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Our ref: 9254.03

27th February 2026

Paul Markey
Bluefield Land
Ty-To-Maen Farm
Cardiff
CF3 2EL

Dear Paul,

PROPOSED RESIDENTIAL DEVELOPMENT - FORMER TUDOR INN, CIMLA COMPLETION OF MINE WORKING STABILISATION

1.0 Background

Bluefield Land, on behalf of Tai Tarian are in the process of redeveloping the former Tudor Inn public house site in Cimla. The scheme will provide a residential development of 22no. dwellings with areas of hardstanding and private gardens.

Multiple phases of investigation work have been undertaken by ESP to understand the mining risk and recently we have supervised the stabilisation of former mine workings under the proposed Development Area of the site.

This letter provides a summary of the work carried out to help understand the mining geotechnical risks and signposts information to help discharge appropriated mining planning conditions, as set out in the planning permission for the scheme, ref. P2024/0654. The letter also includes a statement that mining risk have been suitably lowered.

2.0 Planning Conditions

Planning conditions relevant to former coal mining and subsequent stabilisation are Conditions 4 and 22.

ESP prepared two reports that investigate and report upon the former mining condition and these showed a possible risk of subsidence for the development. The reports are detailed below:

- Updated Coal Mining Risk Assessment - Ref. 8398.03.4163 dated 11th November 2024;
- Additional Investigation - Ref. 8398.03.4230 dated December 2024;

Following a programme of drilling and grouting in the Development Area, the mining hazard has been reduced to low and this is documented in our Drilling and Grouting Verification report, ref. ESP.9254.03.4539 dated February 2026.

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The above reports provide information to satisfy Conditions 4 and 22 and we confirm that remedial measures to to mitigate risks proposed by past coal mining activity has been undertaken and the ongoing risk is now considered low in the Development Area.

We trust the above meets your requirements at present, but should you require further clarification, please do not hesitate to approach us.

Yours Sincerely,

A handwritten signature in grey ink, appearing to read 'Mat Elcock', with a stylized, flowing script.

Mat Elcock
Earth Science Partnership