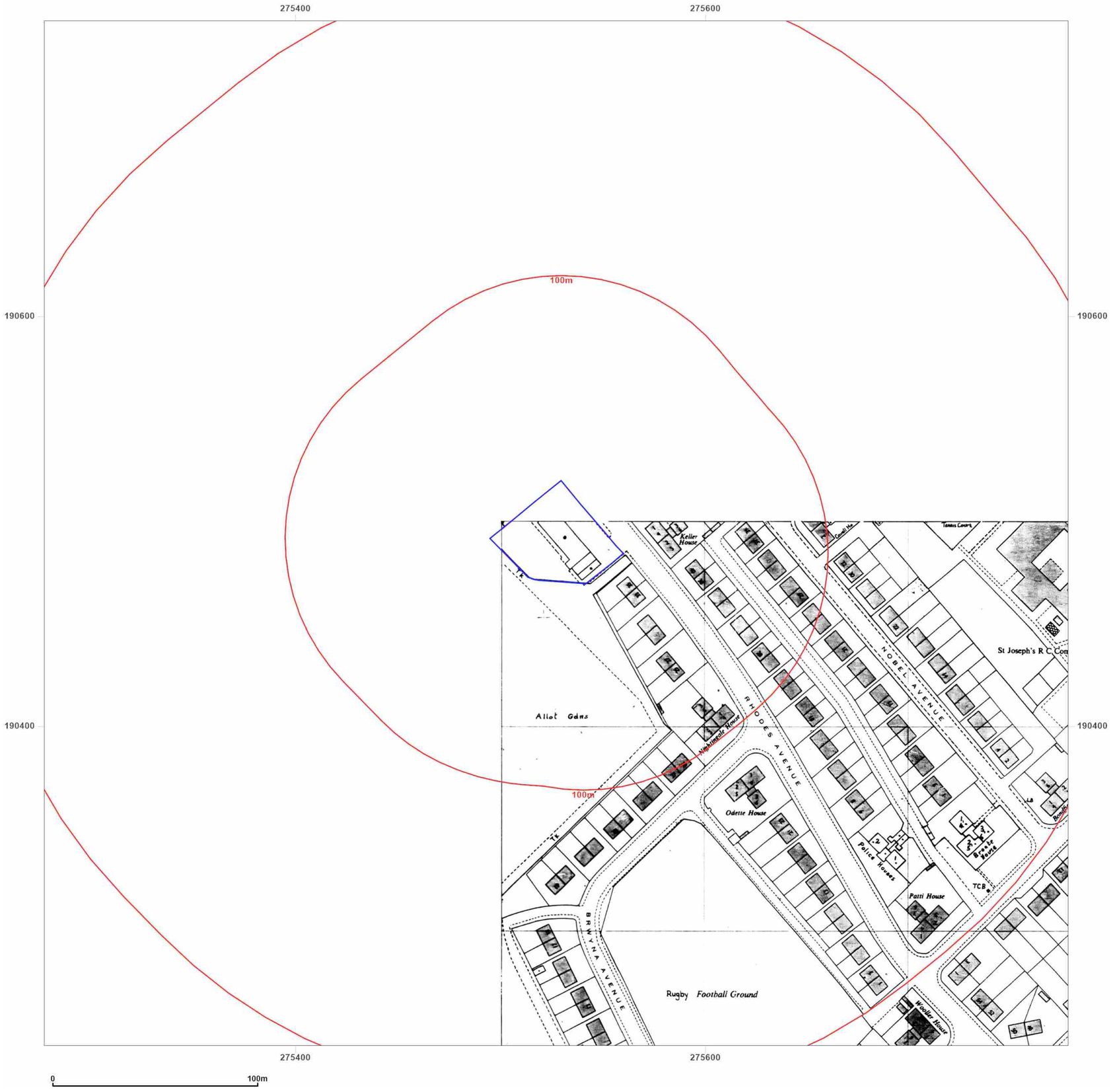
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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

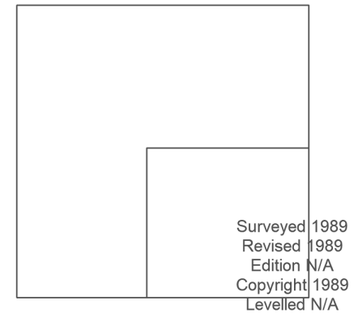
Map Name: National Grid

Map date: **1989**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

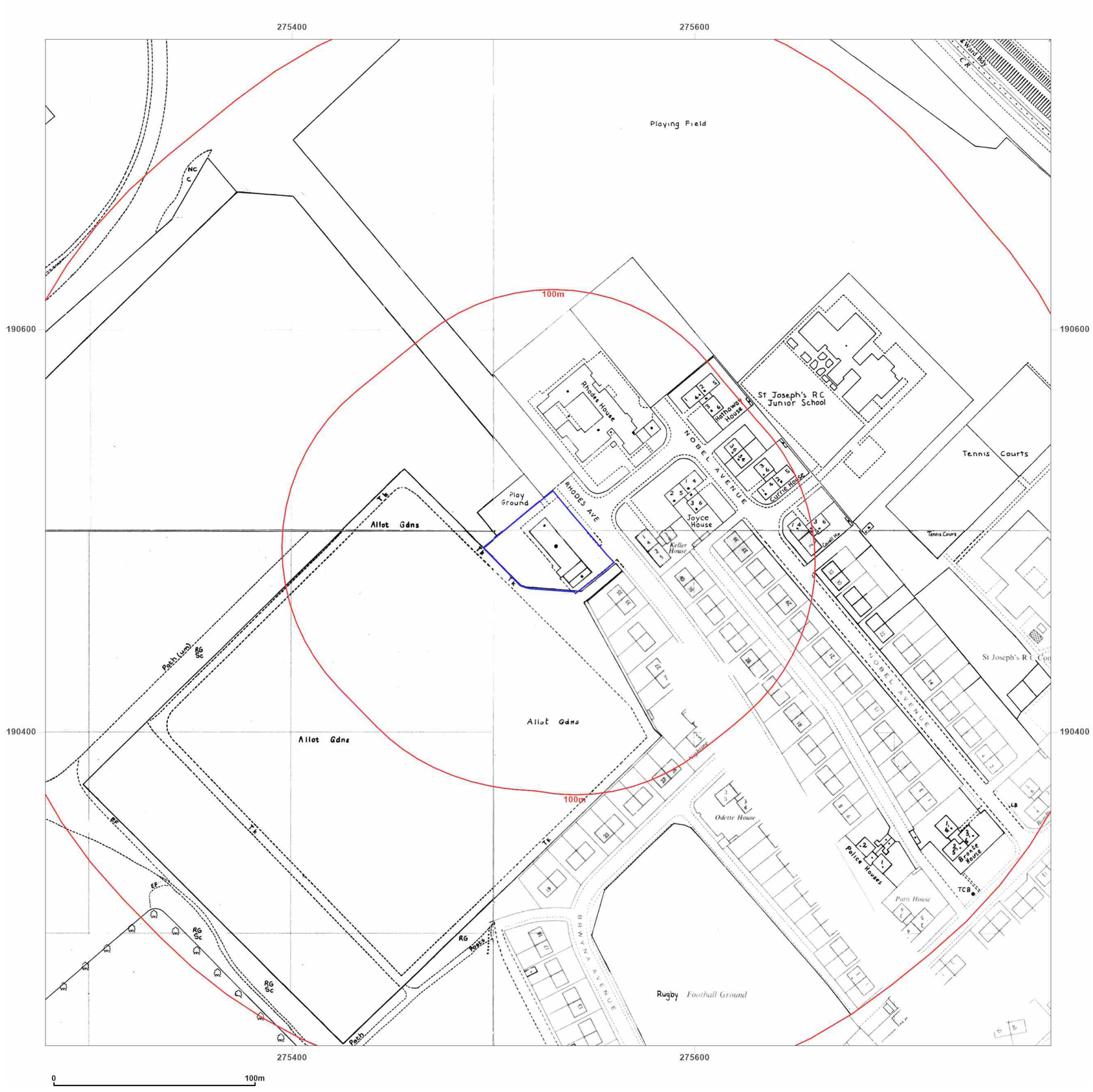
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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid
Map date: **1987-1991**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1964 Revised 1987 Edition N/A Copyright 1987 Levelled 1964
Surveyed 1963 Revised 1991 Edition N/A Copyright 1991 Levelled 1963	Surveyed 1989 Revised 1989 Edition N/A Copyright 1989 Levelled N/A

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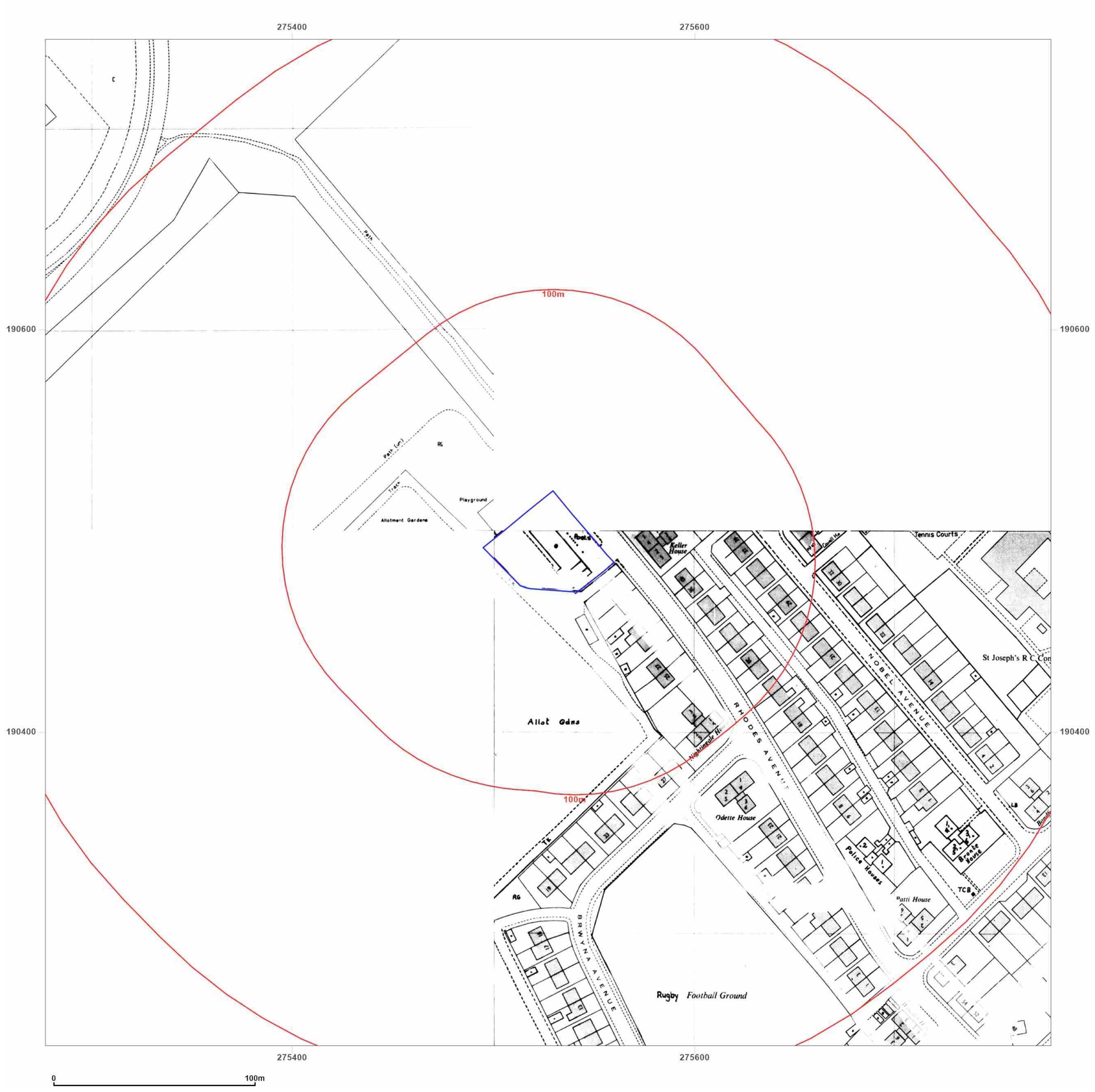
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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1991-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1964
Revised 1991
Edition N/A
Copyright 1991
Levelled 1964

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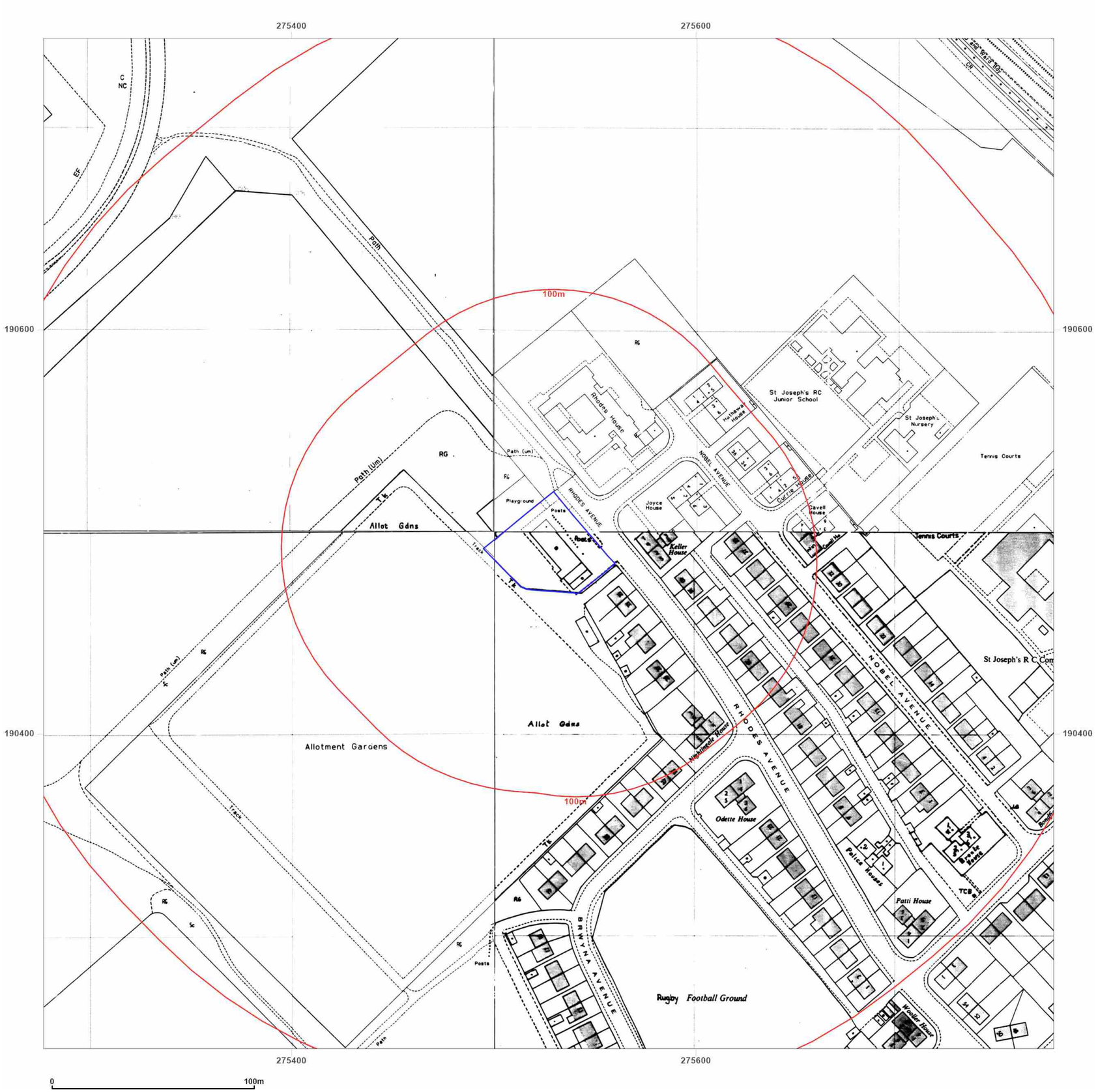
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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1991-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1964 Revised 1991 Edition N/A Copyright 1991 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A
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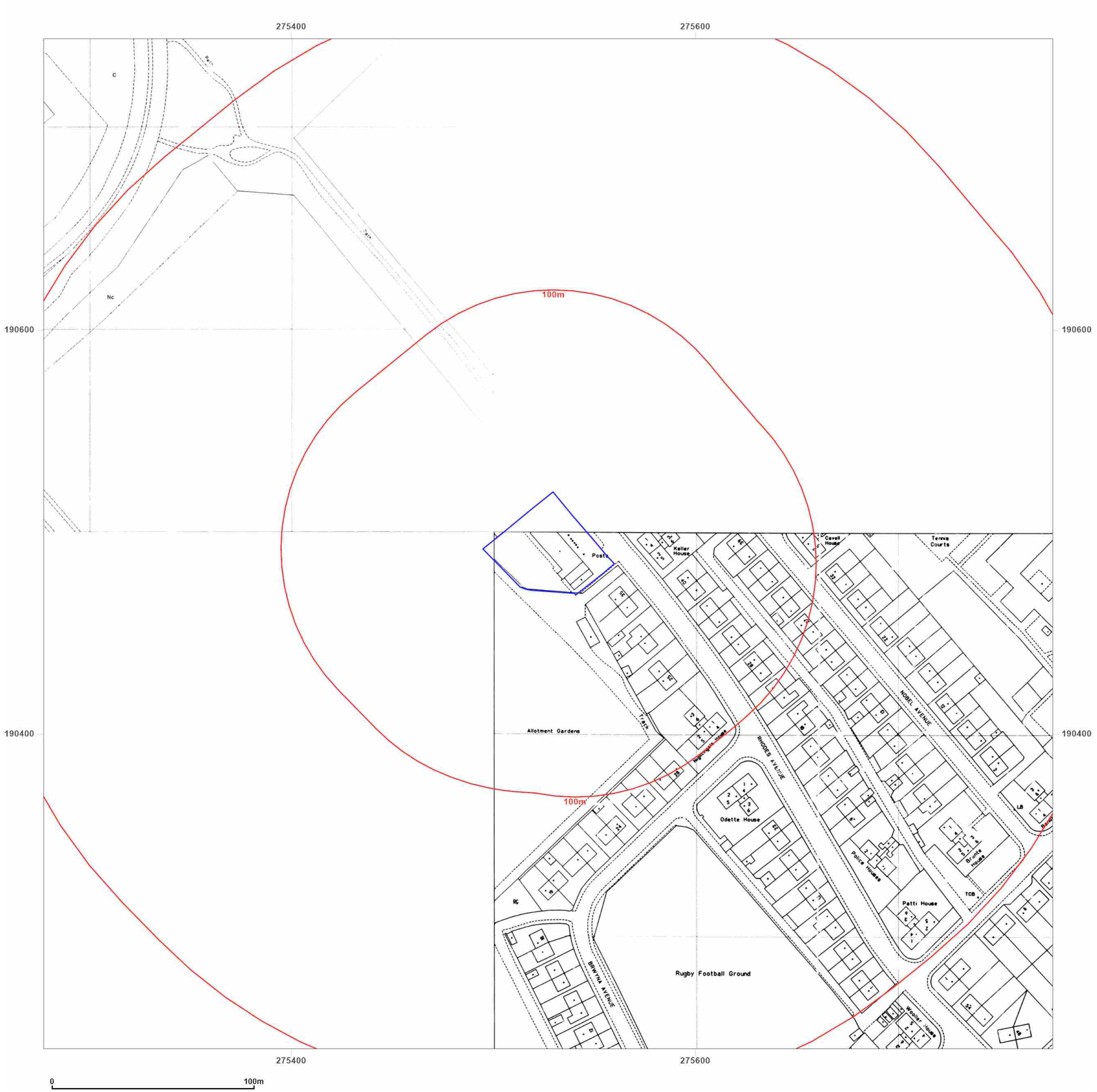
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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

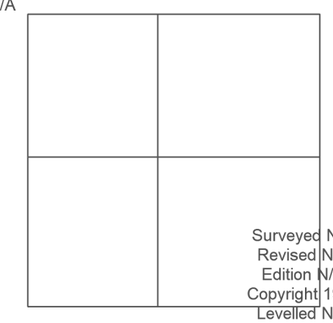
Map date: **1993-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A



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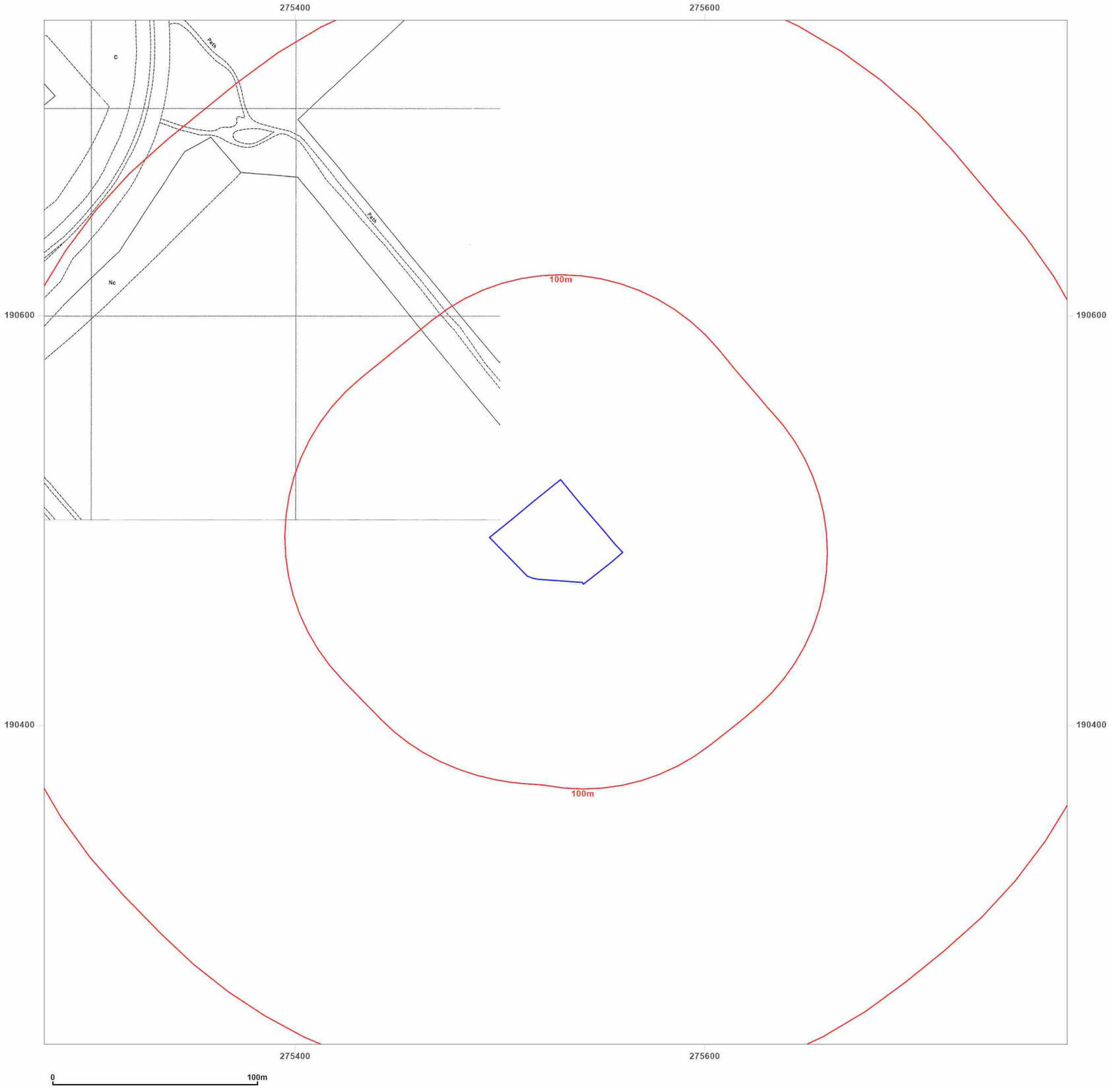
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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

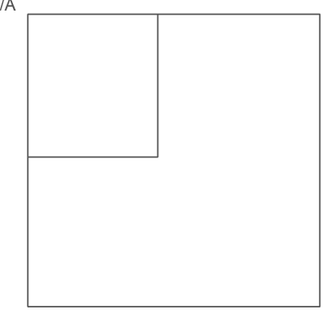
Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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Revised 1995
Edition N/A
Copyright 1995
Levelled N/A



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Site Details:

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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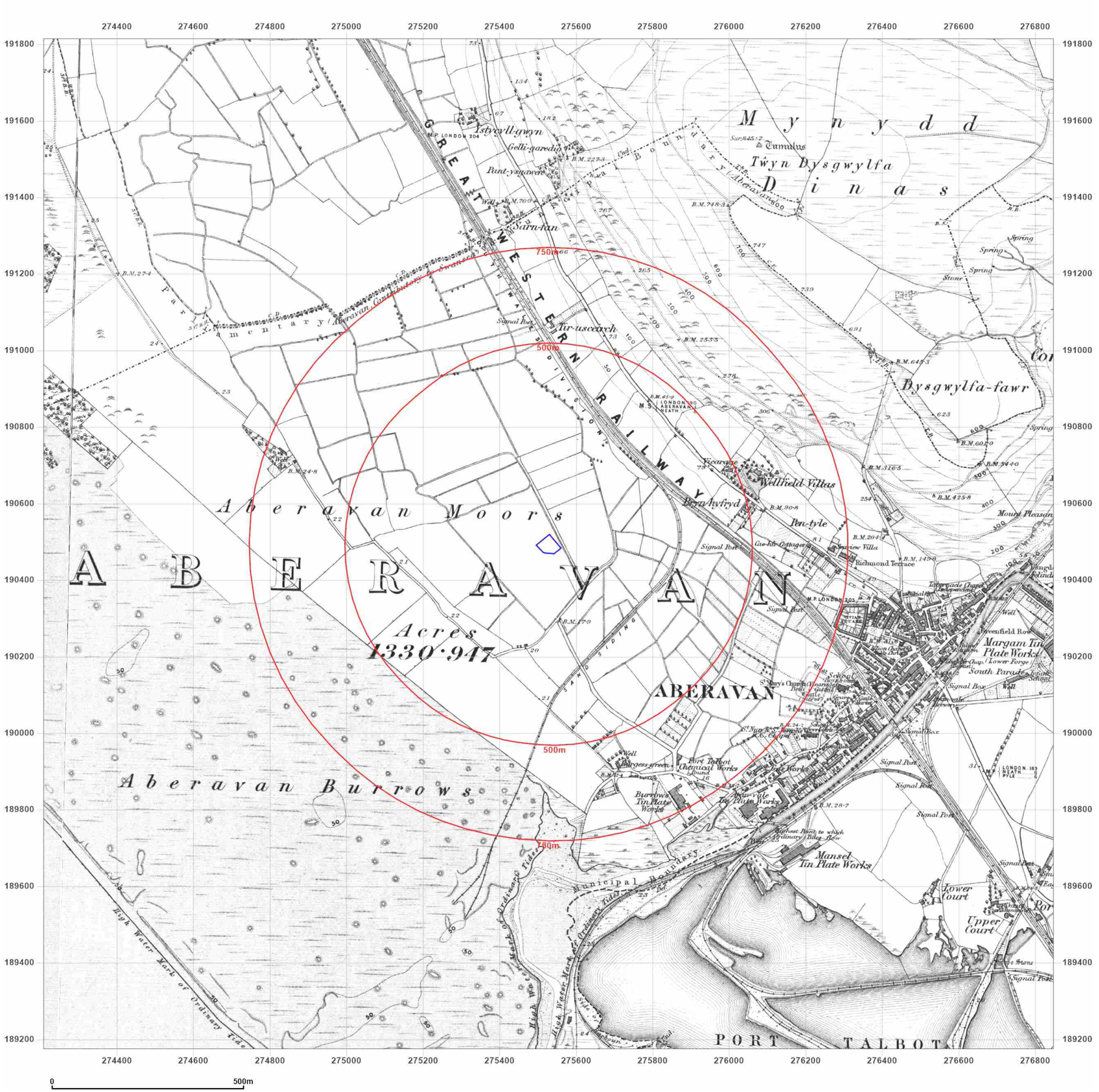
2003

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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: County Series

Map date: **1884**

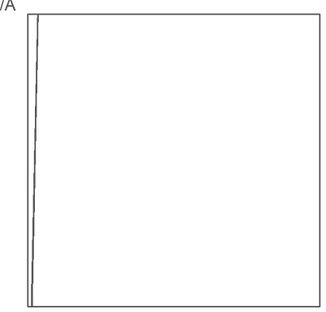
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Printed at: 1:10,560

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Surveyed N/A
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

Surveyed 1877
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A



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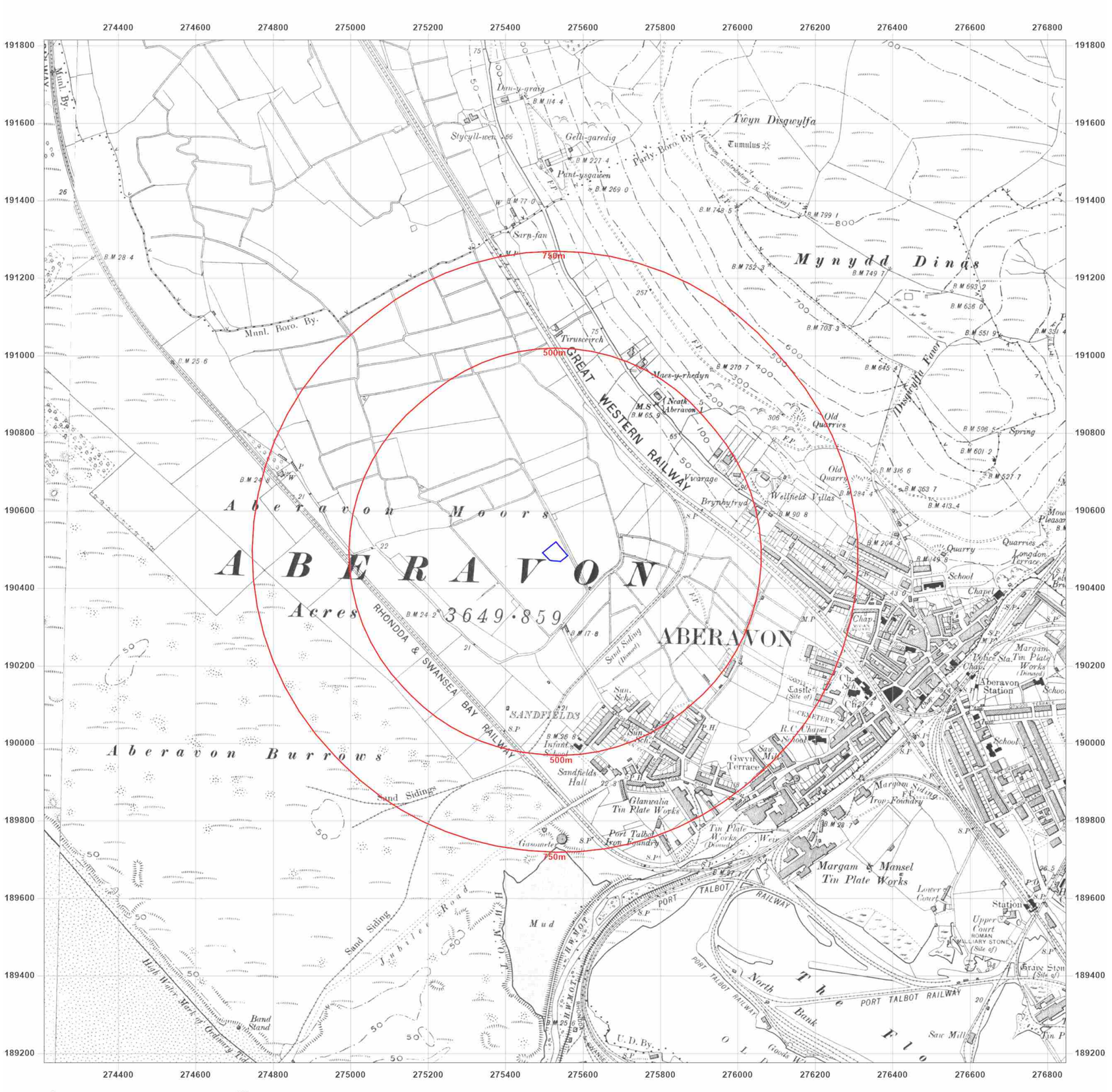
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Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

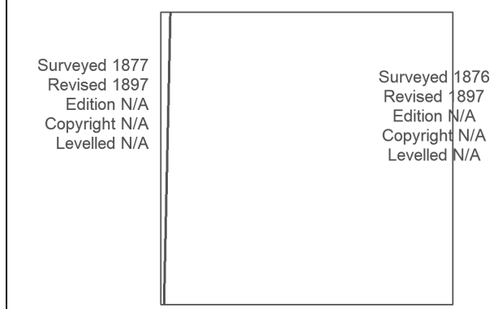
Map Name: County Series

Map date: **1897**

Scale: 1:10,560

Printed at: 1:10,560

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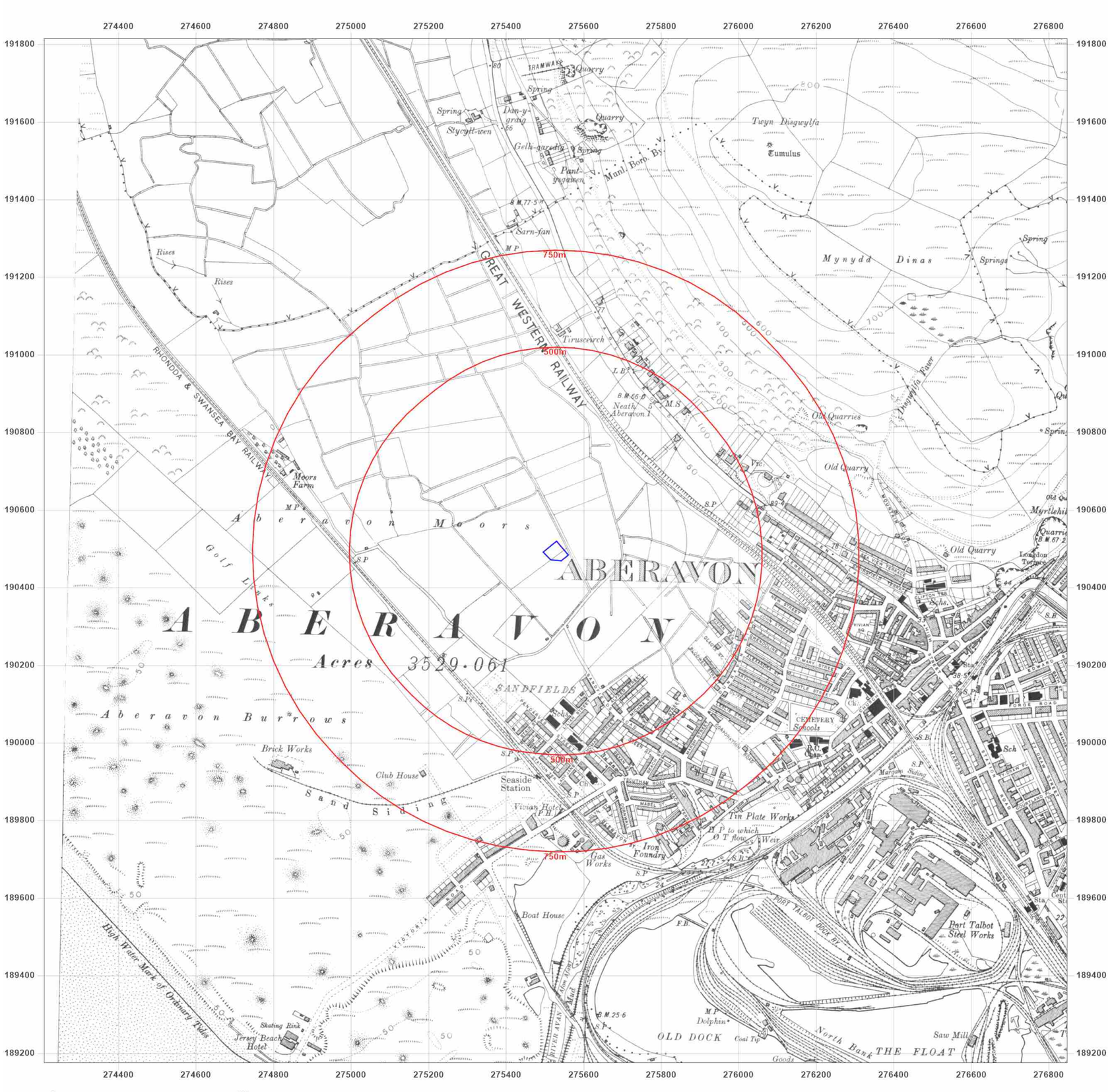
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: County Series

Map date: **1914**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

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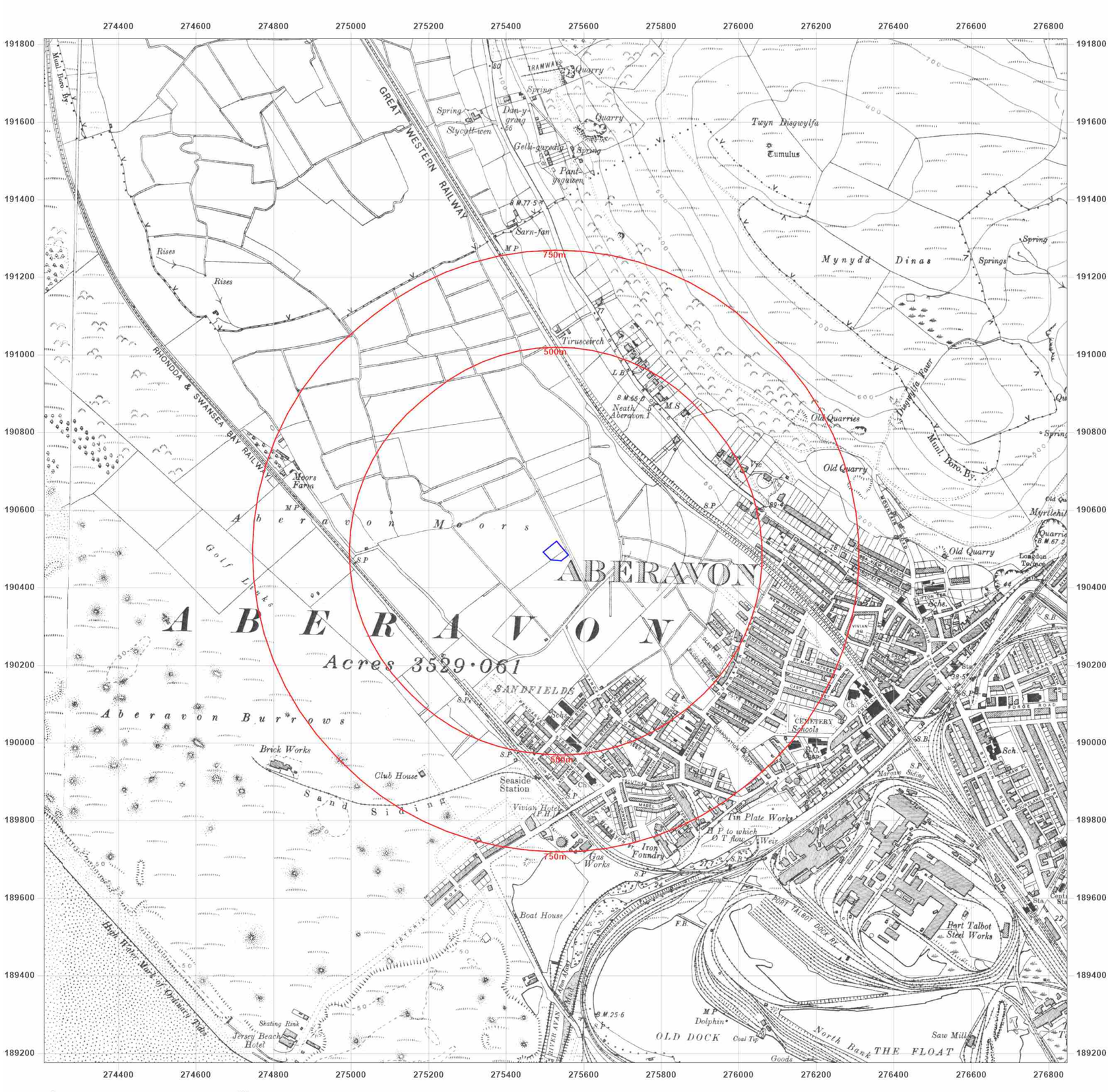
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SPENCER QUANTUM

Site Details:

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Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: County Series

Map date: **1921**

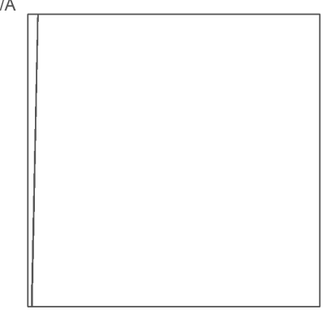
Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1877
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A



Groundsure INSIGHTS

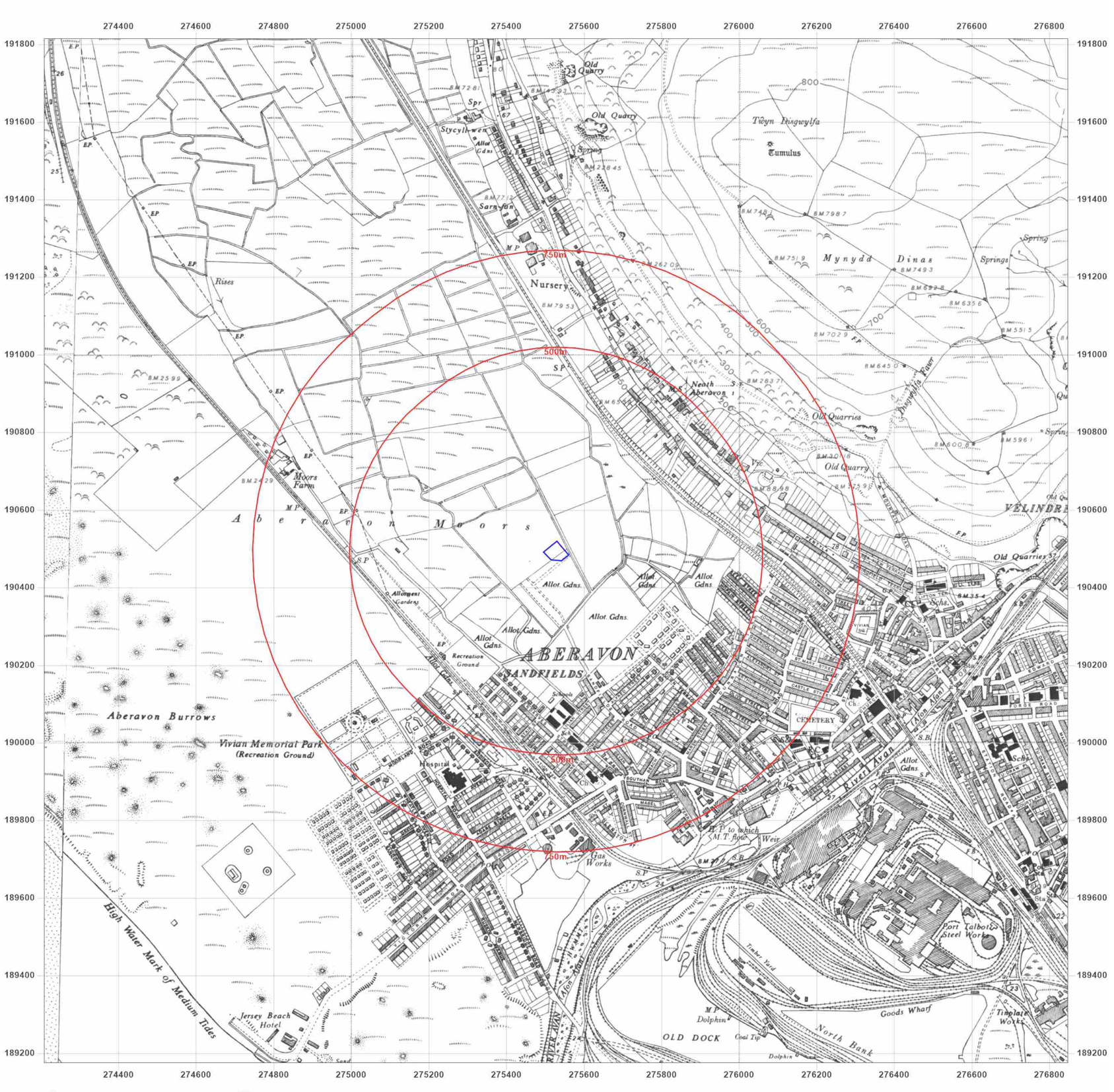
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: County Series

Map date: **1947**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

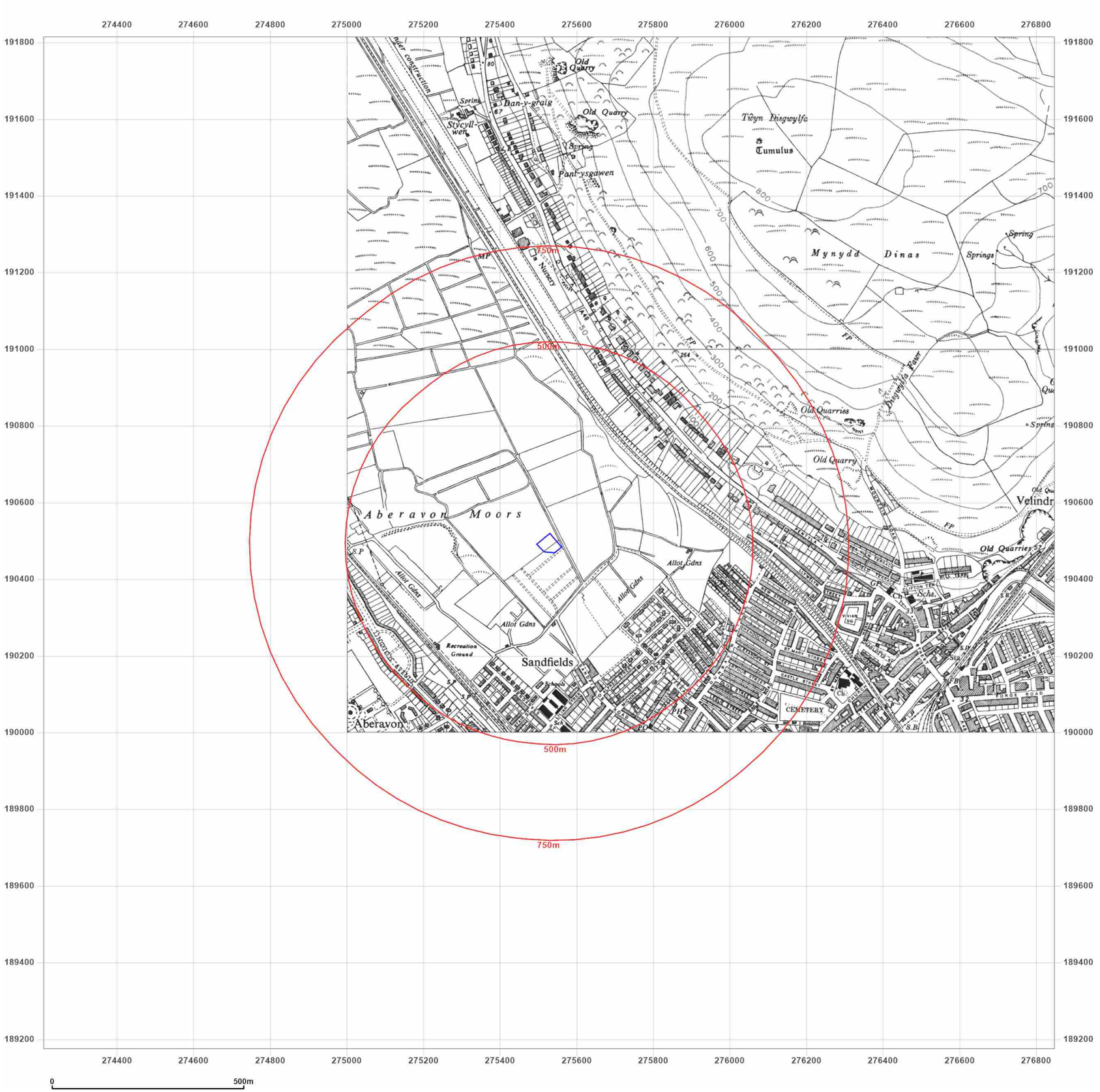
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: Provisional

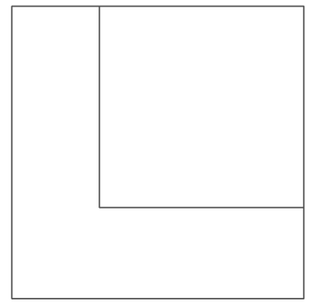
Map date: **1957**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A



Groundsure INSIGHTS

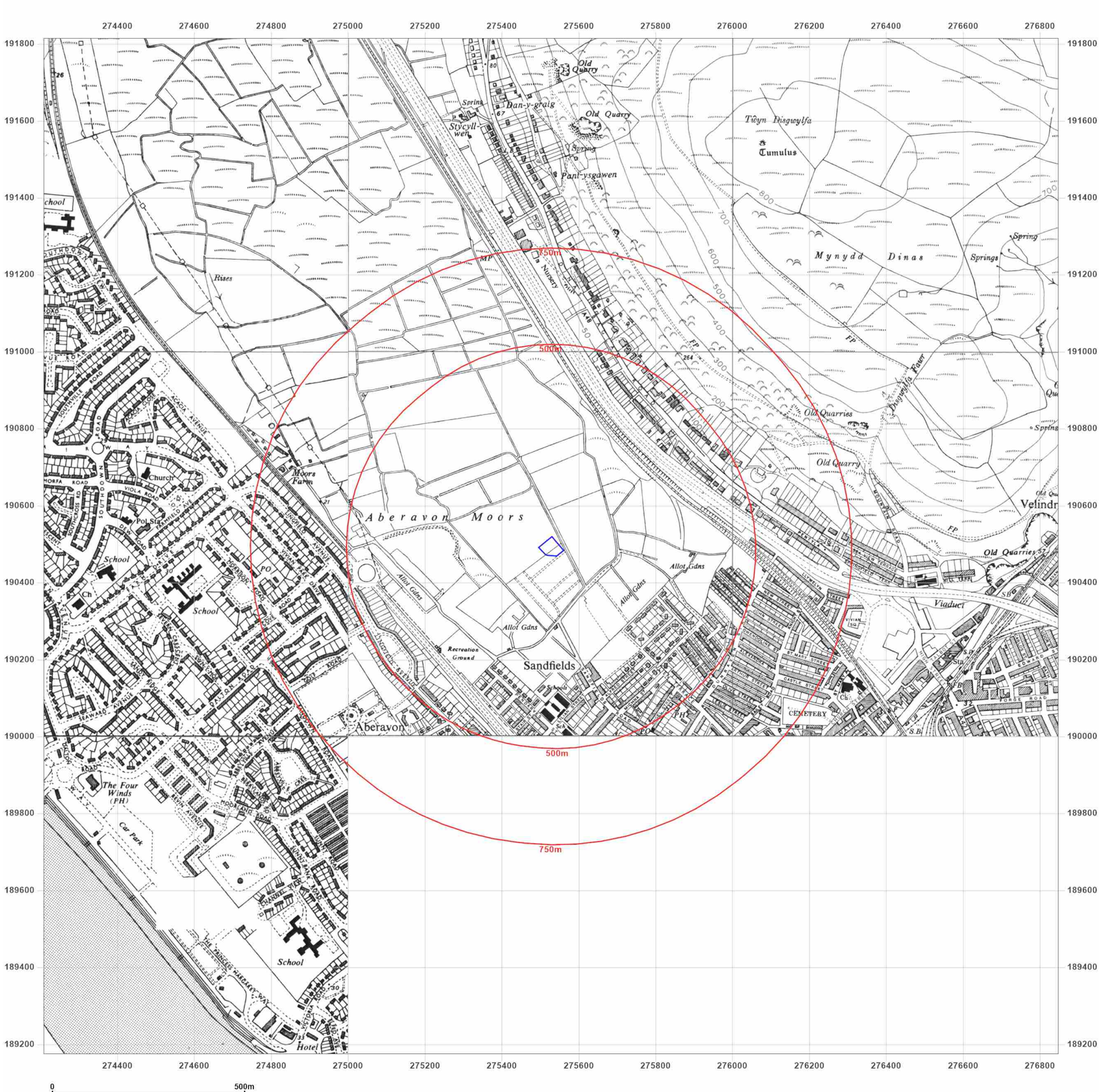
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes
Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: Provisional

Map date: **1957-1962**

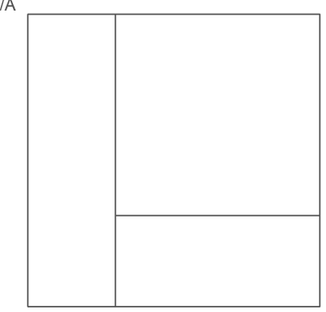
Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A



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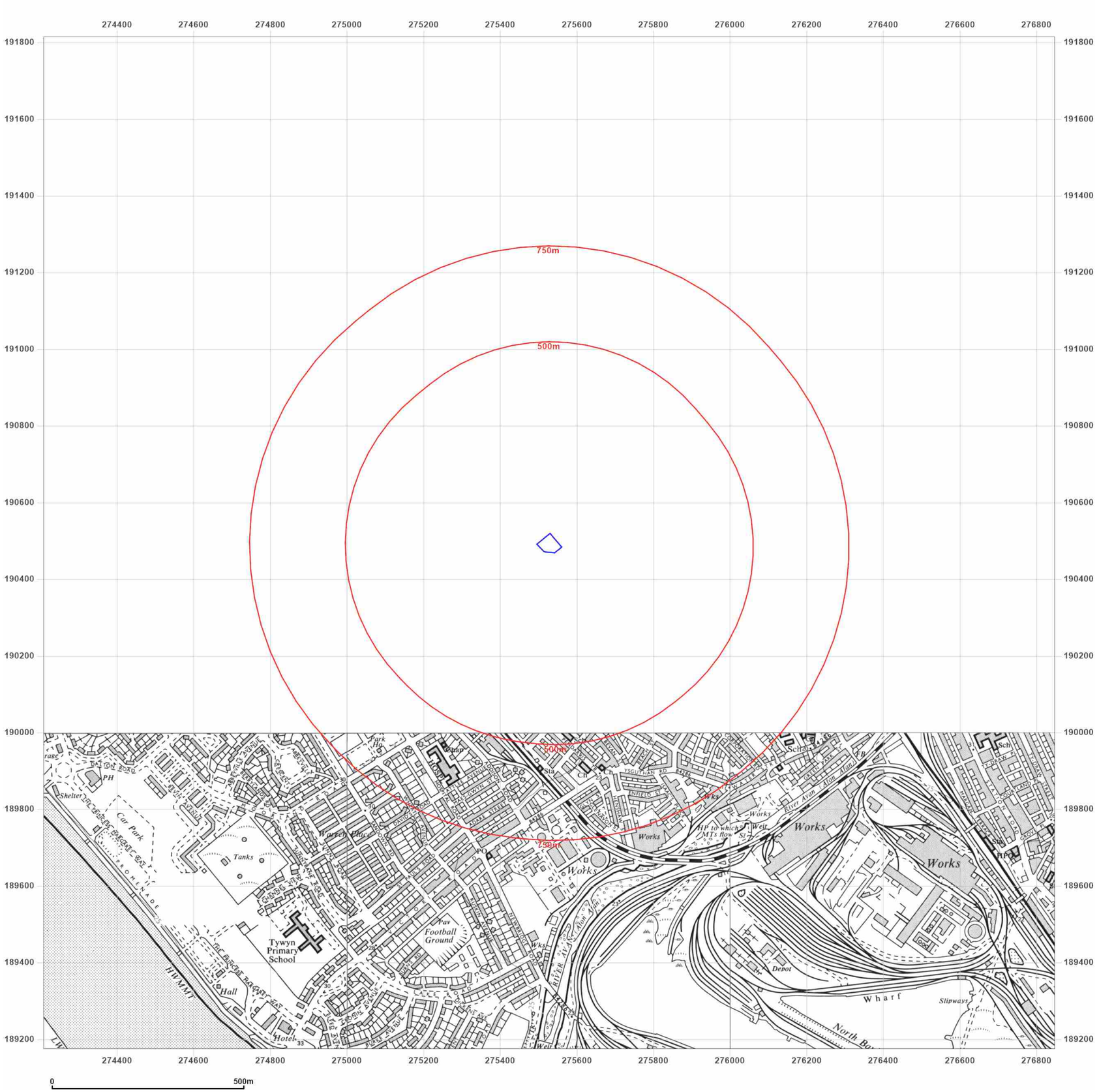
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

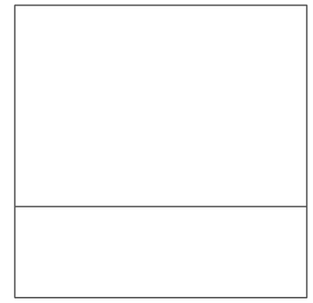
Map Name: Provisional

Map date: **1965**

Scale: 1:10,560

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Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

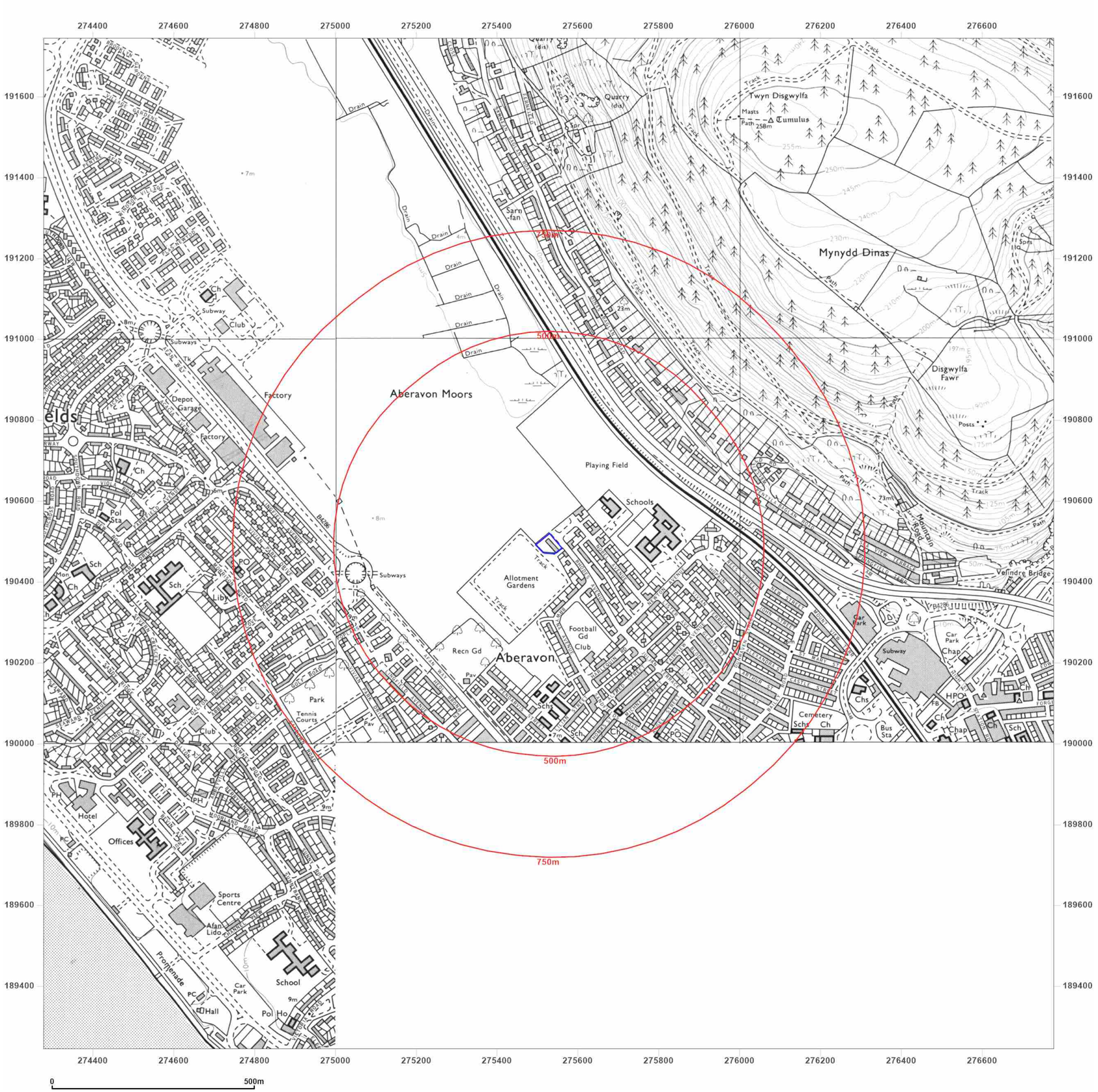
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1980**

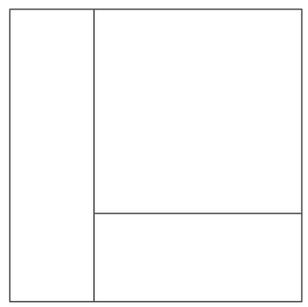
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Printed at: 1:10,000

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Surveyed 1977
Revised 1979
Edition N/A
Copyright 1980
Levelled 1978

Surveyed 1977
Revised 1979
Edition N/A
Copyright 1980
Levelled 1978



Groundsure INSIGHTS

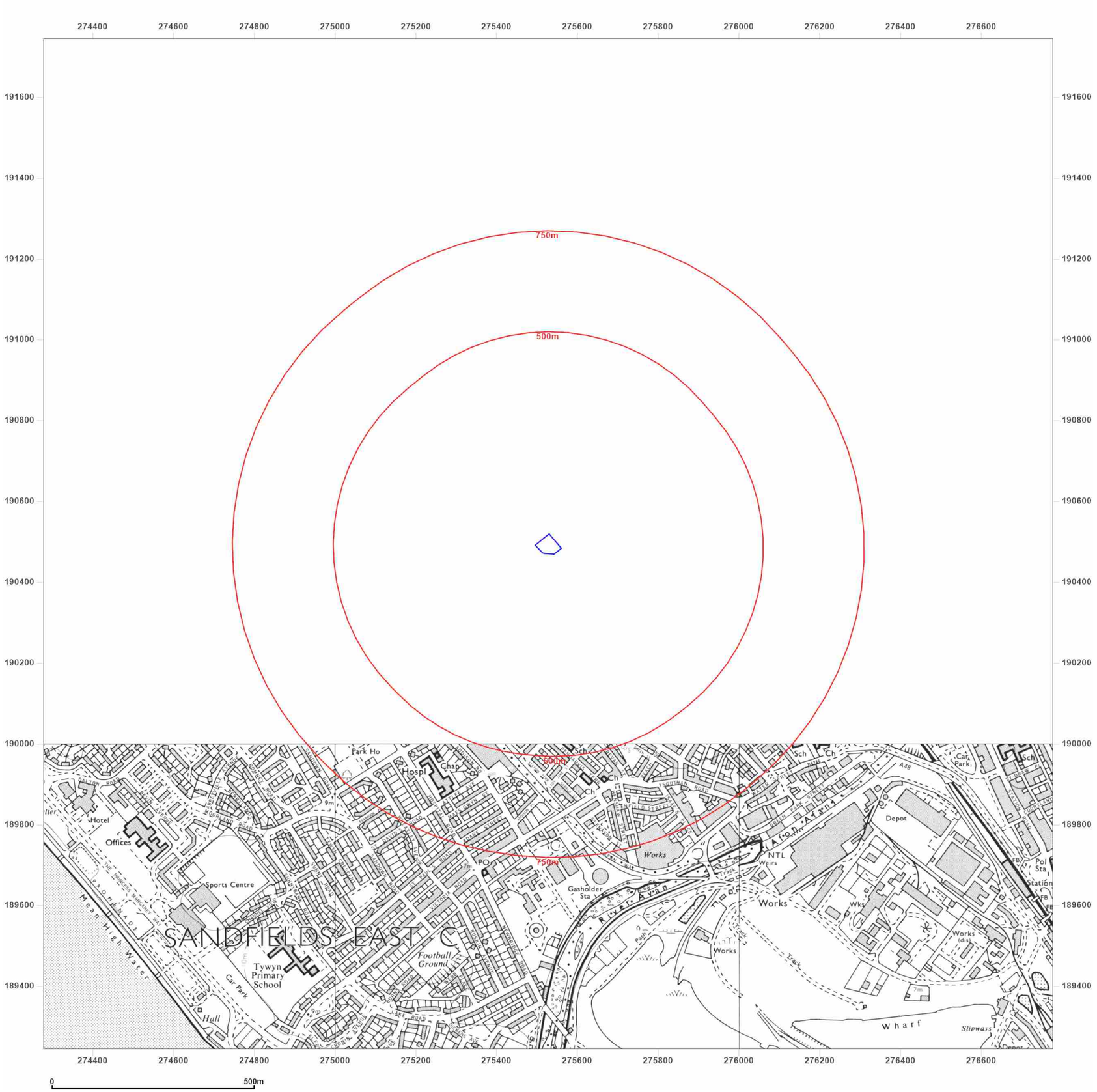
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1982**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1977
Revised 1982
Edition N/A
Copyright 1982
Levelled 1978

Groundsure INSIGHTS

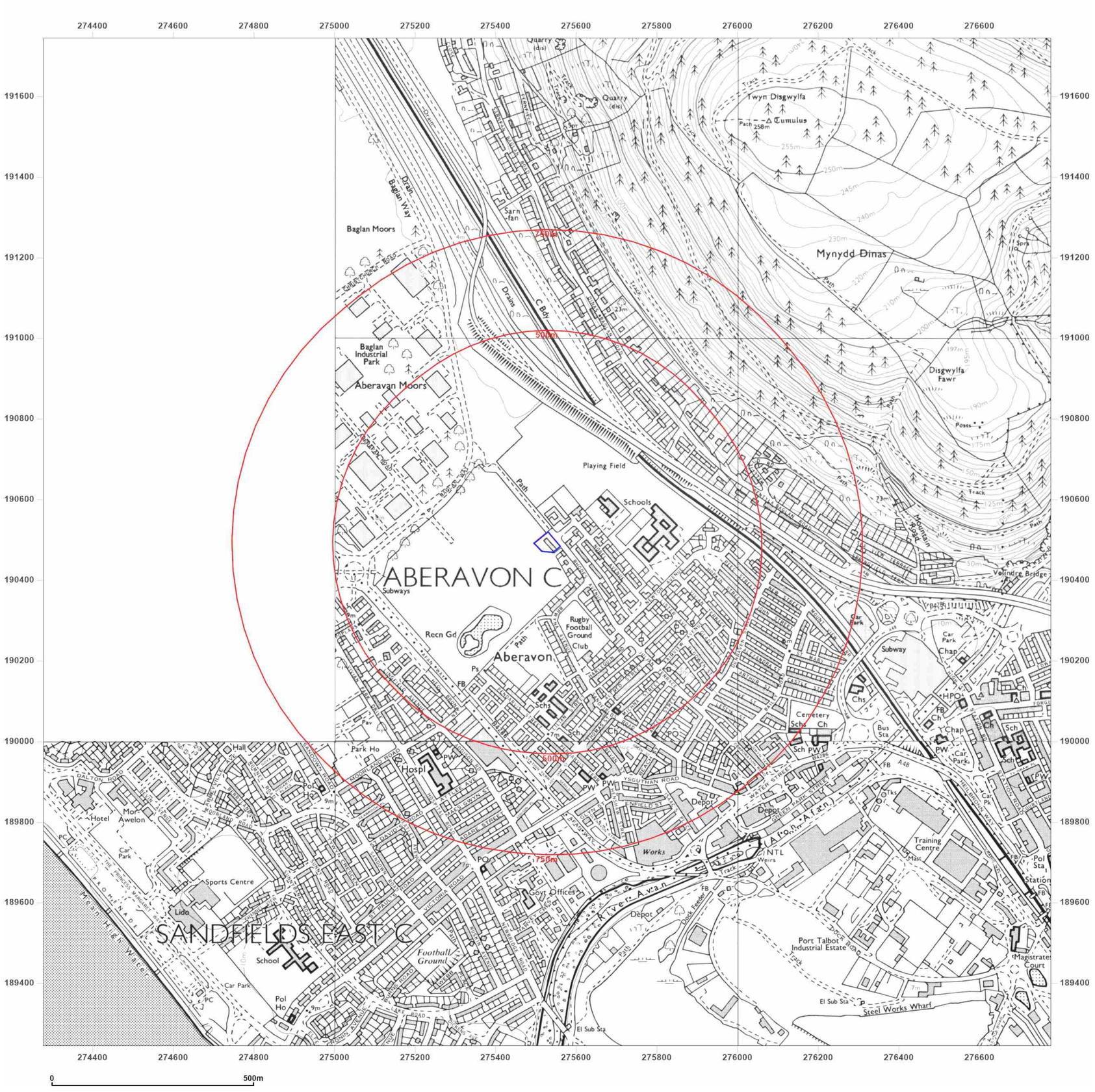
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **1993-1995**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1977
Revised 1995
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1991
Revised 1991
Edition N/A
Copyright 1993
Levelled N/A

Groundsure INSIGHTS

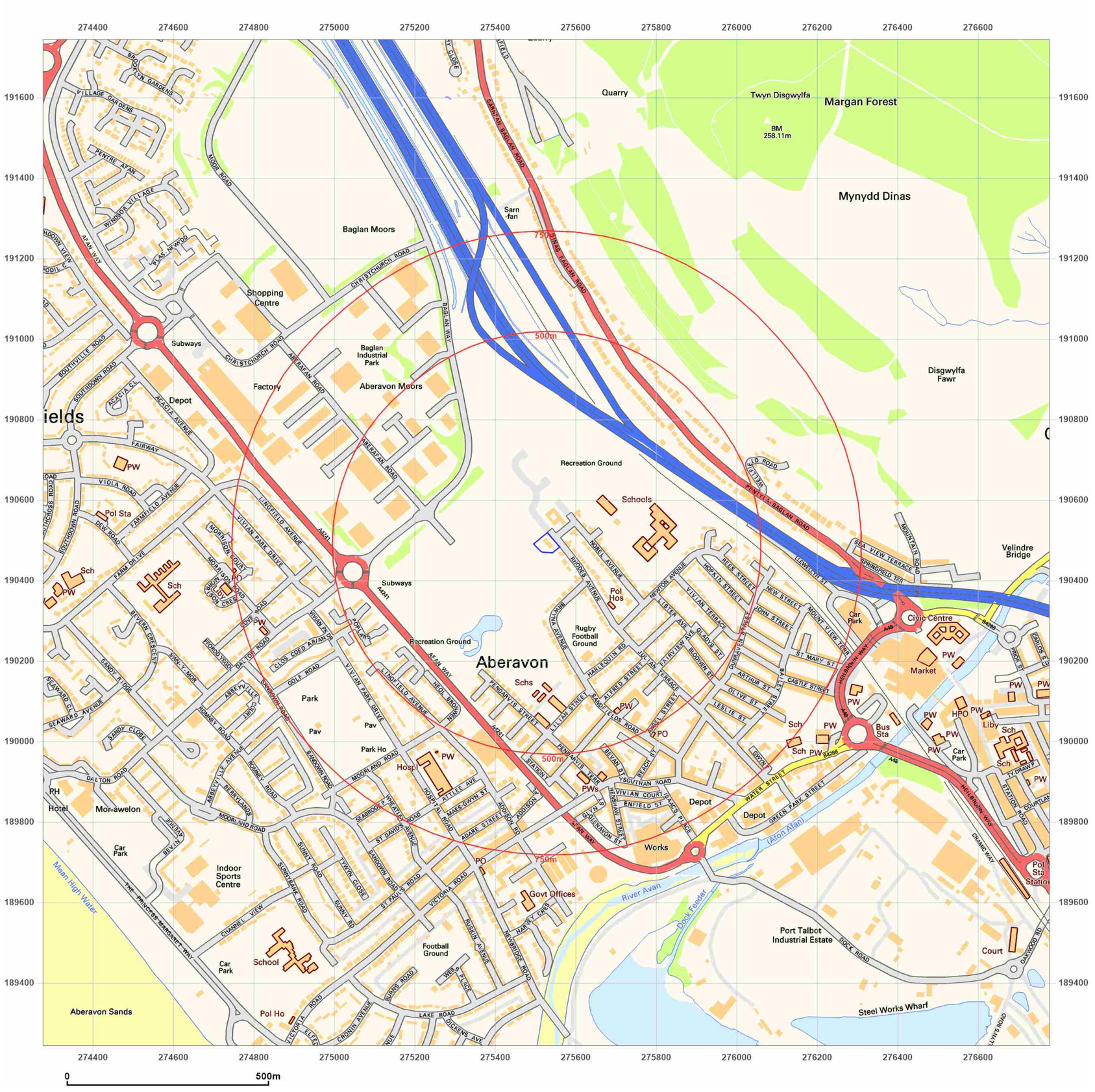
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Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

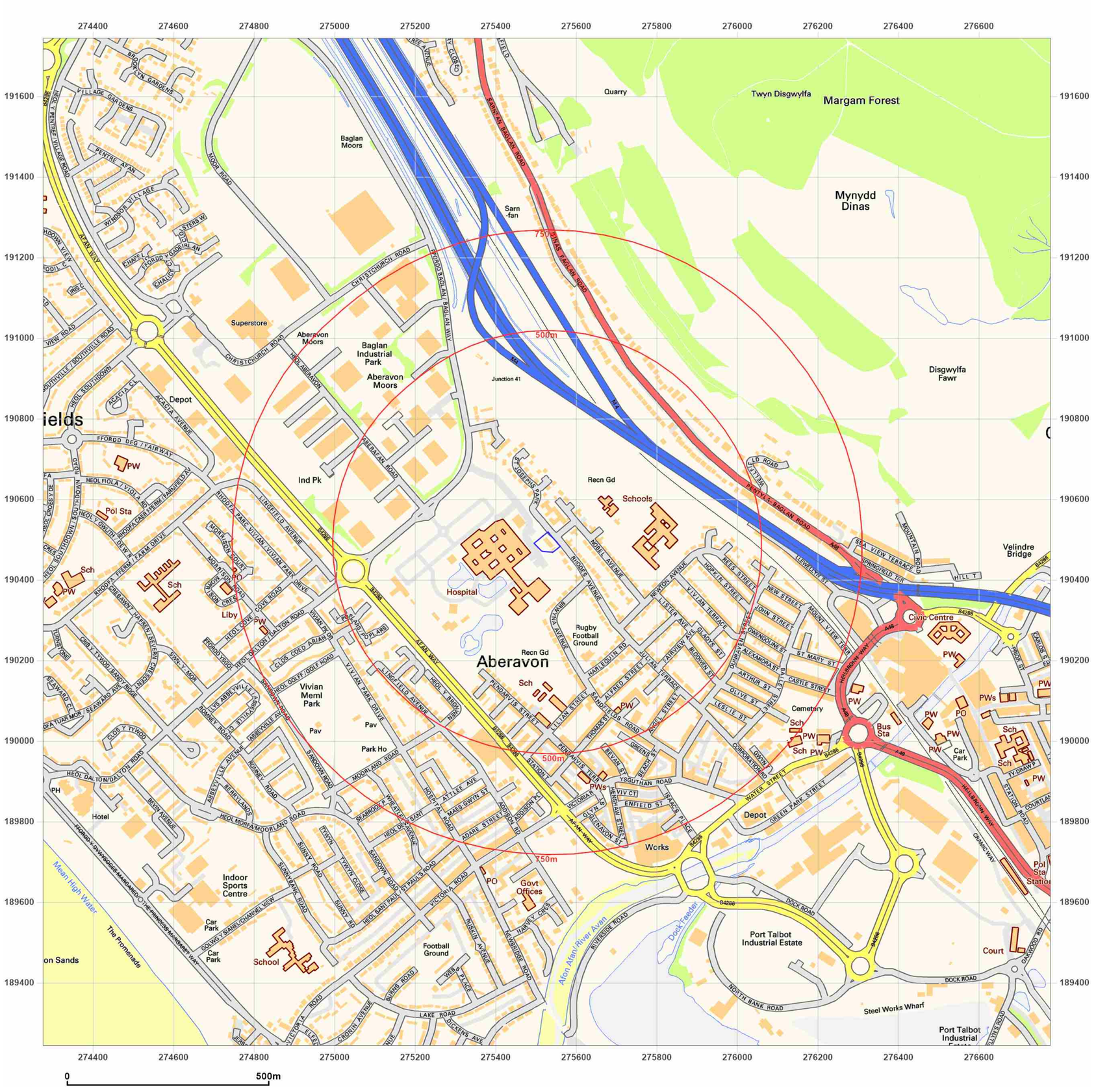
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SPENCER QUANTUM

Site Details:

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

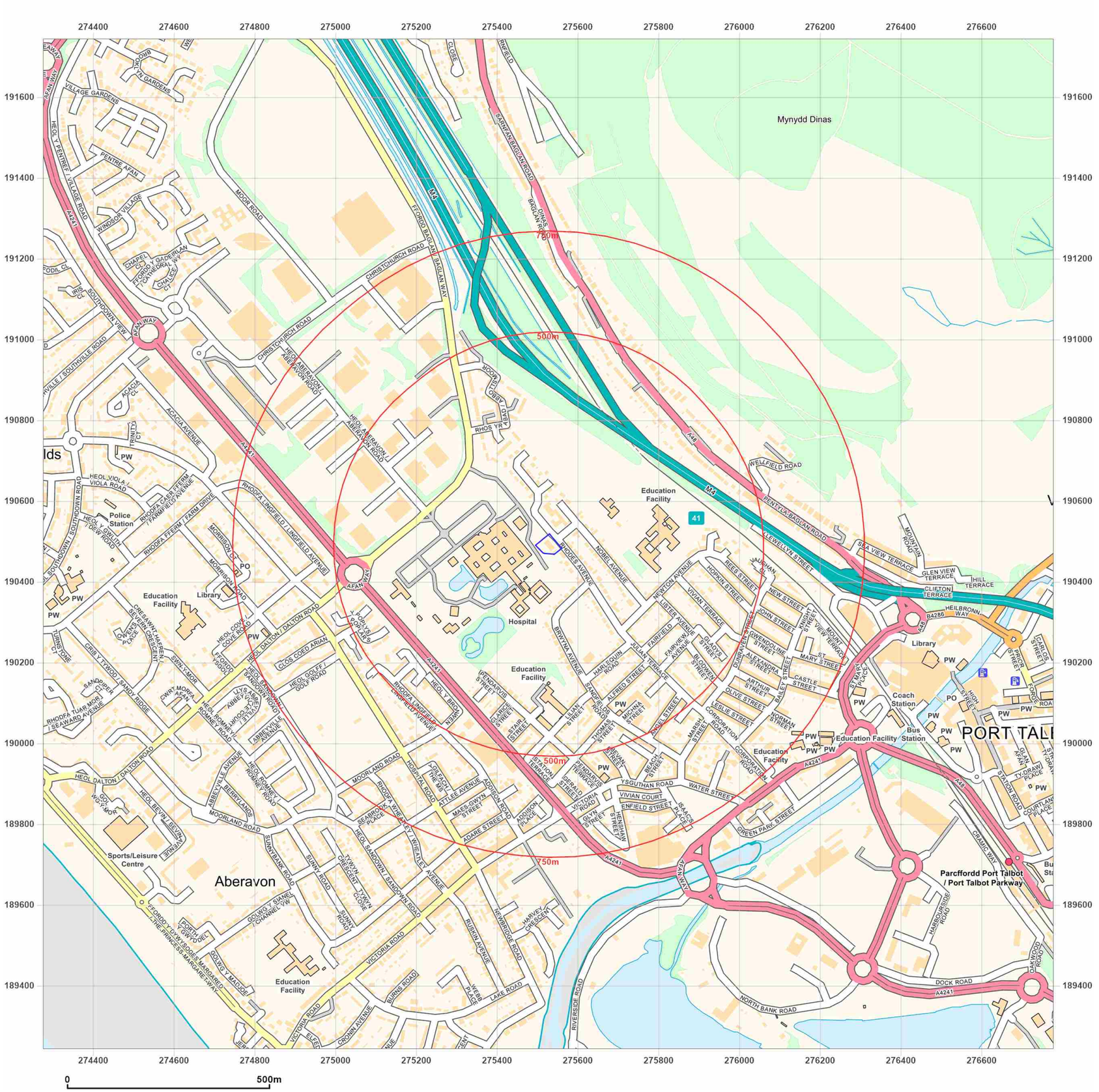
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Client Ref: Q1785/LD/280425
Report Ref: HMD-213-GN7-ONF-DZ5-KYO
Grid Ref: 275527, 190494

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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APPENDIX III – GROUNDSURE ENVIRO & GEO INSIGHT REPORT DATASET

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Changing Rooms Rhodes Avenue, Port Talbot, SA126UT

Order Details

Date: 28/04/2025

Your ref: Q1785/LD/280425

Our Ref: HMD-213-LA1-EF3-BVR-TJY

Site Details

Location: 275527 190490

Area: 0.18 ha

Authority: Castell-nedd Port Talbot - Neath Port Talbot County Borough ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

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

Certified B Corporation

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 >	0	0	2	13	-
16 >	1.2 >	Historical tanks >	0	0	0	2	-
17 >	1.3 >	Historical energy features >	0	0	0	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	7	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	2	14	-
20 >	2.2 >	Historical tanks >	0	0	0	2	-
21 >	2.3 >	Historical energy features >	0	0	0	15	-
21	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	0	11	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24 >	3.3 >	Historical landfill (LA/mapping records) >	2	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24 >	3.6 >	Licensed waste sites >	0	0	7	0	-
26 >	3.7 >	Waste exemptions >	0	0	1	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-

30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31 >	**4.10 >**	**Licensed industrial activities (Part A(1)) >**	0	0	0	4	-
31	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32 >	**4.12 >**	**Radioactive Substance Authorisations >**	0	0	1	0	-
32	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
33	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	2	6	-
34	4.19	Pollution inventory substances	0	0	0	0	-
34	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
38 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
40 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	Groundwater abstractions	0	0	0	0	0
43 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	13
45	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
47	6.1	Water Network (OS MasterMap)	0	0	0	-	-

47 >	6.2 >	Surface water features >	0	0	3	-	-
48 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
48 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
49 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
51 >	7.4 >	Areas Benefiting from Flood Defences >	1	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
54 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
55 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
57 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
60 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	13
61	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0

62	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
63	10.17	SSSI Impact Risk Zones	0	-	-	-	-
63	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
64	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64	11.4	Listed Buildings	0	0	0	-	-
65	11.5	Conservation Areas	0	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
66 >	**12.1 >**	**Agricultural Land Classification >**	Grade 4 (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	12.3	Tree Felling Licences	0	0	0	-	-
67	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
68	13.1	Priority Habitat Inventory	0	0	0	-	-
68	13.2	Habitat Networks	0	0	0	-	-
68	13.3	Open Mosaic Habitat	0	0	0	-	-
68	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
69 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
70 >	**14.2 >**	**Artificial and made ground (10k) >**	1	0	0	5	-
72 >	**14.3 >**	**Superficial geology (10k) >**	1	0	0	6	-

73	14.4	Landslip (10k)	0	0	0	0	-
74 >	14.5 >	Bedrock geology (10k) >	1	0	2	4	-
75 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	3	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	15.1 >	50k Availability >	Identified (within 500m)				
77 >	15.2 >	Artificial and made ground (50k) >	1	0	0	1	-
78 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
79 >	15.4 >	Superficial geology (50k) >	1	0	0	2	-
80 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81 >	15.8 >	Bedrock geology (50k) >	1	0	2	2	-
82 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
82 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	3	-
Page	Section	**Boreholes** >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	16.1 >	BGS Boreholes >	0	4	37	-	-
Page	Section	**Natural ground subsidence** >					
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
87 >	17.2 >	Running sands >	Moderate (within 50m)				
89 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
91 >	17.4 >	Collapsible deposits >	Negligible (within 50m)				
92 >	17.5 >	Landslides >	Very low (within 50m)				
93 >	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
95	18.1	BritPits	0	0	0	0	-
96 >	18.2 >	Surface ground workings >	0	0	2	-	-
96	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-
96	18.5	Historical Mineral Planning Areas	0	0	0	0	-

97	18.6	Non-coal mining	0	0	0	0	0
97	18.7	JPB mining areas	None (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
97	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
98	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
100	19.2	Mining cavities	0	0	0	0	0
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
102 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
104 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	3	1	-	-	-
104 >	**21.2 >**	**BGS Estimated Urban Soil Chemistry >**	3	3	-	-	-
105	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
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
107	22.3	Railway tunnels	0	0	0	-	-
107 >	**22.4 >**	**Historical railway and tunnel features >**	0	0	2	-	-
107	22.5	Royal Mail tunnels	0	0	0	-	-
107	22.6	Historical railways	0	0	0	-	-

108	22.7	Railways	0	0	0	-	-
108	22.8	Crossrail 2	0	0	0	0	-
108	22.9	HS2	0	0	0	0	-

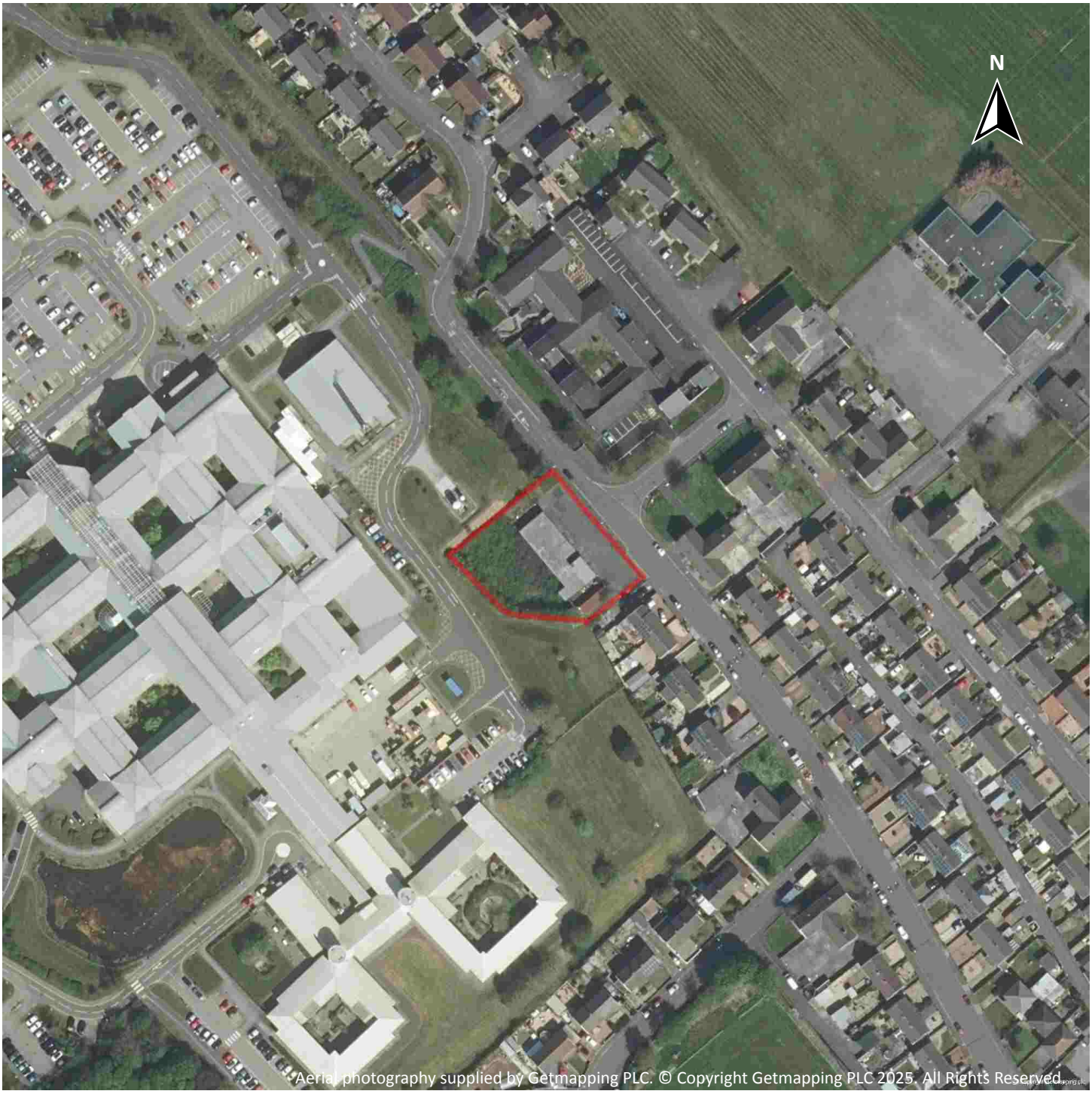
Recent aerial photograph



Capture Date: 08/04/2023

Site Area: 0.18ha

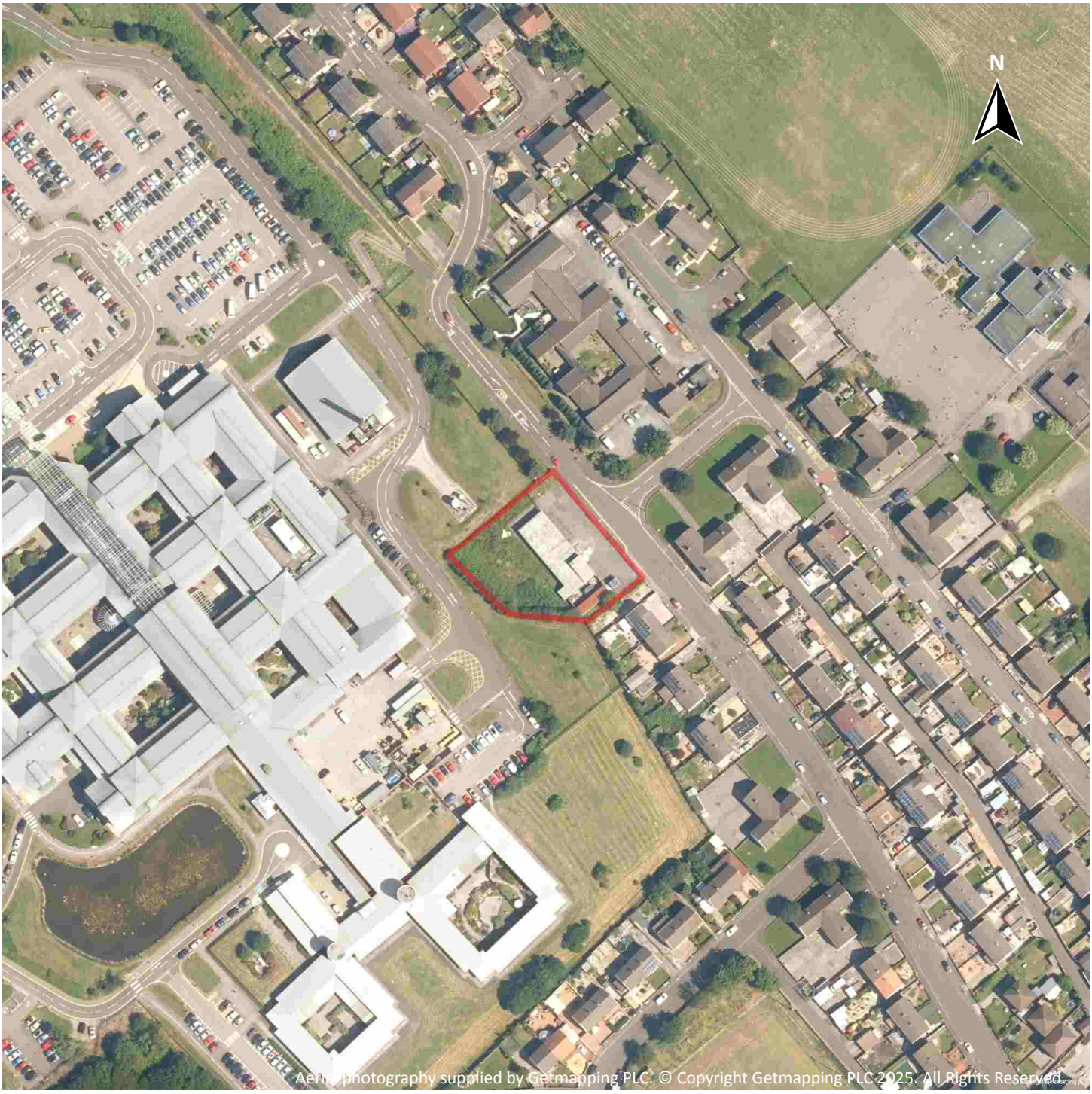
Recent site history - 2020 aerial photograph



Capture Date: 14/04/2020

Site Area: 0.18ha

Recent site history - 2014 aerial photograph



Capture Date: 23/07/2014

Site Area: 0.18ha

Recent site history - 2009 aerial photograph



Capture Date: 12/10/2009

Site Area: 0.18ha

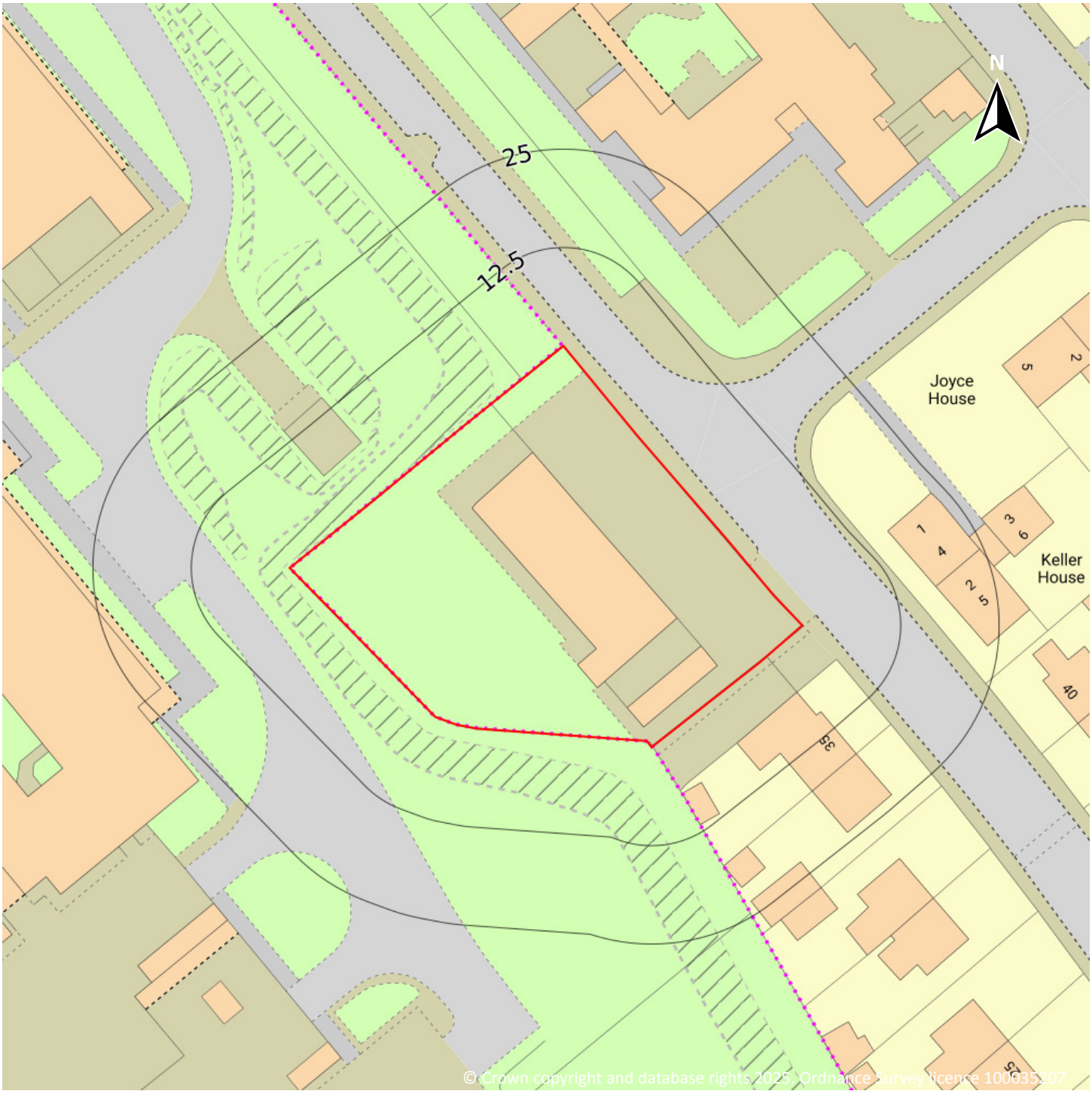
Recent site history - 2000 aerial photograph



Capture Date: 18/06/2000

Site Area: 0.18ha

OS MasterMap site plan



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Site Area: 0.18ha

1 Past land use



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1.1 Historical industrial land uses

Records within 500m	15

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	203m W	Gravel Pit	1957	349796

ID	Location	Land use	Dates present	Group ID
2	238m SE	Railway Sidings	1897	391393
A	284m NE	Cuttings	1921	354563
A	290m NE	Cuttings	1957	379224
C	291m NE	Cuttings	1947	362434
C	291m NE	Cuttings	1914	378259
A	293m NE	Cuttings	1947	358355
A	293m NE	Cuttings	1914	381453
E	378m SW	Railway Sidings	1914 - 1921	374716
E	380m SW	Railway Sidings	1947	386789
E	452m SW	Railway Sidings	1957	383295
E	454m SW	Unspecified Commercial/Industrial	1947	331655
E	481m SW	Railway Building	1957	348133
E	485m S	Railway Sidings	1962 - 1969	387907
E	497m S	Railway Building	1965	348132

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**2**

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 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
B	338m S	Unspecified Tank	1951	45476
B	339m S	Unspecified Tank	1958	43785

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	7

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 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
D	362m W	Electricity Substation	1983 - 1991	21801
D	363m W	Electricity Substation	1995	25044
3	394m W	Gas Governor	1991	21414
4	420m SE	Electricity Substation	1989 - 1991	22893
G	487m NW	Electricity Substation	1983 - 1991	21916
G	487m NW	Electricity Substation	1995	23885
6	488m SE	Electricity Substation	1988 - 1993	23164

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 un-grouped 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	7

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 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
B	290m S	Garage	1951 - 1958	8735
F	381m S	Garage	1989 - 1991	8675
F	383m S	Garage	1967	7813
F	383m S	Garage	1951	8898
F	384m S	Garage	1958	8722
F	394m S	Garage	1964	8190
5	453m S	Garage	1991	7433

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



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2.1 Historical industrial land uses

Records within 500m	16

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 19 >**

ID	Location	Land Use	Date	Group ID
1	203m W	Gravel Pit	1957	349796
2	238m SE	Railway Sidings	1897	391393
A	284m NE	Cuttings	1921	354563

ID	Location	Land Use	Date	Group ID
A	290m NE	Cuttings	1957	379224
C	291m NE	Cuttings	1947	362434
C	291m NE	Cuttings	1914	378259
A	293m NE	Cuttings	1947	358355
A	293m NE	Cuttings	1914	381453
E	378m SW	Railway Sidings	1914	374716
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E	380m SW	Railway Sidings	1947	386789
E	452m SW	Railway Sidings	1957	383295
E	454m SW	Unspecified Commercial/Industrial	1947	331655
E	481m SW	Railway Building	1957	348133
E	485m S	Railway Sidings	1965	387907
E	497m S	Railway Building	1965	348132

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**2**

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 19 >**

ID	Location	Land Use	Date	Group ID
B	338m S	Unspecified Tank	1951	45476
B	339m S	Unspecified Tank	1958	43785

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	15

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 19 >**

ID	Location	Land Use	Date	Group ID
D	362m W	Electricity Substation	1983	21801
D	362m W	Electricity Substation	1983	21801
D	362m W	Electricity Substation	1991	21801
D	363m W	Electricity Substation	1995	25044
3	394m W	Gas Governor	1991	21414
G	420m SE	Electricity Substation	1989	22893
G	420m SE	Electricity Substation	1989	22893
G	420m SE	Electricity Substation	1991	22893
G	420m SE	Electricity Substation	1991	22893
H	487m NW	Electricity Substation	1983	21916
H	487m NW	Electricity Substation	1983	21916
H	487m NW	Electricity Substation	1991	21916
H	487m NW	Electricity Substation	1995	23885
I	488m SE	Electricity Substation	1988	23164
I	488m SE	Electricity Substation	1993	23164

This data is sourced from Ordnance Survey / Groundsure.

2.4 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. 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	**11**

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'.

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
B	290m S	Garage	1958	8735
B	290m S	Garage	1951	8735
F	381m S	Garage	1989	8675
F	381m S	Garage	1989	8675
F	381m S	Garage	1991	8675
F	381m S	Garage	1991	8675
F	383m S	Garage	1967	7813
F	383m S	Garage	1951	8898
F	384m S	Garage	1958	8722
F	394m S	Garage	1964	8190
4	453m S	Garage	1991	7433

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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Site Outline

Search buffers in metres (m)

Historical landfill (LA/OS)

Licensed waste sites

Waste exemptions

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	2

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Site address	Source	Data type
1	**On site**	**Refuse Tip**	**1963 mapping**	**Polygon**
2	**On site**	**Refuse Tip**	**1963 mapping**	**Polygon**

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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	7

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

Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Details		
A	51m S	Site Name: Neath And Port Talbot Hospital Site Address: Neath & Port Talbot Hospital, Baglan Way, Port Talbot, N P T, SA12 7BX Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DAL003 EPR reference: EP3198FW/V002 Operator: Dalkia Utilities Services Plc Waste Management licence No: 34208 Annual Tonnage: 4999	Issue Date: 06/06/2003 Effective Date: - Modified: 07/03/2013 Surrendered Date: 0 Expiry Date: 0 Cancelled Date: 0 Status: Modified
A	52m S	Site Name: - Site Address: Neath And Port Talbot Hospital, Neath & Port Talbot Hospital, Baglan Way, Port Talbot, Neath Port Talbot, SA12 7BX Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: EP3198FW EPR reference: - Operator: Dalkia Utilities Services Plc Waste Management licence No: 0 Annual Tonnage: 4999	Issue Date: 06/06/2003 Effective Date: 06/06/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective
A	52m S	Site Name: - Site Address: Neath And Port Talbot Hospital, Neath & Port Talbot Hospital, Baglan Way, N P T, Port Talbot, Neath Port Talbot, SA12 7BX Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: EP3198FW EPR reference: - Operator: Veolia Energy & Utilities Services UK Plc Waste Management licence No: 34208 Annual Tonnage: 4999	Issue Date: 03/06/2016 Effective Date: 03/06/2016 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective
A	52m S	Site Name: - Site Address: Neath And Port Talbot Hospital, Neath & Port Talbot Hospital, Baglan Way, Port Talbot, N P T, SA12 7BX Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: - Environmental Permitting Regulations (Waste) Licence Number: EP3198FW EPR reference: - Operator: Veolia Energy & Utilities Services UK Plc Waste Management licence No: - Annual Tonnage: 4999	Issue Date: 03/06/2016 Effective Date: 03/06/2016 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective

ID	Location	Details		
A	52m S	Site Name: - Site Address: Neath And Port Talbot Hospital, Neath & Port Talbot Hospital, Baglan Way, Port Talbot, N P T, SA12 7BX Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: - Environmental Permitting Regulations (Waste) Licence Number: EP3198FW EPR reference: - Operator: Veolia Energy & Utilities Services UK Plc Waste Management licence No: - Annual Tonnage: 4999	Issue Date: 03/06/2016 Effective Date: 03/06/2016 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective
A	52m S	Site Name: - Site Address: Neath And Port Talbot Hospital, Neath & Port Talbot Hospital, Baglan Way, Port Talbot, N P T, SA12 7BX Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: EP3198FW EPR reference: - Operator: - Waste Management licence No: 34208 Annual Tonnage: 4999	Issue Date: 03/06/2016 Effective Date: 03/06/2016 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective
A	52m S	Site Name: - Site Address: Neath And Port Talbot Hospital, Baglan Way, Port Talbot, SA12 7BX Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: - Environmental Permitting Regulations (Waste) Licence Number: EP3198FW EPR reference: - Operator: Kier Facilities Services Limited Waste Management licence No: - Annual Tonnage: 4999	Issue Date: 19/04/2023 Effective Date: 19/04/2023 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Effective

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

3.7 Waste exemptions

Records within 500m	**3**

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.

Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
3	96m W	Neath Port Talbot Hospital, Neath Port Talbot Hospital, Baglan Way, Port Talbot, Castell-Nedd Port Talbot, Sa127bx	NRW-WME026522	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	419m W	Mhm Plant, Aberavon Rd, 3 Aberavon Road, Port Talbot, Select A State, Sa12 7dj	NRW-WME060085	Storing waste exemption	Not on a farm	Storage of waste in a secure place
5	457m NW	City Electrical Factors Limited, Unit 33, Aberafan Road, Baglan Industrial Park, Port Talbot, Castell-Nedd Port Talbot, Sa12 7by	NRW-WME038546	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	Activity	Category
2	80m N	Pumping Station	West Glamorgan, SA12	Water Pumping Stations	Industrial Features
A	96m W	Neath Port Talbot Hospital	Baglan Way, Aberavon, West Glamorgan, SA12 7BX	Hospitals	Health Practitioners and Establishments

ID	Location	Company	Address	Activity	Category
3	99m NW	Neath Port Talbot Hospital	Baglan Way, Port Talbot, West Glamorgan, SA12 7BX	Accident and Emergency Hospitals	Health Practitioners and Establishments
4	137m SE	Electricity Sub Station	West Glamorgan, SA12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	LPG	Status
6	376m S	OBSOLETE	63, Sandifields Road, Port Talbot, Neath Port Talbot, SA12 6LR	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

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	0

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.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

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

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	4

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 28 >**

ID	Location	Details	
C	456m NW	Operator: TECH ASSEMBLIES LTD Installation Name: BAGLAN NON FERROUS METAL PRESSINGS Process: NON-FERROUS METALS; PRODUCING ETC LEAD AND ALLOYS WITH RELEASE TO AIR Permit Number: BK9555IF Original Permit Number: BK9555IF	EPR Reference: - Issue Date: 30/11/2001 Effective Date: 30/11/2001 Last date noted as effective: 17/11/2015 Status: SUPERCEDED
C	456m NW	Operator: TECH ASSEMBLIES LTD Installation Name: BAGLAN NON FERROUS METAL PRESSINGS Process: NON-FERROUS METALS; PRODUCING ETC LEAD AND ALLOYS WITH RELEASE TO AIR Permit Number: BV2590ID Original Permit Number: BK9555IF	EPR Reference: - Issue Date: 03/09/2003 Effective Date: 24/10/2007 Last date noted as effective: 17/11/2015 Status: REVOKED
C	456m NW	Operator: TECH ASSEMBLIES LTD Installation Name: - Process: NON-FERROUS METALS; PRODUCING ETC LEAD & ALLOYS WITH RELEASE TO AIR Permit Number: BV2590 Original Permit Number: BK9555	EPR Reference: - Issue Date: 03/09/2003 Effective Date: 05/09/2003 Last date noted as effective: 01/10/2004 Status: SUPERSEDED BY PAS
C	456m NW	Operator: TECH ASSEMBLIES LTD Installation Name: - Process: NON-FERROUS METALS; PRODUCING ETC LEAD & ALLOYS WITH RELEASE TO AIR Permit Number: BK9555 Original Permit Number: BK9555	EPR Reference: - Issue Date: - Effective Date: 30/11/2001 Last date noted as effective: 03/10/2005 Status: SUPERSEDED BY VARIATION

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	1

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
A	97m W	Abertawe Bro Morgannwg University Local Health Board, Neath Port Talbot Hospital, Baglen Way, Port Talbot, West Glamorgan, SA12 7BX	Operator: Abertawe Bro Morgannwg University Local Health Board Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: CD9852 Date of approval: 23/09/2009	Effective from: 01/10/2009 Last date of update: 01/01/2015 Status: Effective

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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	0

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.

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	8

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 28 >**

ID	Location	Details	
1	72m SE	Incident Date: 28/08/2001 Incident Identification: 27240 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
5	222m S	Incident Date: 02/10/2002 Incident Identification: 112005 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	275m S	Incident Date: 28/08/2001 Incident Identification: 27380 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	275m S	Incident Date: 28/08/2001 Incident Identification: 27380 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Dust	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

ID	Location	Details	
D	498m W	Incident Date: 26/03/2009 Incident Identification: 664863 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
D	498m W	Incident Date: 26/03/2009 Incident Identification: 664863 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
7	499m SW	Incident Date: 28/11/2002 Incident Identification: 123613 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
8	500m E	Incident Date: 05/07/2014 Incident Identification: 1252934 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: - Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No 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.

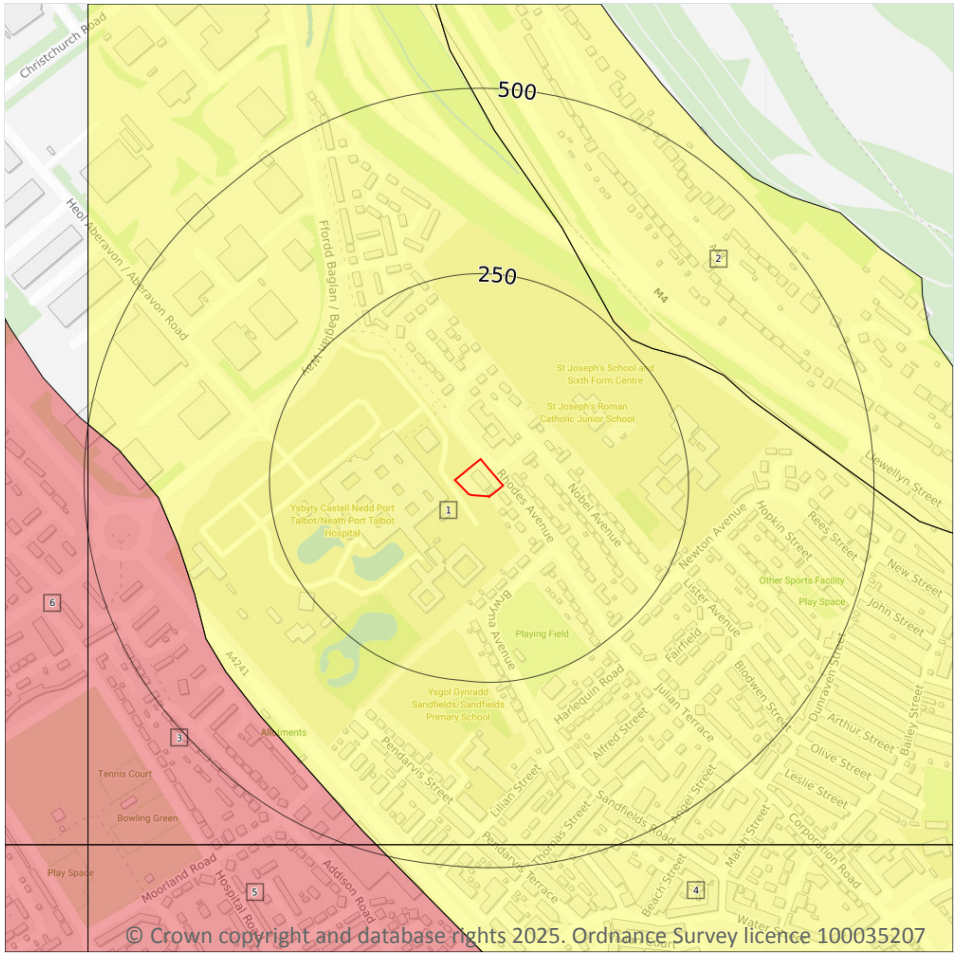
4.21 Pollution inventory radioactive waste

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.

5 Hydrogeology - Superficial aquifer



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5.1 Superficial aquifer

Records within 500m	6

Aquifer status of groundwater held within superficial geology.

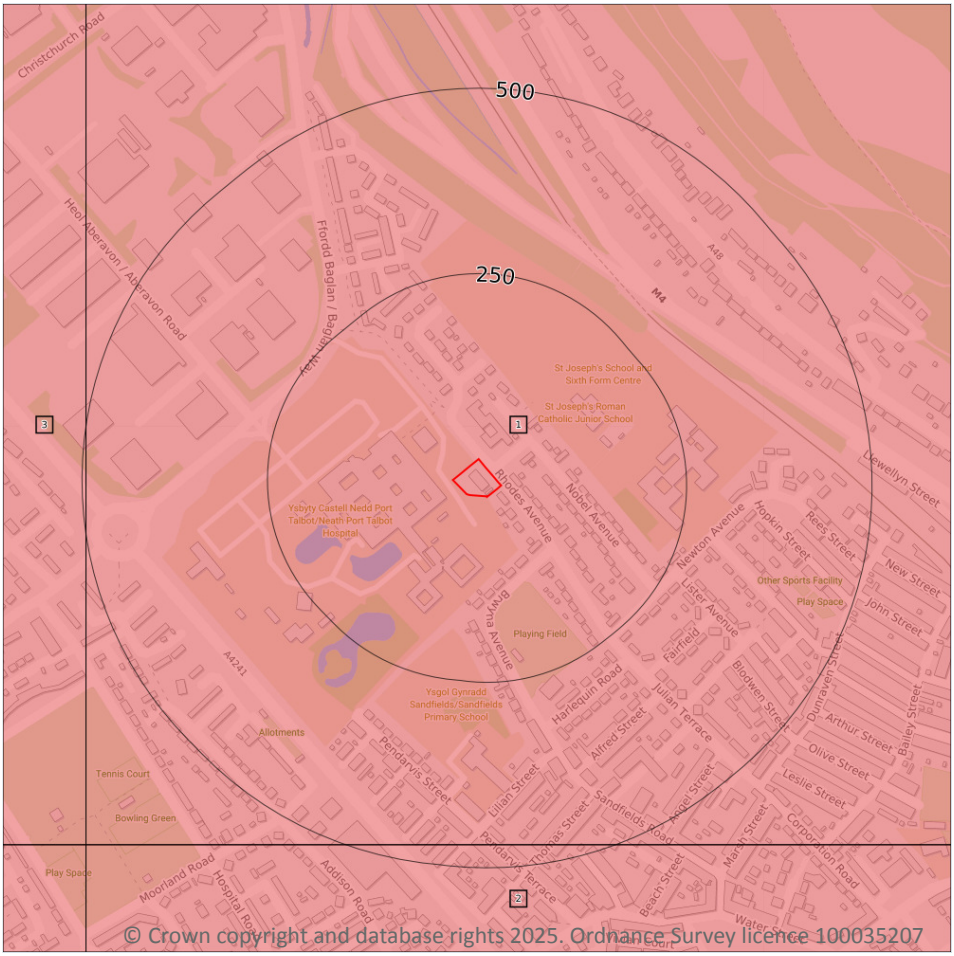
Features are displayed on the Hydrogeology map on **page 36 >**

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	258m NE	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

ID	Location	Designation	Description
3	381m W	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
4	469m S	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
5	489m 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
6	495m W	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



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Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

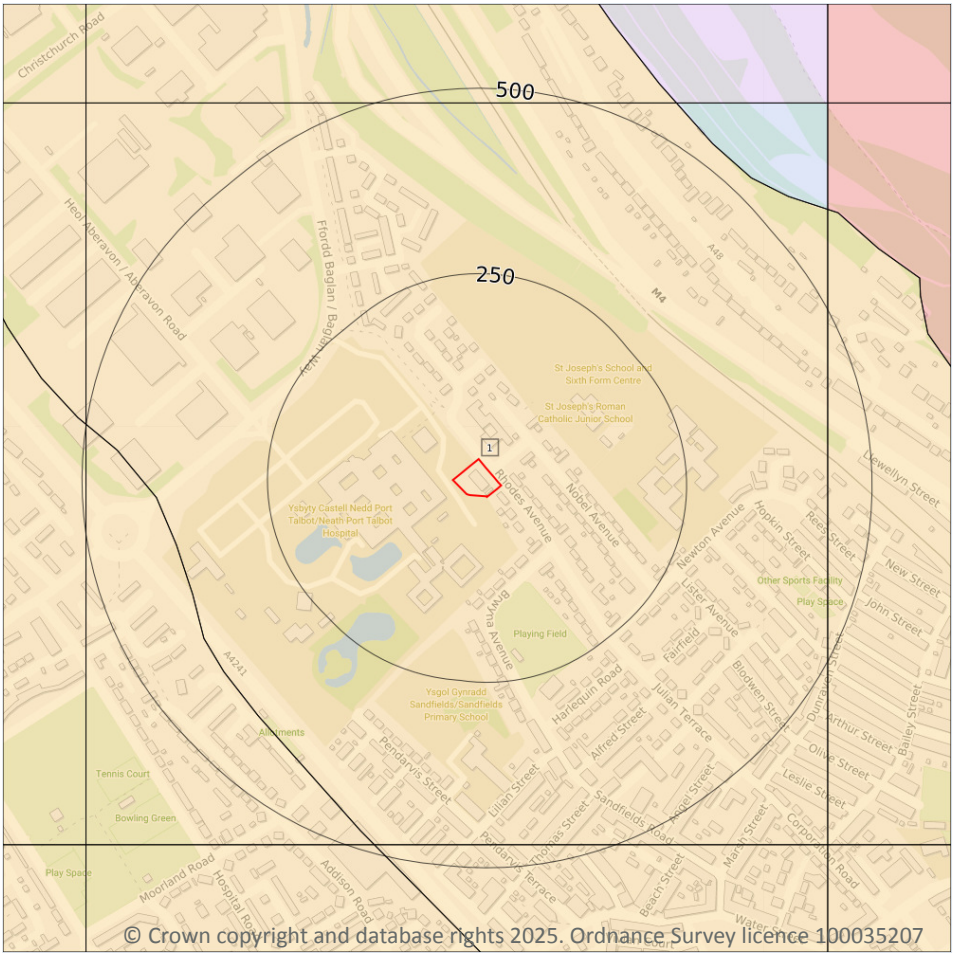
Features are displayed on the Bedrock aquifer map on **page 38 >**

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**
2	469m 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

ID	Location	Designation	Description
3	495m W	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



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

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 40 >**

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



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- 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
- 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	13

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 42 >**

ID	Location	Details	
-	879m SE	Status: Active Licence No: WA/058/0061/007 Details: Unknown (Impounding) - Direct Source: - Point: - Data Type: Point Name: - Easting: 276054 Northing: 189756	Annual Volume (m^3): 0 Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/05/2012 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	894m SE	Status: Historical Licence No: 21/58/61/0009 Details: Process Water Direct Source: EAW Surface Water Point: RIVER AFAN TO PORT TALBOT DOCKS Data Type: Point Name: Tata Steel UK Limited Easting: 275980 Northing: 189690	Annual Volume (m^3): 14933610 Max Daily Volume (m^3): 40914 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	894m SE	Status: Historical Licence No: 21/58/61/0009 Details: Evaporative Cooling Direct Source: EAW Surface Water Point: RIVER AFAN TO PORT TALBOT DOCKS Data Type: Point Name: Tata Steel UK Limited Easting: 275980 Northing: 189690	Annual Volume (m^3): 14933610 Max Daily Volume (m^3): 40914 Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/11/2010 Version End Date: -
-	894m SE	Status: Historical Licence No: 21/58/61/0009 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m^3): 14933610 Max Daily Volume (m^3): 40912.8 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -

ID	Location	Details	
-	894m SE	Status: Historical Licence No: 21/58/61/0009 Details: Evaporative Cooling - High Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m^3): 14933610 Max Daily Volume (m^3): 40912.8 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	894m SE	Status: Active Licence No: 21/58/61/0009 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m^3): 14933610 Max Daily Volume (m^3): 40914 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	894m SE	Status: Active Licence No: 21/58/61/0009 Details: Evaporative Cooling - High Direct Source: - Point: - Data Type: Point Name: - Easting: 275980 Northing: 189690	Annual Volume (m^3): 14933610 Max Daily Volume (m^3): 40914 Original Application No: - Original Start Date: 12/11/2010 Expiry Date: - Issue No: - Version Start Date: - Version End Date: -
-	911m SE	Status: Historical Licence No: WA/058/0061/0060 Details: Transfer between Sources (Post Water Act 2003) - Very Low Direct Source: Green Park Weir Point: - Data Type: Point Name: - Easting: 276039 Northing: 189707	Annual Volume (m^3): 0 Max Daily Volume (m^3): - Original Application No: - Original Start Date: 30/09/2022 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -
-	1732m SE	Status: Historical Licence No: 21/58/61/0042 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 276230 Northing: 188880	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 397.44 Original Application No: - Original Start Date: 01/05/2014 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -

ID	Location	Details	
-	1732m SE	Status: Historical Licence No: 21/58/61/0042 Details: Dust Suppression Direct Source: EAW Surface Water Point: PORT TALBOT DOCKS PORT TALBOT Data Type: Point Name: Civil and Marine Ltd Easting: 276230 Northing: 188880	Annual Volume (m^3): 5000 Max Daily Volume (m^3): 49.68 Original Application No: - Original Start Date: 15/04/2002 Expiry Date: 14/04/2017 Issue No: 4 Version Start Date: 21/05/2010 Version End Date: -
-	1732m SE	Status: Historical Licence No: 21/58/61/0042 Details: Process Water Direct Source: EAW Surface Water Point: PORT TALBOT DOCKS PORT TALBOT Data Type: Point Name: Civil and Marine Ltd Easting: 276230 Northing: 188880	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 49.68 Original Application No: - Original Start Date: 15/04/2002 Expiry Date: 31/03/2029 Issue No: 5 Version Start Date: 01/05/2014 Version End Date: -
-	1732m SE	Status: Active Licence No: 21/58/61/0042 Details: Process Water - Medium Direct Source: - Point: - Data Type: Point Name: - Easting: 276230 Northing: 188880	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 49.68 Original Application No: - Original Start Date: 01/05/2014 Expiry Date: 31/03/2029 Issue No: - Version Start Date: - Version End Date: -
-	1754m SE	Status: Historical Licence No: 21/58/61/0042 Details: Dust Suppression Direct Source: EAW Surface Water Point: CIVIL & MARINE SLAG CEMENT LTD QUAY AT PORT TALBOT DOCKS Data Type: Point Name: Civil and Marine Ltd Easting: 276240 Northing: 188860	Annual Volume (m^3): 5000 Max Daily Volume (m^3): 49.68 Original Application No: - Original Start Date: 15/04/2002 Expiry Date: 14/04/2017 Issue No: 3 Version Start Date: 12/09/2008 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



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	0

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

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 47 >**

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 47 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River WB catchment**	**Baglan Brook - headwaters to conf with River Neath**	**GB110058026350**	**Neath**	**Tawe to Cadoxton**

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

6.4 WFD Surface water bodies

Records identified	1

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.

Features are displayed on the Hydrology map on **page 47 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3074m NW	River	Baglan Brook - headwaters to conf with River Neath	GB110058026350	Moderate	Good	Moderate	2016

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

6.5 WFD Groundwater bodies

Records on site	1

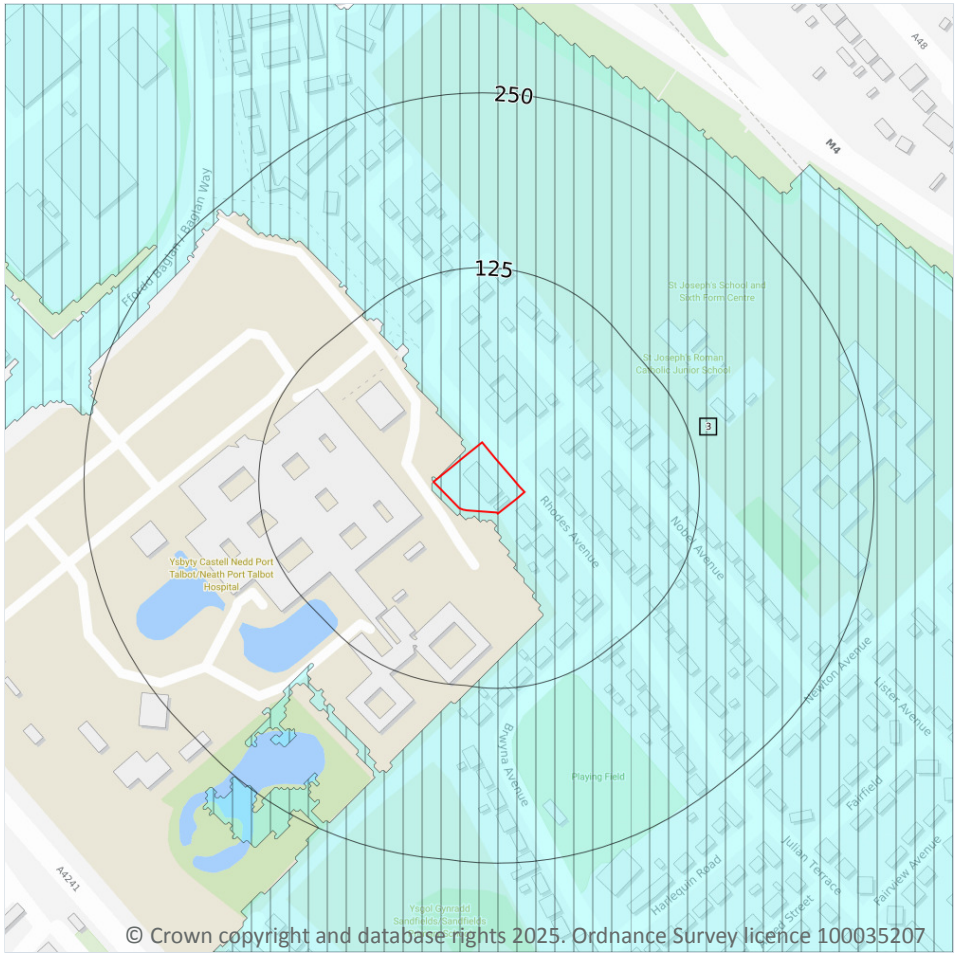
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place.

Features are displayed on the Hydrology map on **page 47 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**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



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	2

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).

Features are displayed on the River and coastal flooding map on **page 50 >**

Distance	Flood risk category
On site	**Low**
0 - 50m	Low

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	**1**

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.

Features are displayed on the River and coastal flooding map on **page 50 >**

ID	Location	
3	**On site**	**Area benefiting from flood defences**

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

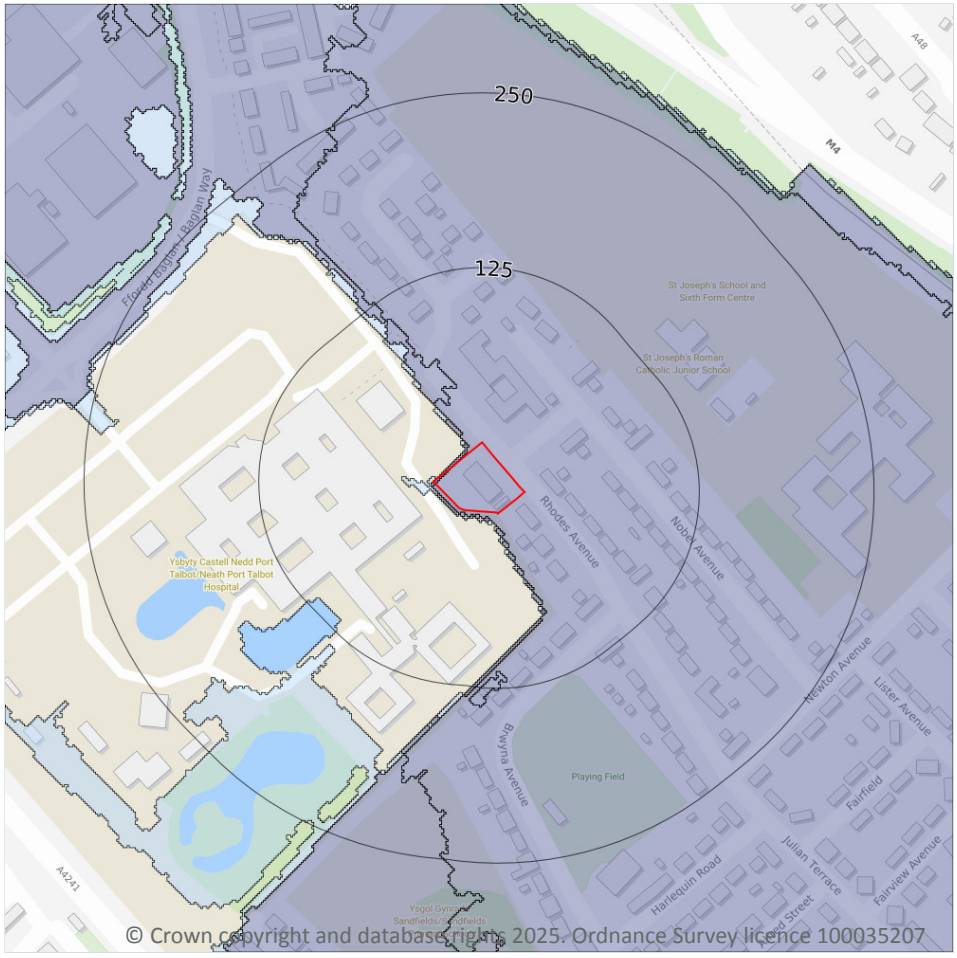
7.5 Flood Storage Areas

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



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7.6 Flood Zone 2

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 50 >**

Location	Type
On site	**Zone 2 - (Fluvial /Tidal Models)**

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

7.7 Flood Zone 3

Records within 50m	1

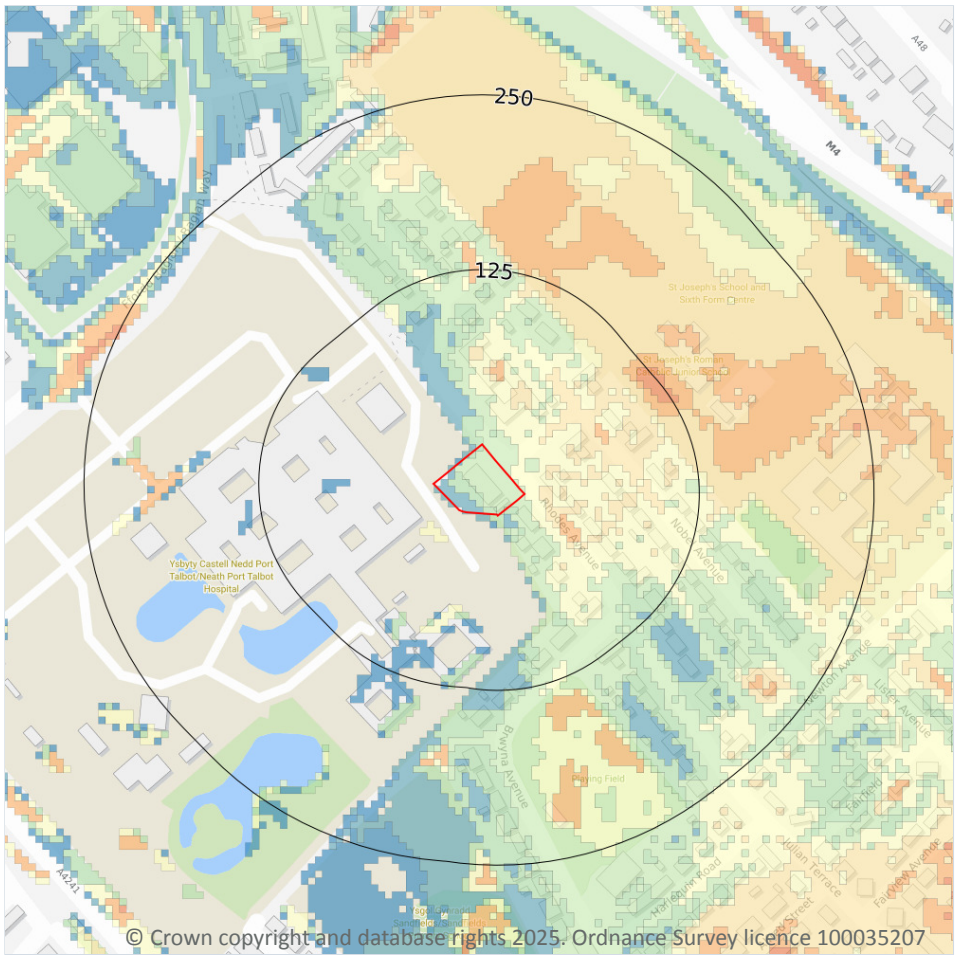
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 50 >**

Location	Type
On site	**Zone 3 - (Fluvial /Tidal Models)**

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 100 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

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 55 >**

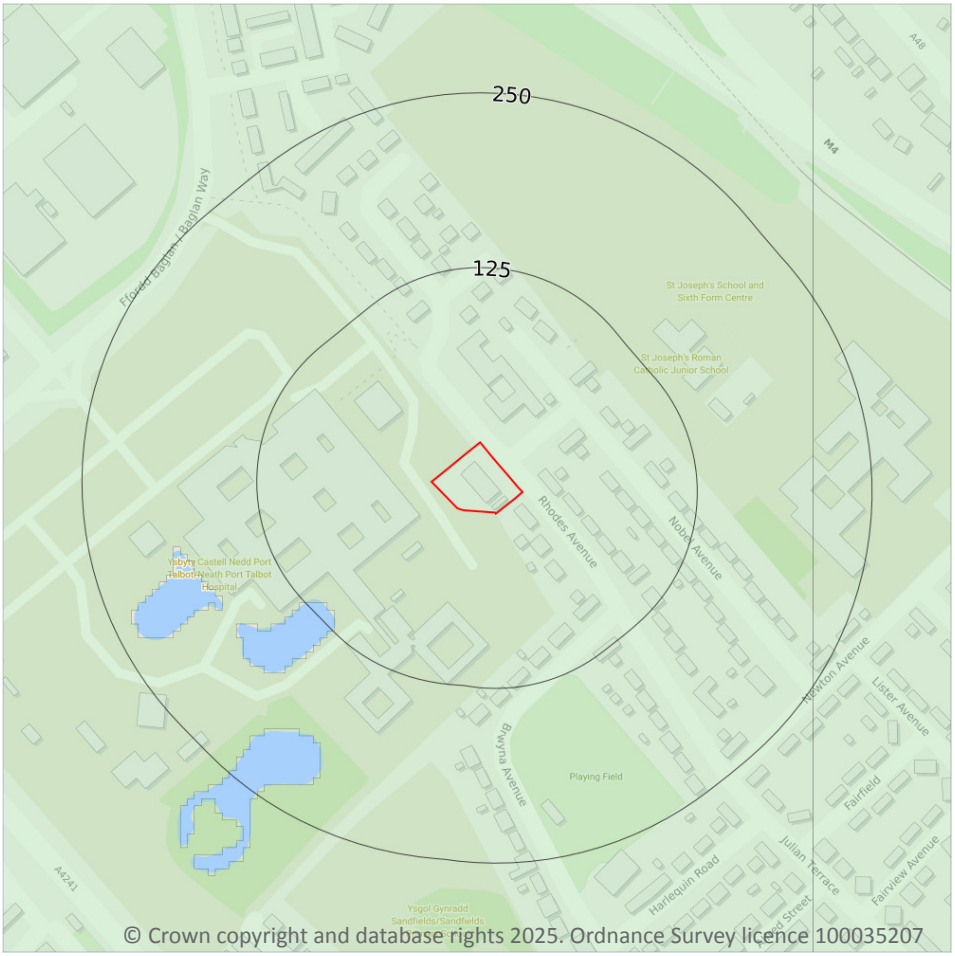
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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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 57 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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.

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	0

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.

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	13

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 58 >**

ID	Location	Name	Woodland Type
-	1507m N	Unknown	Ancient Semi Natural Woodland
-	1573m N	Unknown	Ancient Semi Natural Woodland
-	1621m E	Unknown	Ancient Semi Natural Woodland
-	1706m N	Unknown	Ancient Semi Natural Woodland
-	1726m N	Unknown	Ancient Semi Natural Woodland
-	1727m N	Unknown	Ancient Semi Natural Woodland
-	1739m E	Unknown	Ancient Semi Natural Woodland
-	1761m N	Unknown	Ancient Semi Natural Woodland
-	1766m NE	Unknown	Ancient Semi Natural Woodland
-	1766m NE	Unknown	Ancient Semi Natural Woodland
-	1803m NE	Unknown	Ancient Semi Natural Woodland
-	1849m NE	Unknown	Ancient Semi Natural Woodland
-	1921m NE	Unknown	Ancient Semi Natural Woodland

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



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12.1 Agricultural Land Classification

Records within 250m	1

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 66 >**

ID	Location	Classification	Description
2	107m NE	Grade 4	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.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m **3**

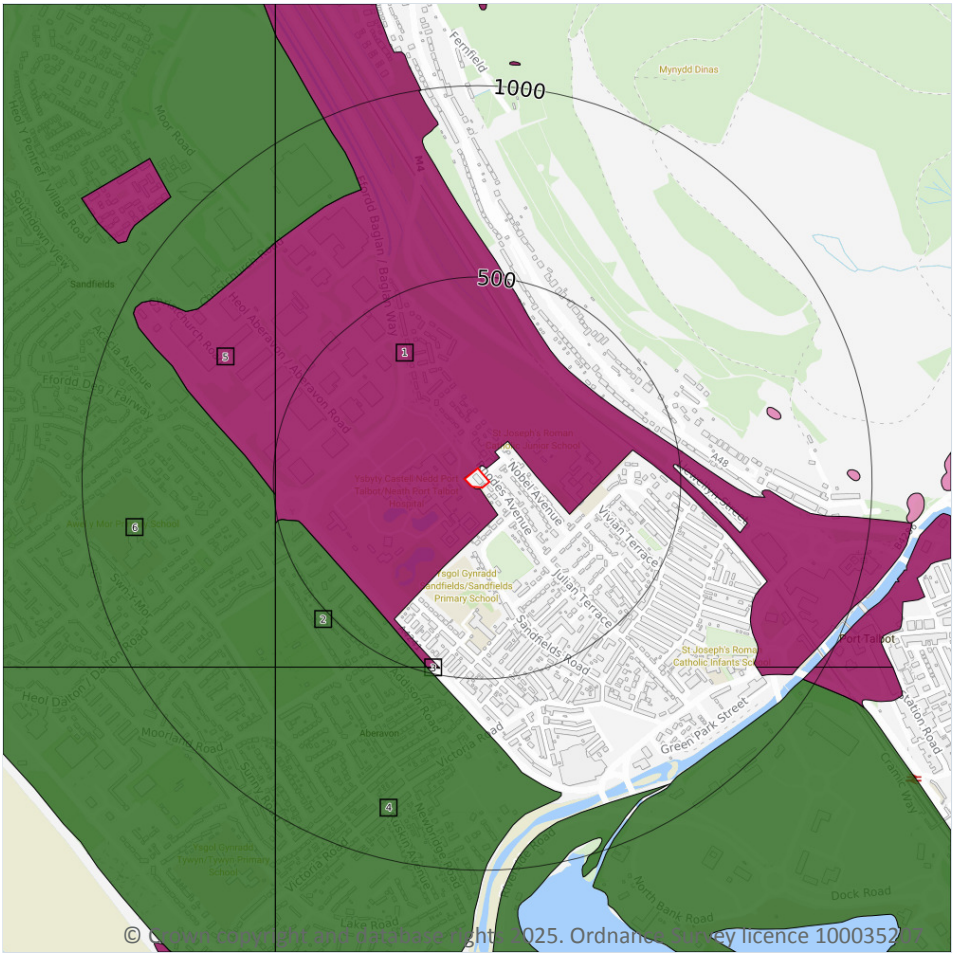
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 69 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SS79SE**
2	469m S	Full	Full	Full	Full	SS78NE
3	495m W	Full	Full	Full	No coverage	SS79SW

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m **6**

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.

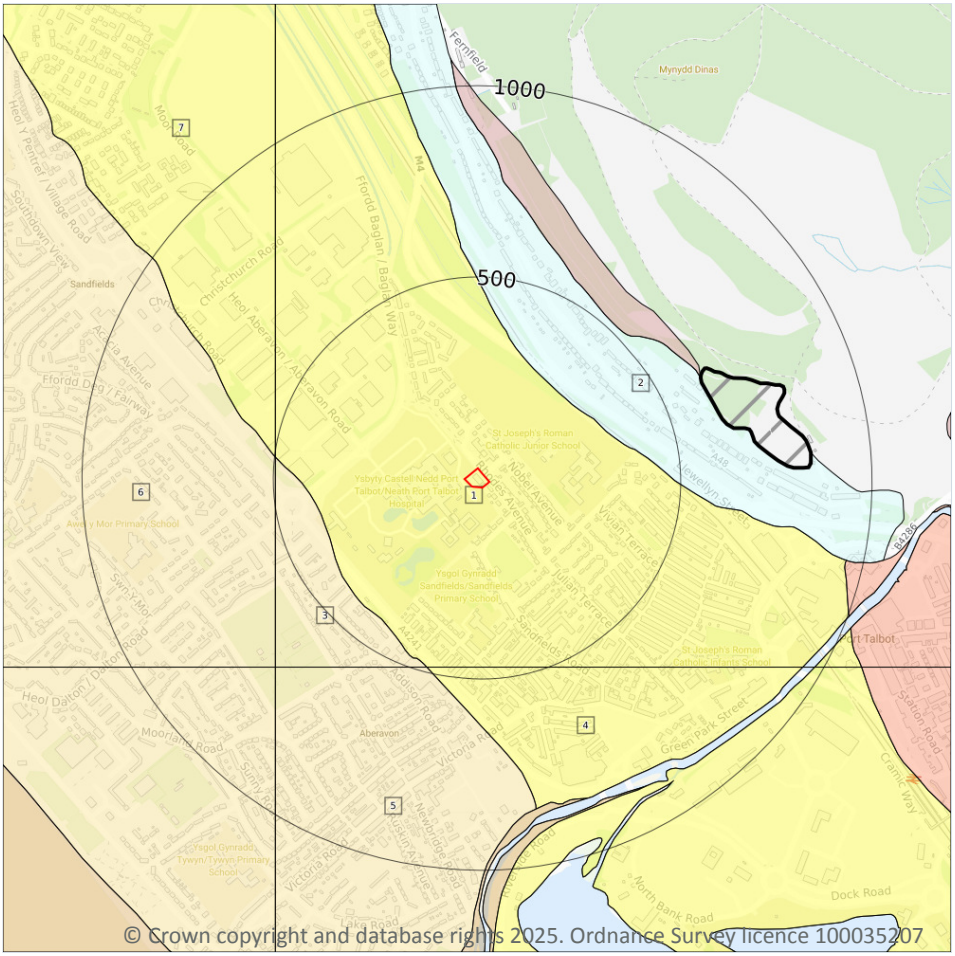
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 70 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
2	396m SW	LSGR-UKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
3	480m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	487m S	LSGR-UKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry

ID	Location	LEX Code	Description	Rock description
5	495m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	496m W	LSGR-UKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry

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 **7**

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 72 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TFD-XCZS**	**Tidal Flat Deposits - Clay, Silt And Sand**	**Clay, Silt And Sand**
2	289m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	384m W	BSA-S	Blown Sand - Sand	Sand
4	469m S	TFD-XCZS	Tidal Flat Deposits - Clay, Silt And Sand	Clay, Silt And Sand

ID	Location	LEX Code	Description	Rock description
5	487m S	BSA-S	Blown Sand - Sand	Sand
6	495m W	BSA-S	Blown Sand - Sand	Sand
7	498m W	TFD-XCZS	Tidal Flat Deposits - Clay, Silt And Sand	Clay, Silt And Sand

This data is sourced from the British Geological Survey.

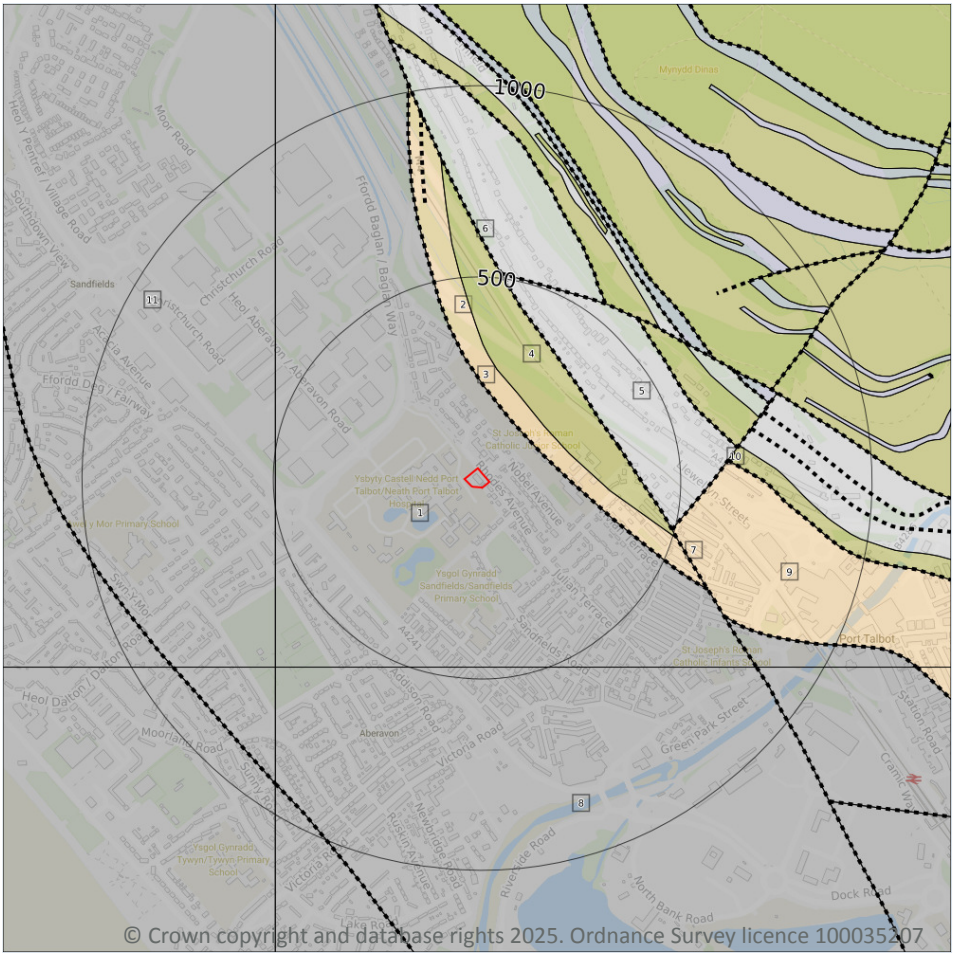
14.4 Landslip (10k)

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 **7**

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 74 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SWMCM-MDSS**	**South Wales Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone**	**Bolsovian Sub-age - Duckmantian Sub-age**
2	149m NE	SWUCM-MDSS	South Wales Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovian Sub-age
4	204m NE	LLFB-SDST	Llynfi Member - Sandstone	Bolsovian Sub-age

ID	Location	LEX Code	Description	Rock age
5	330m NE	LLFB-MDSS	Llynfi Member - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age
8	469m S	SWMCM-MDSS	South Wales Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
9	493m E	SWUCM-MDSS	South Wales Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovian Sub-age
11	495m W	SWMCM-MDSS	South Wales Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian 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	**4**

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 74 >**

ID	Location	Category	Description
3	149m NE	FOSSIL_HORIZON	Fossil horizon, marine band ()
6	330m NE	FAULT	Normal fault, inferred
7	350m E	FAULT	Normal fault, inferred
10	493m E	FAULT	Normal fault, inferred

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



15.1 50k Availability

Records within 500m	1

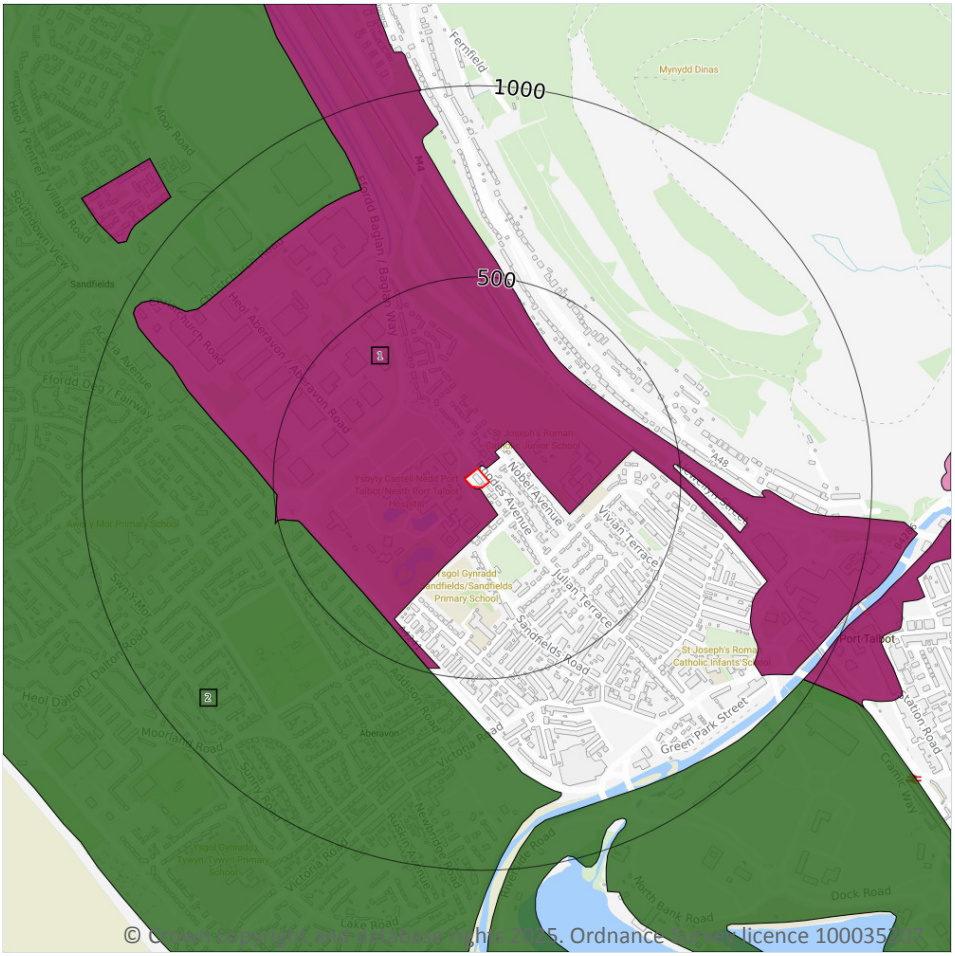
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme. Where 50k data is not available, this area has been filled in with 625k scale data.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 76 >**

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



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 77 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**MADE GROUND (UNDIVIDED)**	**ARTIFICIAL DEPOSIT**
2	396m SW	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

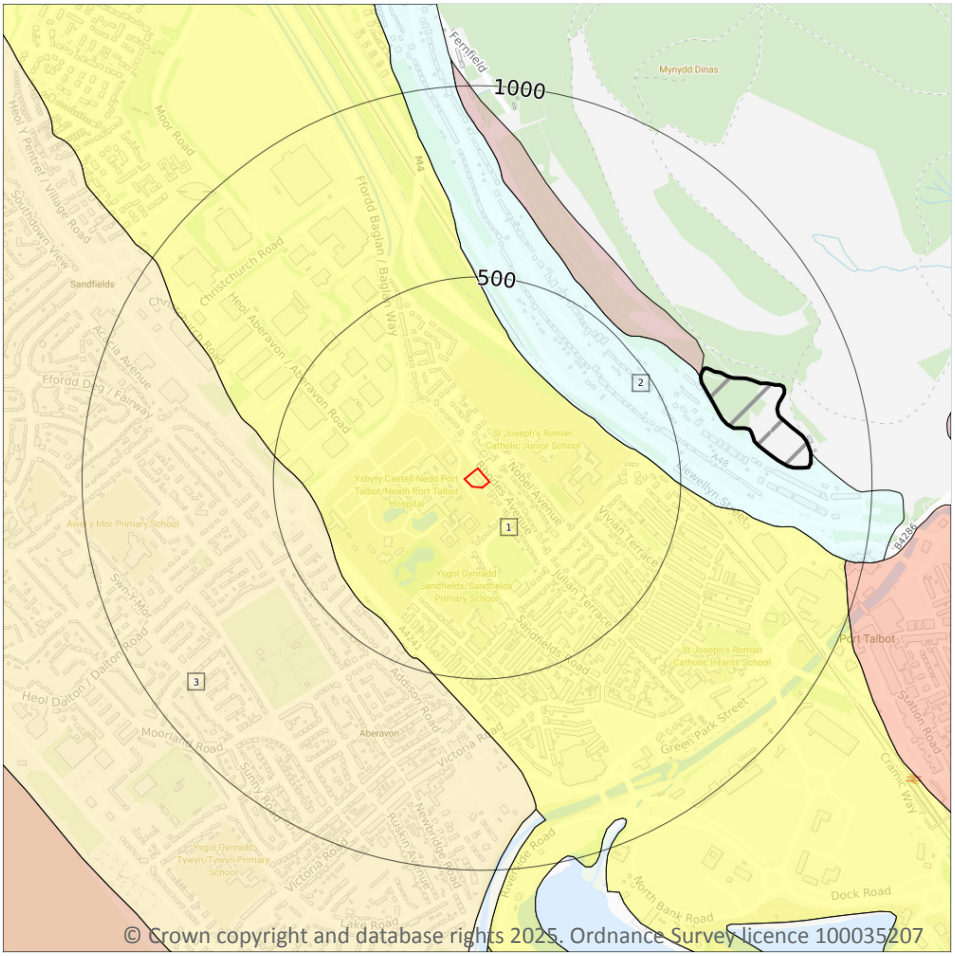
Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of 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**

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 79 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TFD-XCZS**	**TIDAL FLAT DEPOSITS**	**CLAY, SILT AND SAND**
2	289m NE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
3	384m W	BSA-S	BLOWN SAND	SAND

This data is sourced from the British Geological Survey.

15.5 Superficial 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 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**

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.

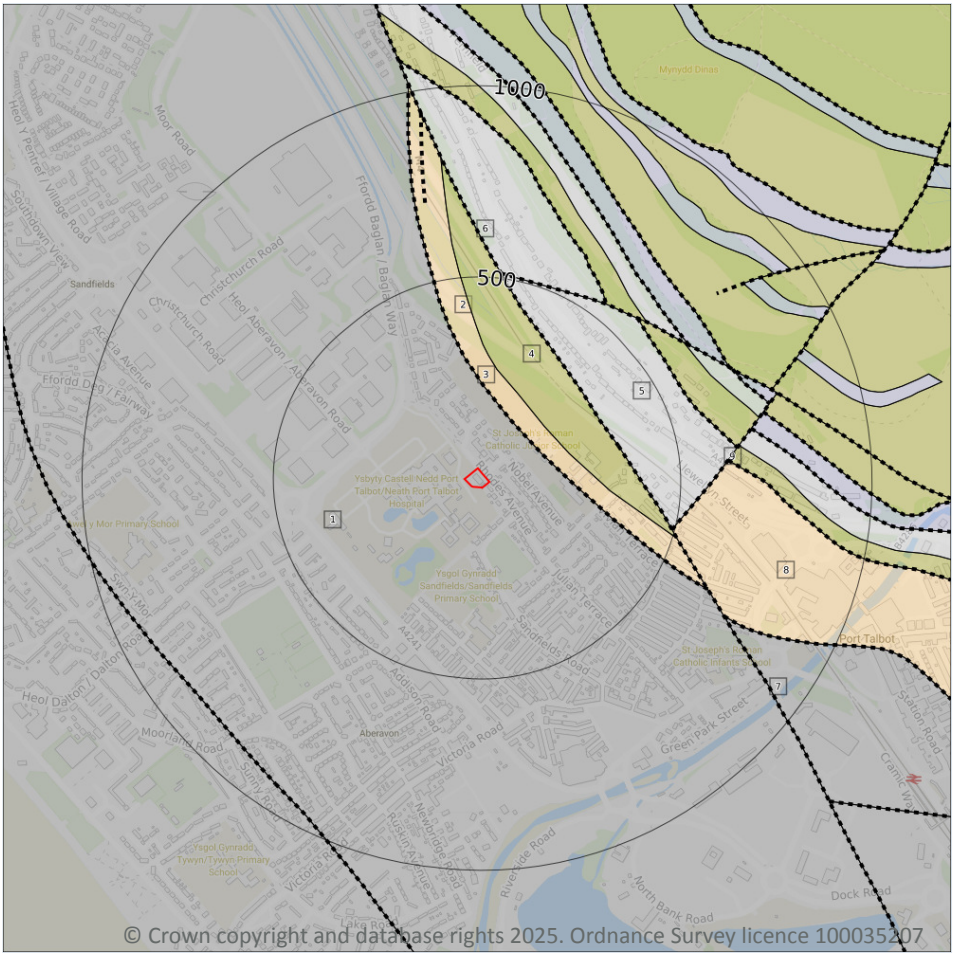
15.7 Landslip permeability (50k)

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	5

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 81 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**SWMCM-MDSS**	**SOUTH WALES MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE**	**WESTPHALIAN**
2	149m NE	SWUCM-MDSS	SOUTH WALES UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
4	204m NE	LLFB-SDST	LLYNFI MEMBER - SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
5	330m NE	LLFB-MDSS	LLYNFI MEMBER - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
8	493m E	SWUCM-MDSS	SOUTH WALES UPPER 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 **4**

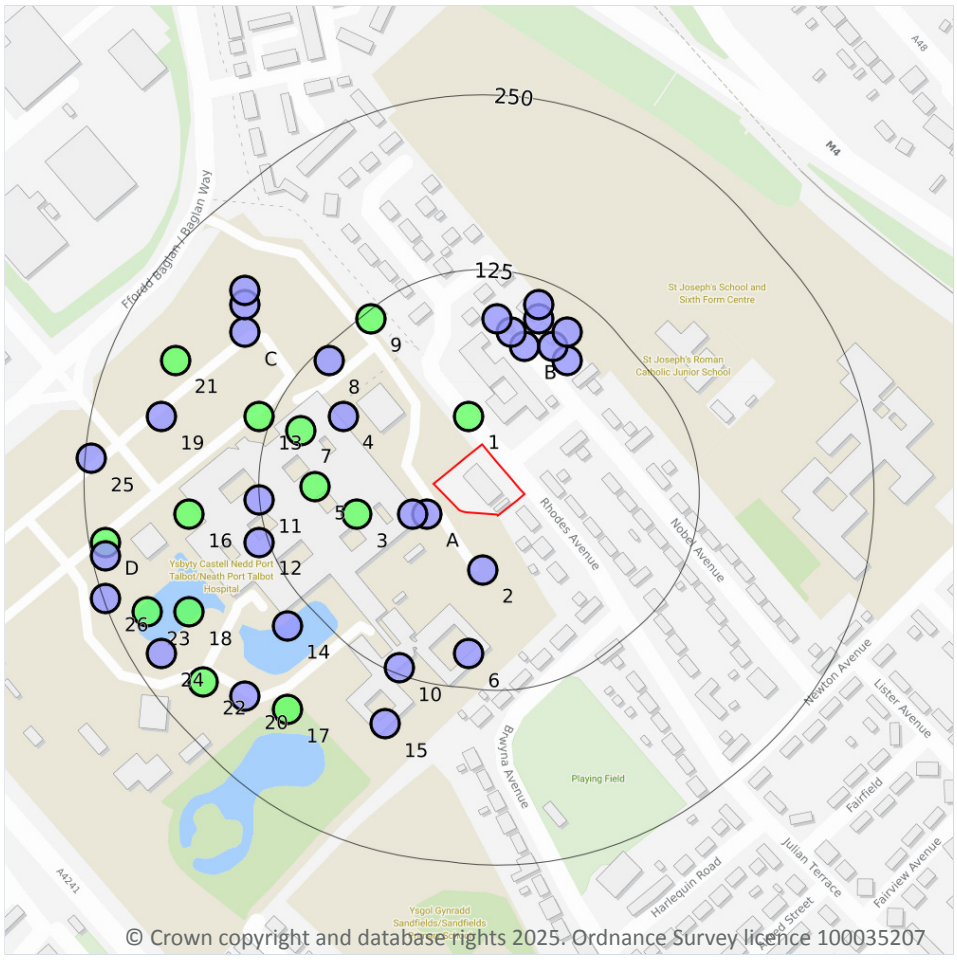
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81 >**

ID	Location	Category	Description
3	149m NE	FOSSIL_HORIZON	Marine band
6	330m NE	FAULT	Fault, inferred, displacement unknown
7	350m E	FAULT	Fault, inferred, displacement unknown
9	493m E	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	41

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 83 >**

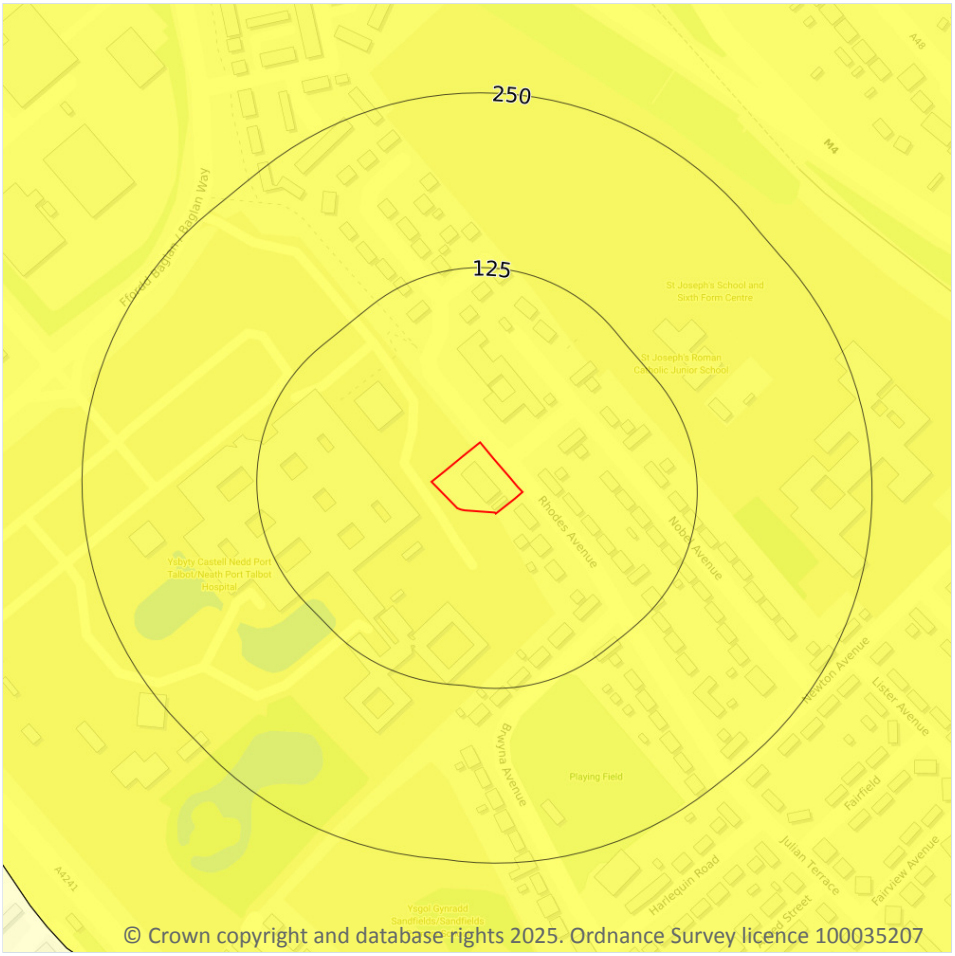
ID	Location	Grid reference	Name	Length	Confidential	Web link
A	19m SW	275490 190470	NEATH & PORT TALBOT HOSPITAL C9	2.5	N	371917 ↗
1	22m N	275520 190540	BAGLAN. SITE B.1	14.2	N	371749 ↗
A	26m SW	275480 190470	NEATH & PORT TALBOT HOSPITAL TP 12	3.0	N	371945 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
2	40m S	275530 190430	NEATH & PORT TALBOT HOSPITAL C11	5.0	N	371919 ↗
3	59m W	275440 190470	NEATH & PORT TALBOT HOSPITAL P3	13.3	N	371926 ↗
B	77m N	275560 190590	NOBEL AVENUE TP 6	2.8	N	372020 ↗
4	81m NW	275430 190540	NEATH & PORT TALBOT HOSPITAL C5	4.0	N	371913 ↗
B	83m N	275550 190600	NOBEL AVENUE TP 4	2.5	N	372018 ↗
5	85m W	275410 190490	BAGLAN. SITE B.3	14.25	N	371751 ↗
B	85m NE	275590 190580	NOBEL AVENUE TP 8	2.8	N	372022 ↗
B	86m NE	275580 190590	NOBEL AVENUE TP 5	2.6	N	372019 ↗
B	91m N	275540 190610	NOBEL AVENUE TP 1	3.1	N	372015 ↗
B	99m N	275570 190610	NOBEL AVENUE TP 3	2.9	N	372017 ↗
B	100m NE	275590 190600	NOBEL AVENUE TP 7	2.2	N	372021 ↗
6	101m S	275520 190370	NEATH & PORT TALBOT HOSPITAL TP 17	2.0	N	371950 ↗
7	102m W	275400 190530	NEATH & PORT TALBOT HOSPITAL C6	14.6	N	371914 ↗
B	108m N	275570 190620	NOBEL AVENUE TP 2	4.0	N	372016 ↗
8	116m NW	275420 190580	NEATH & PORT TALBOT HOSPITAL TP 8	3.5	N	371941 ↗
9	120m NW	275450 190610	BAGLAN. SITE B.2	19.5	N	371750 ↗
10	121m SW	275470 190360	NEATH & PORT TALBOT HOSPITAL C12	3.0	N	371920 ↗
11	125m W	275370 190480	NEATH & PORT TALBOT HOSPITAL C14	4.0	N	371922 ↗
12	131m W	275370 190450	NEATH & PORT TALBOT HOSPITAL TP 9	1.5	N	371942 ↗
13	134m W	275370 190540	BAGLAN. SITE B.5	20.0	N	371753 ↗
14	146m SW	275390 190390	NEATH & PORT TALBOT HOSPITAL C10	4.0	N	371918 ↗
15	162m S	275460 190320	NEATH & PORT TALBOT HOSPITAL TP 18	2.0	N	371951 ↗
C	173m NW	275360 190600	NEATH & PORT TALBOT HOSPITAL TP 1	3.0	N	371934 ↗
16	176m W	275320 190470	NEATH & PORT TALBOT HOSPITAL C7	14.0	N	371915 ↗
C	186m NW	275360 190620	NEATH & PORT TALBOT HOSPITAL C1A	4.0	N	371906 ↗
17	189m SW	275390 190330	NEATH & PORT TALBOT HOSPITAL P5	13.0	N	371928 ↗
C	193m NW	275360 190630	NEATH & PORT TALBOT HOSPITAL C1	1.0	N	371905 ↗
18	197m SW	275320 190400	BAGLAN. SITE B.4	19.0	N	371752 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
19	201m W	275300 190540	NEATH & PORT TALBOT HOSPITAL TP 2	3.2	N	371935 ↗
20	202m SW	275360 190340	NEATH & PORT TALBOT HOSPITAL TP 16	1.5	N	371949 ↗
21	205m W	275310 190580	NEATH & PORT TALBOT HOSPITAL P1	14.0	N	371923 ↗
22	217m SW	275330 190350	NEATH & PORT TALBOT HOSPITAL P7	15.0	N	371930 ↗
23	224m W	275290 190400	NEATH & PORT TALBOT HOSPITAL C8	14.7	N	371916 ↗
24	230m SW	275300 190370	NEATH & PORT TALBOT HOSPITAL TP 13	1.6	N	371946 ↗
D	238m W	275260 190450	BAGLAN. SITE B.6	20.0	N	371754 ↗
D	240m W	275260 190440	NEATH & PORT TALBOT HOSPITAL TP 6	3.8	N	371939 ↗
25	245m W	275250 190510	NEATH & PORT TALBOT HOSPITAL TP 3	3.5	N	371936 ↗
26	249m W	275260 190410	NEATH & PORT TALBOT HOSPITAL TP 10	3.2	N	371943 ↗

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	1

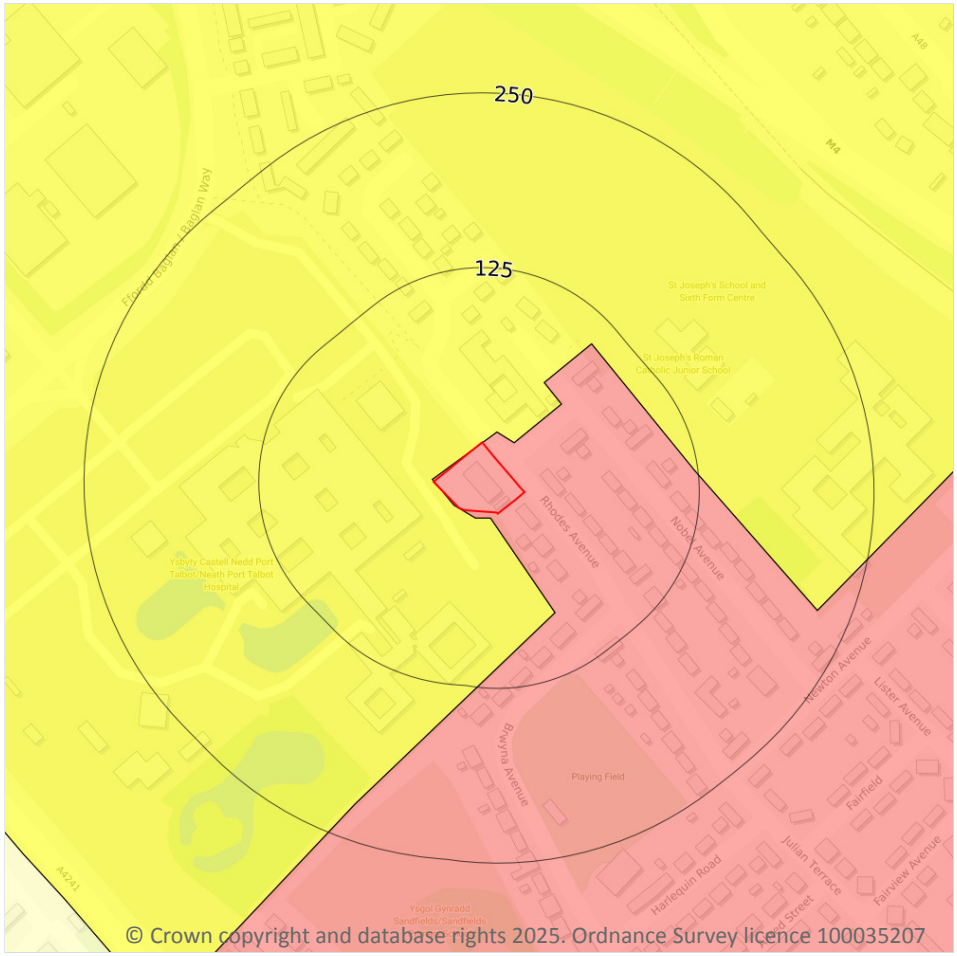
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 86 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

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.

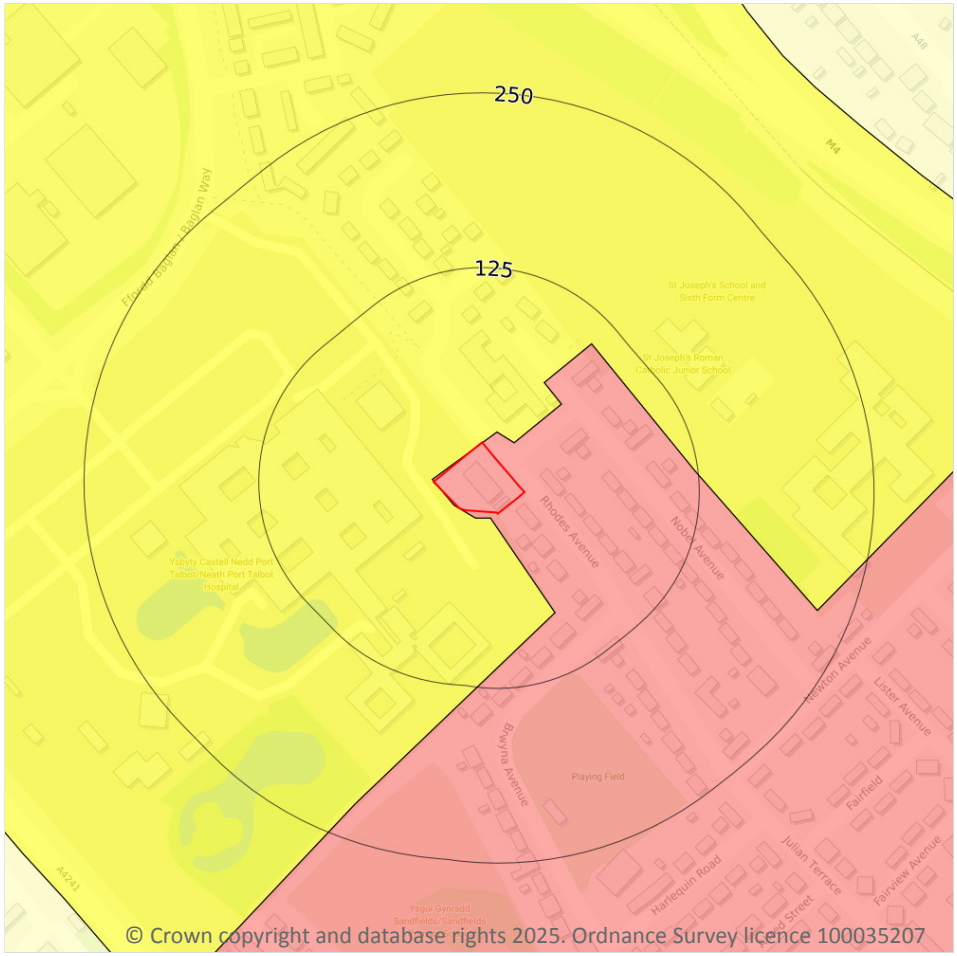
Features are displayed on the Natural ground subsidence - Running sands map on **page 87 >**

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.**

Location	Hazard rating	Details
On site	**Moderate**	**Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.**

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.

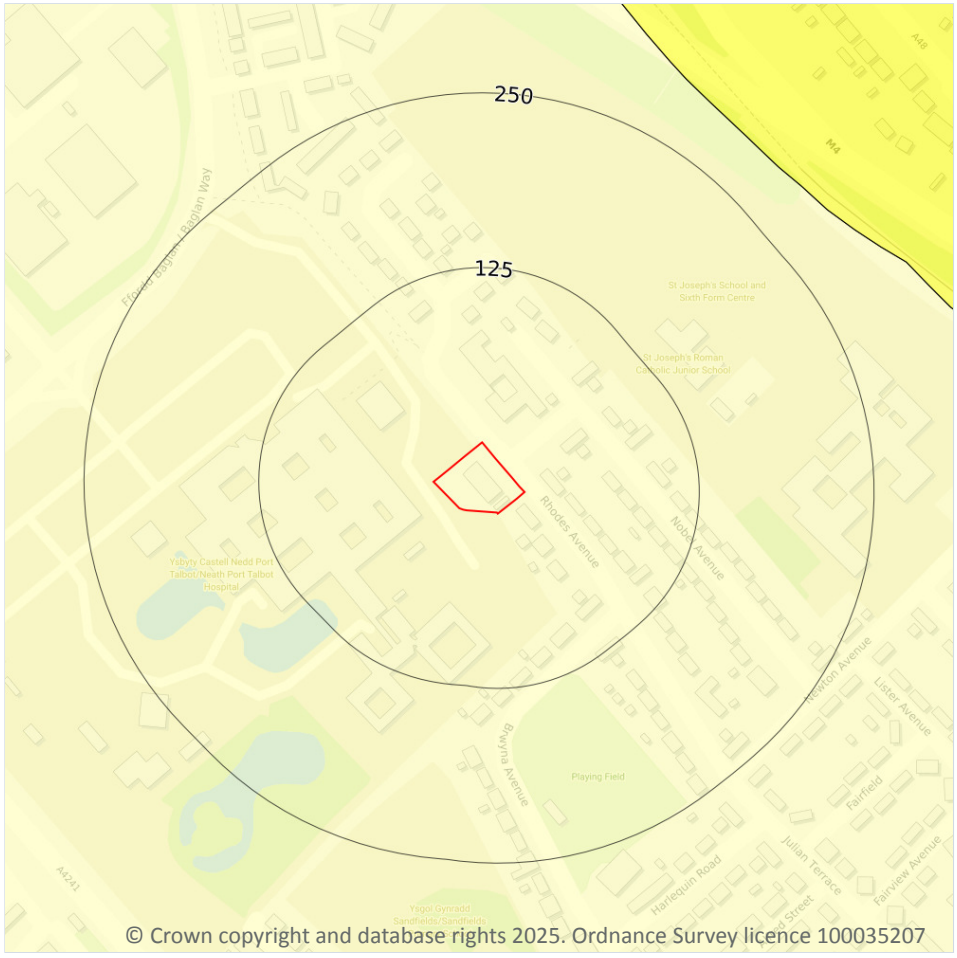
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 89 >**

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

Location	Hazard rating	Details
On site	**Moderate**	**Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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17.4 Collapsible deposits

Records within 50m	1

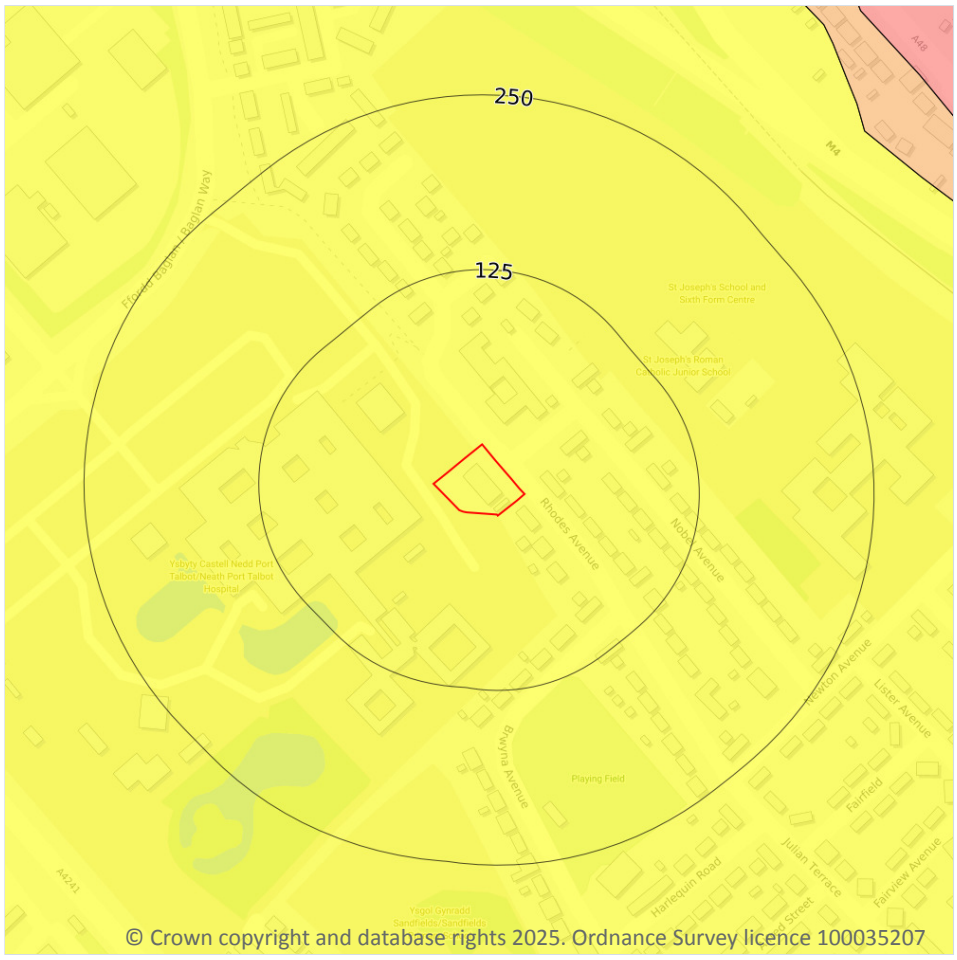
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 91 >**

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



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

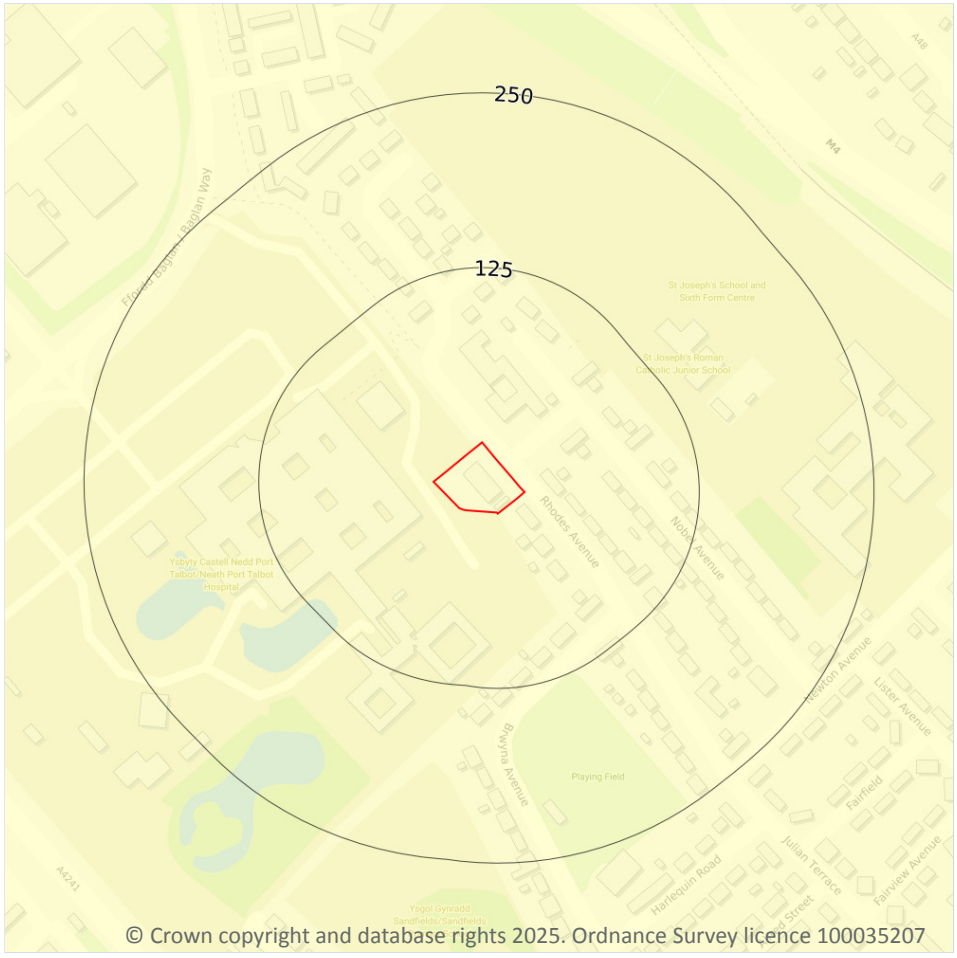
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 92 >**

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



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

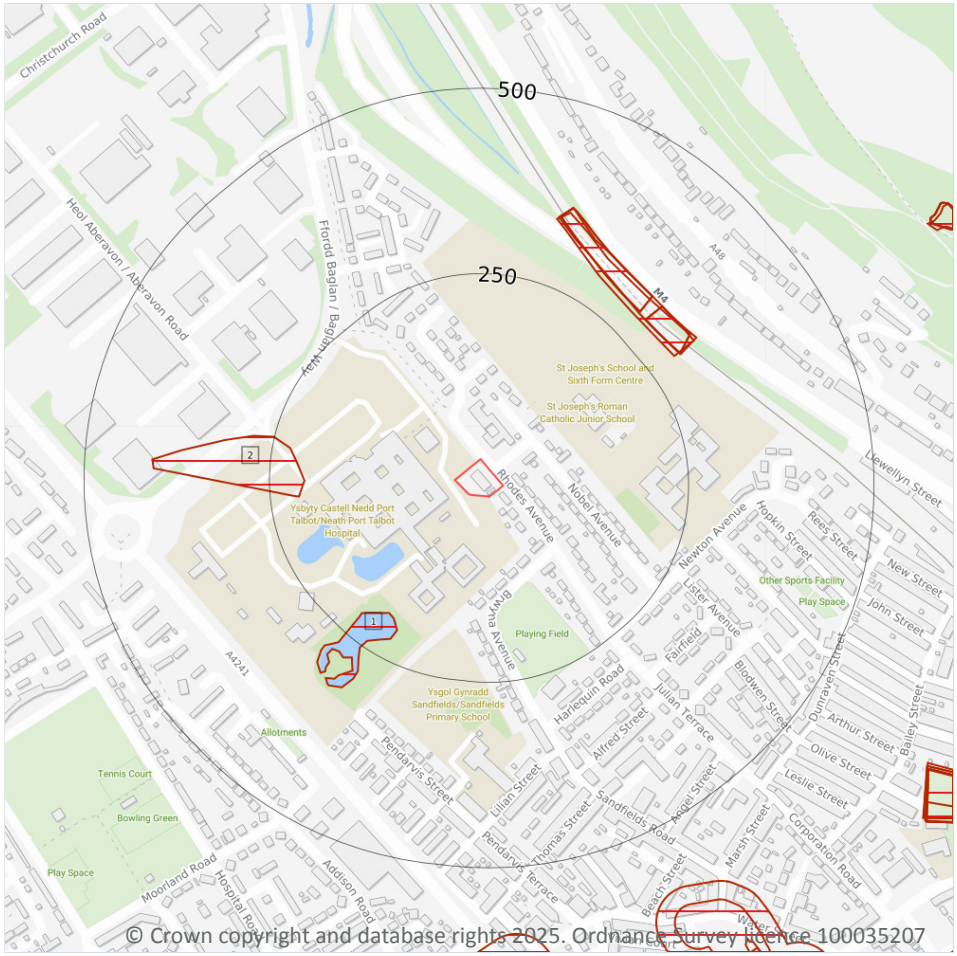
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93 >**

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



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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	0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	2

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 95 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	193m SW	Pond	1995	1:10000
2	203m W	Gravel Pit	1957	1:10560

This is 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 is 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	0

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).

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

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

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

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

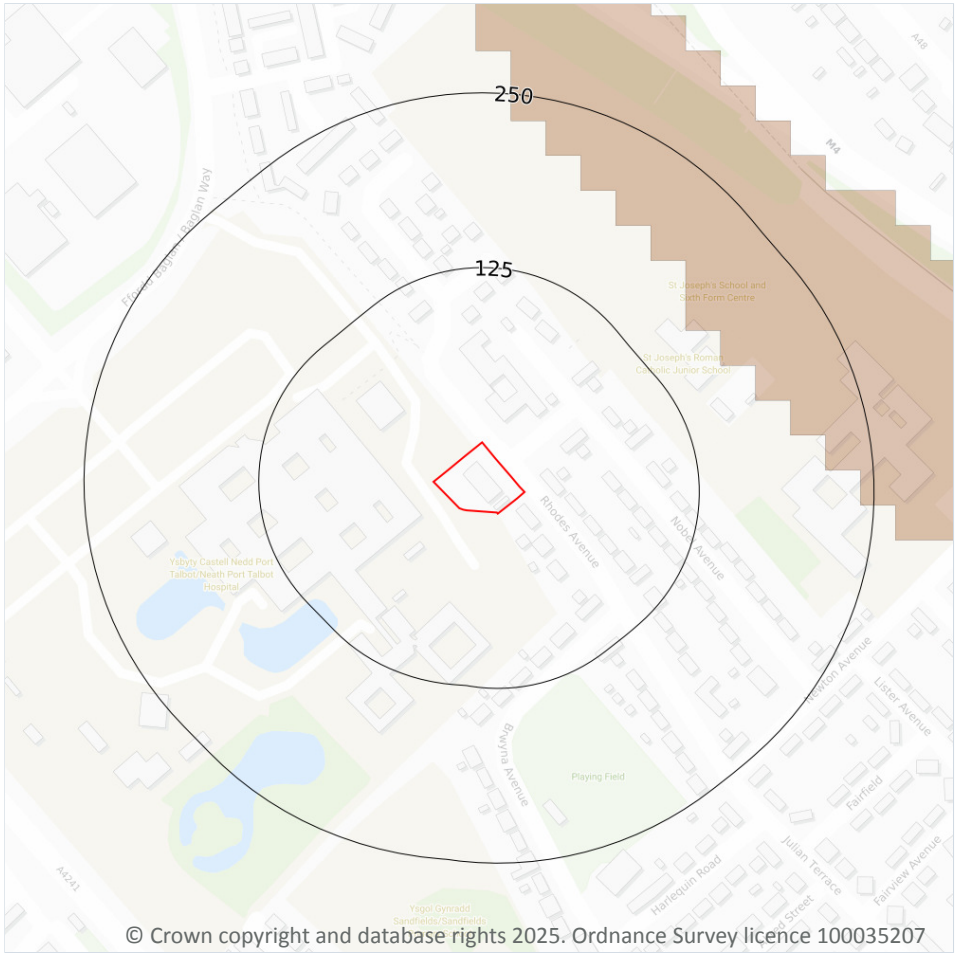
Records within 500m	0

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.

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 102 >**

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 **4**

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 km^2. 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 km^2; 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	**25 - 35 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**25 - 35 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**25 - 35 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
3m W	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 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 km^2).

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	**20**	**3.5**	**102**	**70**	**0.8**	**76**	**40**	**27**	**18**
On site	**21**	**3.7**	**103**	**71**	**0.8**	**72**	**40**	**27**	**23**

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	**23**	**4**	**132**	**91**	**0.9**	**73**	**51**	**31**	**28**
3m W	20	3.5	96	66	0.8	76	38	26	19
40m E	25	4.4	168	115	1	71	64	35	40
43m E	21	3.7	103	71	0.8	68	39	27	26

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 km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- 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	2

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 106 >**

Location	Land Use	Year of mapping	Mapping scale
238m SE	Railway Sidings	1897	10560
241m SE	Disused Railway Sidings	1899	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	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 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.

22.9 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/ ↗.

APPENDIX IV – CONSULTANTS COAL MININNG REPORT

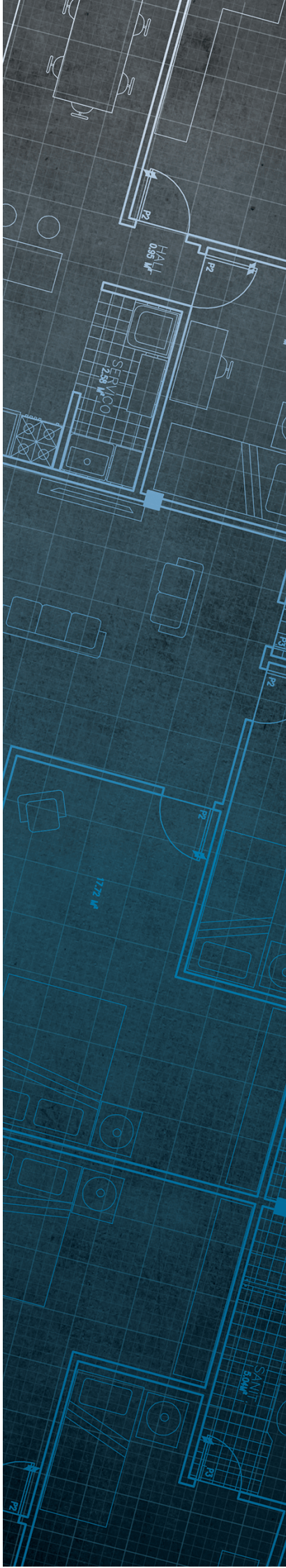
The Coal Authority

Consultants

Coal Mining Report

Changing Rooms
Rhodes Avenue
Aberavon
Neath Port Talbot
SA12 6UT

Date of enquiry:	**28 April 2025**
Date enquiry received:	**28 April 2025**
Issue date:	**28 April 2025**
Our reference:	**51003494490001**
Your reference:	



Consultants

Coal Mining Report

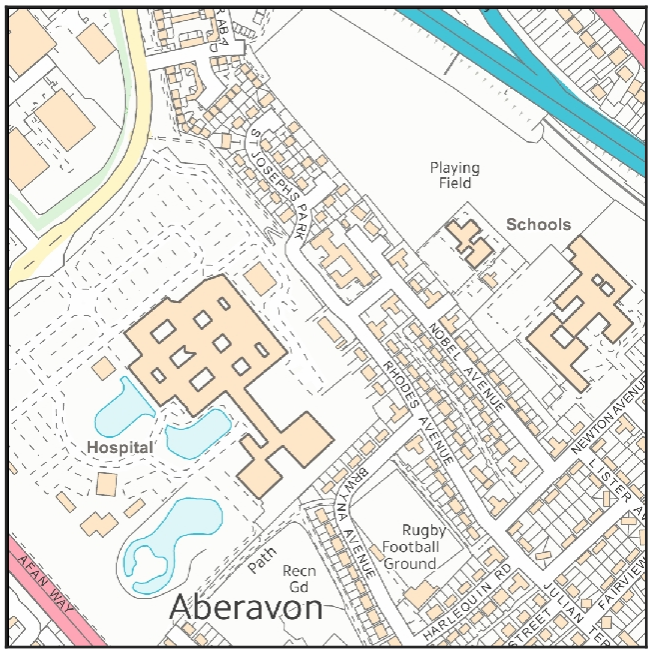
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Philip Darby

Enquiry address

Changing Rooms
Rhodes Avenue
Aberavon
Neath Port Talbot
SA12 6UT



Approximate position of property

Map data

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NG18 4RG

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/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining
No past mining recorded.

Probable unrecorded shallow workings
None.

Spine roadways at shallow depth
No spine roadway recorded at shallow depth.

Mine entries
None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers
None available.

Outcrops
No outcrops recorded.

Geological faults, fissures and breaklines
No faults, fissures or breaklines recorded.

Opencast mines
None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips
None recorded within 500 metres of the enquiry boundary.

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Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations
None recorded within 50 metres of the enquiry boundary.

Remediated sites
None recorded within 50 metres of the enquiry boundary.

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.

Mine gas
None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes
None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

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

Withdrawal of support notices
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.

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.

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Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

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 500m of 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.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of 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.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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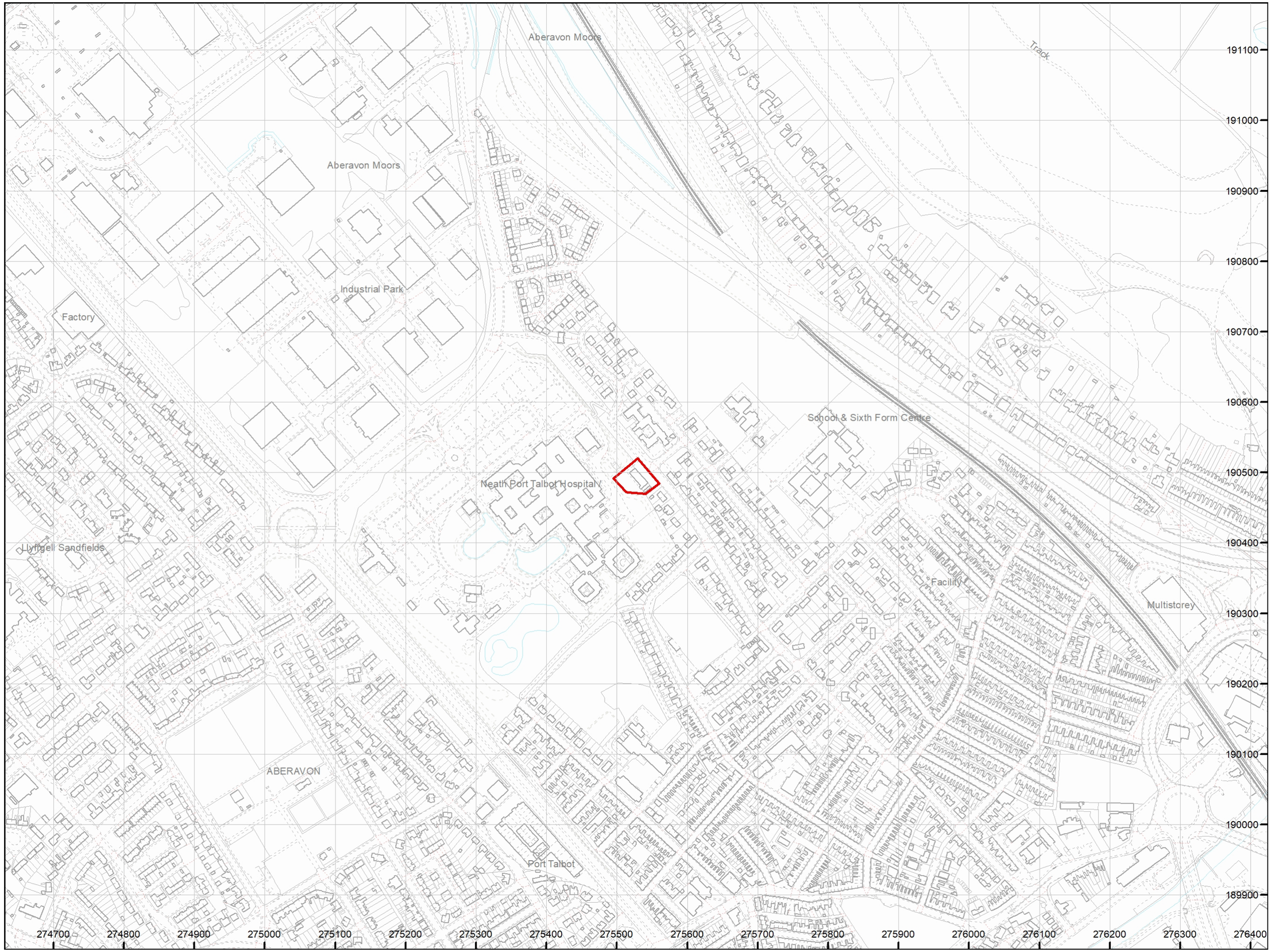
Summary of findings

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Map data

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown



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