

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

37 Derwen Road
Alltwen
Swansea
SA8 3AU

Client

Emma Lewis

Report Reference

PH1-2026-000016

Prepared by

STM Environmental Consultants Ltd

Date

11/03/2026



1	CONTENTS	
1	Contents	2
2	Document Control.....	5
3	Disclaimer.....	6
4	Executive Summary.....	7
5	Introduction.....	9
5.1	Development Proposal.....	9
6	Context and Objectives for the Risk Assessment	9
6.1	Legislative Context.....	9
6.1.1	Part IIA.....	9
6.1.2	National Planning Policy Framework.....	9
6.1.3	Environmental Damage Regulations	10
6.2	Objectives	10
6.3	Summary of Research Undertaken	10
7	Site Description.....	11
7.1	Site Location and Size	11
7.2	Current Site Use	11
7.3	Surrounding Land Uses	11
8	Site History.....	13
8.1	Analysis of Historical Ordnance Survey Mapping	13
9	Environmental Characteristics	15
9.1	Geology	15
9.1.1	Published Geology.....	15
9.1.2	Unpublished Geology.....	15
9.2	Hydrogeology.....	16
9.3	Water Abstractions.....	16
9.4	Groundwater Level.....	16
9.5	Hydrology.....	16
9.6	Flood Risk.....	16
9.6.1	River Flooding.....	16
9.6.2	Surface Water (Pluvial) Flooding.....	16
9.6.3	Groundwater Flooding	16
9.7	Environmentally Sensitive Sites and Ecological Protection Zones.....	17
9.8	Conservation Areas, Designated Protected Buildings and Monuments	17
9.9	Topography.....	17
9.10	Waste Disposal Activities & Landfill Sites	17
9.11	Petrol and Fuel Sites	17
9.12	Historical Tanks.....	17

9.13	Sites Determined as Contaminated Land under Part 2A EPA 1990	17
9.14	Dangerous or Hazardous Sites.....	17
9.15	Hazardous Substance Storage/Usage.....	17
9.16	IPC Authorisations.....	18
9.17	Part A(1) and IPPC Authorised Activities	18
9.18	Part A(2) and Part B Activities and Enforcements.....	18
9.19	Category 3 or 4 Radioactive Substance Authorisations	18
9.20	Discharge Consents	18
9.21	List 1 and List 2 Dangerous Substance Inventory Sites	19
9.22	Pollution Incidents	19
9.23	Coal Mining	19
9.24	Non-Coal Mining.....	20
9.25	Radon	20
9.26	Asbestos within Buildings	20
9.27	Unexploded Ordnance.....	20
10	Relevant Planning History.....	20
10.1	Planning Applications for the Site	20
10.2	Planning Applications for Adjacent Sites.....	20
11	Site Walkover	21
12	Preliminary Conceptual Site Risk Model (CSM).....	21
12.1	Potential Sources	21
12.2	Potential Receptors	22
12.2.1	Potential Human Health receptors	22
12.2.2	Potential Groundwater Receptors	22
12.2.3	Potential Surface Water Receptors	22
12.2.4	Potential Ecological Receptors	22
12.2.5	Potential Property Receptors	22
12.3	Potential Pathways.....	22
12.3.1	Potential Pathways for Human Receptors.....	22
12.3.2	Potential Pathways for Groundwater Receptors.....	22
12.3.3	Potential Pathways for Surface Water Receptors.....	23
12.3.4	Potential Pathways for Ecological Receptors	23
12.3.5	Potential Pathways for Property Receptors.....	23
12.4	Potential Pollutant Linkages	23
13	Qualitative Risk Assessment	23
13.1	Assessment of Potential Significance of Potential Pollutant Linkages.....	26
13.1.1	Potential Risks to On-Site Human Health Receptors.....	26
13.1.2	Potential Risks to Off-Site Human Health Receptors.....	26

13.1.3	Potential Risks to Groundwater Receptors.....	26
13.1.4	Potential Risks to Surface Water Receptors.....	26
13.1.5	Potential Risks to Ecological Receptors	26
13.1.6	Potential Risks to Property Receptors.....	27
14	Conclusions	27
15	Recommendations.....	28
15.1	Intrusive Site Investigation.....	28
15.2	Watching Brief and Discovery Strategy.....	28
15.3	Health and Safety.....	28
15.4	Services	29
16	Information Gaps and Uncertainties.....	29
17	Appendix 1 – Decision Notice	30
18	Appendix 2 – Proposed Development Plans.....	31
19	Appendix 3 – Historical Maps	32
20	Appendix 4 – Environmental Screening Report.....	33
21	Appendix 5 – Site Photography	34
22	Appendix 6 - BGS Borehole Log.....	35
23	Appendix 7 - Risk Assessment Methodology	36
24	Abbreviations.....	38

List of Tables

Table 1:	Summary of surrounding land uses	11
Table 2:	Summary of historical land use identified from historical maps	13
Table 3:	Surface Water Abstraction Licenses identified within 1000m of the site.....	16
Table 4:	Historical Waste Site identified within 250m of the site	17
Table 5:	Licensed Discharge Consents identified within 250m of the site.....	18
Table 6:	Summary of planning applications at the site.....	20
Table 7:	Summary of planning applications for adjacent sites	20
Table 8:	Summary of potential contamination sources, period of operation and distance from site.....	21
Table 9:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.	25
Table 10:	Summary of qualitative risk assessment.....	27
Table 11:	Contamination Risk Matrix.....	36
Table 12:	Assessment description for risk scores.....	36
Table 13:	Risk Classification System	37

2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	37 Derwen Road Alltwen Swansea SA8 3AU
Site Coordinates:	272062, 203149
Prepared for:	Emma Lewis
Report Reference:	PH1-2026-000023
Version No:	1.0
Date:	11/03/2026
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Emma Lewis (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 37 Derwen Road, Alltwen Swansea SA8 3AU and is centred at national grid reference 272062 203149. The site has an area of approximately 0.1ha.
Current Site Use	The southwest half of the site is currently used as private gardens associated with the dwelling at No. 37 Derwen Road, whereas the northeastern half is undeveloped land. The predominant land use in the immediate surrounding area comprises residential dwellings.
Proposed Development	The development proposal is for the erection of a detached dwelling. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site consisted of undeveloped land situated between three subdivided plots from the earliest mapping in c.1877–81. A Railway Line was present along the western boundary in c.1897, and by c.1898 a small unspecified structure was observed in the northwest part of the site. Maps from c.1913–14 showed a Quarry present in the northeast part of the site, with an additional small unspecified structure present by c.1918–19. The Quarry and Railway Line were no longer present by c.1941–42. By c.1962–64, the dwelling immediately to the south was labelled No. 37, meaning the site was partly used as an associated garden from this time, with the northeastern half remaining undeveloped. Maps from c.1968–73 showed two small unspecified structures were no longer present, and a new small unspecified structure was developed along the southeastern boundary. The small structure was no longer present by c.1984–93, after which no further changes were observed. The surrounding area has been predominantly residential since development in the 1890s, with a history of a Quarry and Railway Land in the vicinity of the site.
Geology	According to the BGS Geoindex, the site is located on bedrock of Hughes Member comprising Sandstone. No superficial deposits were identified during the search.
Topography	The site is at an elevation of approximately 44.0 mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Secondary A bedrock aquifer.
Hydrology	The nearest surface water body is the River Tawe located 60m NW from the site
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Coal Mining	A Coal Mining Risk Assessment by Rhondda Geotechnical Services was carried out by the site on October 2022. The report states that the risk from mine gases from deep workings can be considered non-existent, as there are none. Any gas from mine workings (if there were any) connected to the level entrance will have

	vented long ago. Therefore, the risk to the proposed property from gas emissions was considered to be low.
Relevant Previous Site Investigations	Neath Port Talbot County Borough Council's online planning portal was searched in an effort to identify any relevant planning applications within a 50m radius. No relevant Contaminated Land Reports were identified in the search.
Contamination Assessment	An onsite potentially contaminative land uses (PCLUs) have included Railway Lines while offsite PCLUs include Railway Lines (adjacent W), Infilled Quarry (NW) and Railway Line (30m NE) A conceptual site risk model was developed and a qualitative risk assessment carried out. No potentially significant potential pollutant linkages were identified.
Recommendations	Given that no potentially significant potential pollutant linkages were identified, no specific remedial action is considered necessary in respect of potential soil contamination at the proposed development. Nonetheless it is recommended that a "watching brief" is kept during the development. Any unexpected contamination encountered should be reported immediately to the Local Planning Authority.

This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Emma Lewis (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 37 Derwen Road, Alltwn Swansea SA8 3AU.

The study is required to support the discharge of Condition 5(i) attached to planning permission P2022/0919 (Refer to [Appendix 1](#) for the Decision Notice).

5.1 Development Proposal

The development proposal is for the erection of a detached dwelling. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 2](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined 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 significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps

-  Local Authority Planning Application Portal
-  Groundsure Enviro Insight Report & Historical Maps

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 37 Derwen Road, Alltwen Swansea SA8 3AU and is centred at national grid reference 272062 203149. The site has an area of approximately 0.1ha.

The site lies within the jurisdiction of Neath Port Talbot County Borough Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The southwest half of the site is currently used as private gardens associated with the dwelling at No. 37 Derwen Road, whereas the northeastern half is undeveloped land.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	-	Undeveloped Land
Eastern	Derwen Road	Residential
Southern	-	Residential
Western	A4067	Undeveloped Land



Figure 1: Site Location and Aerial Map

8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 3](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1877-81 1:2,500 1:10,560	The site consists of undeveloped land situated between three subdivided plots, which extend adjacent offsite.	The surrounding area comprises predominately undeveloped land, with the River Tawe to the west, and minor development to the south west. Railway Line 30m NW.
1897 1:10,560	Railway Sidings associated with the adjacent Line present along the western boundary.	Railway Line adjacent W.
1898 1:2,500	A small unspecified structure observed in the north west part of the site.	Development observed to the south and south east, presumably residential.
1913-14 1:10,560	No significant changes.	Quarry adjacent NE. Old Coal Level 120m N. Old Quarry 130m SW. Sewage Works (Pontardawe R.D. Council) 160m NW.
1918-19 1:2,500	An additional small unspecified structure present adjacent existing.	No significant changes.
1921 1:10,560	No significant changes.	No significant changes.
1941-42 1:2,500	The dwelling immediately to the south developed, meaning that the site is now partly used as an associated garden, while the northeastern half remains undeveloped. Railway Line no longer present.	Further development in the east, south and south west. Railway Line adjacent W no longer present. Quarry adjacent NE no longer labelled. Old Coal Level 120m N relabelled Old Level. Old Quarry 130m SW no longer labelled.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
		Filter Beds associated with Sewage Works (Pontardawe R.D. Council) 170m NW.
1948 1:10,560	No significant changes.	No significant changes.
1962-64 1:2,500 1:10,560	The dwelling immediately to the south, now labelled No. 37.	Old Level 120m N relabelled Level (Disused). Sewage Works (Pontardawe R.D. Council) 160m NW no longer labelled. Filter Beds 170m NW no longer labelled. Works (Disused) 90m SW.
1966 1:10,560	No significant changes.	No significant changes.
1968-73 1:2,500	2no. small unspecified structures are no longer present, and a new small unspecified structure has been developed along the southeastern boundary.	Partial mapping; Railway Line 30m NW no longer present.
1977 1:2,500	Blank site.	Partial mapping; no significant changes.
1980 1:10,000	No significant changes.	No significant changes.
1984-93 1:2,500 1:10,000	Small structure no longer present.	Works (disused) 90m SW no longer present. Level (Disused) 120m N no longer labelled. Pandy Farm 200m S. Electricity Substation 230m E.
1994 1:2,500	No significant changes.	Partial mapping; no significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
2001 1:10,000	No significant changes.	No significant changes.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2015 1:10,000	No significant changes.	No significant changes.
2025 1:10,000	No significant changes.	No significant changes.
Current Use	The southwest half of the site is currently used as private gardens associated with the dwelling at No. 37 Derwen Road, whereas the northeastern half is undeveloped land.	The predominant land use in the immediate surrounding area comprises residential dwellings.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 4](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Hughes Member comprising Sandstone. No superficial deposits were identified during the search.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site.

The nearest log is located approximately 39m W of the site (BGS ref. SN70SW84) and was undertaken in 1985 to a depth of approximately 0.6mbgl. The strata encountered comprised

Made Ground to 0.4mbgl, underlain by Sandstone to 0.6mbgl, the maximum depth of the borehole. The BGS Borehole Log is presented in [Appendix 6](#).

9.2 Hydrogeology

The Environment Agency classifies the bedrock as a Secondary A aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater or Potable Water Abstraction Licenses were identified on or within 2000m of the site.

The following Surface Water Abstraction Licenses were identified within 1000m of the site:

Table 3: Surface Water Abstraction Licenses identified within 1000m of the site

Point	Status	Details	Source	Distance/Direction
RIVER Tawe AT PONTARDAWE	Historical	Hydraulic Testing	EAW Surface Water	472m W
SWANSEA CANAL SWANSEA VALLEY	Historical	Effluent/Slurry Dilution	EAW Surface Water	981m N

9.4 Groundwater Level

According to BGS, the groundwater is likely to be more than 5.0 metres below the ground surface throughout the year.

9.5 Hydrology

The nearest surface water feature is the River Tawe which is located approximately 60m NW of the site.

9.6 Flood Risk

9.6.1 River Flooding

The shading on the Flood Risk Assessment Wales map shows the risk at the site of flooding from rivers is considered to be Very Low. Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).

9.6.2 Surface Water (Pluvial) Flooding

Natural Resources Wales flood risk information indicate that the site is at Very Low risk of surface water flooding. Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Negligible.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 44.0mAOD.

9.10 Waste Disposal Activities & Landfill Sites

No evidence of Landfill Sites was identified on or within 250m of the site.

The following Historical Waste Site was identified within 250m of the site:

Table 4: Historical Waste Site identified within 250m of the site

Site Address	Type of Site	Date	Distance/ Direction
River Tawe Rear Of Tesco Super, From Glais To Pontardawe, Swansea, West Glamorgan, SA8 3AZ	Sewer Treatment Works	29/08/2013	167m N

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 500m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 185m NW of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No 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 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

No Part A(2) and Part B Activities and Enforcements were identified on or within 250m of the site.

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List Discharge Consents were identified on or within 500m of the site.

The following Licensed Discharge Consents were identified within 250m of the site:

Table 5: Licensed Discharge Consents identified within 250m of the site

Site Address	Effluent Type	Receiving Water	Effective Date- Revocation Date	Distance/ Direction
100MDSPONTARD AWELEISCENTRE NPT, 100MDSPONTARD AWELEISURECEN T, PONTARDAWE, NEATHPORTTALB OT	Unspecified / Sewage Discharges - Sewer Storm Overflow - Water Company	River Tawe	Effective Date: 20/10/1989 Revocation Date: 30/03/2007	102m NW
SWOALLTWENSO C18	Sewage Discharges - Sewer Storm Overflow - Water Company	River Tawe	Effective Date: 22/07/1966 Revocation Date: -	104m NW
46 DERWEN ROAD ALLTWENSWANS EA, SWANSEA, SA83AU	Sewage Discharges - Final/Treated Effluent - Not Water Company	Nant Y Llechau	Effective Date: 11/04/2002 Revocation Date: -	135m S
48 DERWEN ROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA8 3AU	Sewage Discharges - Final/Treated Effluent - Not Water Company	To Land	Effective Date: 26/11/2012 Revocation Date: - Effective Date: 20/12/1988 Revocation Date:	143m S

Site Address	Effluent Type	Receiving Water	Effective Date-Revocation Date	Distance/Direction
			25/11/2012	
Pontardawe Leis Centre CSO Swansea, Rear Pontardawe Leisure Centre, Ynysderw Road, Swansea, SA8 4EG	Sewage Discharges - Sewer Storm Overflow - Water Company	Afon Tawe	Effective Date: 21/10/2019 Revocation Date: -	157m NW
Pontardawe Leis Centre CSO Swansea, Rear Pontardawe Leisure Centre, Ynysderw Road, Swansea, SA8 4EG	Sewage Discharges - Sewer Storm Overflow - Water Company	River Tawe	Effective Date: 31/03/2007 Revocation Date: -	157m NW
SEPTIC TANK SERVING 47 DERWEN ROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA83AU	Sewage Discharges - Final/Treated Effluent - Not Water Company	GW VIA SOAKAWAY	Effective Date: 01/05/2009 Revocation Date: -	159m SW
50 DERWEN RD ALLTWEN PONTARDAWE, 50 DERWEN ROAD, ALLTWEN, PONTARDAWE, NEATH PORT TALBOT, SA8 3AU	Sewage Discharges - Final/Treated Effluent - Not Water Company	Nant Y Llechau	Effective Date: 16/11/2007 Revocation Date: -	178m S

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

A Coal Mining Risk Assessment by Rhondda Geotechnical Services was carried out by the site on October 2022. The report states that the risk from mine gases from deep workings can be considered non-existent, as there are none. Any gas from mine workings (if there were any) connected to the level entrance will have vented long ago. Therefore, the risk to the proposed property from gas emissions was considered to be low.

9.24 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Asbestos within Buildings

It is possible that Asbestos may exist within the former structures on the site and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment.

9.27 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending on the site's location.

10 RELEVANT PLANNING HISTORY

Neath Port Talbot County Borough Council's online planning portal was searched in an effort to identify any relevant planning applications.

10.1 Planning Applications for the Site

Table 6 below provides a summary of the previously submitted planning applications identified for the site.

Table 6: Summary of planning applications at the site

Application Reference	Date	Description of Proposal	Status
P2011/0527	16 Aug 2011	Two bay window extensions with balconies above and porch	Granted - Without Contaminated Land Condition
L1977/0102	24 May 1977	Erection of a dwelling	Granted – Prior EPA 1990

10.2 Planning Applications for Adjacent Sites

Table 7 below provides a summary of the previously submitted planning applications identified for sites within 25m. Although other planning applications were identified on nearby sites; they were not deemed relevant to this report.

Table 7: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
P2006/1430	16 Apr 2007	New detached dwelling with balcony and associated landscaping - 38 Derwen Road	Granted - Without

Application Reference	Date	Description of Proposal	Status
		Alltwen Pontardawe Swansea SA8 3AU (43m S)	Contaminated Land Condition
L1992/0514	25 Mar 1993	Proposed construction of two dwellings - Land Adjacent to Alltwen Pontardawe (48m W)	Granted – Conditions Unknown*

*Decision Notice was not available on the online planning portal at the time of writing and no relevant reports were identified in the search.

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been provided by the Client, are presented in [Appendix 5](#).

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

In addition, the potential for Made Ground to be present was considered to be a possibility.

A summary is provided in Table 8 below.

Table 8: Summary of potential contamination sources, period of operation and distance from site.

Site Name/Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Railway Lines	Railway Land	c.1897	c.1941-42 c.1968-73	Onsite W	0 30
Infilled Quarry	Unknown Filled Ground (Pit, Quarry etc)	c.1913-14	c. 1941-42	NE	Adjacent

Typical contaminants that may be associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents

- Fuels & Fuel Oils
- Heavy Metals
- Gases: Methane & Carbon Dioxide
- Organic & Inorganic Compounds
- Polycyclic Aromatic Hydrocarbons (PAHs)
- Total Petroleum Hydrocarbons (TPHs)
- Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the River Tawe which is located approximately 60m NW of the site.

12.2.3 Potential Surface Water Receptors

Potential surface water receptors include the Secondary A bedrock aquifer.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 7](#).

Table 9 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 9: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site as Railway Lines and Offsite Land Uses as Railway Lines and Infilled Quarry: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Landfill Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Secondary A Bedrock Aquifer	SURFACE WATER River Tawe 60m NW	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	• Degradation of surface water quality • Ecological impacts	Degradation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)
RISK	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)	Very Low (3)
POTENTIALLY SIGNIFICANT?	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a and PPL1c are concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a and PPL1c are considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified onsite and in the vicinity of the site, due to being redeveloped as either residential or a playground with no known contamination risks. Therefore, the associated risk is considered to be low.

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b is considered unlikely to have the potential to be significant. Although a potential source of explosive ground gases and/or vapours (i.e. Infilled Quarry) was identified within the vicinity of the site, this area has since been redeveloped as a play area with associated groundworks, with no known ground gas or vapour issues. Therefore, the associated risk is considered to be low.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although a potentially contaminative land use was identified on the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Petrol Stations etc.) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of degradation of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant. Although the site is underlain by a Secondary A Aquifer, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact groundwater receptors.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of degradation of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant. The nearest surface water body River Tawe located 60m from the site, and given the distance, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of degradation of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. It is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact property receptors.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant for the same reasons as PPL1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). An onsite potentially contaminative land uses (PCLUs) have included Railway Lines while offsite PCLUs include Railway Lines (adjacent W), Infilled Quarry (NW) and Railway Line (30m NE)

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 10 below.

Table 10: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	No	Very Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that no potentially significant potential pollutant linkages (PSPPLs) were identified, an intrusive site investigation is not considered to be required. With the exception of the recommendations below, no further specific action is considered necessary in respect of potential soil contamination at the proposed development.

15.2 Watching Brief and Discovery Strategy

Although no PSPPLs were identified at the site, it does not mean that they do not exist.

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – DECISION NOTICE

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE)(WALES) ORDER 2012**

APPROVAL OF OUTLINE PLANNING PERMISSION

Name and address of the applicant

Mr Pietro Granaiola & Ms Emma Lewis
37 Derwen Road
Alltwen
Neath Port Talbot
Pontardawe
SA8 3AU

DATE REGISTERED: 31 October 2022

APPLICATION NO: P2022/0919

LOCATION: Brynderwen , 37 Derwen Road, Alltwen, Pontardawe, SA8 3AU

PROPOSAL: Detached dwelling (outline with all matters reserved)

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL as the Local Planning Authority in pursuance of its power under the above mentioned Act and Order hereby **PERMITS** the development as described above to be carried out in accordance with the application and the plans submitted therewith, subject to compliance with the following conditions:

Conditions:-

Time Limit Conditions

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason:

The application was made for outline planning permission.

- 2 Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

- 3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

List of Approved Plans

- 4 The development shall be carried out in accordance with the following approved plans and documents:

- Drawing Number: 797 - P10A - section ref (Site plan existing)
- Drawing Number 797 - P10A - section ref / parameters (Site plan proposed)
- Drawing Number 797 - P20 - (Site section existing A B C)
- Drawing Number 797 - P21 - (Site Section existing DEF)
- Drawing Number 797 - P22 (Site Section proposed A B C)
- Drawing Number 797 - P23 (Site Section proposed D E F)
- Drawing Number 797 - P24 (Street scene existing and proposed)
- Drawing Number 797 - P01 (Location Plan)

Reason:

In the interests of clarity.

Pre-Commencement Conditions

- 5 As part of the first reserved matters application an assessment of the nature and extent of contamination affecting the application site area shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) 'Investigation of Potentially Contaminated Sites Code of Practice' and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,

- groundwater and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and- any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason:

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 6 If a remediation scheme is required as a result of condition 5, no development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 7 As part of the first reserved matters application, an integrated drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul water flows, the position of existing sewers / drainage infrastructure and associated easements and protection measures. The scheme shall thereafter implemented in accordance with the approved details prior to the occupation of the development, and retained as such thereafter.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents, to ensure no pollution of or detriment to the environment and as there are known existing sewers / drainage infrastructure present on the application site and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 8 As part of the first reserved matters application, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing any retaining walls that

are 1.5m and higher, including full structural calculations. The approved retaining walls shall be fully implemented on site prior to the first beneficial occupation of the dwelling, and retained as such thereafter.

Reason

In the interest of visual amenity, residential amenity of the neighbouring properties and land stability, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 9 As part of the first reserved matters application details of the proposed siting, design and finish of all proposed means of enclosure to all property boundaries shall be submitted to and approved in writing with the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved details prior to the occupation of the proposed development and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 10 As part of the first reserved matters application details of proposed ground levels and finished floor levels shall be submitted to and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason:

In the interest of visual amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 11 As part of the first reserved matters application, a scheme shall be provided showing a car parking scheme for the approved dwelling and donor property. The scheme shall provide for separate car parking provision for the donor property and the approved dwelling and in the case of each property shall provide for one off-street parking space per bedroom up to a maximum of three.

The car parking spaces shall be provided as approved prior to the first beneficial use of the approved dwelling and shall thereafter be used solely for the benefit of the occupants of the dwelling and donor property of which it forms part and their visitors and for no other purpose and permanently retained as such.

Reason: In the interest of highway safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 12 As parts of the first reserved matters, a scheme of Ecological Enhancement Measures and an Implementation Timetable shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Enhancement Measures shall be undertaken in accordance with the approved scheme and Implementation Timetable and retained thereafter for the lifetime of the development.

Reason:

In the interests of biodiversity and to provide Ecological Enhancement Measures on site in accordance with Policy 9 of Future Wales and so as to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

- 13 As part of the first reserved matters, a scheme showing 2.4m x 43m vehicular vision splays in each direction from the centre of the access point, shall be submitted to and agreed in writing by the local planning authority. The visibility splays shall be provided prior to first occupation of the approved development and retained as such thereafter and notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking or re-enacting that order, no obstruction exceeding 600mm high shall be erected, placed or allowed to grow within the visibility splays for the lifetime of the development.

Reason:

In the interest of highway and pedestrian safety and to ensure the development complies with Policy TR2 of the Neath Port Talbot Local Development Plan.

Action Conditions

- 14 Prior to beneficial use of the proposed development commencing, if required by condition 5, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 6 shall have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 15 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.

- 16 Prior to their use in the construction of the development hereby permitted, details and/or samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 17 Any gates provided across the access drive(s) shall be of a type which open inward only and can be seen through, and shall be retained as such thereafter.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 18 Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.

Reason:

In the in interest of highway and pedestrian safety and to ensure compliance with Policy TR2 of the Neath Port Talbot Local Development Plan.

- 19 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission and identified on the approved drawings.

Reason:

In order to protect the health and safety of existing residents, to ensure no pollution of or detriment to the environment by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the existing drainage sewers / infrastructure present at the application site and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted without the prior grant of planning permission in that behalf.

Reason:

In order to protect the health and safety of existing residents, to ensure no pollution of or detriment to the environment by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the existing drainage sewers / infrastructure present at the application site and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

- 21 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure the development complies with Policy SP16 and BE1 of the Neath Port Talbot Local Development Plan.

Informatives:

1

1. Prior to any works commencing on site SAB approval will be required. To commence work is a breach of SAB approval required under Paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby legal action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018. Guidance and applications can be found on <https://www.npt.gov.uk/sab>

2. Should any springs or ground water seepage be encountered the on site works in that area shall cease until a scheme for collection and disposal of the water has been submitted to and approved in writing by the Local Planning Authority. No ground water shall ever be discharged into the proposed drainage scheme.

3. Foul water and surface water discharges shall be drained separately from the site.

4. No surface water or Land drainage run-off shall be allowed to connect, either directly or indirectly, to the public sewerage system.

5. Adequate provision shall be made for the drainage of the site, to ensure that the drainage of any adjoining land is not interrupted or otherwise adversely effected by the development during the life time of construction.

2 Please note that from 7th January 2019, all new developments of more than 1 house, or where a construction area is of 100m² or more, plus if the SAB authority believe that any redevelopment of land has significant surface water drainage implications. This will require sustainable drainage - built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers - to manage on-site surface water. More information is available in Schedule 3 of the Flood & Water Management Act 2010. These systems must be approved by the Council's Highway Development Control service acting in its SuDS Approving Body (SAB) role before construction work begins. In this respect it is essential that a developer of any such project gain SAB approval of its surface water drainage alongside any relevant planning permission. You will not be allowed to start construction until both permissions have been approved. If you have not done so already, and your development would not fall into any of the relevant exceptions, you are therefore strongly encouraged to request further advice from the SAB. Involving the SAB Officers in pre-application discussions will allow for SuDS drainage matters (to ensure suitability of proposed SuDS design in line with national standards and adequate site layout) to be considered alongside the assessment of planning merits. There is an additional charge of £250 for this service. This can be as part of any agreed further pre-application submissions with the Planning Authority (recommended) or independently/ direct with the SAB. You are advised, however, that failing to engage in joint pre-application discussions has the potential to lead to delays and, most notably, the potential need to obtain further planning permission should any agreed SuDS design not be

compliant with any relevant planning permission. Further details are available at www.npt.gov.uk/sab .

3 For the construction of a vehicular crossing over the footway, you should contact Streetcare Services of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No. 01639-686760 or 686756). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.

4 All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a trees in which bats are roosting, Natural Resources Wales must be contacted. If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately. NRW can be contacted at:- Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000 Bat Conservation Trust can be contacted at:-5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0345 1300228 Where bats or their roosts are present, no works shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. It is recommended that vegetation clearance and tree work should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and Countryside Act 1981 (as amended).

5 Details of landscaping are required to be submitted as part of the reserved matters application. The developer is advised that this must have regard for retaining (where possible) the existing tree and vegetation along all boundaries of the site, but particularly front boundary of the application site and additional / and replacement planting.

6 The Coal Authority's Planning & Development Team considers that the content and conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development. We therefore have no objection to the proposed development. However, further more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulations application.

7 The proposed development lies within an area that has defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with

regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries> Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider. If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

8 SuDSWhere SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

9 The developer is advised that further more detailed consideration of ground conditions and/or foundation design may be required as part of any subsequent building regulations application due to Coal Mining Legacy issues.

10 Foul drainage (Natural Resources Wales) No information has been provided regarding the disposal of foul waters from the proposed development. We refer you to Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer. We advise you that the proposed development is in a publicly sewered area. Please consult us again if foul sewage from the proposed development is to be disposed of by a private sewerage system.

11 Natural Resources Wales: Other Matters Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

12 Welsh Water note to developer: Our recommendation would be for a sewer trace to be undertaken to ensure that the location of the sewers is correct.

13 Welsh Water Advisory Notes In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising

approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

14 The Desk Study required by planning condition must be written in accordance with Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk) and the Welsh Developers guide (see attached / forwarded to applicant).

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development and would not have an unacceptable impact on visual amenity, residential amenity or highway safety and pedestrian safety. Accordingly, the proposed development is in accordance with Policies SP3, SP7, SP16, SP20, SP21, SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

It is further considered that the decision complies with Future Wales - the National Plan 2040 and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 23 March 2023

IMPORTANT:

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit www.npt.gov.uk/planning to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com.

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- (2) You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
- (3) You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
- (4) If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision):-

(1) Planning Permission (with the exception of Minor Commercial and Householder applications – see below)	Within 6 Months
(2) Householder Appeal see endnote i	Within 12 weeks
(3) Minor Commercial Appeal see endnote i	Within 12 weeks
(4) Listed Building or Conservation Area Consent appeals	Within 6 months
(5) Tree Preservation Order (TPO) Consent	Within 28 days
(6) Advertisement Consent	Within 8 weeks
(7) Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development	Within 6 months
(8) Hazardous Substances Consent	Within 6 months
- (5) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5940, or online at www.planningportal.gov.uk/pcs .
- (6) The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (7) The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
- (8) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a **purchase notice** requiring that Council purchase his interest in the land in

accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

- (9) Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a **“full statement of case”**). You must also send a copy of the notice of appeal and full statement of case to the LPA.
- (10) In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
- (11) Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
- (12) Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice.

THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@npt.gov.uk or 01639 686820 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

ⁱ Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- *“householder application”* (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- *“householder appeal”* means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- *“minor commercial application”* (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.
- *“minor commercial appeal”* means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.

18 APPENDIX 2 – PROPOSED DEVELOPMENT PLANS

19 APPENDIX 3 – HISTORICAL MAPS

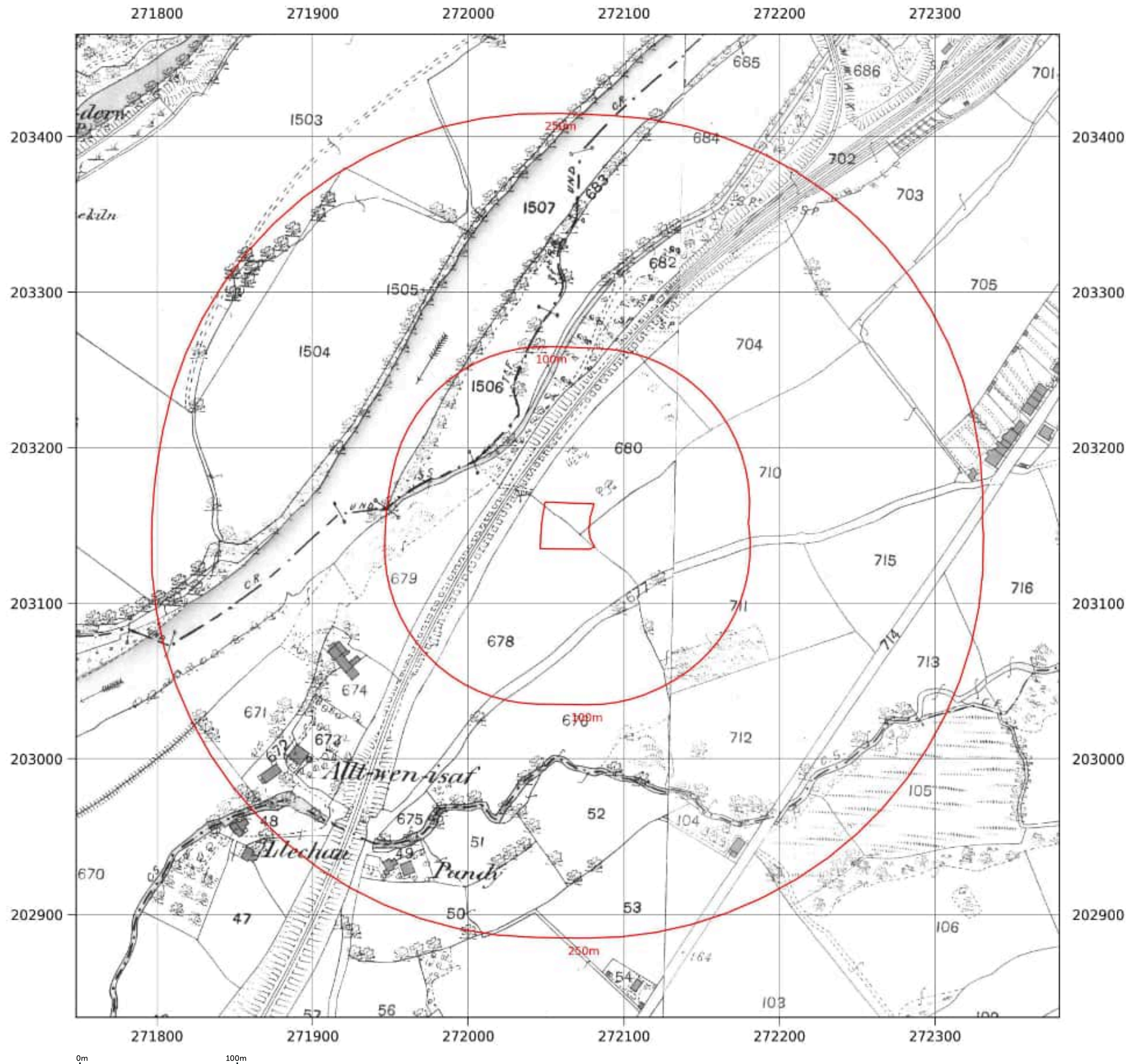
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Report ref: GS-BBJ-7JQ-N3G-MGA
Grid ref: 272062.99, 203149.48
Production date: 2 March 2026

Map name: County Series
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Scale: 1:2,500
Printed at: 1:2,500



Date: 1881 Surveyed: 1881 Revised: 1881	Date: 1877 Surveyed: 1877 Revised: 1877
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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

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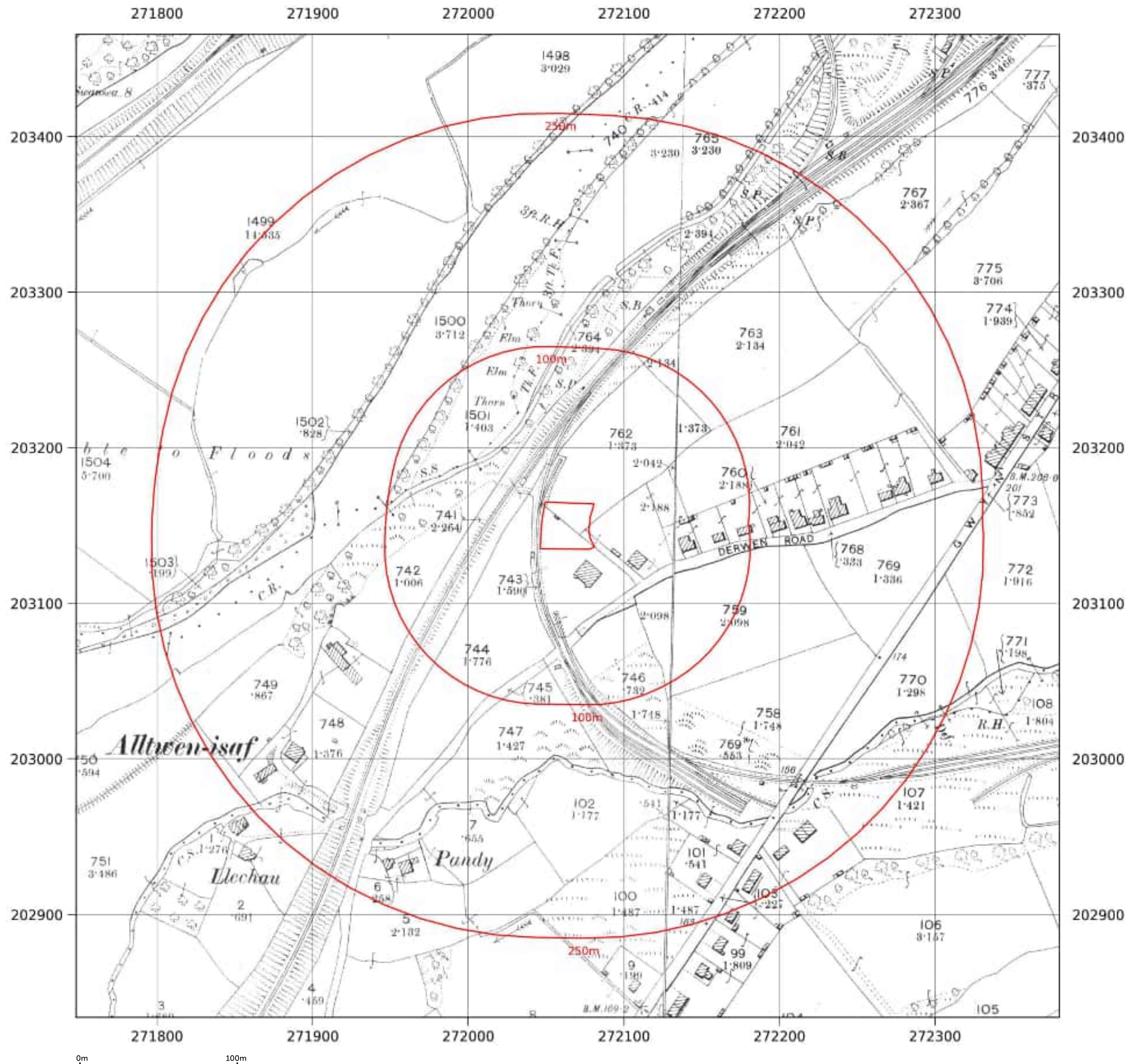
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Date: 1898
Surveyed: 1898
Revised: 1898

Date: 1898
Surveyed: 1898
Revised: 1898

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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

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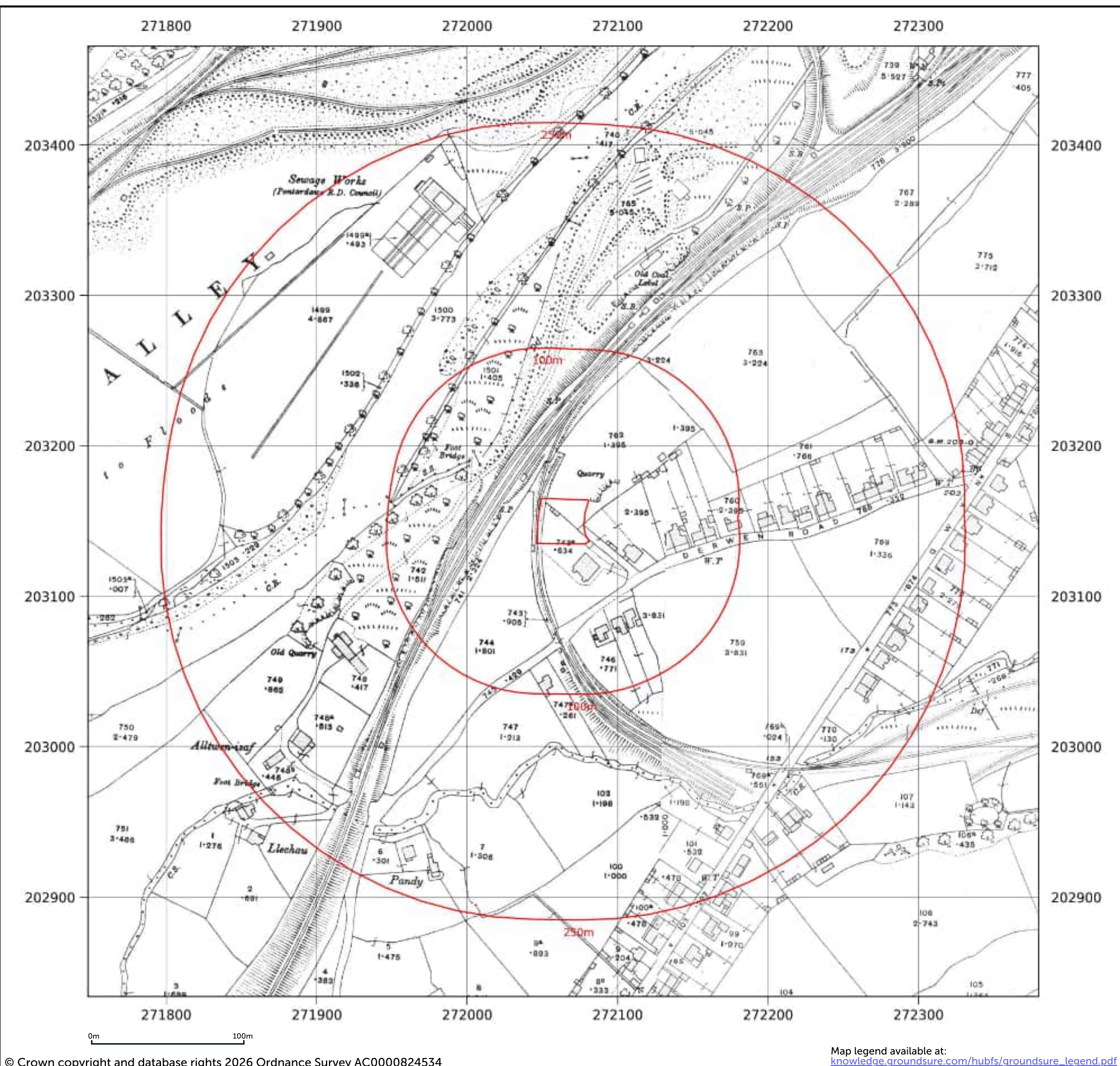
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Date: 1918
Surveyed: 1918
Revised: 1918

Date: 1919
Surveyed: 1919
Revised: 1919

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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

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Production date: 2 March 2026

Map name: County Series

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Scale: 1:2,500

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Date: 1941
Surveyed: 1941
Revised: 1941

Date: 1942
Surveyed: 1942
Revised: 1942

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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

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Production date: 2 March 2026

Map name: National Grid

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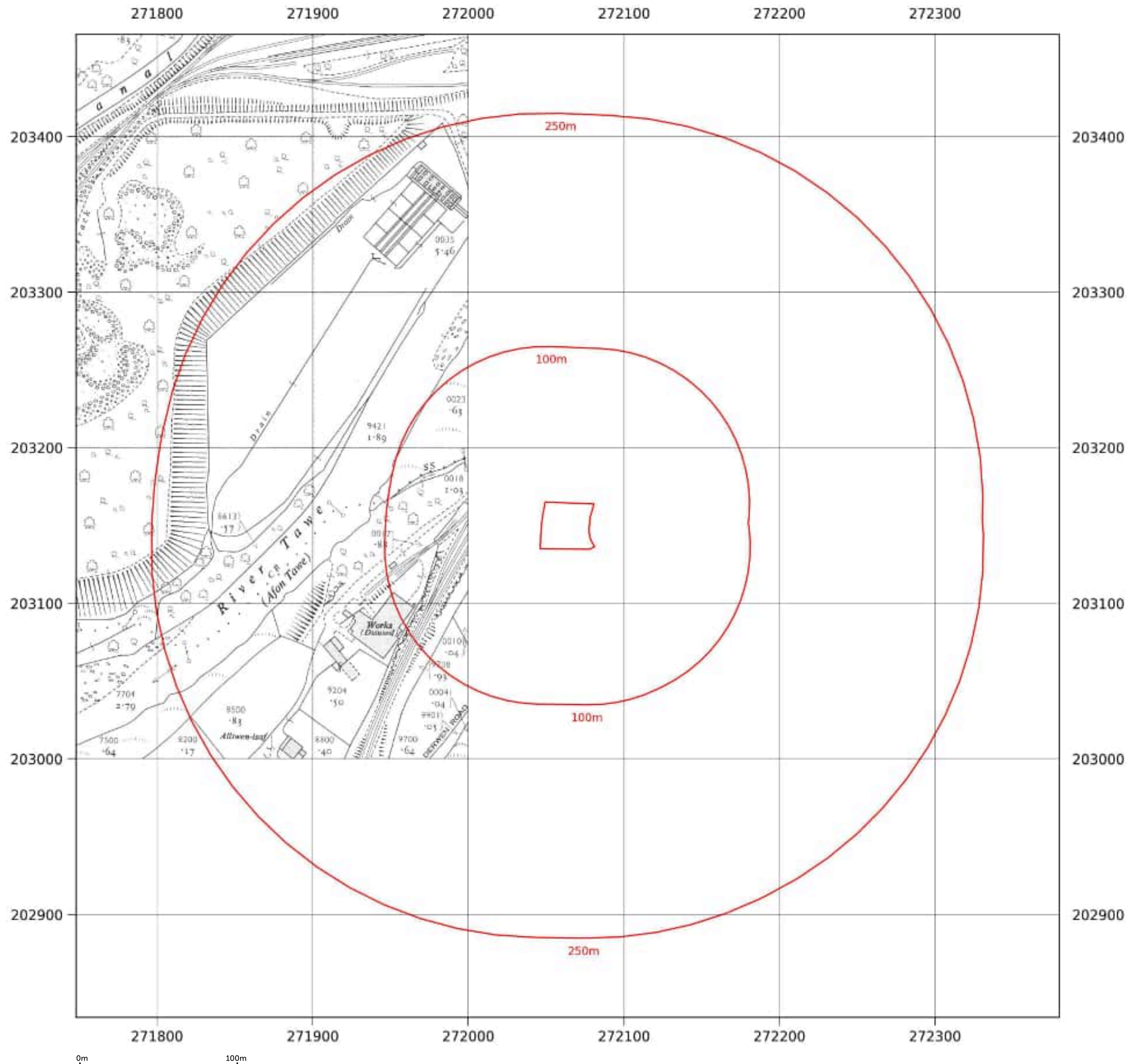
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Date: 1962
Surveyed: 1960
Revised: 1960
Copyright: 1962
Levelled: 1956

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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3AU

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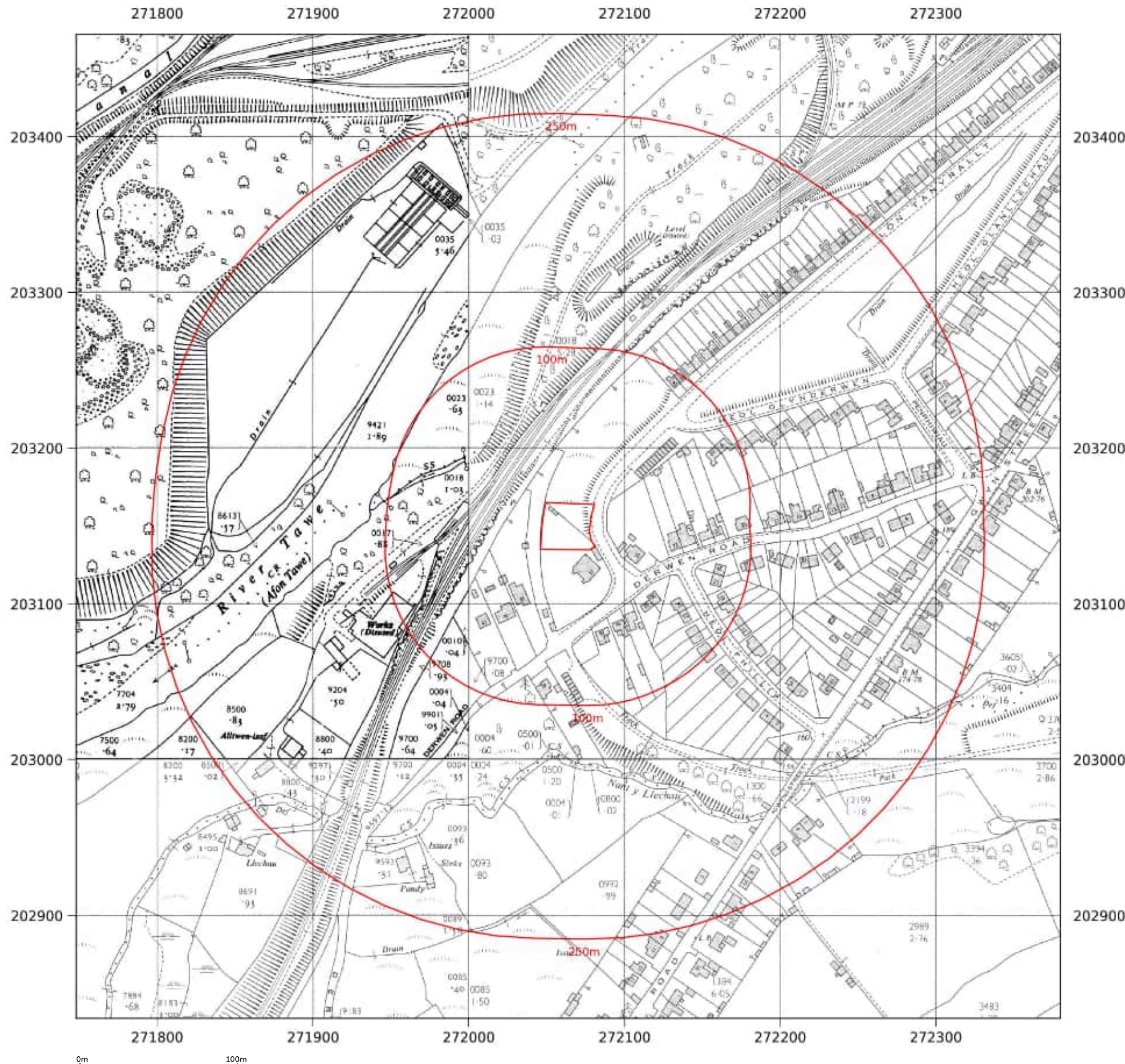
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knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Client ref: PH1-2026-000023

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Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

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Printed at: 1:2,500



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Surveyed: 1972
Revised: 1972
Levelled: 1962

Date: 1968
Surveyed: 1967
Revised: 1967
Copyright: 1968
Levelled: 1962

Date: 1968

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Client ref: PH1-2026-000023

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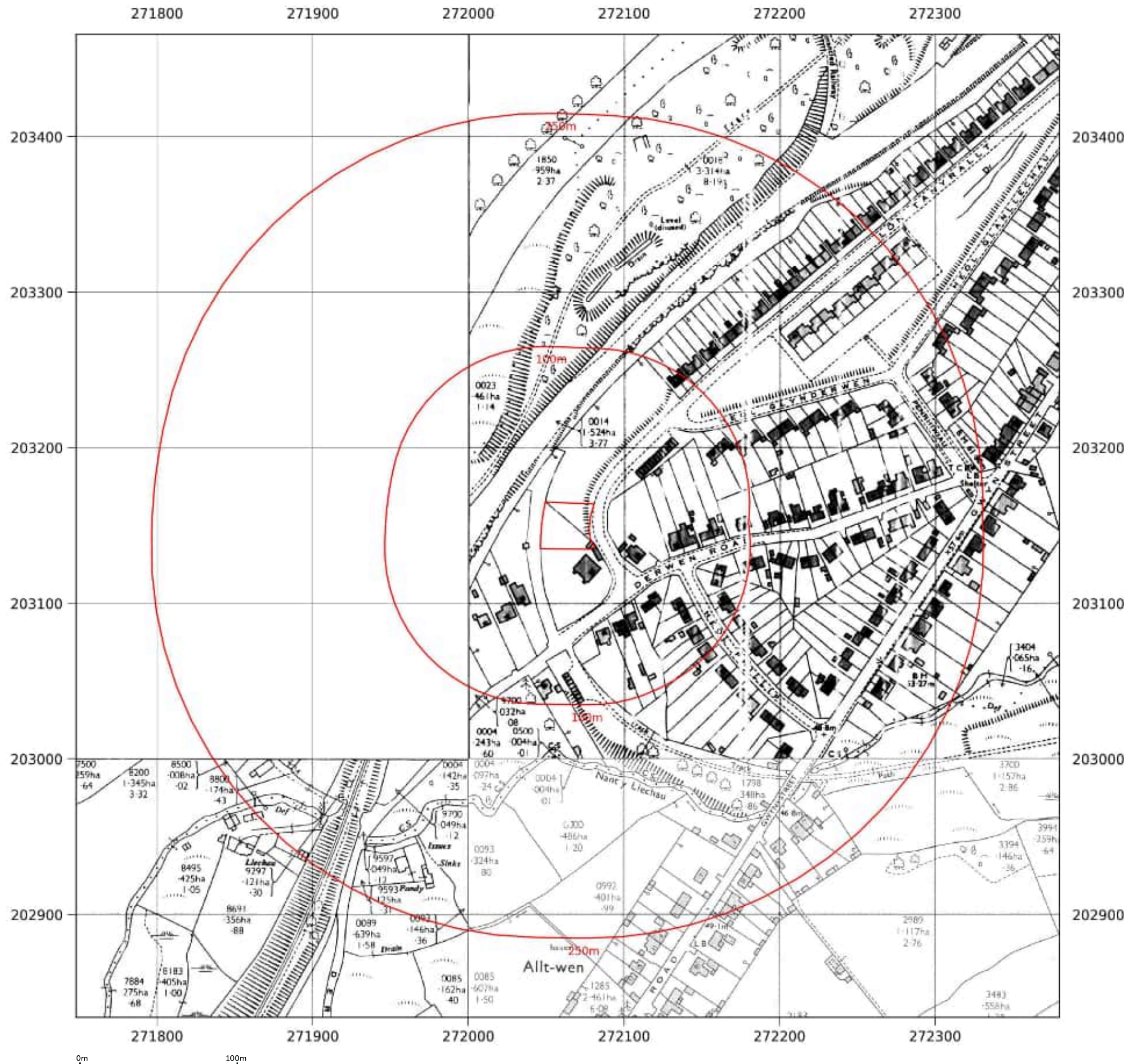
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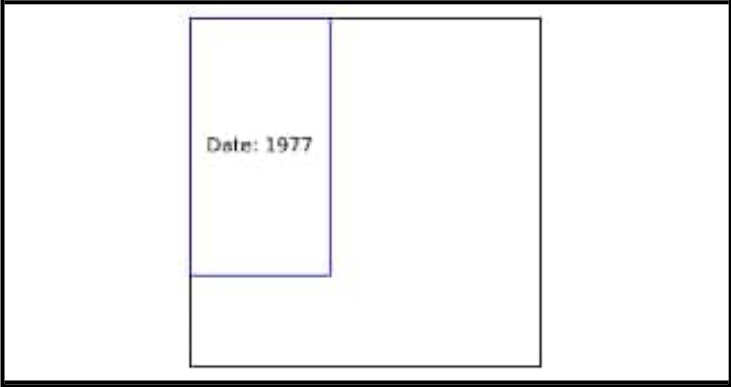
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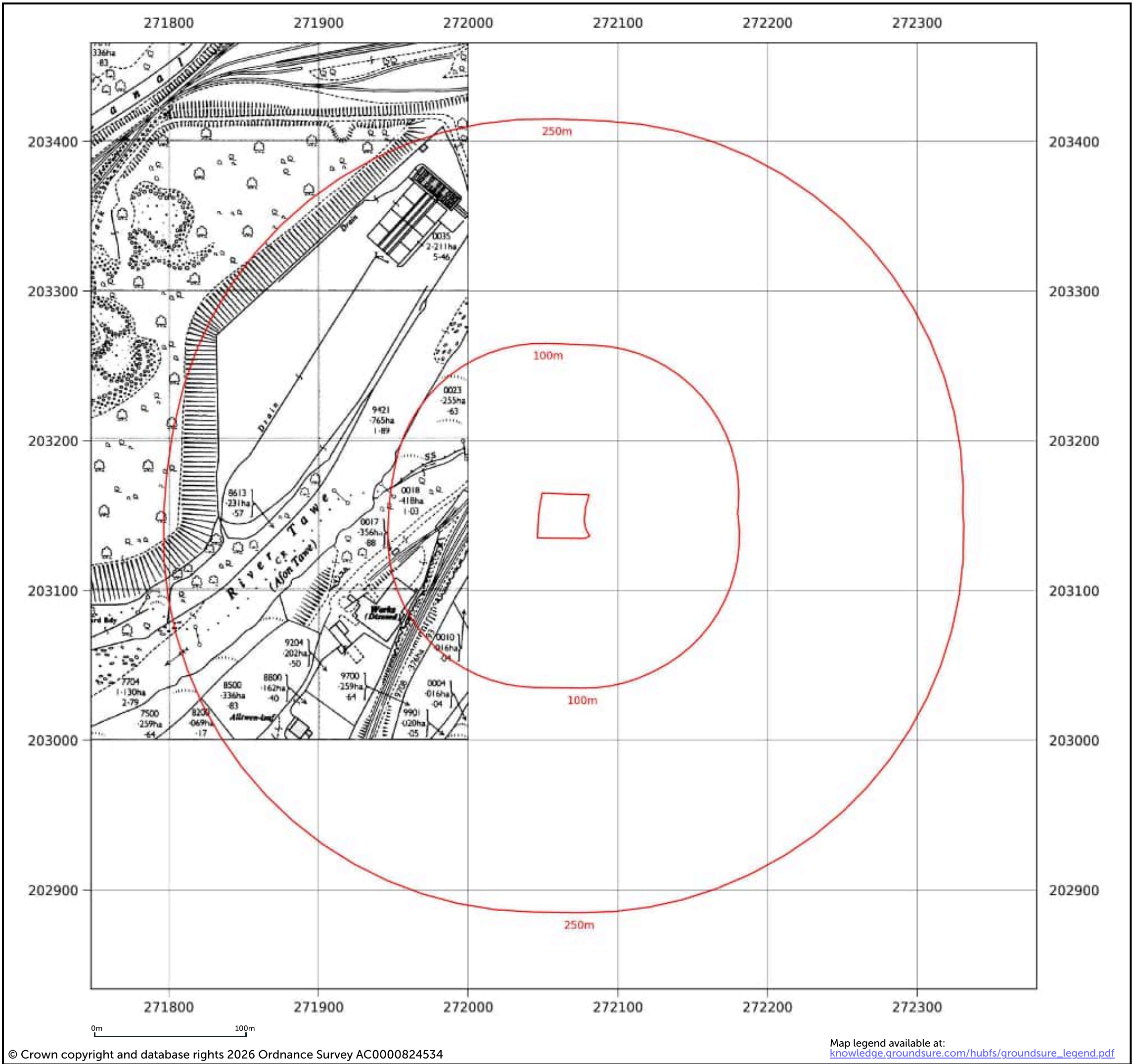
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Client ref:	PH1-2026-000023
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Grid ref:	272062.99, 203149.48
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Map name:	National Grid
Map date:	1977
Scale:	1:2,500
Printed at:	1:2,500



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Client ref: PH1-2026-000023

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Production date: 2 March 2026

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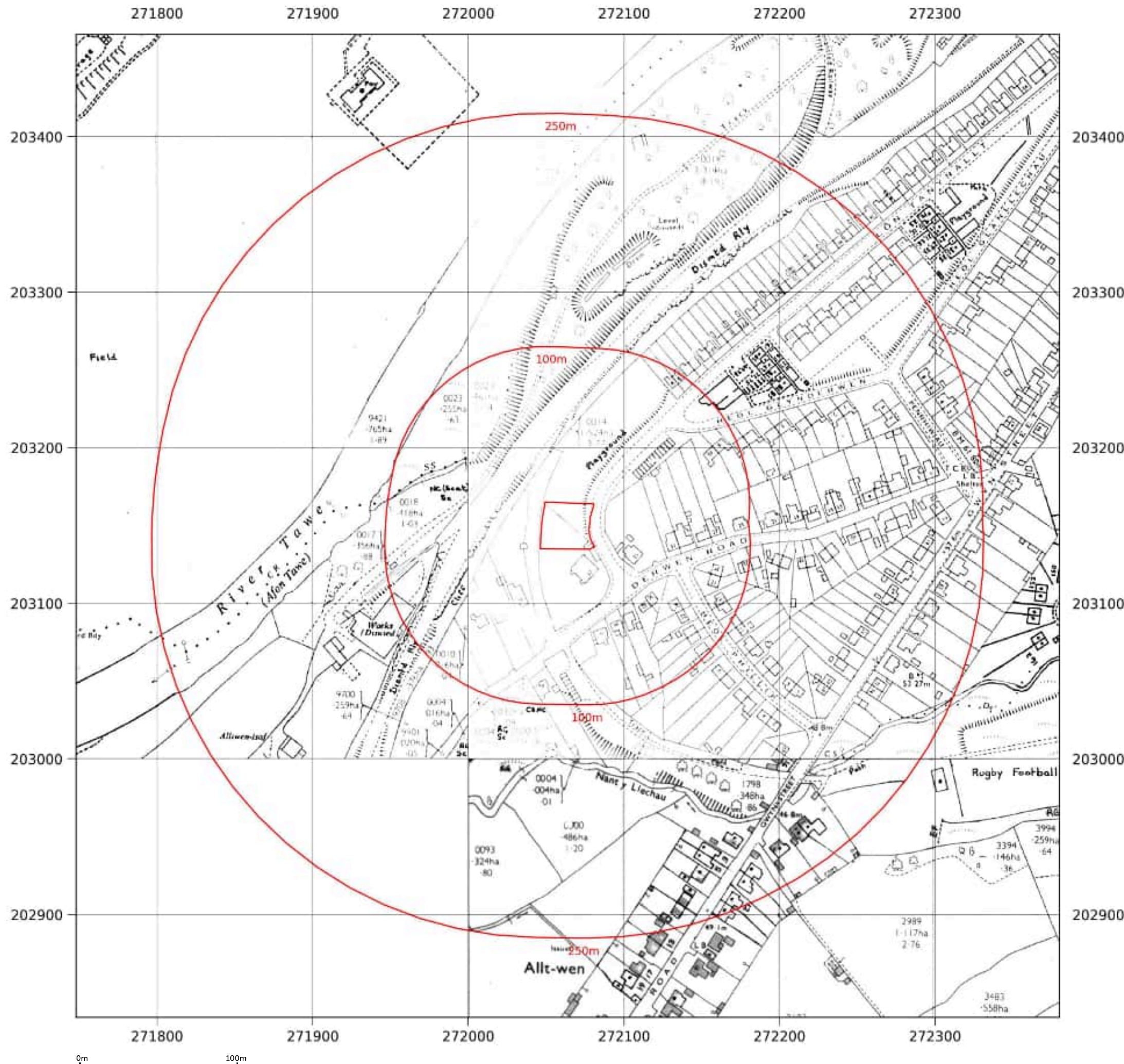
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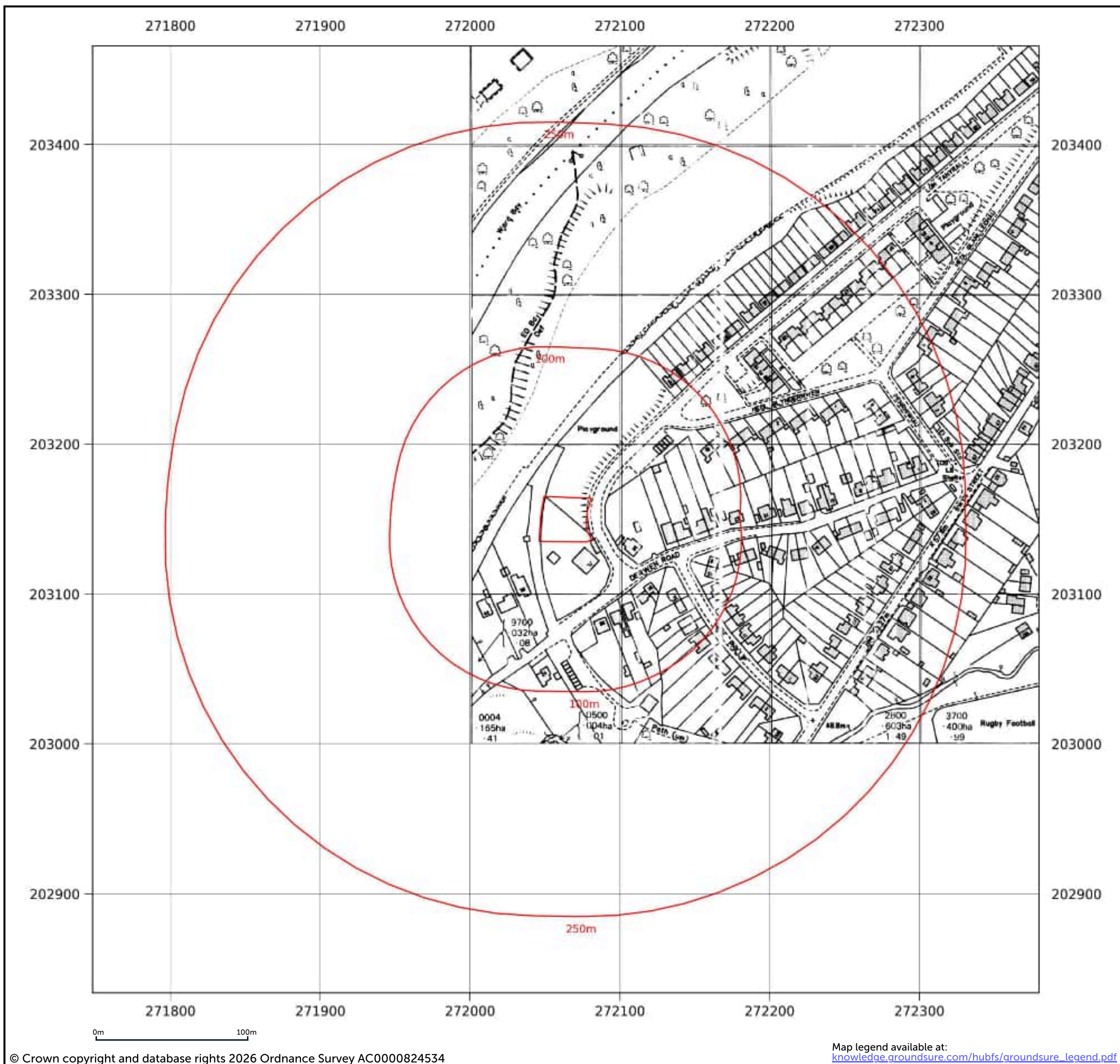
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Report ref: GS-BBJ-7JQ-N3G-MGA
Grid ref: 272062.99, 203149.48
Production date: 2 March 2026

Map name: National Grid
Map date: 1989
Scale: 1:2,500
Printed at: 1:2,500



Date: 1989

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Site details: 37, DERWEN ROAD,
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NEATH PORT TALBOT, SA8
3AU

Client ref: PH1-2026-000023

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Production date: 2 March 2026

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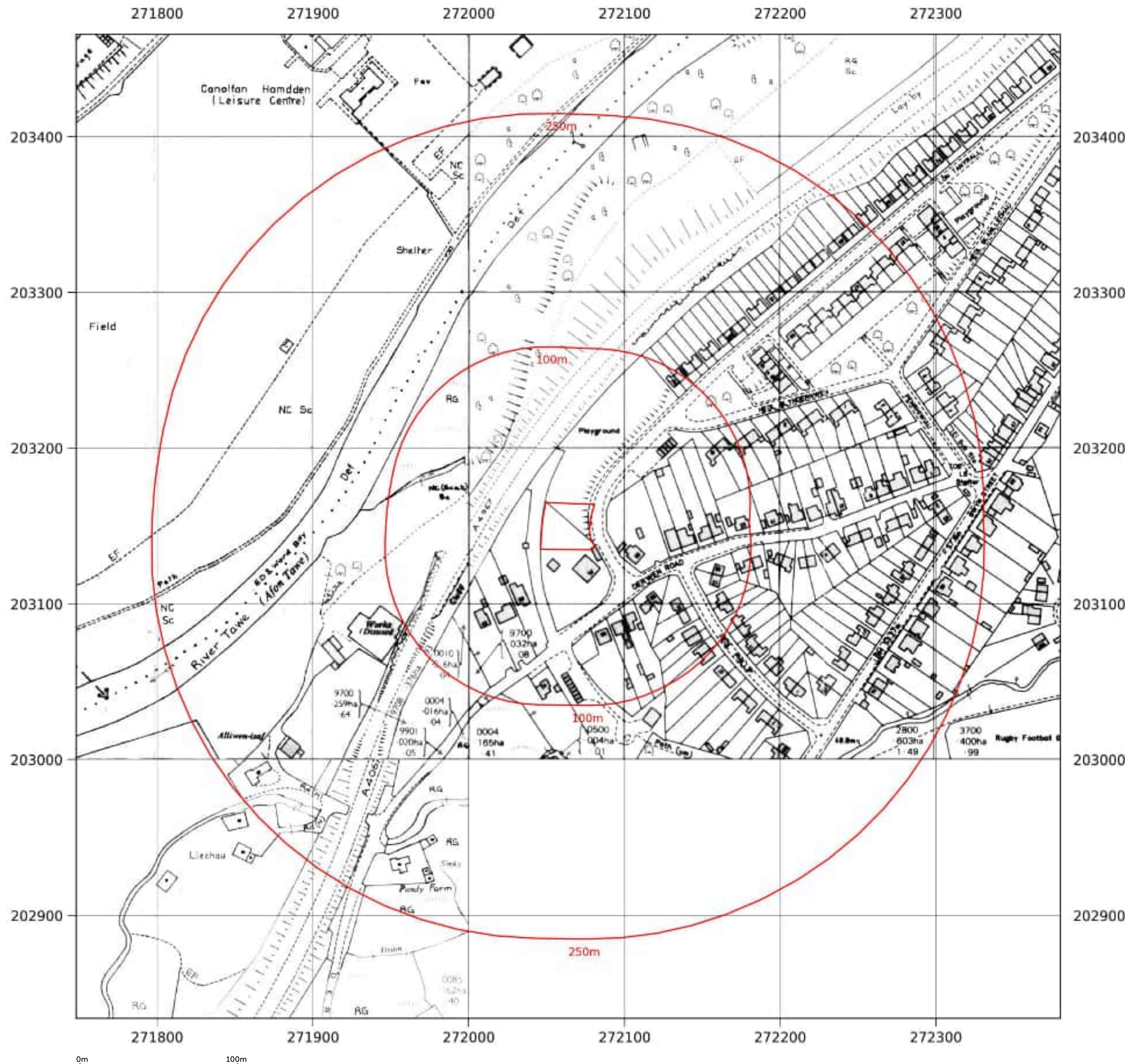
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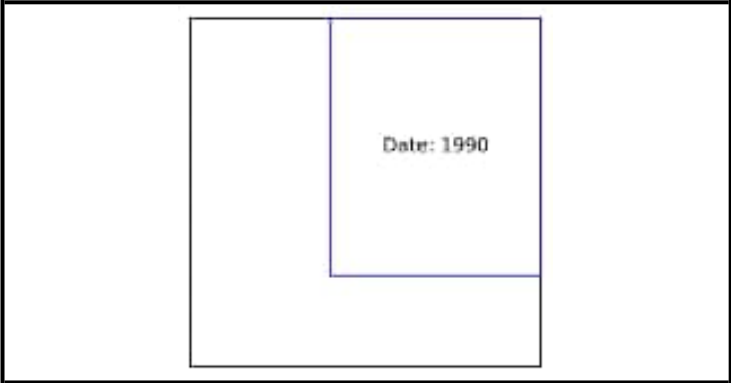
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Date: 1990 Copyright: 1990	

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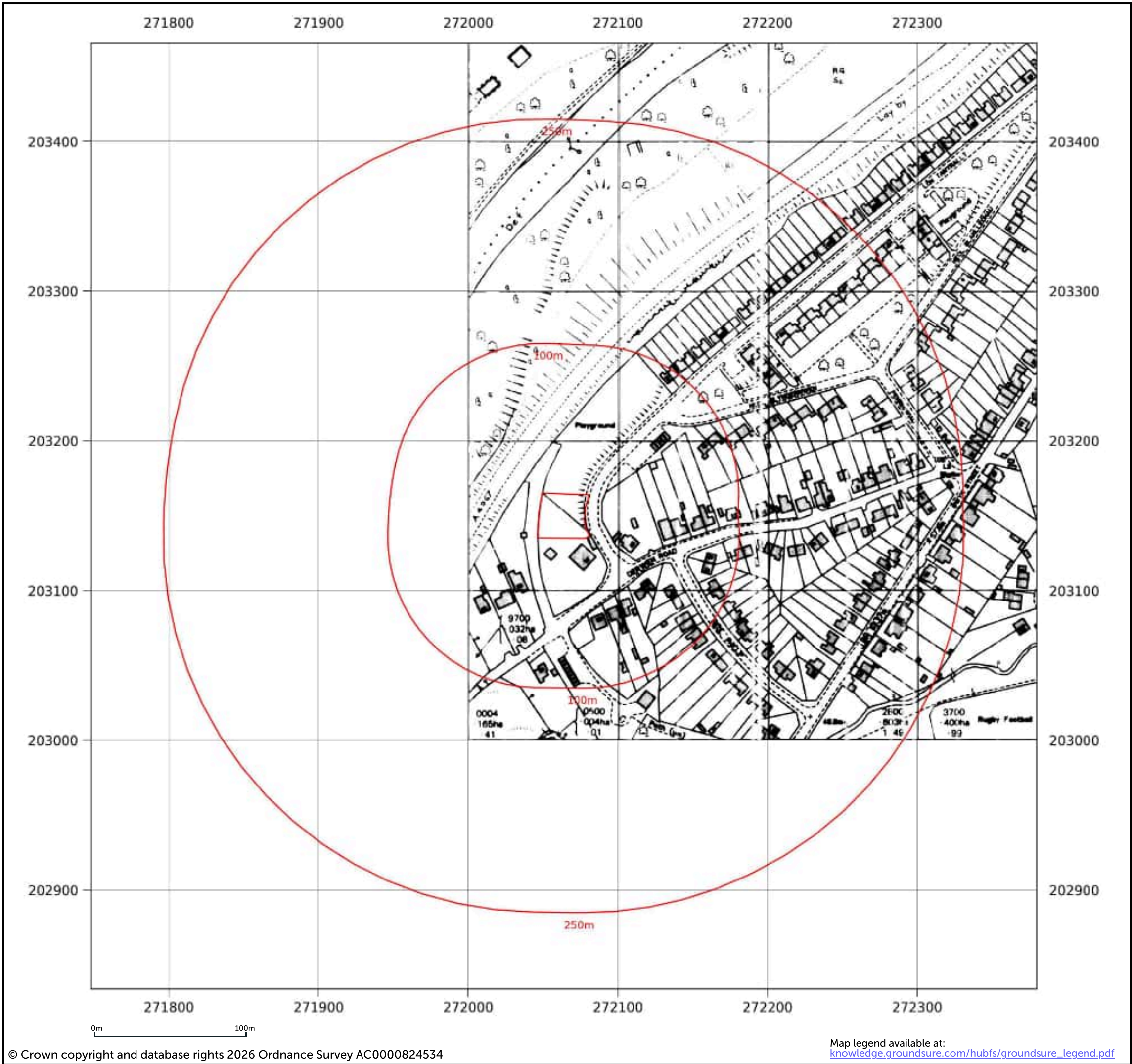


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Grid ref:	272062.99, 203149.48
Production date:	2 March 2026

Map name:	National Grid
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Printed at:	1:2,500



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Site details: 37, DERWEN ROAD,
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3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

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Production date: 2 March 2026

Map name: National Grid

Map date: 1989-1993

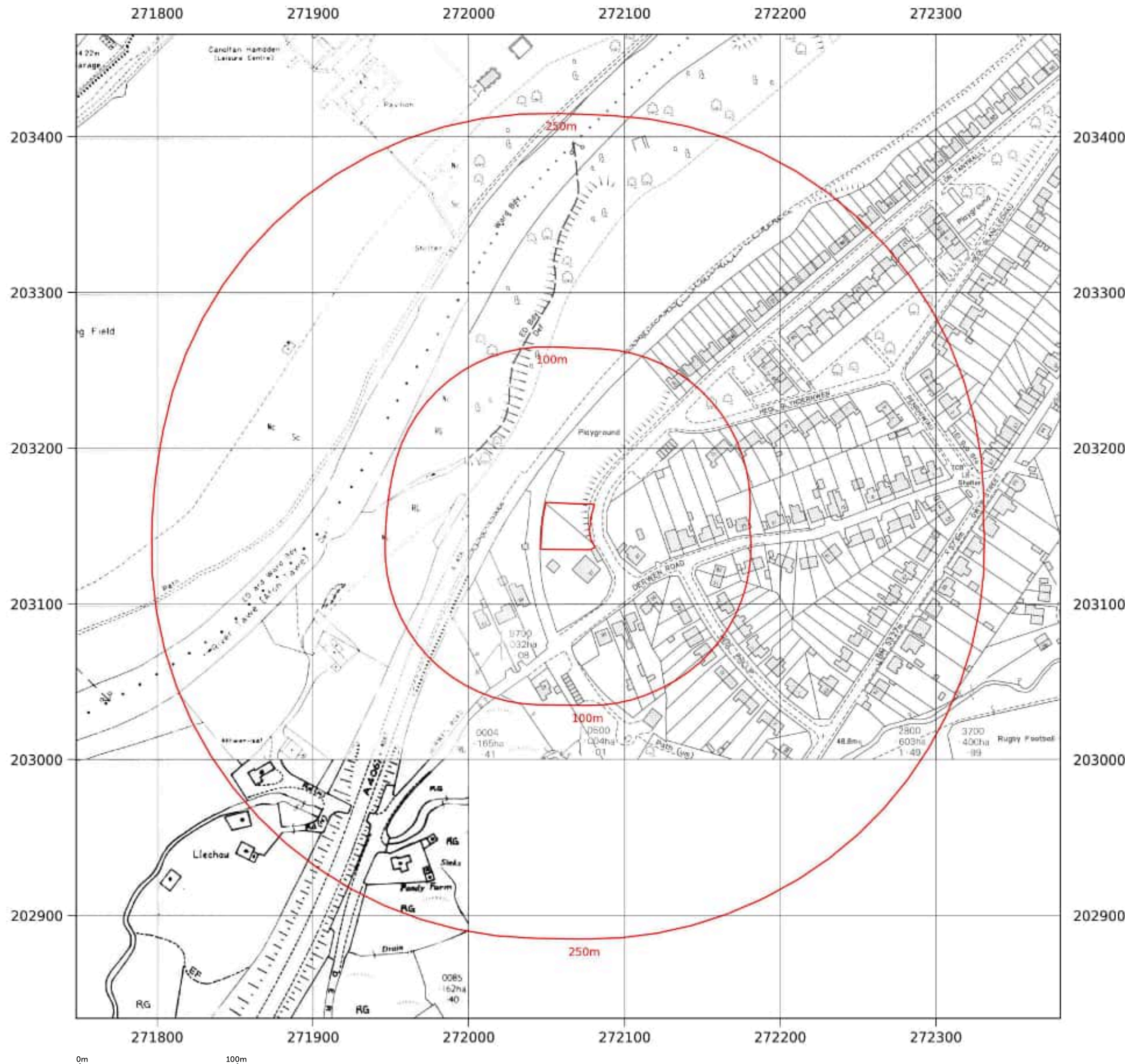
Scale: 1:2,500

Printed at: 1:2,500



Date: 1993 Copyright: 1993	Date: 1989 Surveyed: 1972 Revised: 1972 Copyright: 1989 Levelled: 1962
Date: 1990 Surveyed: 1990 Revised: 1990 Copyright: 1990	

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Map legend available at:
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Site details: 37, DERWEN ROAD,
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NEATH PORT TALBOT, SA8
3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 1989-1993

Scale: 1:2,500

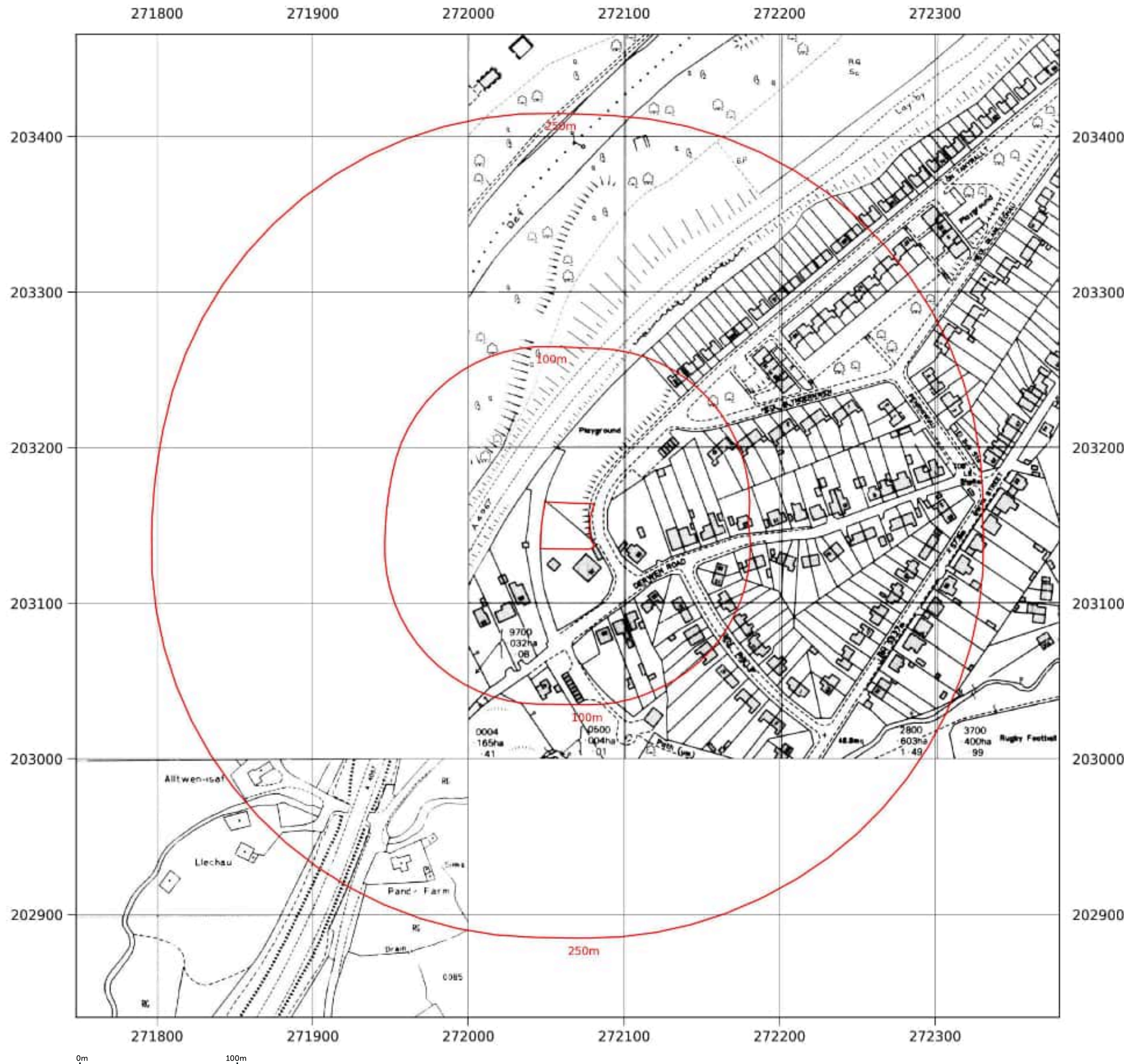
Printed at: 1:2,500



Date: 1989
Surveyed: 1989
Revised: 1989
Copyright: 1989

Date: 1993
Copyright: 1993

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3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 1993

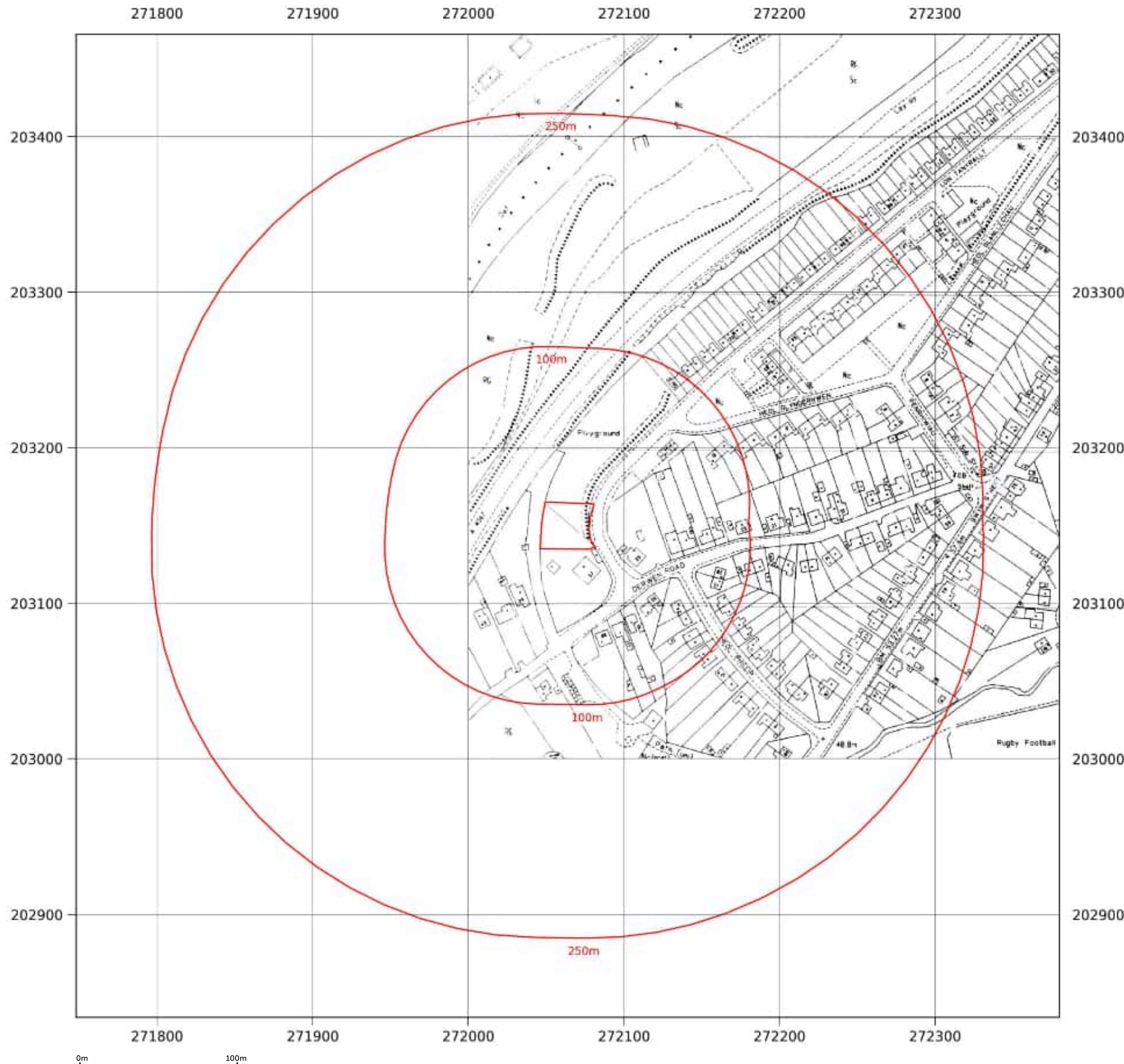
Scale: 1:2,500

Printed at: 1:2,500



Date: 1993
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271800 271900 272000 272100 272200 272300

203400

203300

203200

203100

203000

202900

203400

203300

203200

203100

203000

202900

271800 271900 272000 272100 272200 272300

0m 100m

Site details: 37, DERWEN ROAD,
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3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Date: 1994
Surveyed: 1994

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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 1994

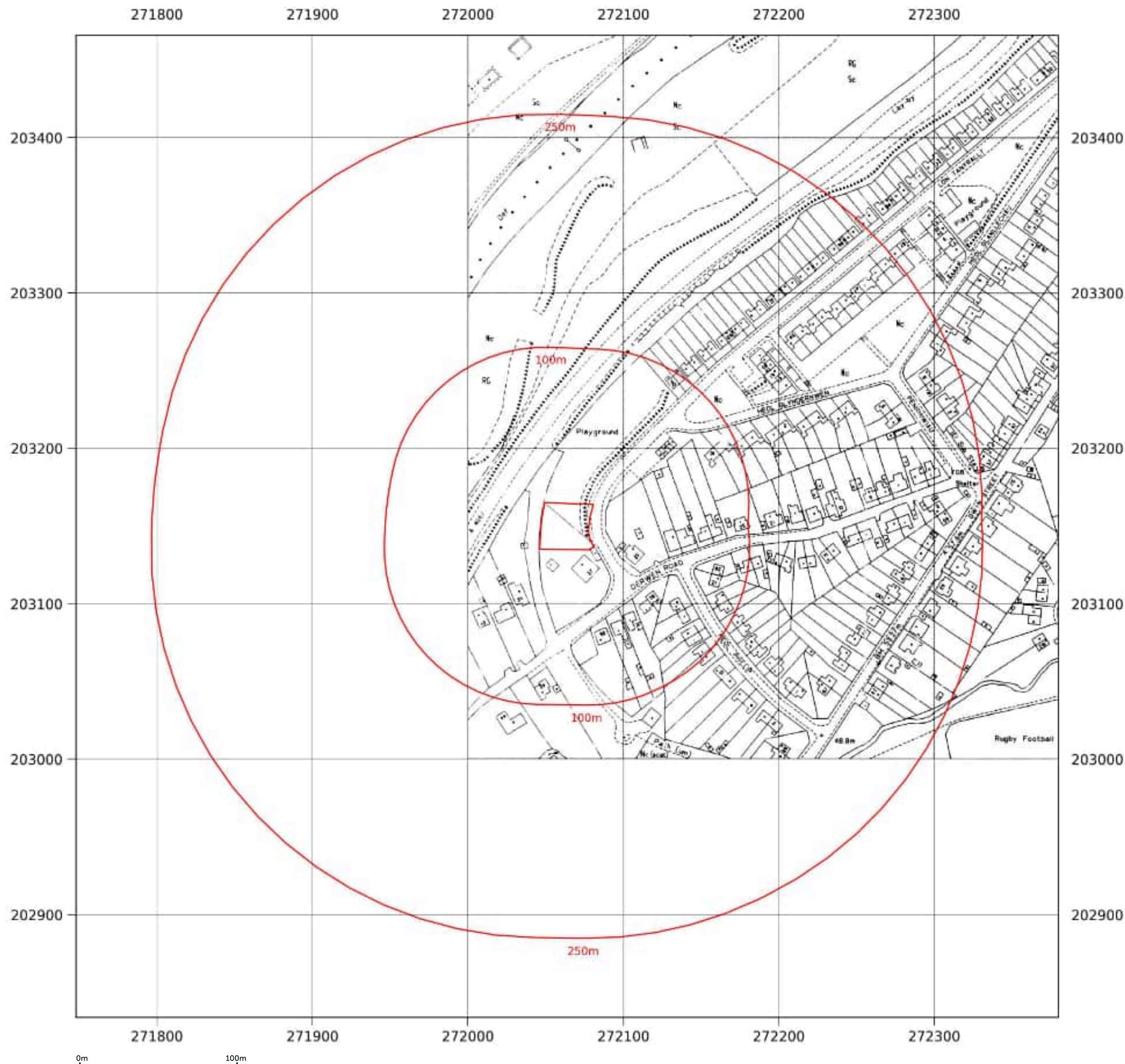
Scale: 1:2,500

Printed at: 1:2,500



Date: 1994
Copyright: 1994

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Site details:	37, DERWEN ROAD, ALLTWEN, PONTARDAWE, NEATH PORT TALBOT, SA8 3AU
Client ref:	PH1-2026-000023
Report ref:	GS-BBJ-7JQ-N3G-MGA
Grid ref:	272062.99, 203149.48
Production date:	2 March 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250



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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1877

Scale: 1:10,560

Printed at: 1:10,560



Date: 1877
Surveyed: 1877
Revised: 1877

Date: 1877
Surveyed: 1877
Revised: 1877

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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



Date: 1897
Surveyed: 1877
Revised: 1897

Date: 1897
Surveyed: 1877
Revised: 1897

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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1913-1914

Scale: 1:10,560

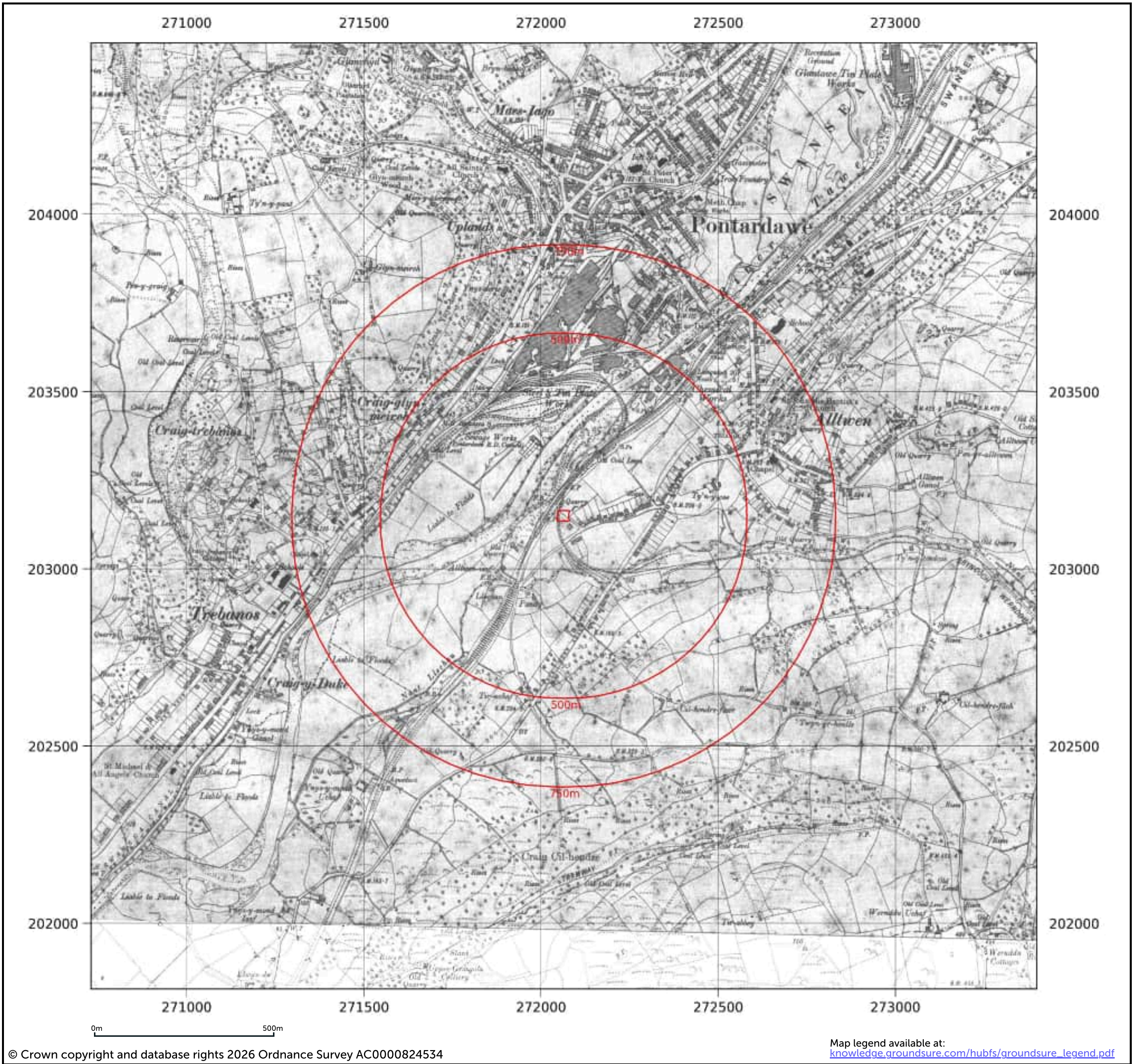
Printed at: 1:10,560



Date: 1913
Surveyed: 1877
Revised: 1913

Date: 1914
Surveyed: 1877
Revised: 1914

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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1913-1914

Scale: 1:10,560

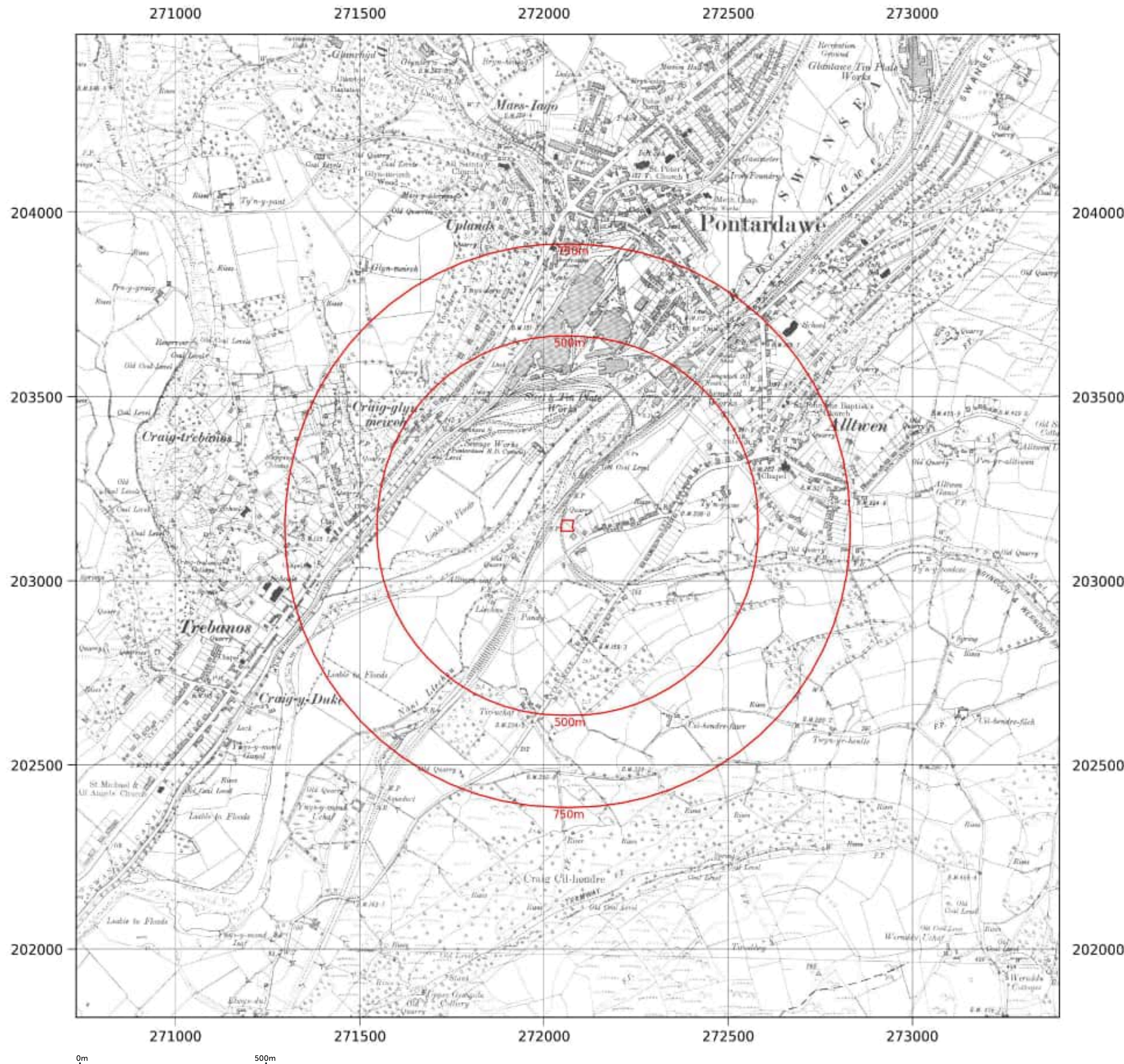
Printed at: 1:10,560



Date: 1913
Surveyed: 1877
Revised: 1913

Date: 1914
Surveyed: 1877
Revised: 1914

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Site details: 37, DERWEN ROAD,
ALLTWEN, PONTARDAWE,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1921

Scale: 1:10,560

Printed at: 1:10,560



Date: 1921
Surveyed: 1877
Revised: 1921

Date: 1921
Surveyed: 1877
Revised: 1921

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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Date: 1948
Surveyed: 1877
Revised: 1948

Date: 1948
Surveyed: 1877
Revised: 1948

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Map legend available at:
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Date: 1948
Surveyed: 1877
Revised: 1948
Edition: 1948

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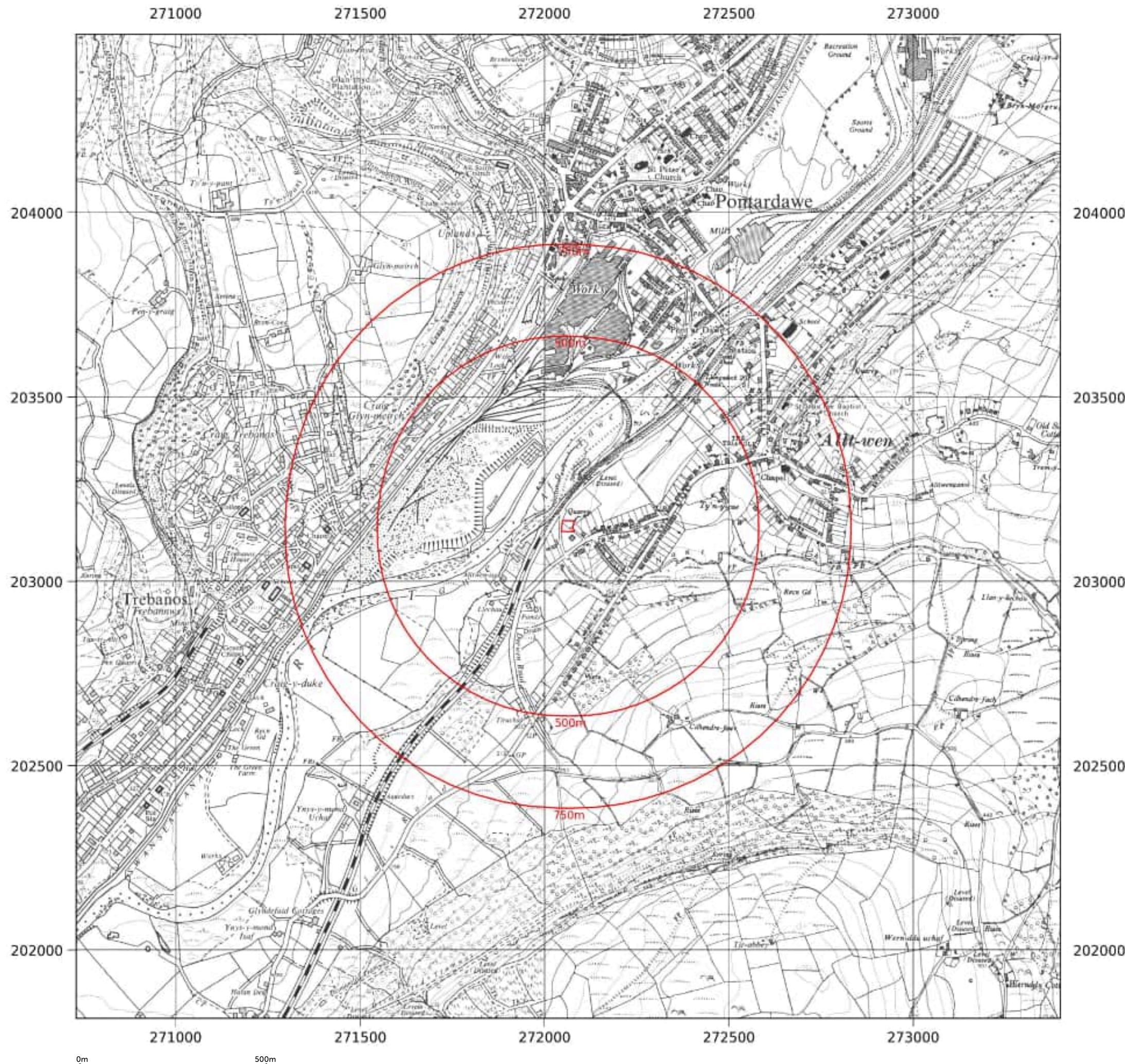
Site details: 37, DERWEN ROAD,
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NEATH PORT TALBOT, SA8
3AU
Client ref: PH1-2026-000023
Report ref: GS-BBJ-7JQ-N3G-MGA
Grid ref: 272062.99, 203149.48
Production date: 2 March 2026

Map name: Provisional
Map date: 1964
Scale: 1:10,560
Printed at: 1:10,560



Date: 1964
 Surveyed: 1964
 Revised: 1964

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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: Provisional

Map date: 1966

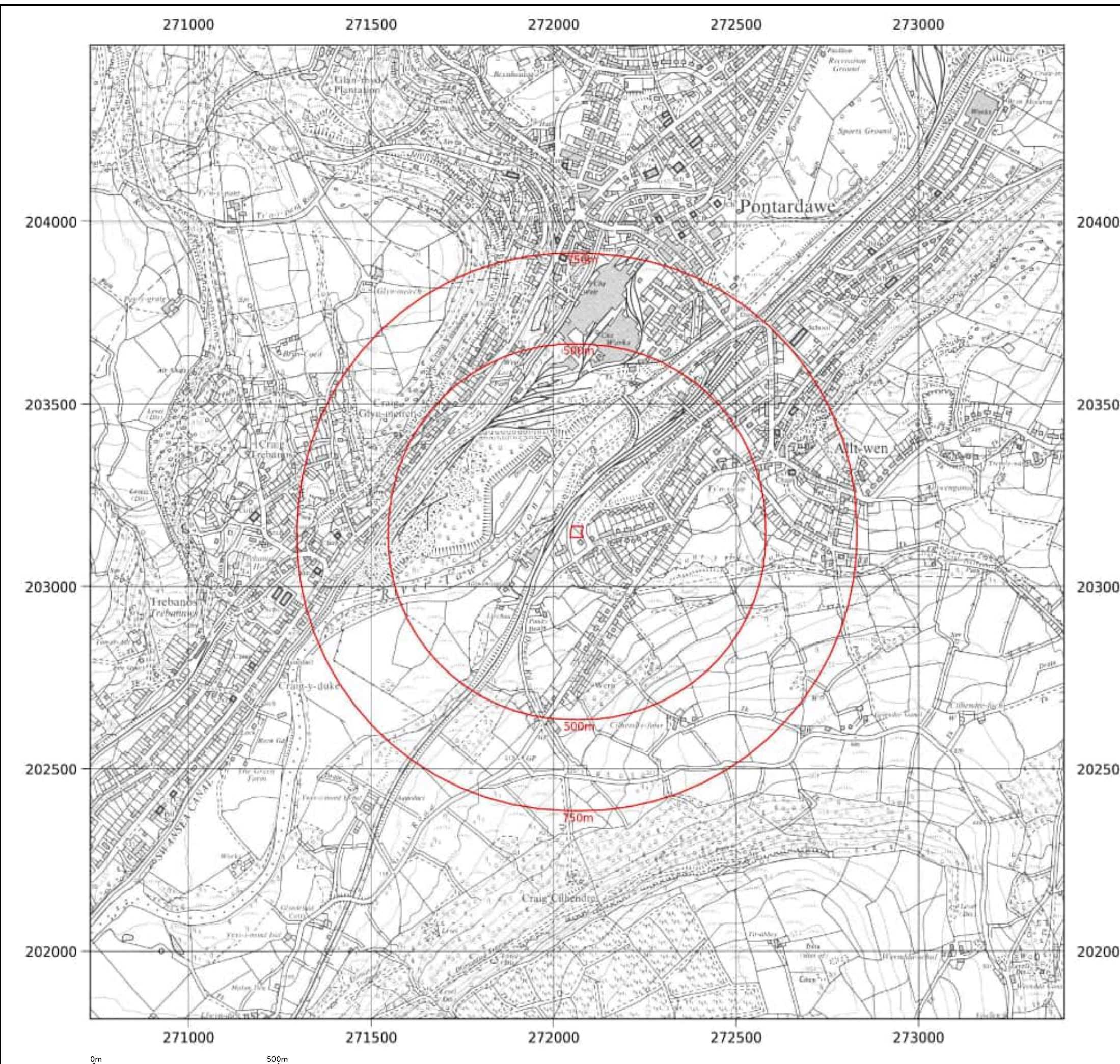
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Printed at: 1:10,560



Date: 1966
Surveyed: 1966
Revised: 1966

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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Date: 1980
Surveyed: 1973
Revised: 1980

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Site details: 37, DERWEN ROAD,
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Date: 1992
Surveyed: 1990
Revised: 1992

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Site details: 37, DERWEN ROAD,
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NEATH PORT TALBOT, SA8
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Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Date: 2001

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Map legend available at:
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Site details: 37, DERWEN ROAD,
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3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 2010

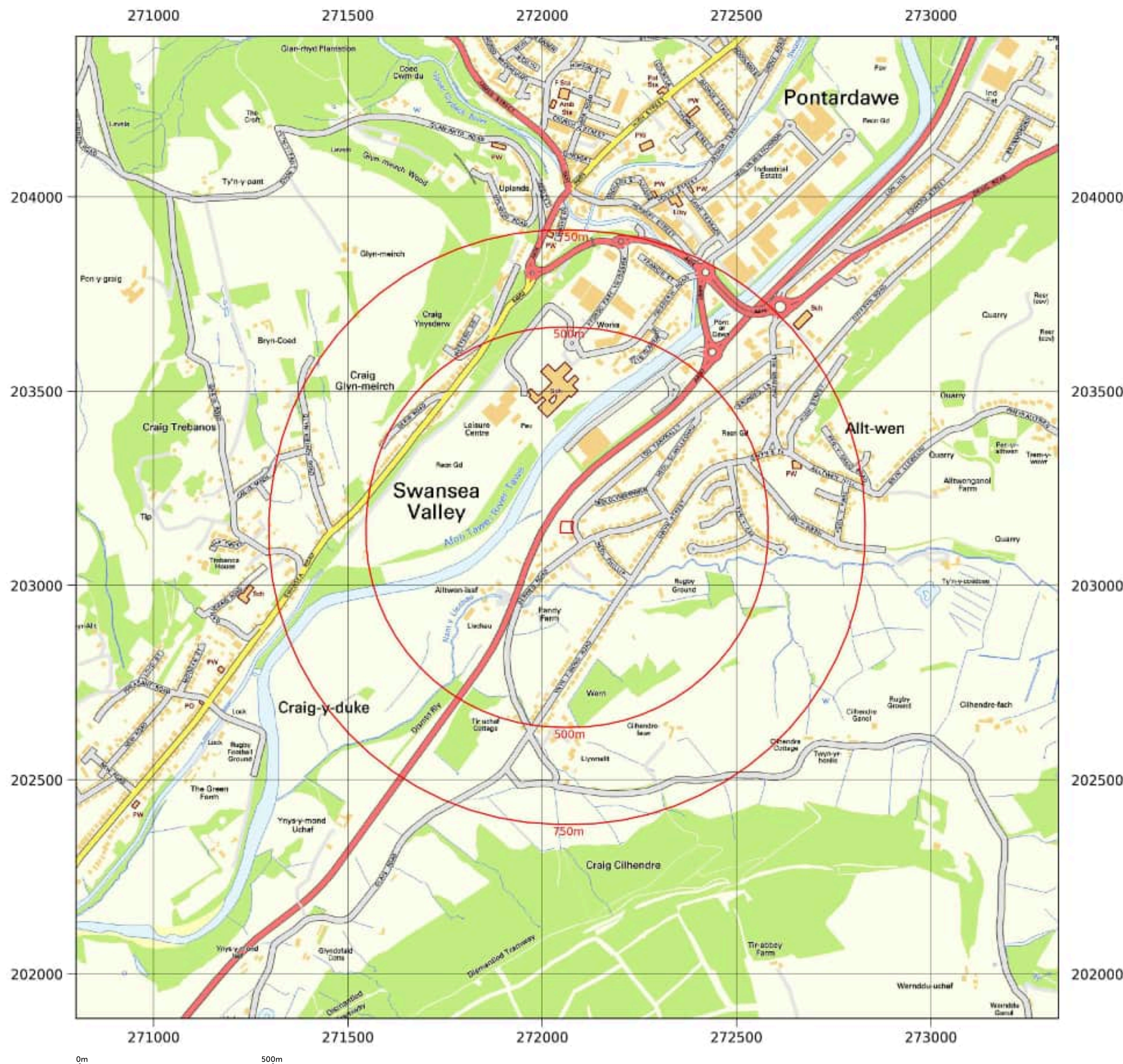
Scale: 1:10,000

Printed at: 1:10,000



Date: 2010

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Map legend available at:
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Site details: 37, DERWEN ROAD,
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3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 2015

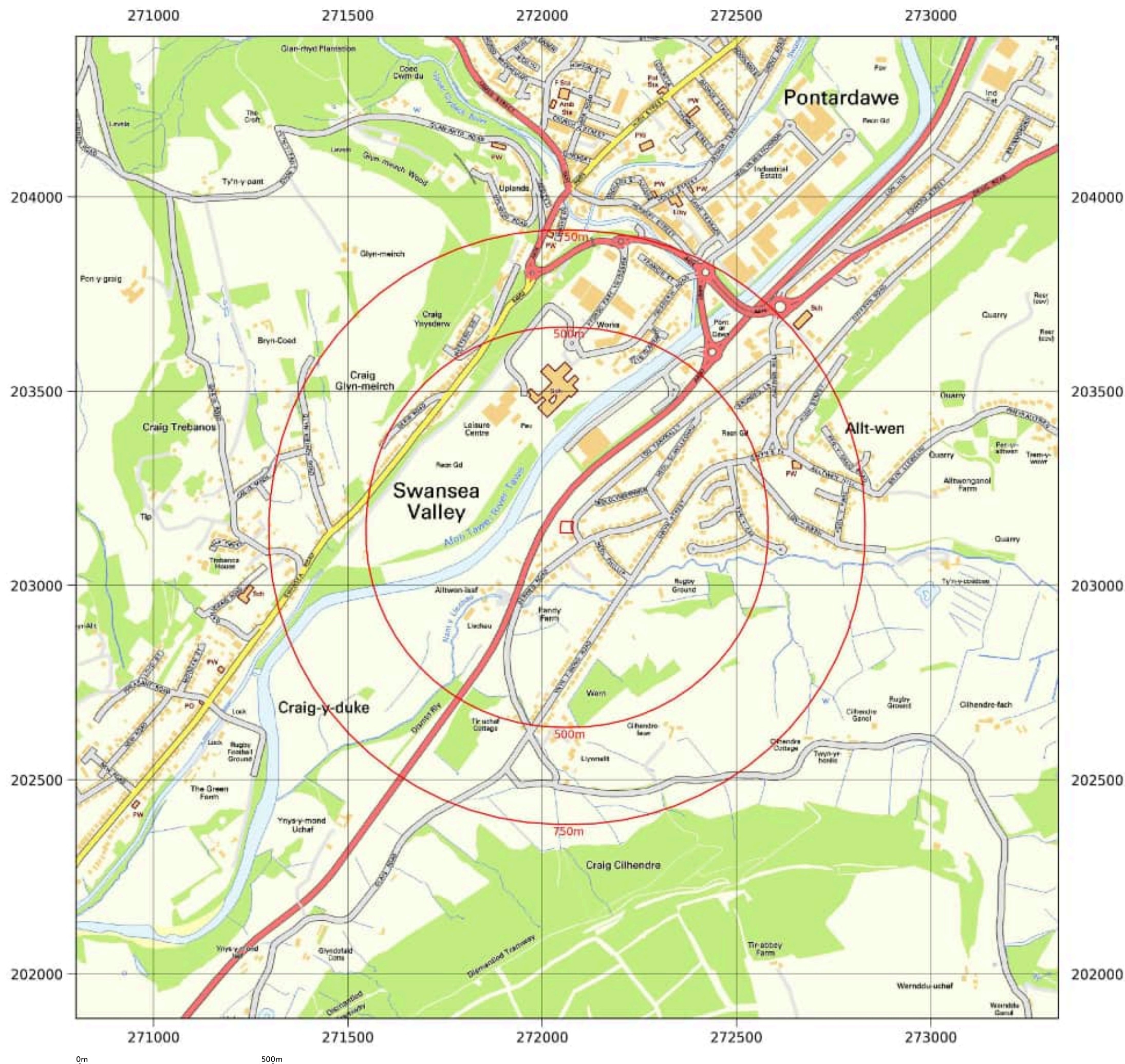
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Printed at: 1:10,000



Date: 2015

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Site details: 37, DERWEN ROAD,
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3AU

Client ref: PH1-2026-000023

Report ref: GS-BBJ-7JQ-N3G-MGA

Grid ref: 272062.99, 203149.48

Production date: 2 March 2026

Map name: National Grid

Map date: 2025

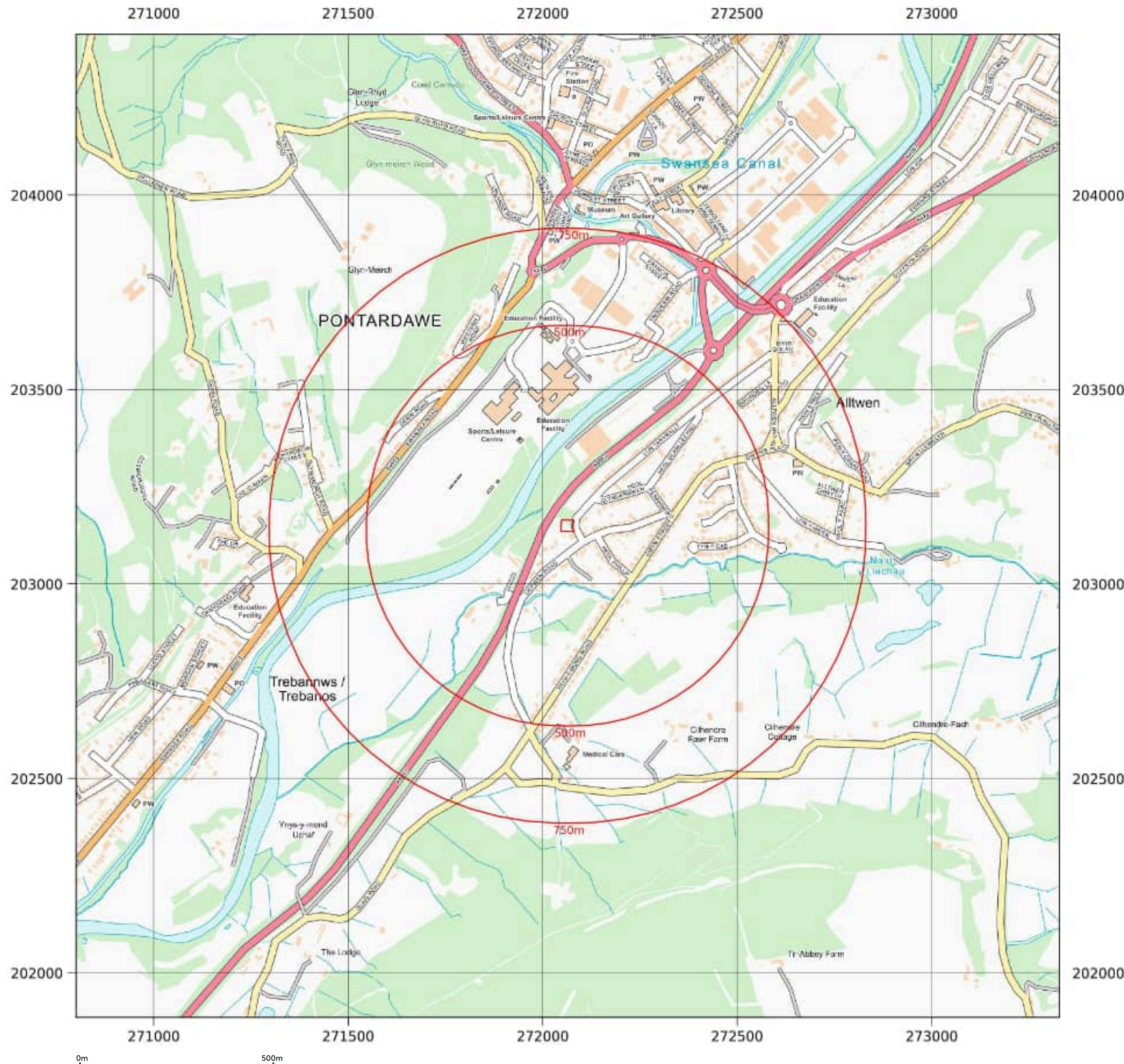
Scale: 1:10,000

Printed at: 1:10,000



Date: 2025

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Map legend available at:
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20 APPENDIX 4 – ENVIRONMENTAL SCREENING REPORT

37, DERWEN ROAD, ALLTWEN, PONTARDAWE, NEATH PORT TALBOT, SA8 3AU

Order Details

Date: 02/03/2026
Your ref: PH1-2026-000023
Our Ref: GS-SYW-KKD-QBS-8QS

Site Details

Location: 272062 203149
Area: 0.1 ha
Authority: [Castell-nedd Port Talbot - Neath Port Talbot County Borough](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2](#) >
[OS MasterMap site plan](#) [p.14](#) >
[Aerial image](#) [p. 9](#) >

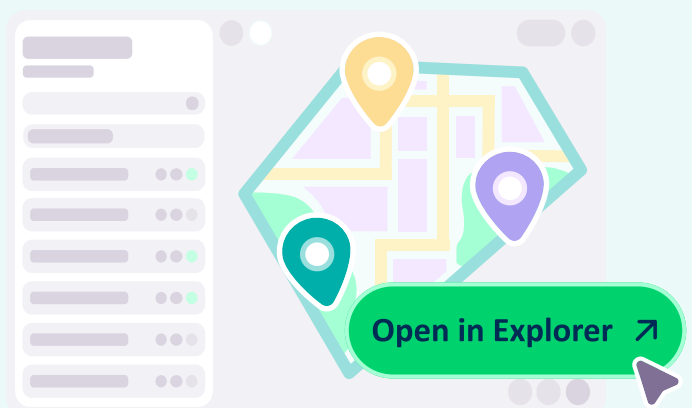
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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 >	8	16	39	48	-
20 >	1.2 >	Historical tanks >	0	0	1	8	-
20 >	1.3 >	Historical energy features >	0	0	2	7	-
21	1.4	Historical petrol stations	0	0	0	0	-
21 >	1.5 >	Historical garages >	0	0	0	3	-
22	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
23 >	2.1 >	Historical industrial land uses >	8	17	48	63	-
28 >	2.2 >	Historical tanks >	0	0	1	9	-
29 >	2.3 >	Historical energy features >	0	0	5	10	-
30	2.4	Historical petrol stations	0	0	0	0	-
30 >	2.5 >	Historical garages >	0	0	0	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
32 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
32 >	3.5 >	Historical waste sites >	0	0	1	0	-
33	3.6	Licensed waste sites	0	0	0	0	-
33 >	3.7 >	Waste exemptions >	0	0	8	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
36 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	2	-	-
36 >	4.3 >	Current or recent petrol stations >	0	0	0	2	-
36	4.4	Electricity cables	0	0	0	0	-
36 >	4.5 >	Gas pipelines >	0	0	0	1	-



37	4.6	Sites determined as Contaminated Land	0	0	0	0	-
37	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
37	4.8	Regulated explosive sites	0	0	0	0	-
37	4.9	Hazardous substance storage/usage	0	0	0	0	-
38	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
38 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	2	-
39	4.13	Radioactive Substance Authorisations	0	0	0	0	-
39 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	12	0	-
41	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
41	4.16	Pollutant release to public sewer	0	0	0	0	-
41	4.17	List 1 Dangerous Substances	0	0	0	0	-
41	4.18	List 2 Dangerous Substances	0	0	0	0	-
42 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	5	4	-
43	4.20	Pollution inventory substances	0	0	0	0	-
43	4.21	Pollution inventory waste transfers	0	0	0	0	-
43	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
44 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
45 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
46 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
47	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
47	5.5	Groundwater vulnerability- local information	None (within 0m)				
49 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	1
50 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	1	1
51	5.8	Potable abstractions	0	0	0	0	0
51	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

52 >	6.1 >	Water Network (OS MasterMap) >	0	0	16	-	-
54 >	6.2 >	Surface water features >	0	0	8	-	-
54 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
55 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
55 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
56	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
57 >	7.2 >	Historical Flood Events >	0	0	1	-	-
57	7.3	Flood Defences	0	0	0	-	-
57 >	7.4 >	Areas Benefiting from Flood Defences >	0	0	1	-	-
58	7.5	Flood Storage Areas	0	0	0	-	-
59 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
60	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
61 >	8.1 >	Surface water flooding >	1 in 1000 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
63 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
65	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
65	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
65	10.4	Special Protection Areas (SPA)	0	0	0	0	0
65	10.5	National Nature Reserves (NNR)	0	0	0	0	0
66 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
66 >	10.7 >	Designated Ancient Woodland >	0	0	0	6	86
70	10.8	Biosphere Reserves	0	0	0	0	0
70	10.9	Forest Parks	0	0	0	0	0
70	10.10	Marine Conservation Zones	0	0	0	0	0
70	10.11	Green Belt	0	0	0	0	0



70	10.12	Proposed Ramsar sites	0	0	0	0	0
71	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
71	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
71	10.15	Nitrate Sensitive Areas	0	0	0	0	0
71	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
72	10.17	SSSI Impact Risk Zones	0	-	-	-	-
72	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
73	11.1	World Heritage Sites	0	0	0	-	-
73	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
73	11.3	National Parks	0	0	0	-	-
73	11.4	Listed Buildings	0	0	0	-	-
74	11.5	Conservation Areas	0	0	0	-	-
74	11.6	Scheduled Ancient Monuments	0	0	0	-	-
74	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
76	12.2	Open Access Land	0	0	0	-	-
76	12.3	Tree Felling Licences	0	0	0	-	-
76	12.4	Environmental Stewardship Schemes	0	0	0	-	-
77	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
78	13.1	Priority Habitat Inventory	0	0	0	-	-
78	13.2	Habitat Networks	0	0	0	-	-
78	13.3	Open Mosaic Habitat	0	0	0	-	-
78	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
79 >	14.1 >	10k Availability >	Identified (within 500m)				
80 >	14.2 >	Artificial and made ground (10k) >	1	1	4	1	-

82 >	14.3 >	Superficial geology (10k) >	1	0	4	3	-
83	14.4	Landslip (10k)	0	0	0	0	-
84 >	14.5 >	Bedrock geology (10k) >	1	0	3	5	-
85 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	4	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	15.1 >	50k Availability >	Identified (within 500m)				
87 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
88	15.3	Artificial ground permeability (50k)	0	0	-	-	-
89 >	15.4 >	Superficial geology (50k) >	0	1	1	2	-
90 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
90	15.6	Landslip (50k)	0	0	0	0	-
90	15.7	Landslip permeability (50k)	None (within 50m)				
91 >	15.8 >	Bedrock geology (50k) >	1	0	3	3	-
92 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
92 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	3	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	16.1 >	BGS Boreholes >	0	2	16	-	-
Page	Section	Natural ground subsidence >					
95 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
96 >	17.2 >	Running sands >	Low (within 50m)				
98 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
100 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
101 >	17.5 >	Landslides >	Very low (within 50m)				
102 >	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
104 >	18.1 >	BritPits >	0	1	2	1	-
106 >	18.2 >	Surface ground workings >	4	9	29	-	-
108 >	18.3 >	Underground workings >	0	0	5	2	18
109	18.4	Underground mining extents	0	0	0	0	-

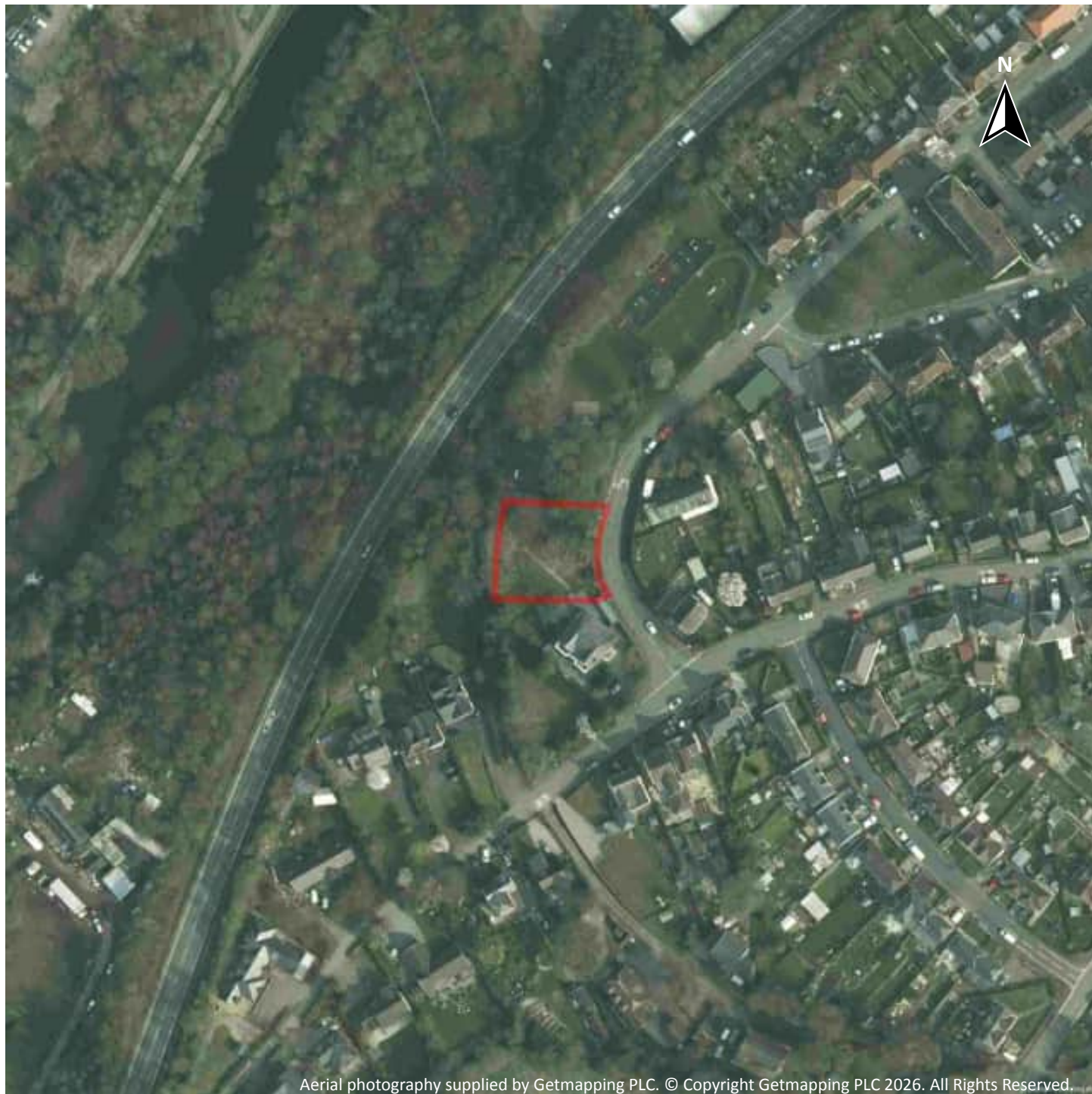


109	18.5	Historical Mineral Planning Areas	0	0	0	0	-
109	18.6	Non-coal mining	0	0	0	0	0
110	18.7	JPB mining areas	None (within 0m)				
110	18.8	The Coal Authority non-coal mining	0	0	0	0	-
110	18.9	Researched mining	0	0	0	0	-
110	18.10	Mining record office plans	0	0	0	0	-
111	18.11	BGS mine plans	0	0	0	0	-
111 >	18.12 >	Coal mining >	Identified (within 0m)				
111	18.13	Brine areas	None (within 0m)				
111	18.14	Gypsum areas	None (within 0m)				
111	18.15	Tin mining	None (within 0m)				
112	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
113	19.1	Natural cavities	0	0	0	0	-
113	19.2	Mining cavities	0	0	0	0	0
113	19.3	Reported recent incidents	0	0	0	0	-
113	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
115 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
117 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	5	-	-	-
117	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
118	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
119	22.1	Underground railways (London)	0	0	0	-	-
119	22.2	Underground railways (Non-London)	0	0	0	-	-
120	22.3	Railway tunnels	0	0	0	-	-
120 >	22.4 >	Historical railway and tunnel features >	4	13	34	-	-
122	22.5	Royal Mail tunnels	0	0	0	-	-



122 >	22.6 >	Historical railways >	0	2	0	-	-
123	22.7	Railways	0	0	0	-	-
123	22.8	Crossrail 2	0	0	0	0	-
123	22.9	HS2	0	0	0	0	-

Recent aerial photograph



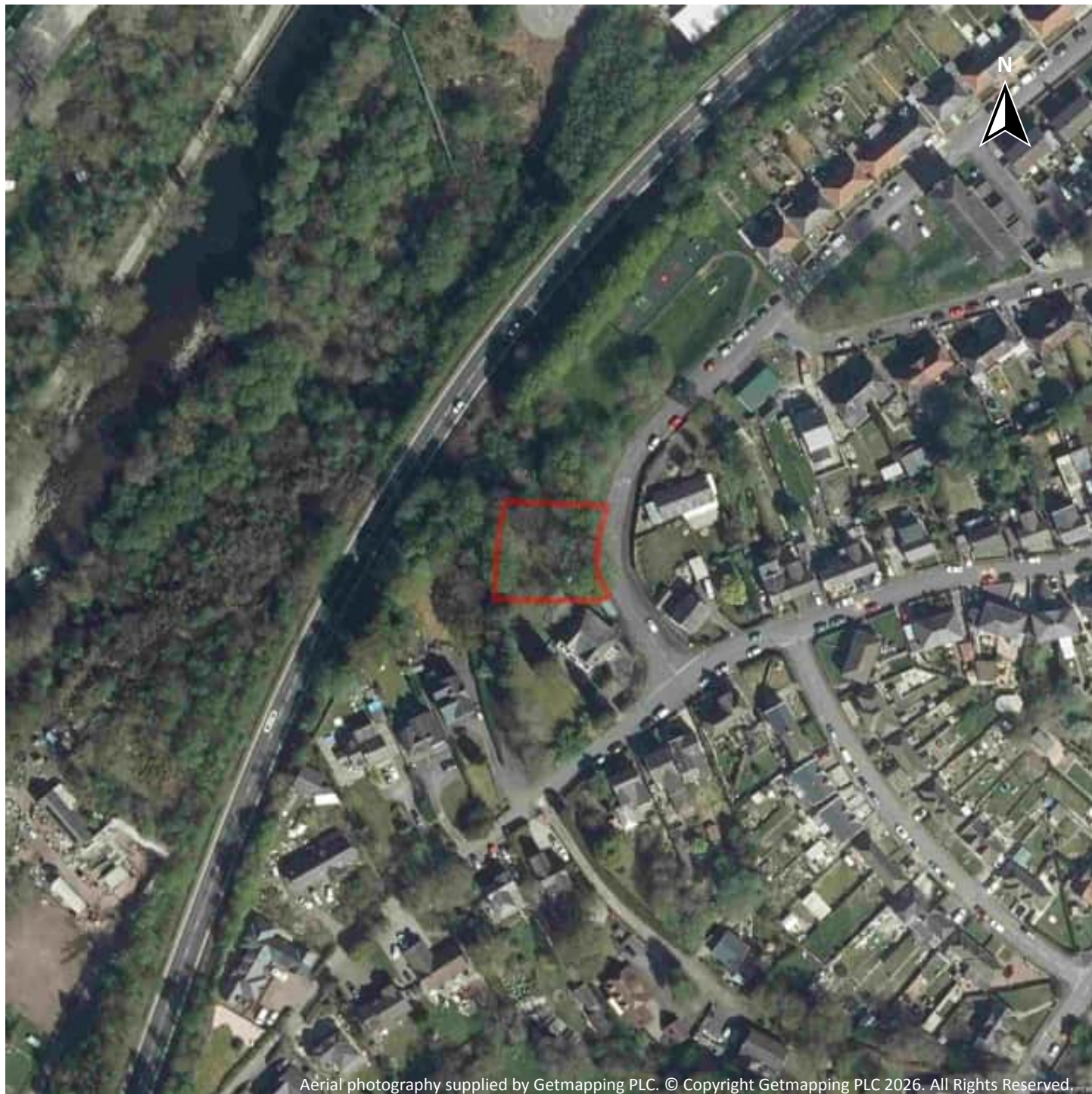
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 08/04/2023

Site Area: 0.1ha



Recent site history - 2020 aerial photograph



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Capture Date: 14/04/2020

Site Area: 0.1ha



Recent site history - 2014 aerial photograph



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Capture Date: 23/07/2014

Site Area: 0.1ha



Recent site history - 2010 aerial photograph



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Capture Date: 22/05/2010

Site Area: 0.1ha



Recent site history - 2000 aerial photograph

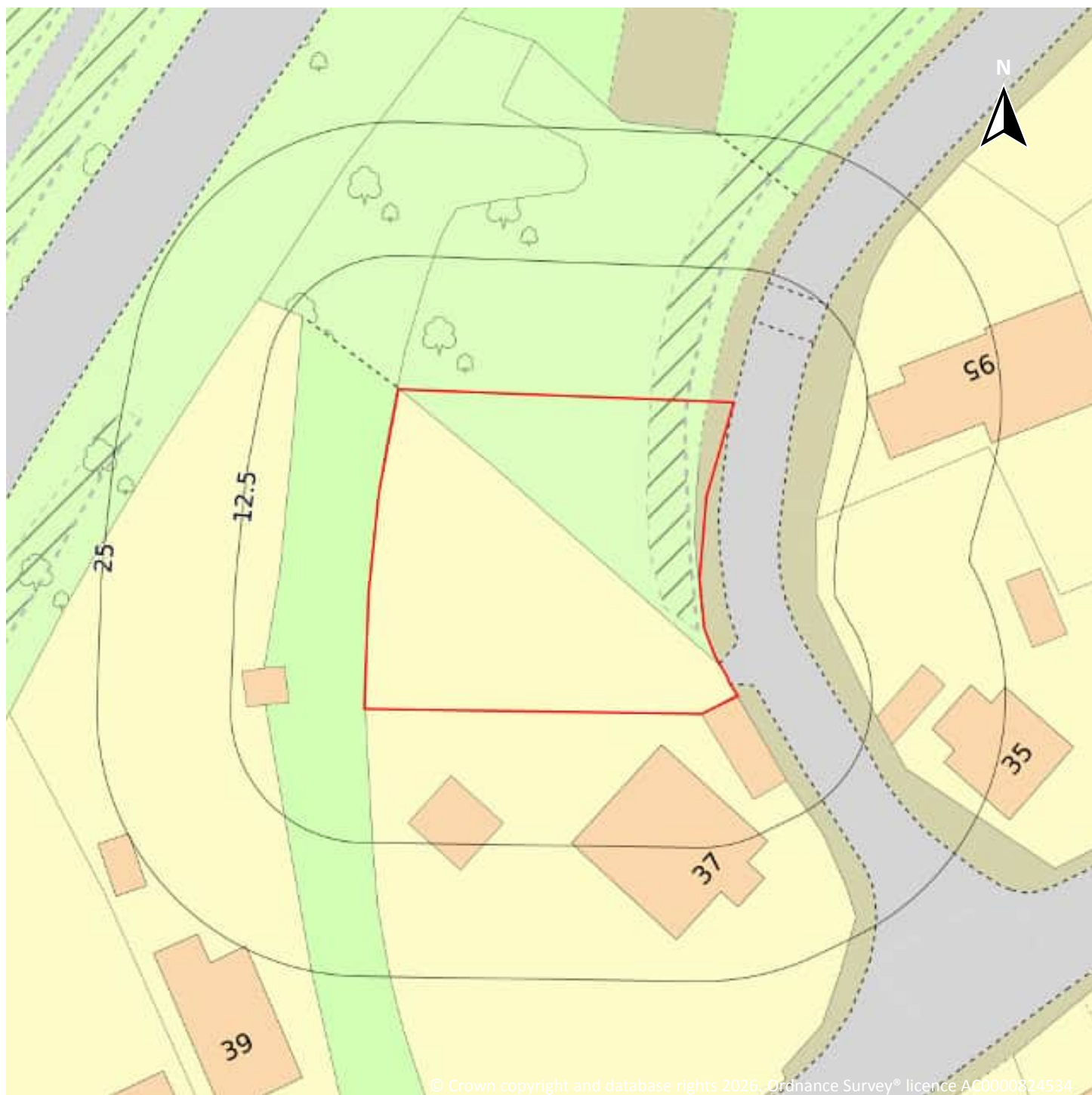


Capture Date: 24/08/2000

Site Area: 0.1ha



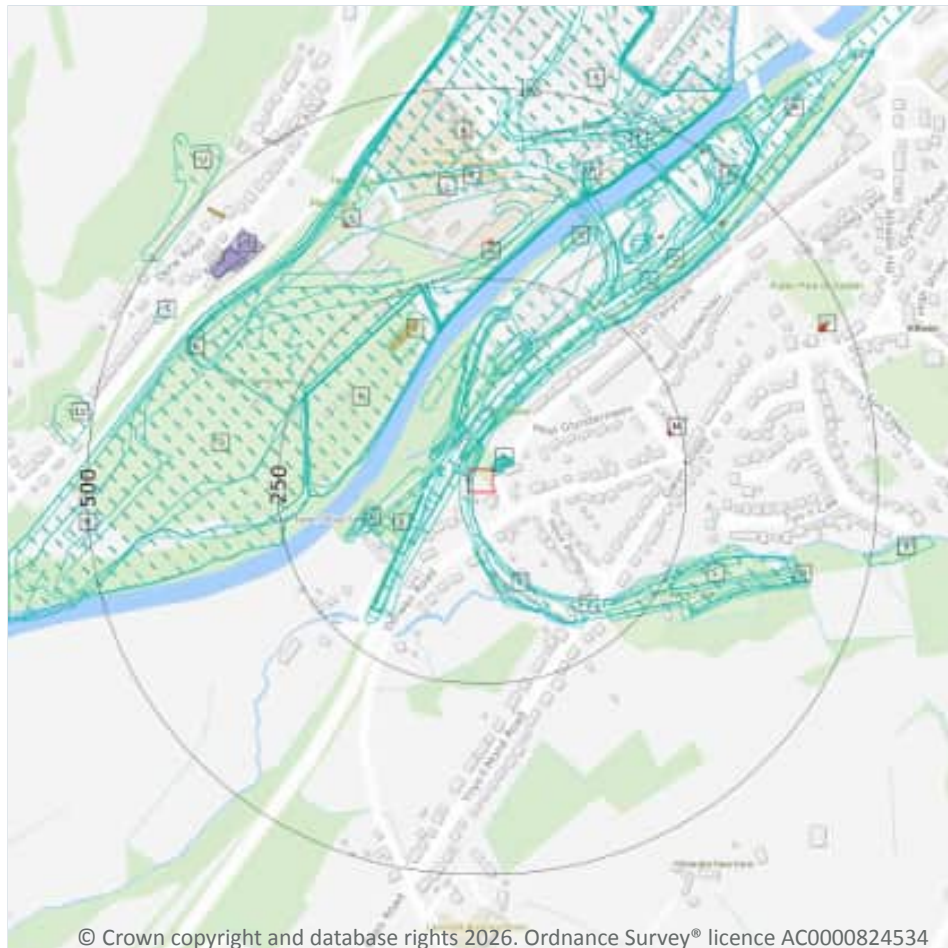
OS MasterMap site plan



Site Area: 0.1ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

111

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

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

ID	Location	Land use	Dates present	Group ID
1	On site	Railway Sidings	1921	297316



ID	Location	Land use	Dates present	Group ID
2	On site	Railway Sidings	1897	326287
A	On site	Unspecified Quarry	1964	282274
A	On site	Railway Sidings	1913	283608
A	On site	Unspecified Quarry	1948	305652
A	On site	Unspecified Quarry	1948	308551
A	On site	Railway Sidings	1913	310496
A	On site	Unspecified Quarry	1921	314528
A	On site	Unspecified Quarry	1913	301056
A	1m NE	Unspecified Quarry	1913	313723
A	10m NW	Railway Sidings	1948	326907
B	14m NW	Railway Sidings	1913	317955
C	15m NW	Railway Sidings	1948	282924
D	15m NW	Railway Sidings	1966	291238
D	15m NW	Railway Sidings	1964	306740
E	31m W	Railway Sidings	1948	291342
E	36m W	Railway Sidings	1913	327518
E	38m W	Railway Sidings	1913	296153
A	40m NW	Unspecified Ground Workings	1948	320596
C	42m NW	Unspecified Ground Workings	1948	303185
E	43m W	Cuttings	1948	265839
C	45m NW	Unspecified Ground Workings	1964	316529
C	45m N	Refuse Heap	1921	304805
C	48m NW	Unspecified Ground Workings	1992	292825
C	55m N	Refuse Heap	1913	297041
F	64m S	Railway Sidings	1913	289638
F	75m S	Railway Sidings	1913	289124
F	90m S	Unspecified Ground Workings	1948	261727
C	91m N	Old Coal Level	1921	318535



ID	Location	Land use	Dates present	Group ID
C	93m NW	Refuse Heap	1921 - 1948	294022
C	96m N	Unspecified Disused Level	1964	268771
C	113m N	Unspecified Pit	1966 - 1980	327444
G	123m W	Unspecified Old Quarry	1913	328546
G	123m W	Unspecified Old Quarry	1913 - 1921	297830
C	124m N	Old Coal Level	1948	297964
C	124m N	Refuse Heap	1964	309898
H	126m NW	Sewage Works	1948	299550
H	127m NW	Sewage Works	1948	317440
H	129m NW	Sewage Works	1913	304916
G	134m W	Unspecified Ground Workings	1948	261726
C	156m N	Old Coal Level	1913	310895
I	170m NW	Sewage Works	1921	301361
C	180m NE	Old Coal Level	1948	282317
C	180m NE	Old Coal Level	1948	328229
J	186m N	Unspecified Works	1964 - 1966	281696
J	186m N	Railway Sidings	1964	288955
J	187m N	Steel and Tin Plate Works	1948	313072
B	188m N	Steel and Tin Plate Works	1913 - 1921	288306
J	189m N	Steel and Tin Plate Works	1948	315195
K	189m N	Railway Sidings	1948	297789
J	191m N	Railway Sidings	1966	294098
J	192m N	Steel and Tin Plate Works	1913	290584
L	204m SE	Railway Sidings	1913	312178
3	209m W	Refuse Heap	1948 - 1966	300396
L	211m SE	Railway Sidings	1913	326697
K	217m NW	Railway Sidings	1948	321124
B	225m NE	Tramway Sidings	1877	269673



ID	Location	Land use	Dates present	Group ID
C	229m N	Unspecified Disused Level	1980	268586
D	233m NE	Chemical Works	1913	303384
B	234m N	Railway Sidings	1913 - 1921	326303
D	234m NE	Railway Sidings	1913	304764
D	234m NE	Railway Sidings	1948	323090
N	242m N	Unspecified Ground Workings	1964	261091
J	259m N	Cuttings	1964 - 1966	321970
L	261m SE	Unspecified Heap	1966	273882
D	261m NE	Chemical Works	1948	292560
D	261m NE	Chemical Works	1897 - 1913	298361
L	262m SE	Unspecified Ground Workings	1980	261728
L	296m SE	Railway Sidings	1913	327537
D	300m NE	Railway Sidings	1897	281776
O	300m N	Unspecified Heap	1966 - 1980	312277
O	306m N	Unspecified Heap	1992	304020
D	320m NE	Unspecified Ground Workings	1897	326347
D	322m NE	Coal Level	1921	309103
D	328m NE	Refuse Heap	1913	319093
D	330m NE	Refuse Heap	1913	320021
4	338m NW	Railway Sidings	1897	285682
D	338m NE	Refuse Heap	1964	320470
D	343m NE	Refuse Heap	1948	322635
D	345m NE	Unspecified Ground Workings	1966	319971
P	377m N	Unspecified Ground Workings	1913	288402
P	377m N	Unspecified Ground Workings	1948	308898
P	382m N	Unspecified Heap	1897	273881
D	383m NE	Coal Level	1913	290461
D	386m NE	Unspecified Heap	1948 - 1966	319810



ID	Location	Land use	Dates present	Group ID
B	389m N	Steel and Tin Plate Works	1897	290293
B	392m N	Tin and Plate Works	1877	270878
6	395m NW	Coal Level	1913	279834
D	398m NE	Unspecified Heap	1897	289495
D	398m NE	Coal Level	1913	312371
R	404m E	Railway Building	1913	307895
R	405m E	Railway Building	1897 - 1913	318782
D	428m NE	Chemical Works	1877	295887
D	429m NE	Unspecified Works	1964	271083
S	431m N	Industrial Estate	1980	268083
D	432m NE	Chemical Works	1921 - 1948	319028
S	433m N	Unspecified Works	1992	295331
D	435m NE	Unspecified Ground Workings	1897 - 1913	305139
D	435m NE	Unspecified Ground Workings	1948	329138
7	443m NW	Unspecified Quarry	1897	263770
T	447m NE	Refuse Heap	1921	301205
T	448m NE	Unspecified Heap	1966	293864
T	453m NE	Unspecified Heap	1948	308255
D	471m NE	Railway Sidings	1948	324338
T	474m NE	Refuse Heap	1897	295732
W	477m NE	Railway Sidings	1948	314998
W	477m NE	Railway Sidings	1913	320493
8	482m W	Gas Valve Compound	1992	279460
9	490m E	Railway Sidings	1897	268262
U	492m NW	Unspecified Quarry	1948	298386
11	500m W	Unspecified Quarry	1913 - 1921	286256

This data is sourced from Ordnance Survey® / Groundsure.



1.2 Historical tanks

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
I	185m NW	Tanks	1941	35886
D	372m NE	Unspecified Tank	1919	37182
D	375m NE	Unspecified Tank	1877	37228
B	436m N	Unspecified Tank	1877	34428
D	438m NE	Unspecified Tank	1919 - 1942	37538
D	438m NE	Unspecified Tank	-	34280
D	439m NE	Unspecified Tank	1964	34427
U	461m NW	Tanks	1881	35937
D	495m NE	Unspecified Tank	1942	34433

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
M	231m E	Electricity Substation	1988 - 1998	19745
M	232m E	Electricity Substation	1989	20100



ID	Location	Land use	Dates present	Group ID
N	294m N	Electricity Substation	1998	18735
5	357m NW	Electricity Substation	1998	18733
V	462m NE	Electricity Substation	1984 - 1989	19170
V	465m NE	Electricity Substation	-	18669
V	468m NE	Electricity Substation	1994 - 1998	19283
V	469m NE	Electricity Substation	1989	19405
10	491m N	Electricity Substation	1998	18981

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	3
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Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
Q	397m NW	Garage	1989 - 1998	6618
Q	402m NW	Garage	1962	7181
Q	405m NW	Garage	1984	6991

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

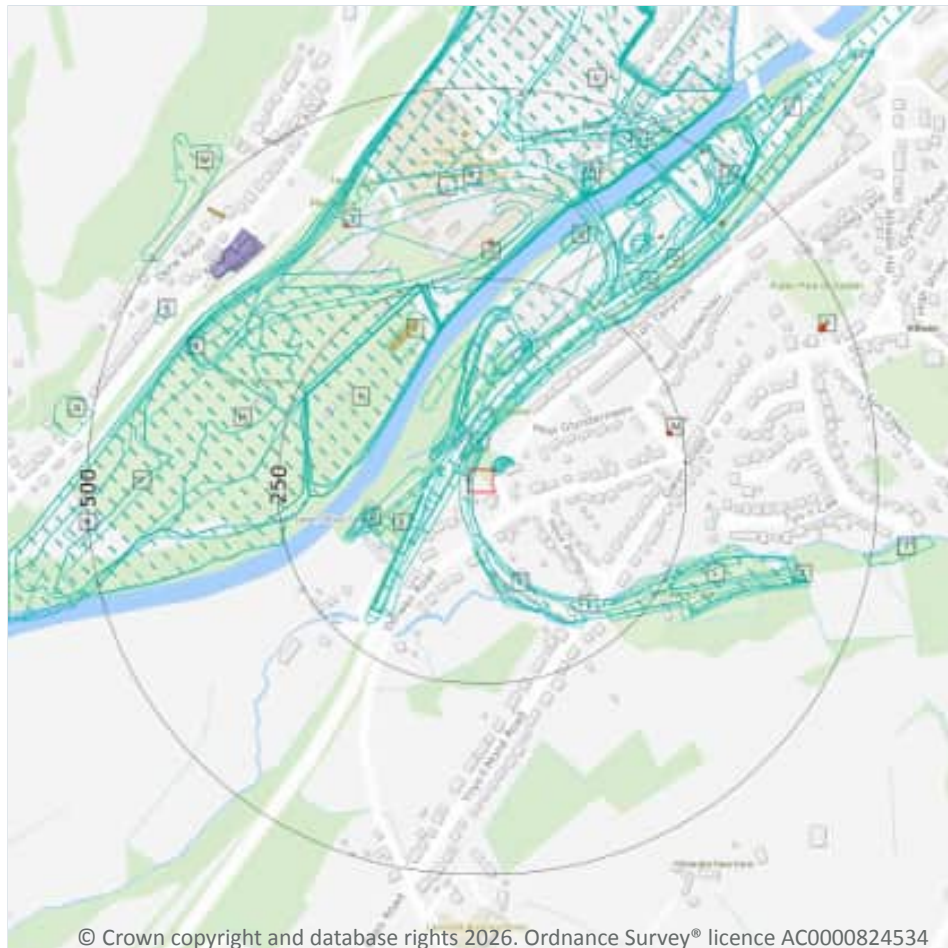
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

136

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 23](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Railway Sidings	1897	326287
2	On site	Railway Sidings	1921	297316
A	On site	Railway Sidings	1913	310496



ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Quarry	1921	314528
A	On site	Unspecified Quarry	1964	282274
A	On site	Railway Sidings	1913	283608
A	On site	Unspecified Quarry	1948	308551
A	On site	Unspecified Quarry	1948	305652
A	On site	Unspecified Quarry	1913	301056
A	1m NE	Unspecified Quarry	1913	313723
A	10m NW	Railway Sidings	1948	326907
B	14m NW	Railway Sidings	1913	317955
C	15m NW	Railway Sidings	1948	282924
D	15m NW	Railway Sidings	1966	291238
D	15m NW	Railway Sidings	1964	306740
E	31m W	Railway Sidings	1948	291342
E	36m W	Railway Sidings	1913	327518
E	38m W	Railway Sidings	1913	296153
A	40m NW	Unspecified Ground Workings	1948	320596
C	42m NW	Unspecified Ground Workings	1948	303185
C	42m NW	Unspecified Ground Workings	1948	303185
E	43m W	Cuttings	1948	265839
C	45m NW	Unspecified Ground Workings	1964	316529
C	45m N	Refuse Heap	1921	304805
C	48m NW	Unspecified Ground Workings	1992	292825
C	55m N	Refuse Heap	1913	297041
F	64m S	Railway Sidings	1913	289638
F	75m S	Railway Sidings	1913	289124
F	90m S	Unspecified Ground Workings	1948	261727
C	91m N	Old Coal Level	1921	318535
C	93m NW	Refuse Heap	1921	294022



ID	Location	Land Use	Date	Group ID
C	96m N	Unspecified Disused Level	1964	268771
C	113m N	Unspecified Pit	1980	327444
C	113m N	Unspecified Pit	1966	327444
G	123m W	Unspecified Old Quarry	1913	328546
G	123m W	Unspecified Old Quarry	1921	297830
G	124m W	Unspecified Old Quarry	1913	297830
C	124m N	Old Coal Level	1948	297964
C	124m N	Refuse Heap	1964	309898
C	125m N	Refuse Heap	1948	294022
H	126m NW	Sewage Works	1948	299550
H	127m NW	Sewage Works	1948	317440
H	127m NW	Sewage Works	1948	317440
H	129m NW	Sewage Works	1913	304916
H	131m NW	Sewage Works	1913	304916
G	134m W	Unspecified Ground Workings	1948	261726
C	156m N	Old Coal Level	1913	310895
C	158m N	Old Coal Level	1913	310895
I	170m NW	Sewage Works	1921	301361
C	180m NE	Old Coal Level	1948	282317
C	180m NE	Old Coal Level	1948	328229
J	186m N	Unspecified Works	1964	281696
J	186m N	Railway Sidings	1964	288955
J	187m N	Steel and Tin Plate Works	1948	313072
B	188m N	Steel and Tin Plate Works	1913	288306
J	189m N	Steel and Tin Plate Works	1948	315195
K	189m N	Railway Sidings	1948	297789
J	191m N	Railway Sidings	1966	294098
J	191m N	Unspecified Works	1966	281696



ID	Location	Land Use	Date	Group ID
J	192m N	Steel and Tin Plate Works	1913	290584
L	204m SE	Railway Sidings	1913	312178
M	209m W	Refuse Heap	1948	300396
M	209m W	Refuse Heap	1948	300396
L	211m SE	Railway Sidings	1913	326697
K	217m NW	Railway Sidings	1948	321124
B	225m NE	Tramway Sidings	1877	269673
C	229m N	Unspecified Disused Level	1980	268586
D	233m NE	Chemical Works	1913	303384
B	234m N	Railway Sidings	1921	326303
D	234m NE	Railway Sidings	1948	323090
D	234m NE	Railway Sidings	1913	304764
B	237m N	Railway Sidings	1913	326303
O	242m N	Unspecified Ground Workings	1964	261091
J	259m N	Cuttings	1966	321970
J	259m N	Cuttings	1964	321970
L	261m SE	Unspecified Heap	1966	273882
D	261m NE	Chemical Works	1948	292560
D	261m NE	Chemical Works	1913	298361
L	262m SE	Unspecified Ground Workings	1980	261728
P	270m W	Refuse Heap	1966	300396
P	270m W	Refuse Heap	1964	300396
L	296m SE	Railway Sidings	1913	327537
D	300m NE	Chemical Works	1897	298361
D	300m NE	Railway Sidings	1897	281776
Q	300m N	Unspecified Heap	1980	312277
Q	300m N	Unspecified Heap	1966	312277
Q	306m N	Unspecified Heap	1992	304020



ID	Location	Land Use	Date	Group ID
D	320m NE	Unspecified Ground Workings	1897	326347
D	322m NE	Coal Level	1921	309103
D	328m NE	Refuse Heap	1913	319093
D	330m NE	Refuse Heap	1913	320021
B	338m NW	Railway Sidings	1897	285682
D	338m NE	Refuse Heap	1964	320470
D	343m NE	Refuse Heap	1948	322635
D	343m NE	Refuse Heap	1948	322635
D	345m NE	Unspecified Ground Workings	1966	319971
B	358m N	Steel and Tin Plate Works	1921	288306
R	377m N	Unspecified Ground Workings	1913	288402
R	377m N	Unspecified Ground Workings	1948	308898
R	377m N	Unspecified Ground Workings	1948	308898
R	382m N	Unspecified Heap	1897	273881
D	383m NE	Coal Level	1913	290461
D	386m NE	Unspecified Heap	1966	319810
D	386m NE	Unspecified Heap	1964	319810
B	389m N	Steel and Tin Plate Works	1897	290293
B	392m N	Tin and Plate Works	1877	270878
D	392m NE	Unspecified Heap	1948	319810
D	392m NE	Unspecified Heap	1948	319810
4	395m NW	Coal Level	1913	279834
D	398m NE	Unspecified Heap	1897	289495
D	398m NE	Coal Level	1913	312371
T	404m E	Railway Building	1913	307895
T	405m E	Railway Building	1897	318782
T	407m E	Railway Building	1913	318782
D	428m NE	Chemical Works	1877	295887



ID	Location	Land Use	Date	Group ID
D	429m NE	Unspecified Works	1964	271083
U	431m N	Industrial Estate	1980	268083
D	432m NE	Chemical Works	1921	319028
U	433m N	Unspecified Works	1992	295331
D	434m NE	Chemical Works	1948	319028
D	435m NE	Unspecified Ground Workings	1948	329138
D	435m NE	Unspecified Ground Workings	1913	305139
D	435m NE	Unspecified Ground Workings	1897	305139
5	443m NW	Unspecified Quarry	1897	263770
V	447m NE	Refuse Heap	1921	301205
V	448m NE	Unspecified Heap	1966	293864
V	453m NE	Unspecified Heap	1948	308255
V	453m NE	Unspecified Heap	1948	308255
D	471m NE	Railway Sidings	1948	324338
V	474m NE	Refuse Heap	1897	295732
Y	477m NE	Railway Sidings	1948	314998
Y	477m NE	Railway Sidings	1913	320493
6	482m W	Gas Valve Compound	1992	279460
7	490m E	Railway Sidings	1897	268262
W	492m NW	Unspecified Quarry	1948	298386
8	500m W	Unspecified Quarry	1913	286256

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

10

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 23 >](#)



ID	Location	Land Use	Date	Group ID
I	185m NW	Tanks	1941	35886
D	372m NE	Unspecified Tank	1919	37182
D	375m NE	Unspecified Tank	1877	37228
B	436m N	Unspecified Tank	1877	34428
D	438m NE	Unspecified Tank	1919	37538
D	438m NE	Unspecified Tank	1942	37538
D	438m NE	Unspecified Tank	-	34280
D	439m NE	Unspecified Tank	1964	34427
W	461m NW	Tanks	1881	35937
D	495m NE	Unspecified Tank	1942	34433

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 23 >](#)

ID	Location	Land Use	Date	Group ID
N	231m E	Electricity Substation	1988	19745
N	231m E	Electricity Substation	1989	19745
N	232m E	Electricity Substation	1989	20100
N	233m E	Electricity Substation	1994	19745
N	233m E	Electricity Substation	1998	19745
O	294m N	Electricity Substation	1998	18735
3	357m NW	Electricity Substation	1998	18733
X	462m NE	Electricity Substation	1984	19170
X	462m NE	Electricity Substation	1988	19170
X	462m NE	Electricity Substation	1989	19170



ID	Location	Land Use	Date	Group ID
X	465m NE	Electricity Substation	-	18669
X	468m NE	Electricity Substation	1994	19283
X	468m NE	Electricity Substation	1998	19283
X	469m NE	Electricity Substation	1989	19405
B	491m N	Electricity Substation	1998	18981

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

4

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'.

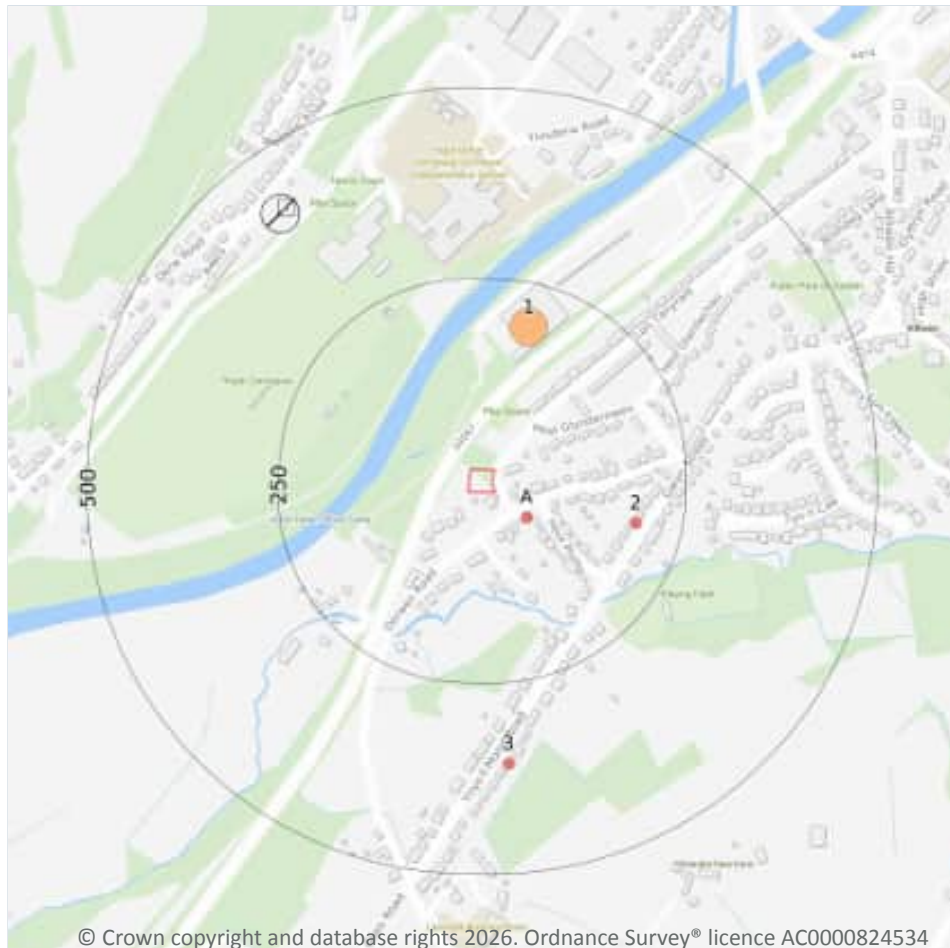
Features are displayed on the Past land use - un-grouped map on [page 23](#) >

ID	Location	Land Use	Date	Group ID
S	397m NW	Garage	1998	6618
S	401m NW	Garage	1989	6618
S	402m NW	Garage	1962	7181
S	405m NW	Garage	1984	6991

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical 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

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Details		
4	393m NW	Site Address: Danygraig House, Trebanos Licence Holder Address: -	Waste Licence: Yes Site Reference: 1/84 Waste Type: Inert, Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31/12/1984 Licence Surrender: -	Operator: - Licence Holder: W H Edwards First Recorded 23/03/1984 Last Recorded: 30/06/1986

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

3.5 Historical waste sites

Records within 500m

1

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Address	Further Details	Date
1	167m N	Site Address: River Tawe Rear Of Tesco Super, From Glais To Pontardawe, Swansea, West Glamorgan, SA8 3AZ	Type of Site: Sewer Treatment Works Planning application reference: P2013/0046 Description: Scheme comprises installation of above ground sewer connecting to pipe bridge across river. Data source: Historic Planning Application Data Type: Point	29/08/2013

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



3.6 Licensed waste sites

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

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

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

3.7 Waste exemptions

Records within 500m	9
---------------------	---

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 31 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	53m SE	Whispering Willows Sanctuary, Alltwen Isaf Farm, Sa83au	NRW-WME044432	Using waste exemption	On a farm	Use of waste in construction
A	53m SE	Llechau Farm, Derwen Road, Alltwen, Pontardawe, Abertawe, Sa83au	NRW-WME014096	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	53m SE	Llechau Farm, Derwen Road, Alltwen, Pontardawe, Abertawe, Sa83au	NRW-WME014096	Disposing of waste exemption	On a farm	Burning waste in the open
A	53m SE	Llechau Farm, Derwen Road, Alltwen, Pontardawe, Abertawe, Sa83au	NRW-WME014096	Using waste exemption	On a farm	Use of waste for a specified purpose
A	53m SE	Llechau Farm, Derwen Road, Alltwen, Pontardawe, Abertawe, Sa83au	NRW-WME014096	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	53m SE	Llechau Farm, Derwen Road, Alltwen, Pontardawe, Abertawe, Sa83au	NRW-WME014096	Using waste exemption	On a farm	Use of waste in construction
A	53m SE	Llechau Farm, Derwen Road, Alltwen, Pontardawe, Abertawe, Sa83au	NRW-WME014096	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

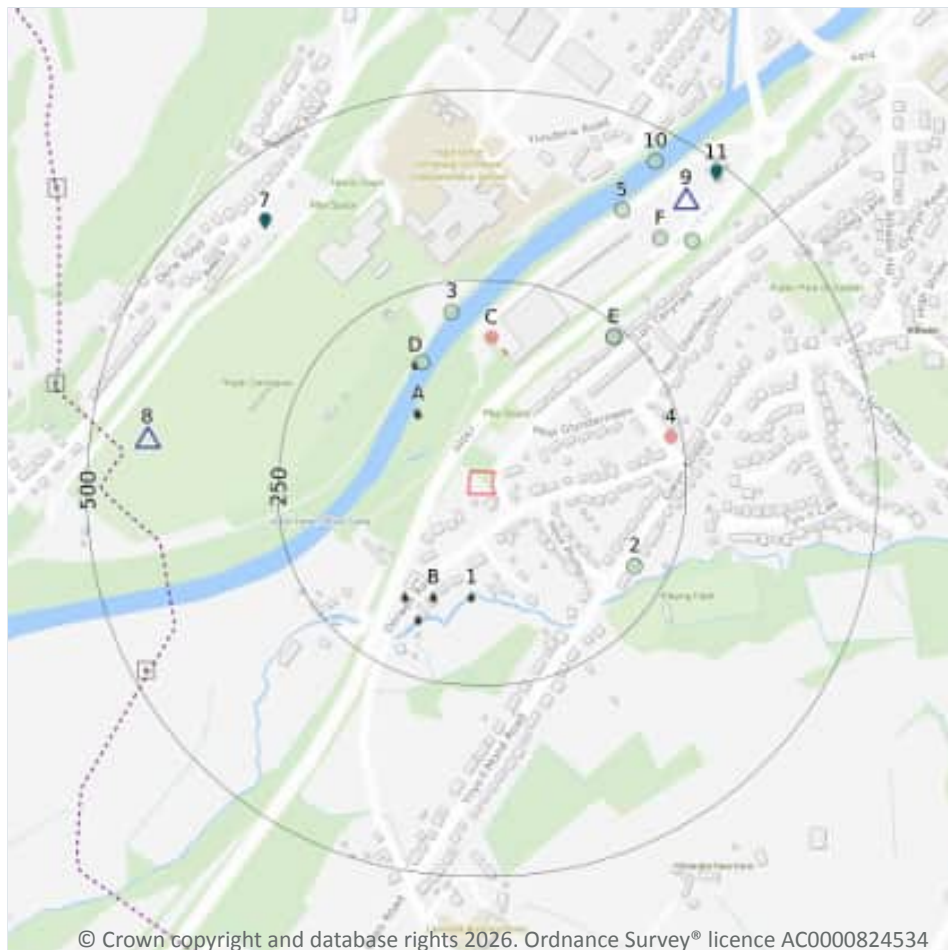


ID	Location	Site	Reference	Category	Sub-Category	Description
2	189m E	Plot Adj To: 74 Gwyn Street, Pontardawe, Swansea, Castell-Nedd Port Talbot, Sa8 3an	NRW-WME001332	Using waste exemption	Waste exemption - non-agricultural	Use of waste in construction
3	356m S	33a Ynys Y Mond Road, Alltwen, Pontardawe, Swansea, Castell-Nedd Port Talbot, Sa83ba	NRW-WME032962	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- △ Current or recent petrol stations
- Gas pipelines
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 35](#) >

ID	Location	Company	Address	Activity	Category
C	176m N	Electricity Sub Station	West Glamorgan, SA8	Electrical Features	Infrastructure and Facilities
4	235m E	Electricity Sub Station	West Glamorgan, SA8	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.



4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

2

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on [page 35 >](#)

ID	Location	Tank description	Activity	Date first identified
C	154m N	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	28/04/2011
C	157m N	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	28/04/2011

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 35 >](#)

ID	Location	Company	Address	LPG	Status
8	426m W	UK	Swansea Road, Pontardawe, Swansea, Neath Port Talbot, SA8 4AL	Not Applicable	Obsolete
9	438m NE	TESCO	Gwyns Dryft, Pontardawe, Neath, Neath Port Talbot, SA8 3AZ	No	Open

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

1

High pressure underground gas transmission pipelines.

Features are displayed on the Current industrial land use map on [page 35 >](#)



ID	Location	Pipe Name	Details	
6	409m W	FELINDRE TO CILFREW	Pipe Number: - Pipeline Safety Regulations Number: - Ownership: National Grid Maximum Operating Pressure (Bar): -	Pipeline Diameter (mm): 1200 Wall Thickness (mm): - Year of commission: Not specified Abandonment Status: Not abandoned

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**2**

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.

Features are displayed on the Current industrial land use map on [page 35 >](#)

ID	Location	Address	Details	
7	425m NW	D. W. M. Ltd, Avenue Garage, Swansea Road, Pontardawe, SA8 4AA	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No enforcements issued Comment: No enforcements issued
11	488m NE	Tesco Stores Limited, Tesco Petrol Filling Station, Gwyn's Drift, Pontardawe, SA8 4BZ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No enforcements issued Comment: No enforcements issued

This data is sourced from Local Authority records.



4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

12

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

Features are displayed on the Current industrial land use map on [page 35](#) >

ID	Location	Address	Details	
A	102m NW	100MDSPONTARDAWELEISCENTRE NPT, 100MDSPONTARDAWELEISURECENT, PONTARDAWE, NEATHPORTTALBOT	Effluent Type: UNSPECIFIED Permit Number: BW4108701 Permit Version: 1 Receiving Water: RIVER TAWE	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 20/10/1989 Effective Date: 20/10/1989 Revocation Date: 06/03/2005
A	102m NW	100MDSPONTARDAWELEISCENTRE NPT, 100MDSPONTARDAWELEISURECENT, PONTARDAWE, NEATHPORTTALBOT	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BW4108701 Permit Version: 2 Receiving Water: RIVER TAWE	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 07/03/2005 Effective Date: 07/03/2005 Revocation Date: 30/03/2007
A	104m NW	SWOALLTWENSOC18	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BW2303001 Permit Version: 1 Receiving Water: RIVER TAWE	Status: Surrendered Issue date: 22/07/1966 Effective Date: 22/07/1966 Revocation Date: -
1	135m S	46DERWENROADALLTWEWSWANS EA, 46DERWENROAD, ALLTWEN, SWANSEA, SA83AU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: BP0297001 Permit Version: 1 Receiving Water: NANT Y LLECHAU	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY Issue date: 11/04/2002 Effective Date: 11/04/2002 Revocation Date: -



ID	Location	Address	Details	
B	143m S	48 DERWEN ROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA8 3AU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: BP0129401 Permit Version: 0 Receiving Water: Groundwater via infiltration system	Status: Effective Issue date: 26/11/2012 Effective Date: 26/11/2012 Revocation Date: -
B	143m S	48DERWENROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA83AU	Effluent Type: UNSPECIFIED Permit Number: BP0141201 Permit Version: 1 Receiving Water: TO LAND	Status: CONSENT EXPIRED - TIME LIMIT Issue date: 20/12/1988 Effective Date: 20/12/1988 Revocation Date: 10/10/1994
B	143m S	48DERWENROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA83AU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: BP0129401 Permit Version: 1 Receiving Water: TO LAND	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 05/09/1989 Effective Date: 05/09/1989 Revocation Date: 25/11/2012
B	143m S	48DERWENROAD, ALLTWEN, PONTARDAWE, SWANSEA, SA83AU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: BP0129401 Permit Version: 2 Receiving Water: TO LAND	Status: VARIED UNDER EPR 2010 Issue date: 26/11/2012 Effective Date: 26/11/2012 Revocation Date: -
D	157m NW	Pontardawe Leis Centre CSO Swansea, Rear Pontardawe Leisure Centre, Ynysderw Road, Pontardawe, Swansea, SA8 4EG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BW4108701 Permit Version: 0 Receiving Water: AFON TAWNE	Status: Effective Issue date: 21/10/2019 Effective Date: 21/10/2019 Revocation Date: -
D	157m NW	PONTARDAWELEISCENTRECSOSWA NSEA, PONTARRDAWELEISURECENTRE, YNYSDERWROAD, TREBANOS, Swansea, SA84EG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: BW4108701 Permit Version: 3 Receiving Water: RIVER TAWNE	Status: Effective Issue date: 21/03/2007 Effective Date: 31/03/2007 Revocation Date: -
B	159m SW	SEPTICTANKSERVING47DERWENRO AD, ALLTWEN, PONTARDAWE, SWANSEA, SA83AU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: NPSWQD006606 Permit Version: 1 Receiving Water: GW VIA SOAKAWAY	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY Issue date: 01/05/2009 Effective Date: 01/05/2009 Revocation Date: -



ID	Location	Address	Details	
B	178m S	50 DERWEN RD ALLTWEN PONTARDAWE, 50 DERWEN ROAD, ALLTWEN, PONTARDAWE, NEATH PORT TALBOT, SA8 3AU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: BP0368101 Permit Version: 0 Receiving Water: NANT Y LLECHAU	Status: Effective Issue date: 16/11/2007 Effective Date: 16/11/2007 Revocation Date: -

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

4.15 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.

4.16 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.

4.17 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.

4.18 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.



4.19 Pollution Incidents (EA/NRW)

Records within 500m

9

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 35](#) >

ID	Location	Details	
D	156m NW	Incident Date: 05/03/2003 Incident Identification: 141068 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
2	206m SE	Incident Date: 12/01/2002 Incident Identification: 52053 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	211m N	Incident Date: 02/08/2001 Incident Identification: 21349 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
E	236m NE	Incident Date: 27/07/2016 Incident Identification: 1604228 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: No Details Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	236m NE	Incident Date: 27/07/2016 Incident Identification: 1604228 Pollutant: - Pollutant Description: -	Water Impact: No Details Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	375m NE	Incident Date: 30/04/2001 Incident Identification: 3845 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
5	381m NE	Incident Date: 06/03/2015 Incident Identification: 1318611 Pollutant: Contaminated Water Pollutant Description: Minewater	Water Impact: - Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
F	398m NE	Incident Date: 20/02/2014 Incident Identification: 1210468 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: - Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)



ID	Location	Details	
10	458m NE	Incident Date: 14/04/2003 Incident Identification: 150829 Pollutant: Specific Waste Materials Pollutant Description: Metal Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 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.

4.21 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.

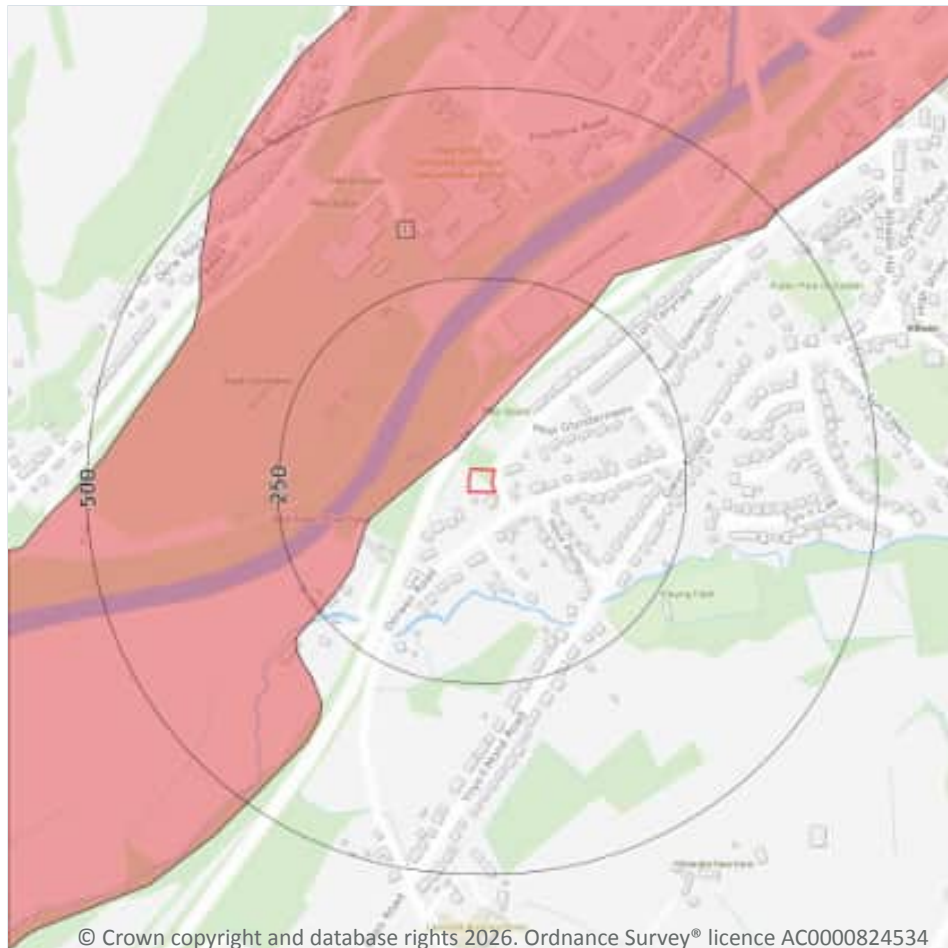
4.22 Pollution inventory radioactive waste

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



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

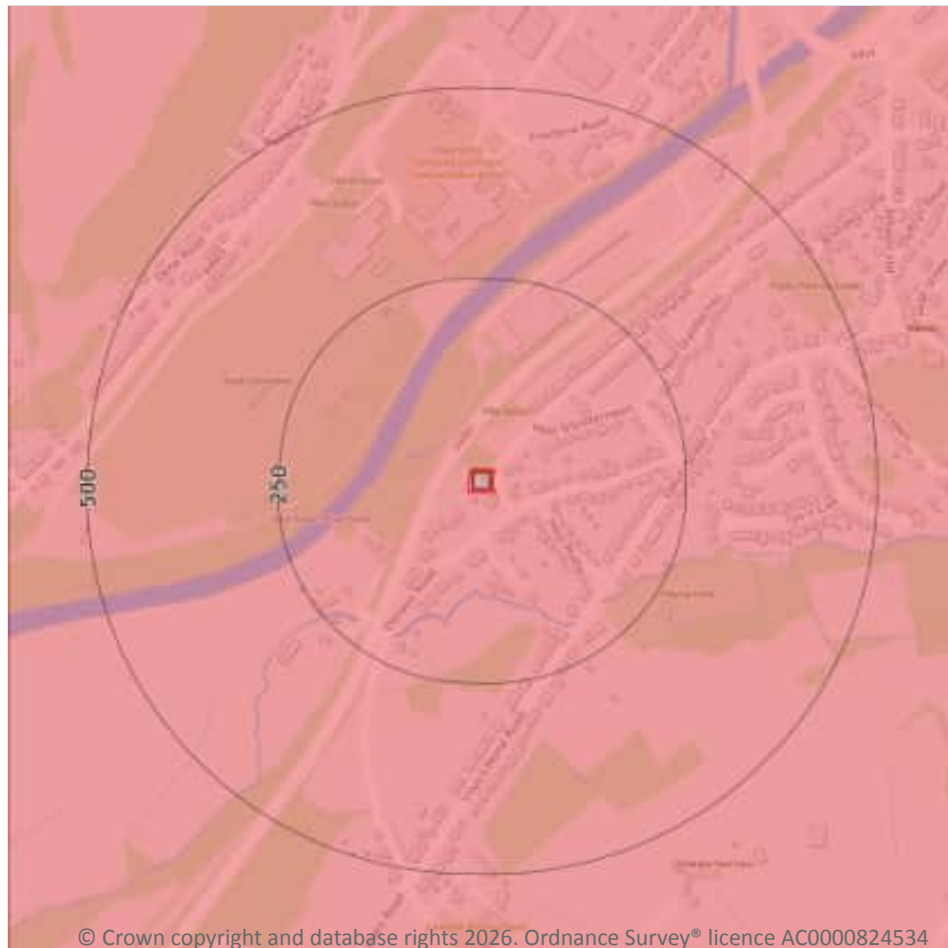
Features are displayed on the Hydrogeology map on [page 44](#) >

ID	Location	Designation	Description
1	34m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

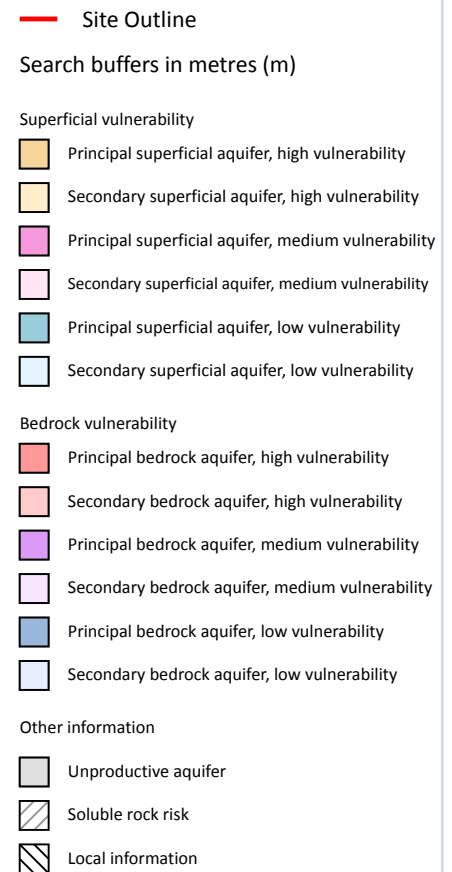
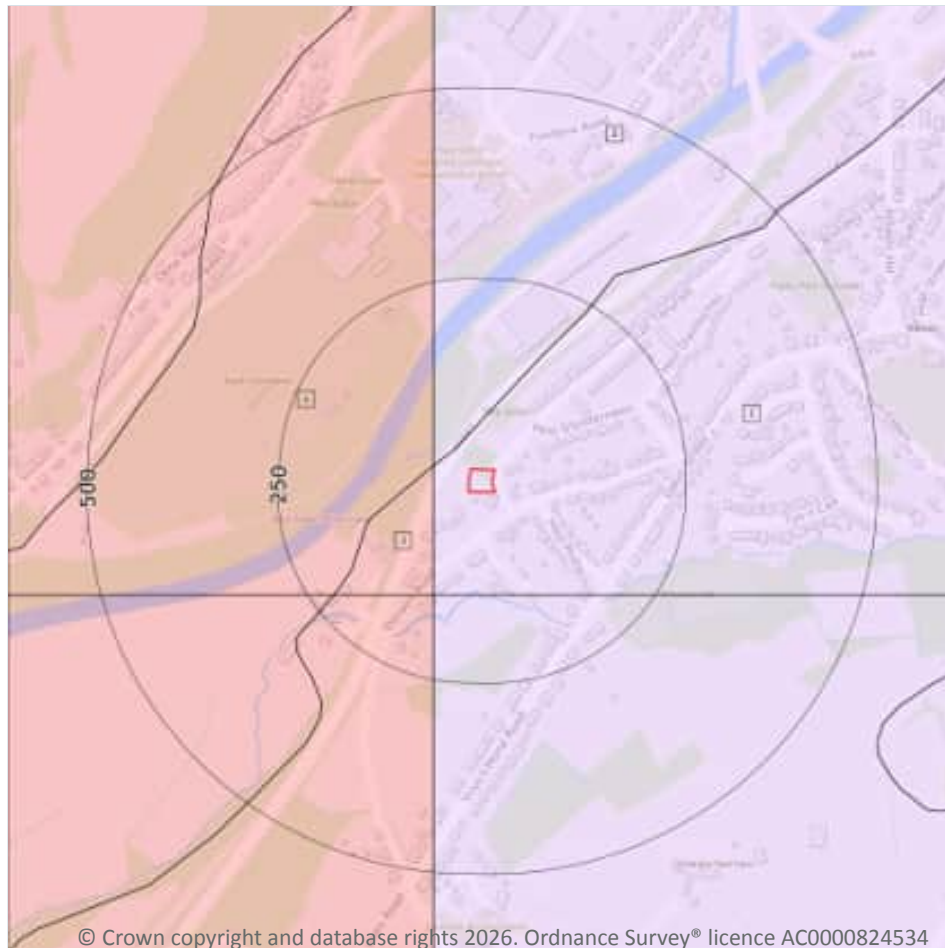
Features are displayed on the Bedrock aquifer map on [page 45](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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 46](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
2	34m NW	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
3	46m W	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	49m W	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: 40-70% Dilution value: >550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

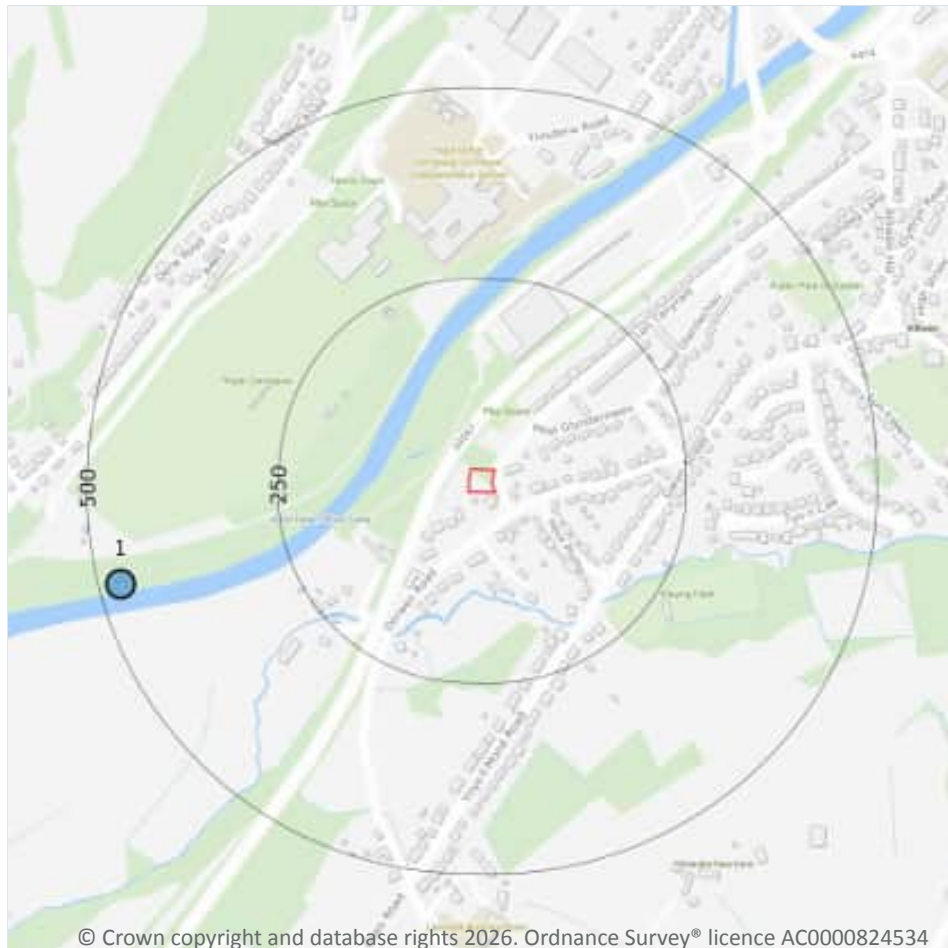
This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506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



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



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
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

1

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 49](#) >

ID	Location	Details	
-	1659m SE	Status: Historical Licence No: 22/59/1/0049 Details: General Farming & Domestic Direct Source: EAW Groundwater Point: SPRING IN FIELD NO. 229 AT WERNDDU ISAF Data Type: Point Name: Jones Easting: 273270 Northing: 201980	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 30/03/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	2
-----------------------------	----------

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 49 >](#)

ID	Location	Details	
1	472m W	Status: Historical Licence No: 22/59/1/0129 Details: Hydraulic Testing Direct Source: EAW Surface Water Point: RIVER TAWA AT PONTARDAWE Data Type: Point Name: NACAP Land & Marine Easting: 271590 Northing: 203015	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 4800 Original Application No: - Original Start Date: 06/03/2007 Expiry Date: 31/08/2007 Issue No: 1 Version Start Date: 06/03/2007 Version End Date: -
-	981m N	Status: Historical Licence No: 22/59/1/0107 Details: Effluent/Slurry Dilution Direct Source: EAW Surface Water Point: SWANSEA CANAL SWANSEA VALLEY Data Type: Point Name: British Waterways Board Easting: 272430 Northing: 204080	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/08/1992 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

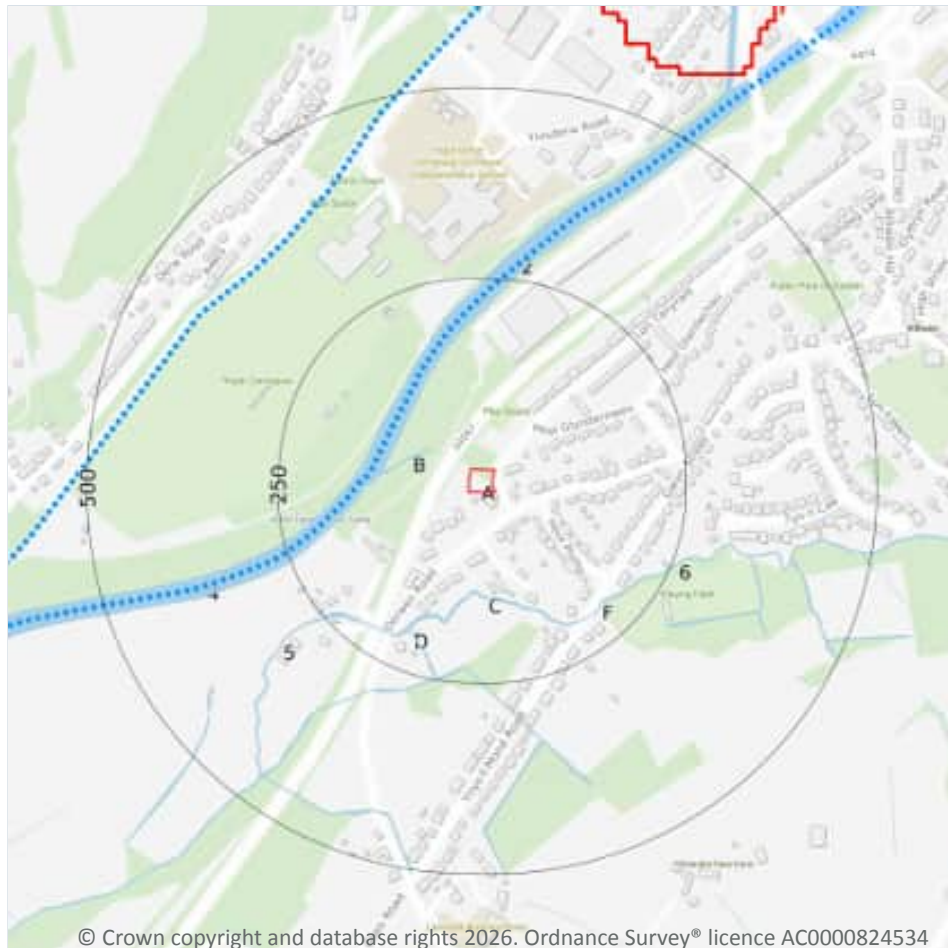
0

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

16

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

Features are displayed on the Hydrology map on [page 52 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	60m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	101m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	117m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Afon Tawe
C	131m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nant y Llechau
4	132m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Afon Tawe
5	196m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nant y Llechau
D	196m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
6	202m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nant y Llechau
F	202m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Nant y Llechau
F	203m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Nant y Llechau
D	204m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	204m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nant y Llechau
D	215m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	218m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
D	229m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	249m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	8
----------------------------	----------

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 52 >](#)

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 52 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River WB catchment	Tawe -confluence with Twrch to tidal limit	GB110059032180	Tawe	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 52 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	117m NW	River	Tawe -confluence with Twrch to tidal limit	GB110059032180	Moderate	Fail	Good	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.

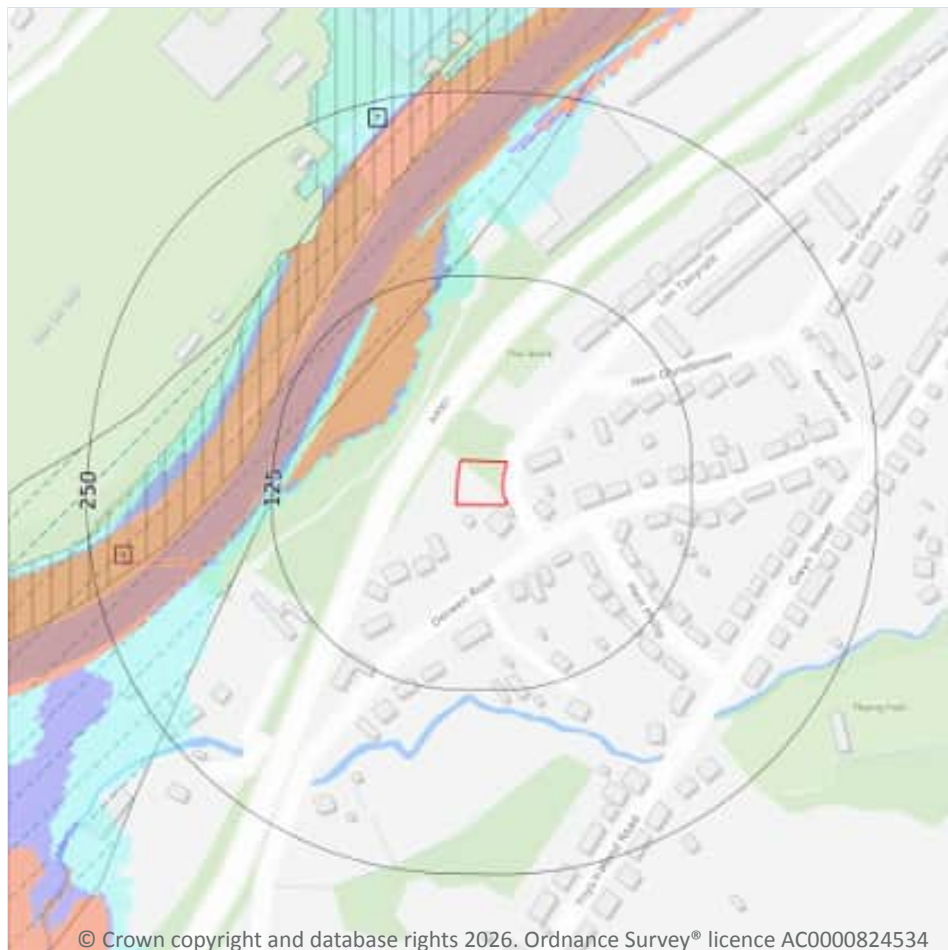
Features are displayed on the Hydrology map on [page 52 >](#)

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

0

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

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



7.2 Historical Flood Events

Records within 250m

1

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.

Features are displayed on the River and coastal flooding map on [page 56 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
4	89m NW	Tawe 1979	1979-12-27 1979-12-27	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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 56 >](#)

ID	Location	
7	133m W	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

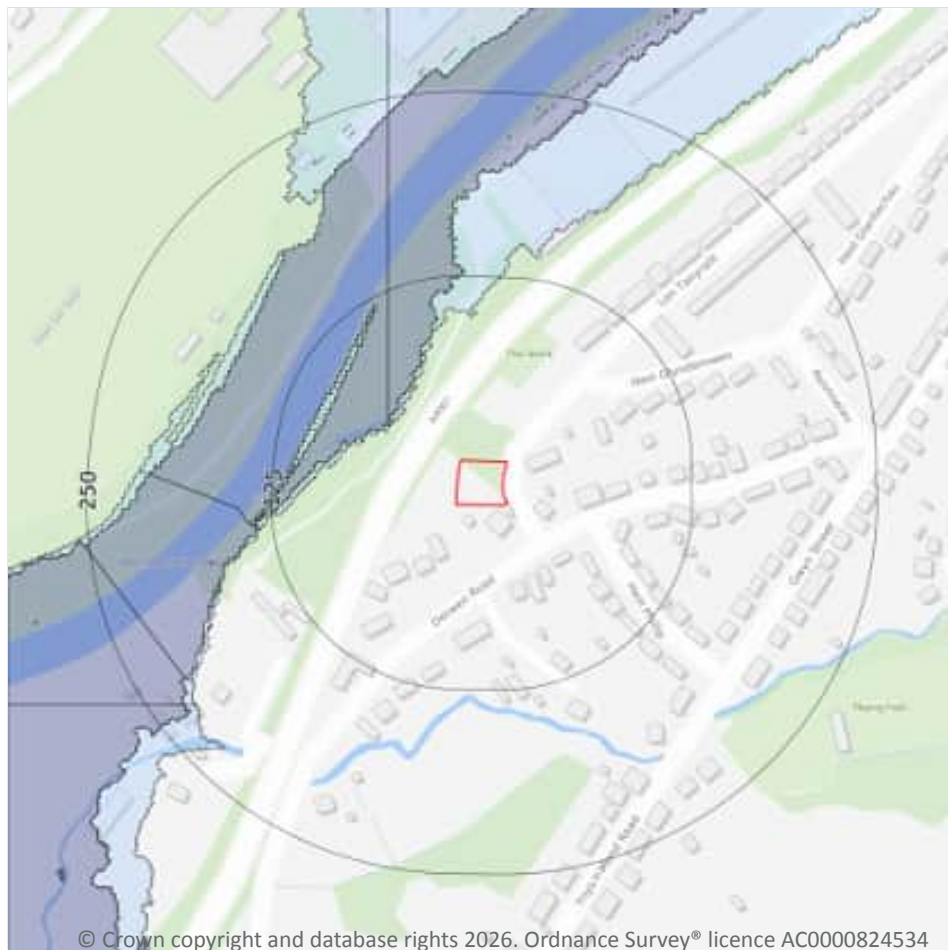
0

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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

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 56 >](#)

Location	Type
50m NW	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

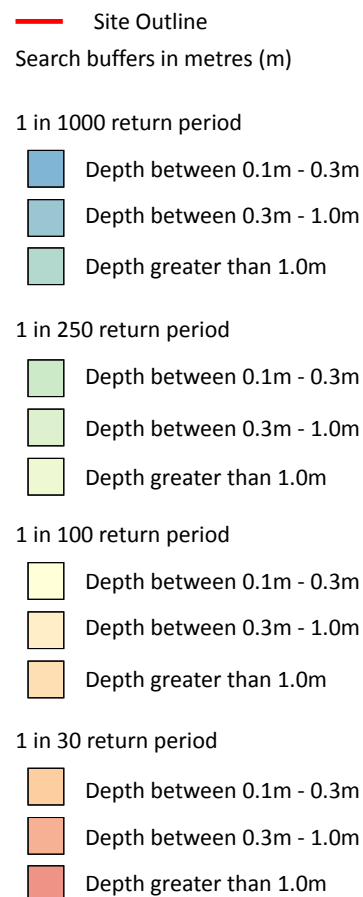
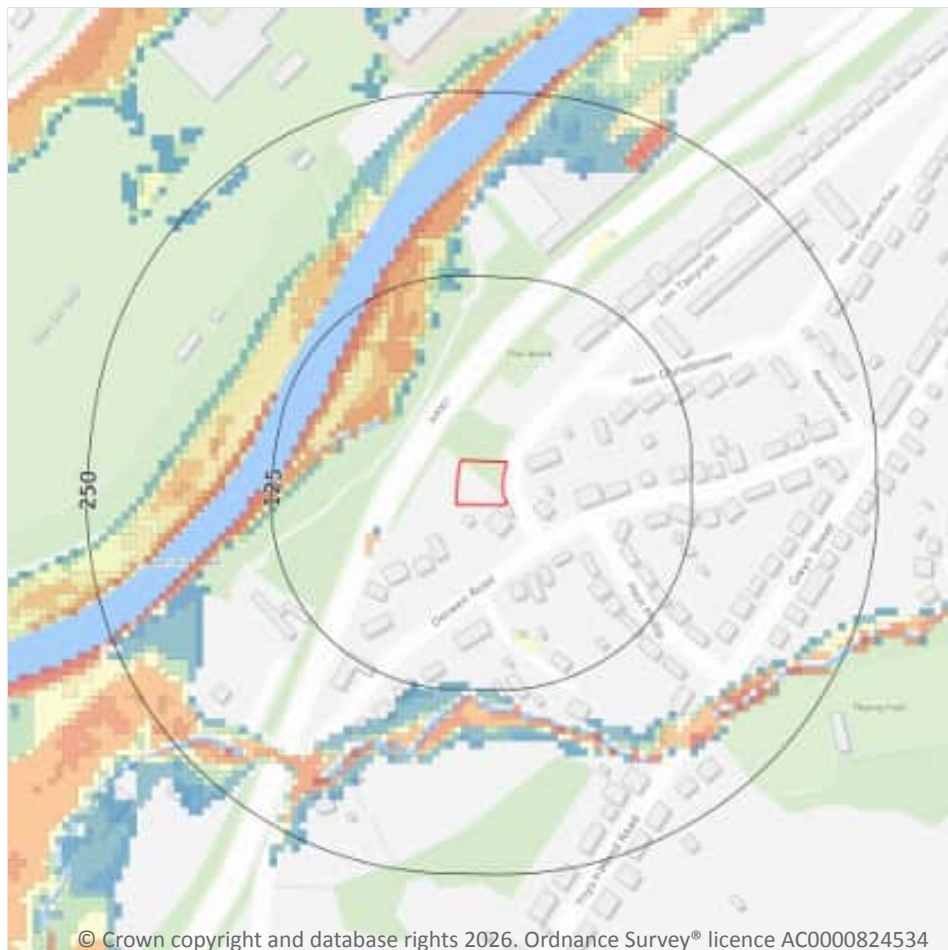
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 1000 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 61](#) >

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.

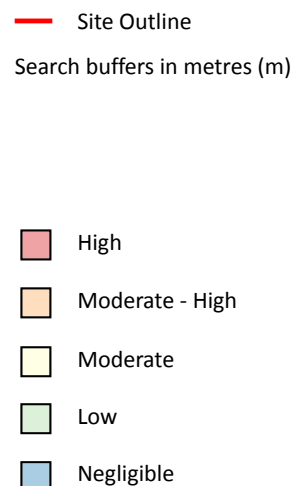
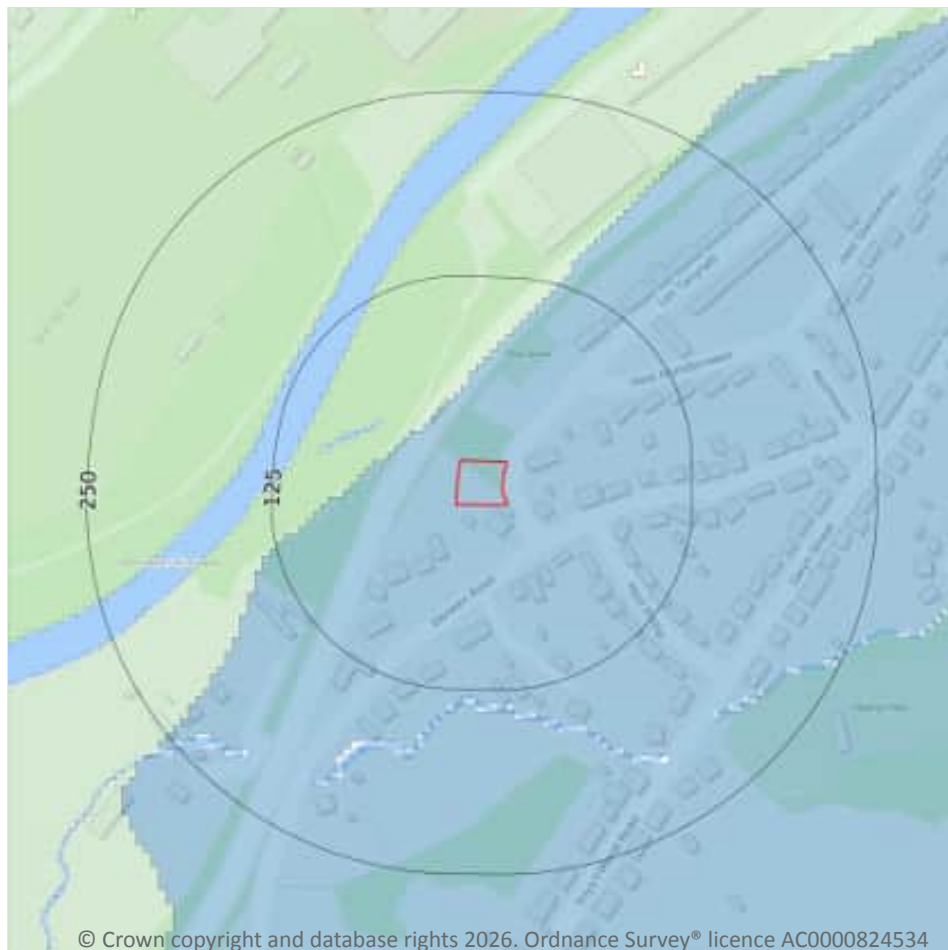
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

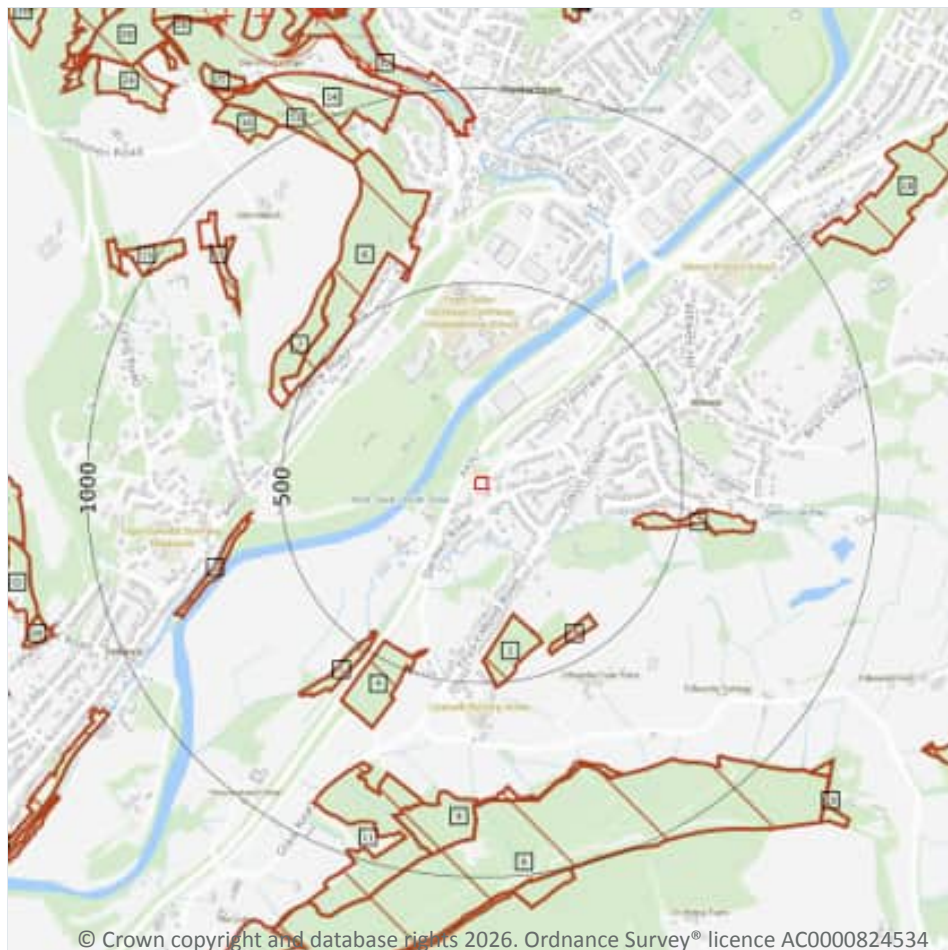
Low

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 63](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- / Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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.

Features are displayed on the Environmental designations map on [page 64](#) >

ID	Location	Name	Data source
-	1650m SE	Fforest Goch Bog	Natural Resources Wales



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

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

1

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

Features are displayed on the Environmental designations map on [page 64 >](#)

ID	Location	Name	Data source
B	875m N	Cwm Du Glen & Glanrhyd Plantation	Natural Resources Wales

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

10.7 Designated Ancient Woodland

Records within 2000m

92

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 64 >](#)

ID	Location	Name	Woodland Type
1	330m S	Unknown	Ancient Semi Natural Woodland
2	382m E	Unknown	Ancient Semi Natural Woodland
3	416m SE	Unknown	Ancient Semi Natural Woodland
4	435m S	Unknown	Ancient Semi Natural Woodland
5	451m SW	Unknown	Ancient Semi Natural Woodland
6	488m NW	Unknown	Restored Ancient Woodland Site
7	522m NW	Unknown	Ancient Woodland Site of Unknown Category
8	579m W	Unknown	Ancient Semi Natural Woodland
9	742m S	Unknown	Ancient Semi Natural Woodland
10	744m NW	Unknown	Ancient Semi Natural Woodland
A	753m S	Unknown	Restored Ancient Woodland Site
11	762m S	Unknown	Restored Ancient Woodland Site



ID	Location	Name	Woodland Type
12	871m N	Unknown	Ancient Semi Natural Woodland
13	881m N	Unknown	Ancient Semi Natural Woodland
14	918m N	Unknown	Ancient Semi Natural Woodland
15	946m NW	Unknown	Restored Ancient Woodland Site
A	1001m S	Unknown	Plantation on Ancient Woodland Site
16	1024m NW	Unknown	Ancient Semi Natural Woodland
17	1041m S	Unknown	Restored Ancient Woodland Site
18	1041m NE	Unknown	Ancient Semi Natural Woodland
19	1102m SE	Unknown	Ancient Semi Natural Woodland
C	1108m SW	Unknown	Ancient Semi Natural Woodland
20	1147m W	Unknown	Ancient Semi Natural Woodland
D	1161m W	Unknown	Ancient Semi Natural Woodland
D	1167m W	Unknown	Ancient Semi Natural Woodland
21	1171m NW	Unknown	Restored Ancient Woodland Site
22	1180m SW	Unknown	Restored Ancient Woodland Site
23	1195m N	Unknown	Ancient Semi Natural Woodland
D	1212m W	Unknown	Restored Ancient Woodland Site
B	1219m NW	Unknown	Ancient Semi Natural Woodland
24	1238m NW	Unknown	Restored Ancient Woodland Site
B	1246m N	Unknown	Restored Ancient Woodland Site
-	1257m W	Unknown	Restored Ancient Woodland Site
25	1306m SE	Unknown	Ancient Semi Natural Woodland
26	1310m NW	Unknown	Ancient Semi Natural Woodland
27	1313m SW	Unknown	Restored Ancient Woodland Site
C	1335m SW	Unknown	Ancient Semi Natural Woodland
28	1379m NW	Unknown	Restored Ancient Woodland Site
-	1410m NW	Unknown	Ancient Semi Natural Woodland
-	1443m NW	Unknown	Ancient Semi Natural Woodland

ID	Location	Name	Woodland Type
30	1488m NW	Unknown	Ancient Semi Natural Woodland
-	1491m E	Unknown	Ancient Semi Natural Woodland
-	1494m SW	Unknown	Restored Ancient Woodland Site
-	1537m SW	Unknown	Ancient Semi Natural Woodland
-	1574m NW	Unknown	Ancient Semi Natural Woodland
-	1576m SW	Unknown	Ancient Semi Natural Woodland
-	1585m NW	Unknown	Ancient Semi Natural Woodland
-	1588m N	Unknown	Restored Ancient Woodland Site
-	1589m NE	Unknown	Ancient Semi Natural Woodland
36	1592m NW	Unknown	Ancient Semi Natural Woodland
-	1603m NW	Unknown	Ancient Semi Natural Woodland
-	1608m NE	Unknown	Restored Ancient Woodland Site
-	1609m S	Unknown	Ancient Semi Natural Woodland
-	1612m S	Unknown	Restored Ancient Woodland Site
-	1631m N	Unknown	Restored Ancient Woodland Site
-	1652m N	Unknown	Ancient Semi Natural Woodland
-	1662m N	Unknown	Ancient Semi Natural Woodland
-	1679m SW	Unknown	Ancient Semi Natural Woodland
-	1685m W	Unknown	Ancient Semi Natural Woodland
-	1690m NW	Unknown	Ancient Semi Natural Woodland
-	1701m NW	Unknown	Ancient Semi Natural Woodland
-	1716m W	Unknown	Restored Ancient Woodland Site
-	1721m S	Unknown	Restored Ancient Woodland Site
-	1730m NW	Unknown	Ancient Semi Natural Woodland
-	1733m NW	Unknown	Ancient Semi Natural Woodland
-	1755m S	Unknown	Restored Ancient Woodland Site
-	1759m S	Unknown	Ancient Woodland Site of Unknown Category
-	1772m NW	Unknown	Ancient Semi Natural Woodland

ID	Location	Name	Woodland Type
-	1778m S	Unknown	Ancient Semi Natural Woodland
-	1779m NW	Unknown	Ancient Semi Natural Woodland
-	1782m W	Unknown	Ancient Semi Natural Woodland
-	1793m NW	Unknown	Ancient Semi Natural Woodland
-	1809m S	Unknown	Ancient Woodland Site of Unknown Category
-	1810m S	Unknown	Plantation on Ancient Woodland Site
-	1818m SW	Unknown	Restored Ancient Woodland Site
-	1832m NW	Unknown	Ancient Semi Natural Woodland
-	1842m N	Unknown	Ancient Woodland Site of Unknown Category
-	1845m NW	Unknown	Ancient Semi Natural Woodland
-	1848m S	Unknown	Ancient Semi Natural Woodland
-	1852m N	Unknown	Ancient Semi Natural Woodland
-	1874m W	Unknown	Restored Ancient Woodland Site
-	1878m W	Unknown	Ancient Semi Natural Woodland
-	1881m SE	Unknown	Ancient Semi Natural Woodland
-	1890m S	Unknown	Ancient Semi Natural Woodland
-	1907m SW	Unknown	Ancient Semi Natural Woodland
-	1910m N	Unknown	Restored Ancient Woodland Site
-	1937m SW	Unknown	Restored Ancient Woodland Site
-	1952m N	Unknown	Ancient Semi Natural Woodland
-	1956m N	Unknown	Ancient Semi Natural Woodland
-	1973m SE	Unknown	Ancient Semi Natural Woodland
-	1983m NE	Unknown	Ancient Semi Natural Woodland
-	1997m E	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



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

12.1 Agricultural Land Classification

Records within 250m

8

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 75](#) >

ID	Location	Classification	Description
2	35m N	Grade 3b	Moderate quality agricultural land
3	46m W	Grade 3b	Moderate quality agricultural land
5	135m S	Grade 3b	Moderate quality agricultural land



ID	Location	Classification	Description
7	144m N	Grade 3b	Moderate quality agricultural land
8	150m W	Grade 3b	Moderate quality agricultural land
9	185m N	Grade 3b	Moderate quality agricultural land
10	214m SW	Grade 3b	Moderate quality agricultural land
11	217m SE	Grade 3b	Moderate 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



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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.

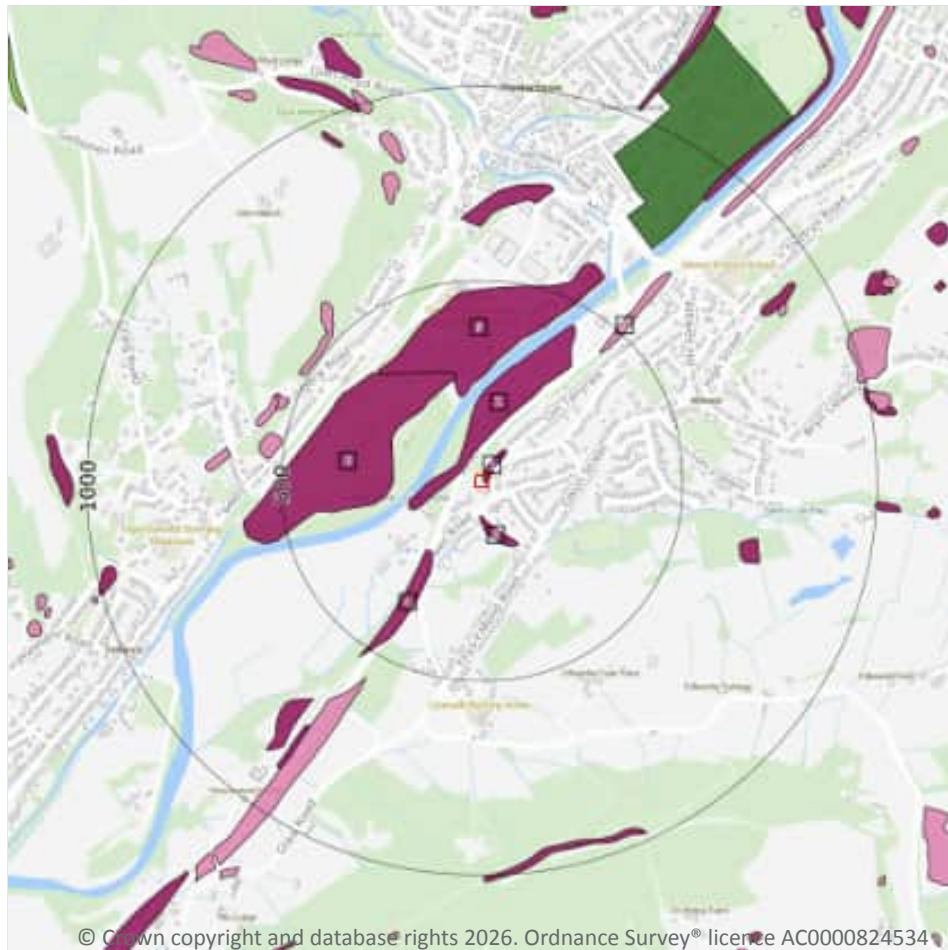
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 79](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SN70SW

This data is sourced from the British Geological Survey.



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



Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

7

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 80](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	37m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	76m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
4	201m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

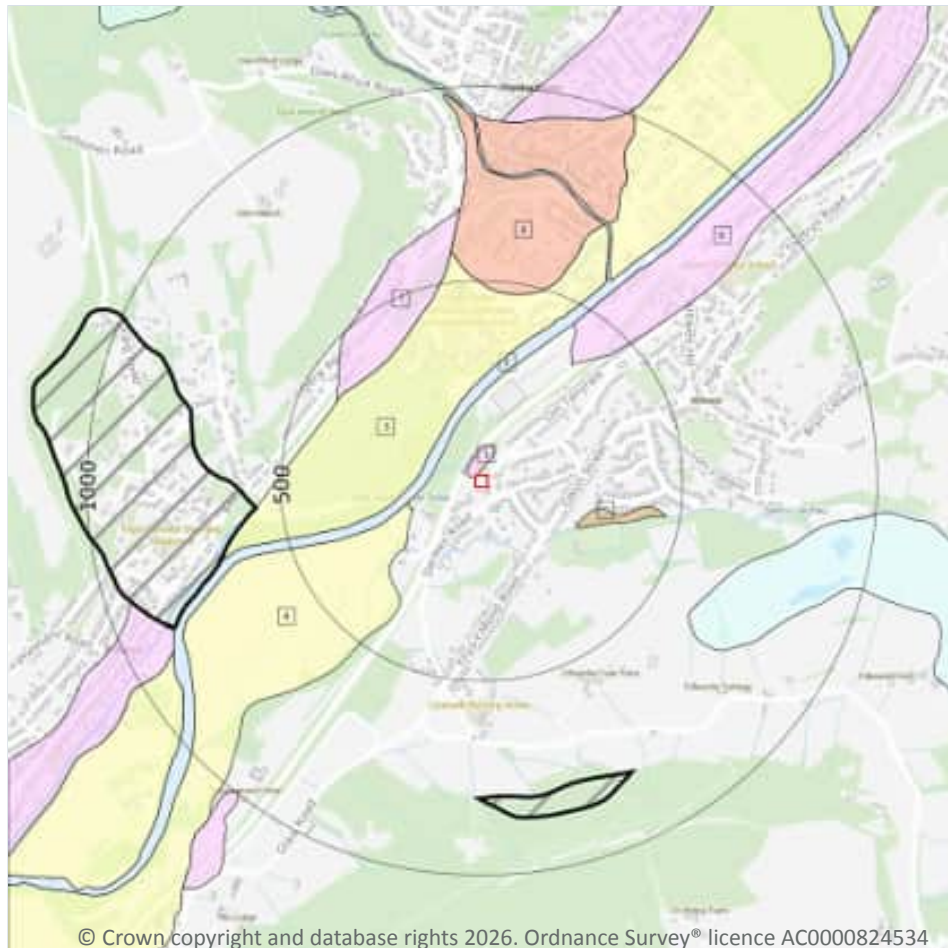


ID	Location	LEX Code	Description	Rock description
5	205m N	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
6	211m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
7	428m NE	WGR-VOID	Worked Ground (Undivided)	Void

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

8

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 82](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel
2	102m NW	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]- Unknown/unclassified Entry	Unknown/unclassified entry
3	132m NW	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

ID	Location	LEX Code	Description	Rock description
4	170m W	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
5	249m SE	PEAT-P	Peat-Peat	Peat
6	357m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel
7	373m NW	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel
8	471m N	ALF-XSV	Alluvial Fan Deposits-Sand And Gravel	Sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

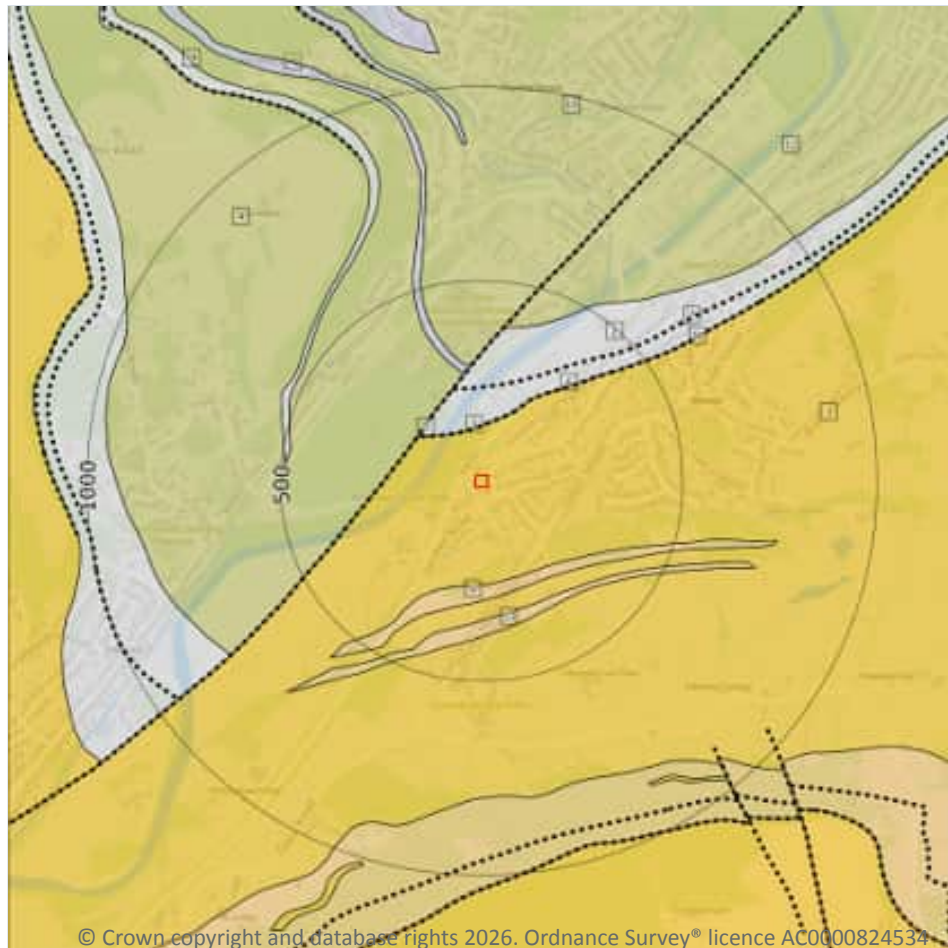
Records within 500m	0
----------------------------	----------

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

9

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 84](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	H-SDST	Hughes Member-Sandstone	Westphalian
2	117m N	BD-MDSS	Brithdir Member-Mudstone, Siltstone And Sandstone	Westphalian
4	181m NW	BD-SDST	Brithdir Member-Sandstone	Westphalian
8	244m S	H-MDSS	Hughes Member-Mudstone, Siltstone And Sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
9	261m N	RA-MDSS	Rhondda Member-Mudstone, Siltstone And Sandstone	Westphalian
10	279m N	RA-SDST	Rhondda Member-Sandstone	Westphalian
11	325m S	H-MDSS	Hughes Member-Mudstone, Siltstone And Sandstone	Westphalian
12	382m N	BD-SDST	Brithdir Member-Sandstone	Westphalian
14	483m W	BD-MDSS	Brithdir Member-Mudstone, Siltstone And Sandstone	Westphalian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

5

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 84 >](#)

ID	Location	Category	Description
3	117m N	ROCK	Coal seam, inferred
5	181m NW	FAULT	Fault, inferred, displacement unknown
6	181m NE	ROCK	Coal seam, observed
7	223m N	ROCK	Coal seam, inferred
13	418m NE	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

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.

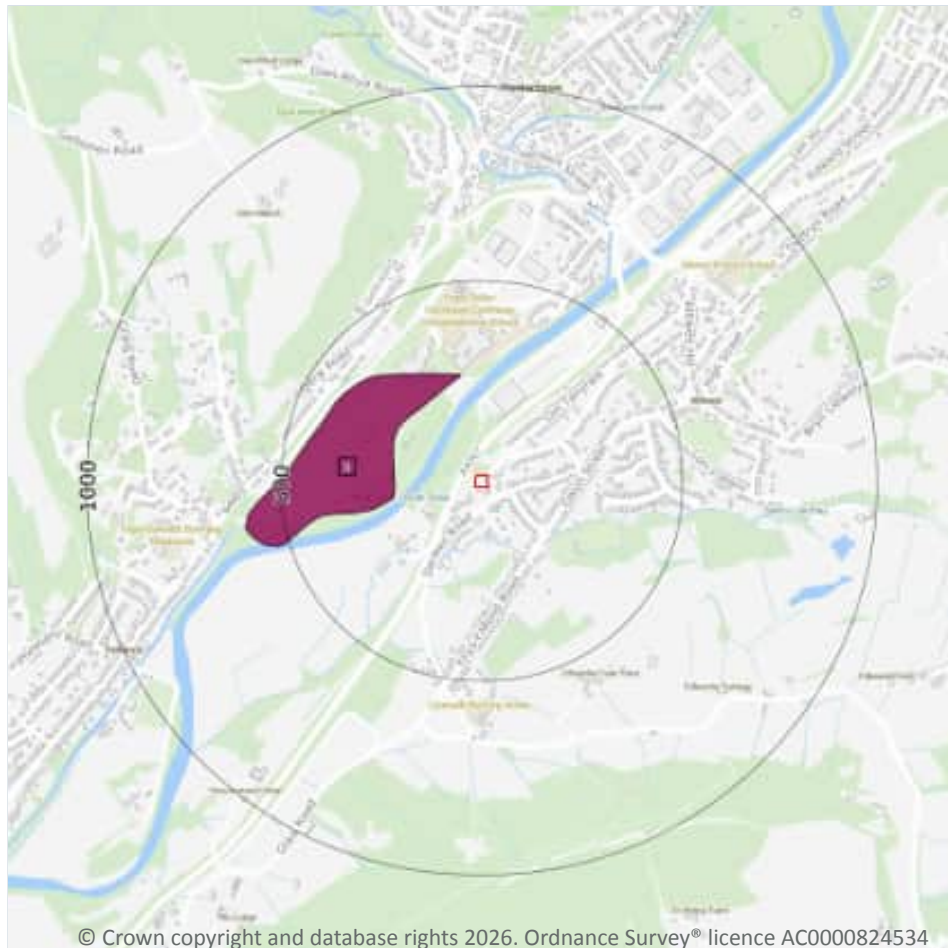
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 86](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW230_amanford_v4

This data is sourced from the British Geological Survey.



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



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

15.2 Artificial and made ground (50k)

Records within 500m

1

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 87](#) >

ID	Location	LEX Code	Description	Rock description
1	206m W	MGR-ARTDP	Made Ground	Artificial deposit

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

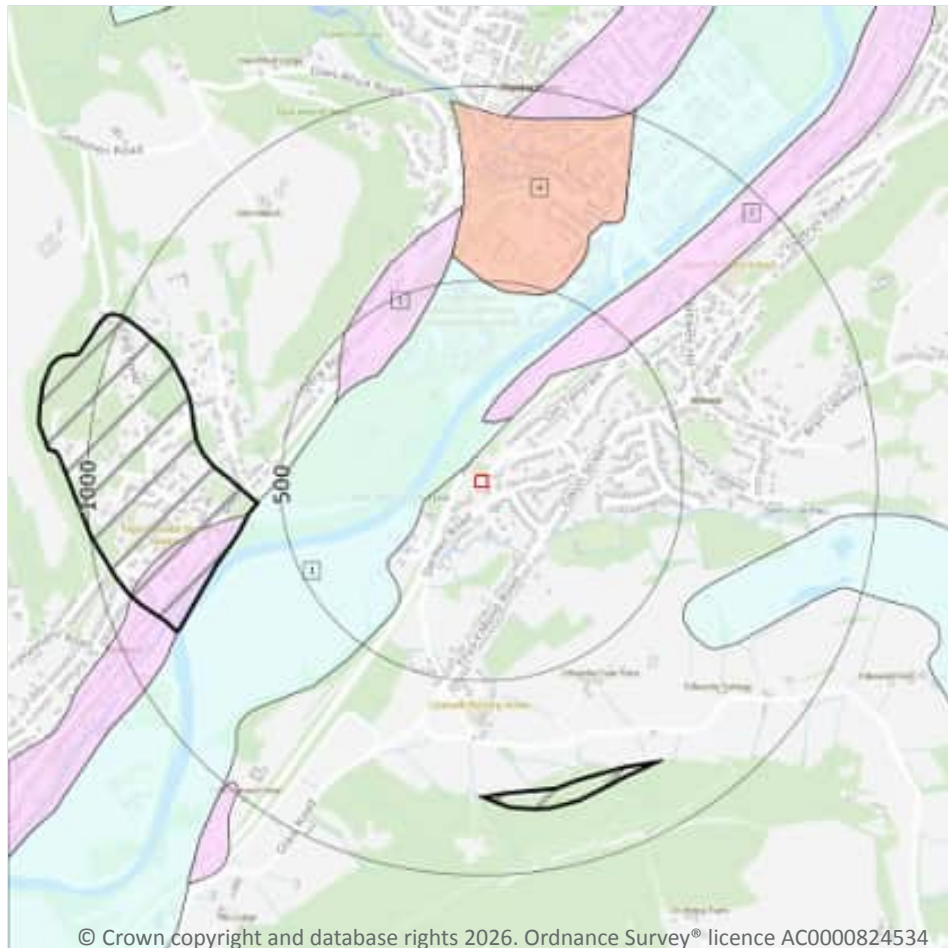
0

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

4

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 89](#) >

ID	Location	LEX Code	Description	Rock description
1	34m NW	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
2	136m N	GFDUD-XSV	Glaciofluvial deposits, Devensian	Sand and gravel
3	361m NW	GFDUD-XSV	Glaciofluvial deposits, Devensian	Sand and gravel
4	475m N	ALF-XSV	Alluvial fan deposits	Sand and gravel



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
34m NW	Intergranular	High	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

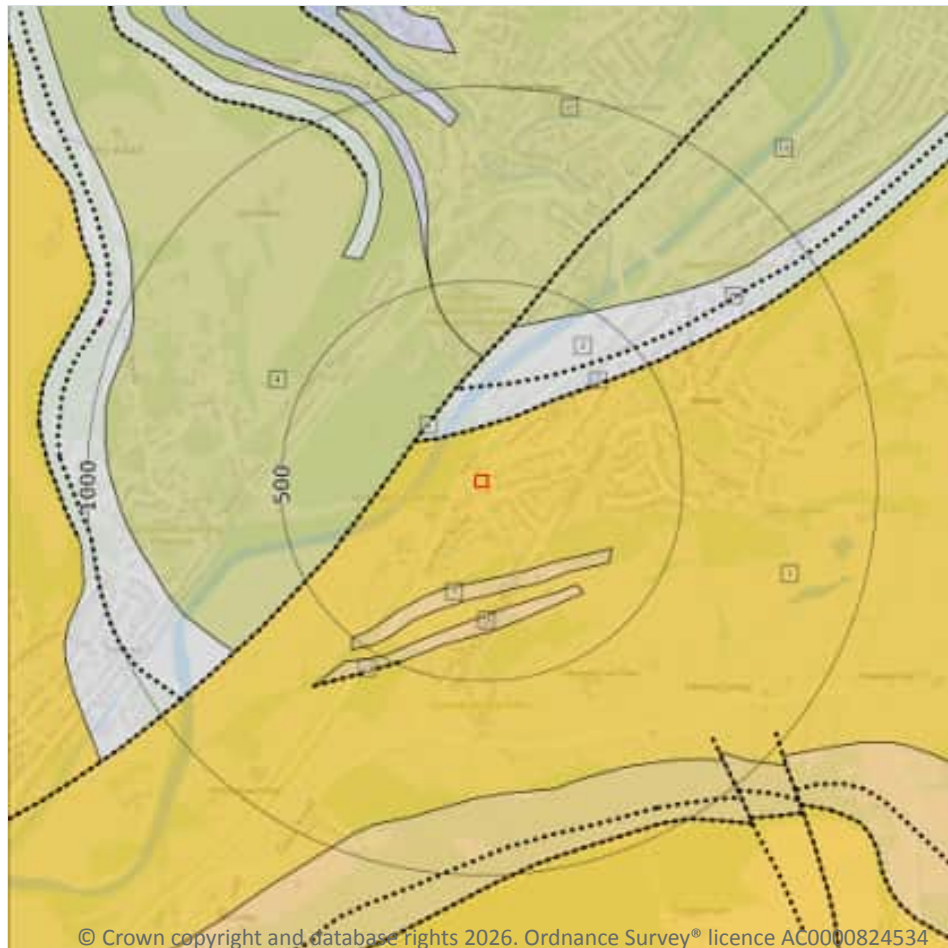
0

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

7

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 91](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	H-SDST	Hughes Member-Sandstone	Westphalian
2	115m N	BD-MDSS	Brithdir Member-Mudstone, siltstone and sandstone	Westphalian
4	179m NW	BD-SDST	Brithdir Member-Sandstone	Westphalian
7	234m S	H-MDSS	Hughes Member-Mudstone, siltstone and sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
8	304m N	RA-SDST	Rhondda Member-Sandstone	Westphalian
9	313m S	H-MDSS	Hughes Member-Mudstone, siltstone and sandstone	Westphalian
10	386m N	BD-SDST	Brithdir Member-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	High	Moderate

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.

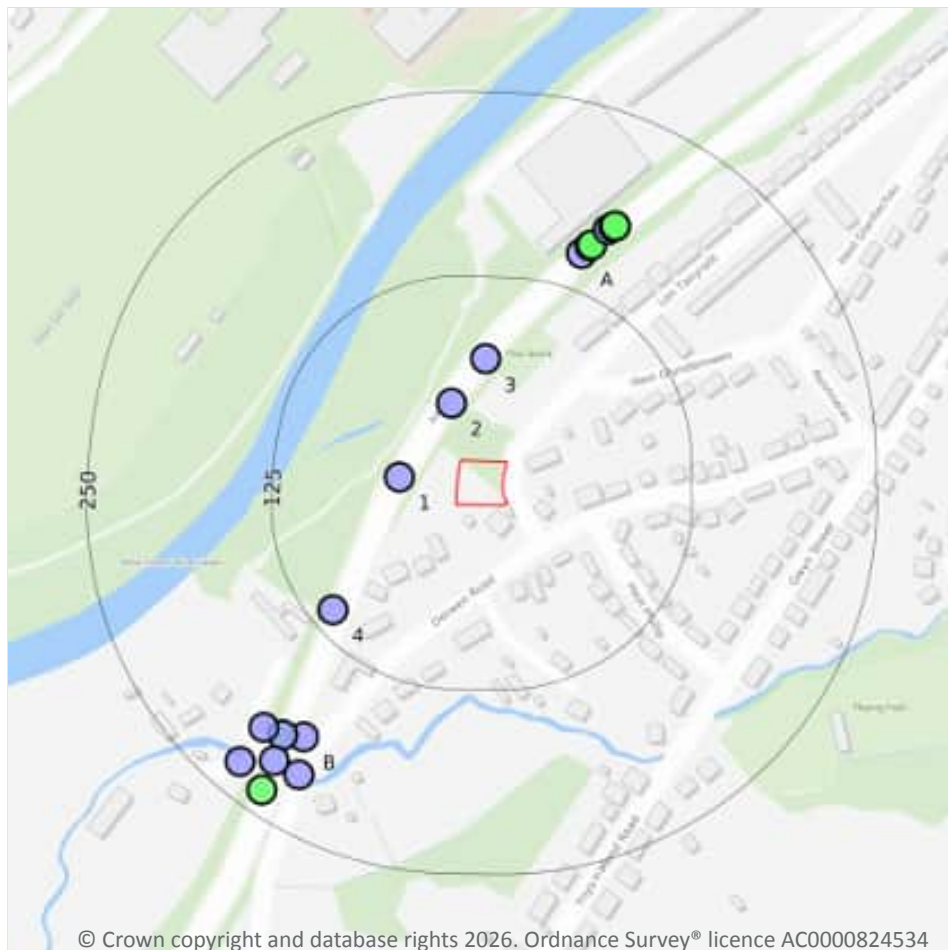
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 91](#) >

ID	Location	Category	Description
3	115m N	ROCK	Coal seam, inferred
5	179m NW	FAULT	Fault, inferred, displacement unknown
6	225m N	ROCK	Coal seam, inferred
11	486m S	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

18

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 93](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	39m W	272008 203154	A4067 GLAIS TO PONTARDAWE 51	0.6	N	257202 ↗
2	40m N	272043 203204	A4067 GLAIS TO PONTARDAWE TP 2	3.5	N	257242 ↗
3	70m N	272066 203234	A4067 GLAIS TO PONTARDAWE 52	3.7	N	257203 ↗

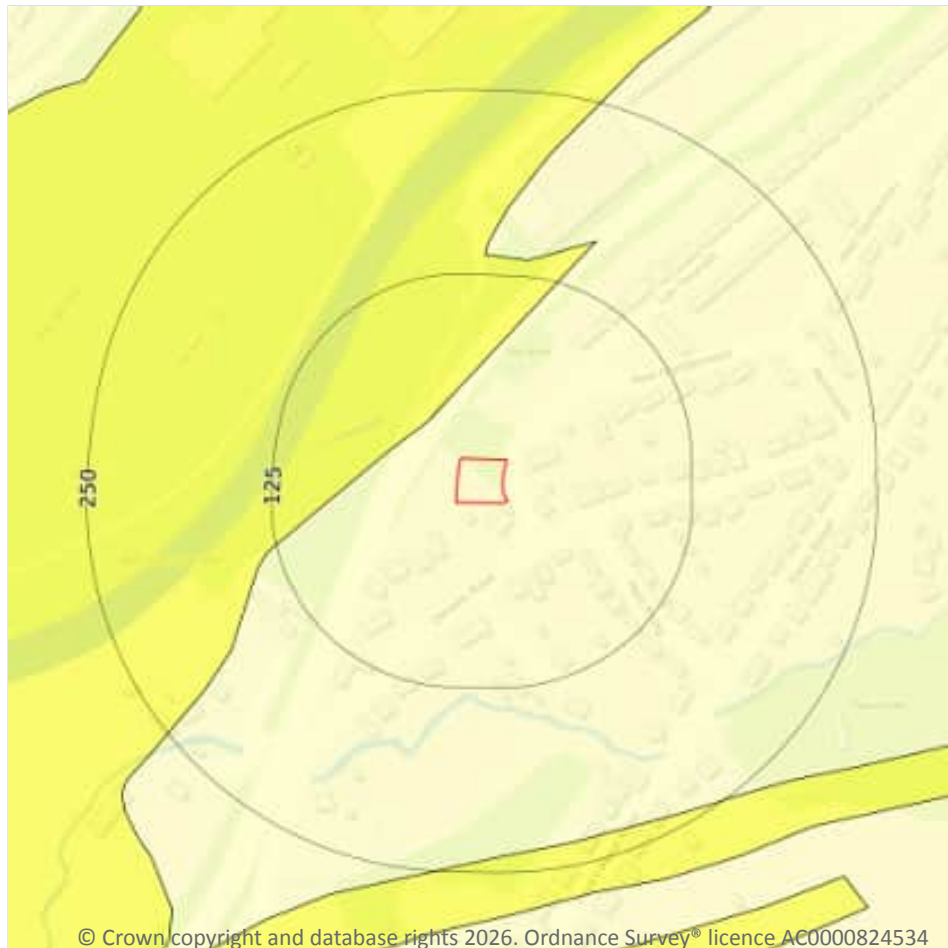


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	110m SW	271963 203064	A4067 GLAIS TO PONTARDAWE 50	0.5	N	257201 ↗
A	150m N	272131 203305	A4067 GLAIS TO PONTARDAWE 53	0.6	N	257204 ↗
A	157m N	272137 203310	A4067 GLAIS TO PONTARDAWE 53R	17.0	N	257205 ↗
A	158m N	272138 203311	A4067 GLAIS TO PONTARDAWE 55	15.4	N	257208 ↗
A	171m NE	272149 203321	A4067 GLAIS TO PONTARDAWE 54	0.6	N	257206 ↗
A	175m NE	272153 203323	A4067 GLAIS TO PONTARDAWE 54R	12.5	N	257207 ↗
A	176m NE	272154 203324	A4067 GLAIS TO PONTARDAWE 56	10.6	N	257209 ↗
B	188m SW	271943 202978	A4067 GLAIS TO PONTARDAWE 49	3.0	N	257200 ↗
B	195m SW	271929 202979	A4067 GLAIS TO PONTARDAWE 48	13.8	N	257199 ↗
B	195m SW	271929 202979	A4067 GLAIS TO PONTARDAWE TP 1	4.0	N	257241 ↗
B	200m SW	271916 202984	A4067 GLAIS TO PONTARDAWE 47	2.5	N	257198 ↗
B	212m SW	271940 202952	A4067 GLAIS TO PONTARDAWE 46	1.8	N	257197 ↗
B	213m SW	271923 202962	A4067 GLAIS TO PONTARDAWE 45	8.8	N	257196 ↗
B	227m SW	271900 202961	A4067 GLAIS TO PONTARDAWE 42	2.4	N	257193 ↗
B	234m SW	271915 202942	A4067 GLAIS TO PONTARDAWE 43	15.0	N	257194 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

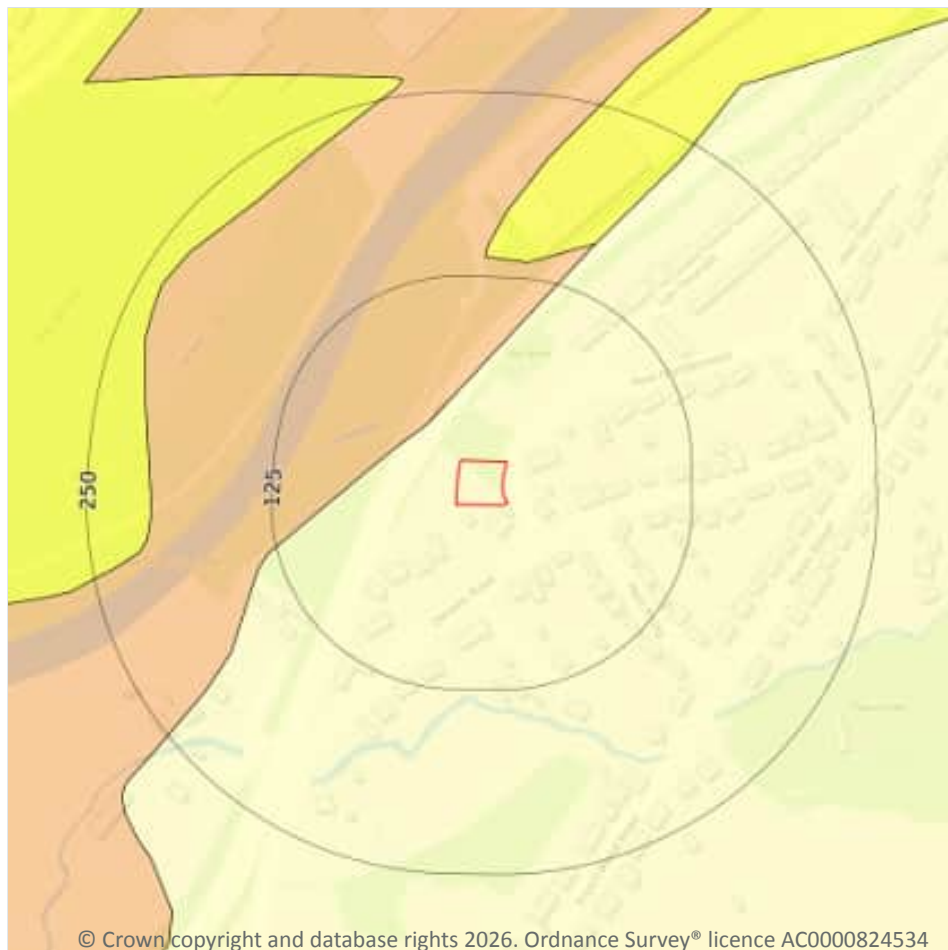
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 95 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
34m NW	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 96](#) >

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

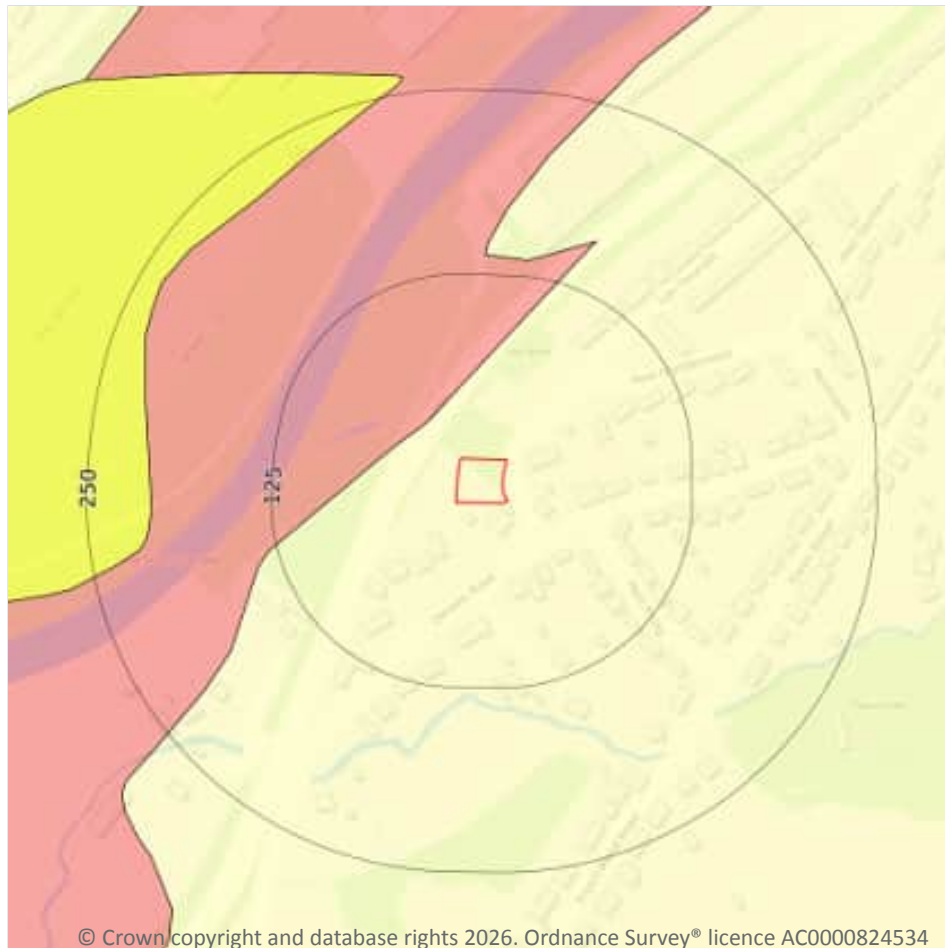


Location	Hazard rating	Details
34m NW	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

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 98 >](#)

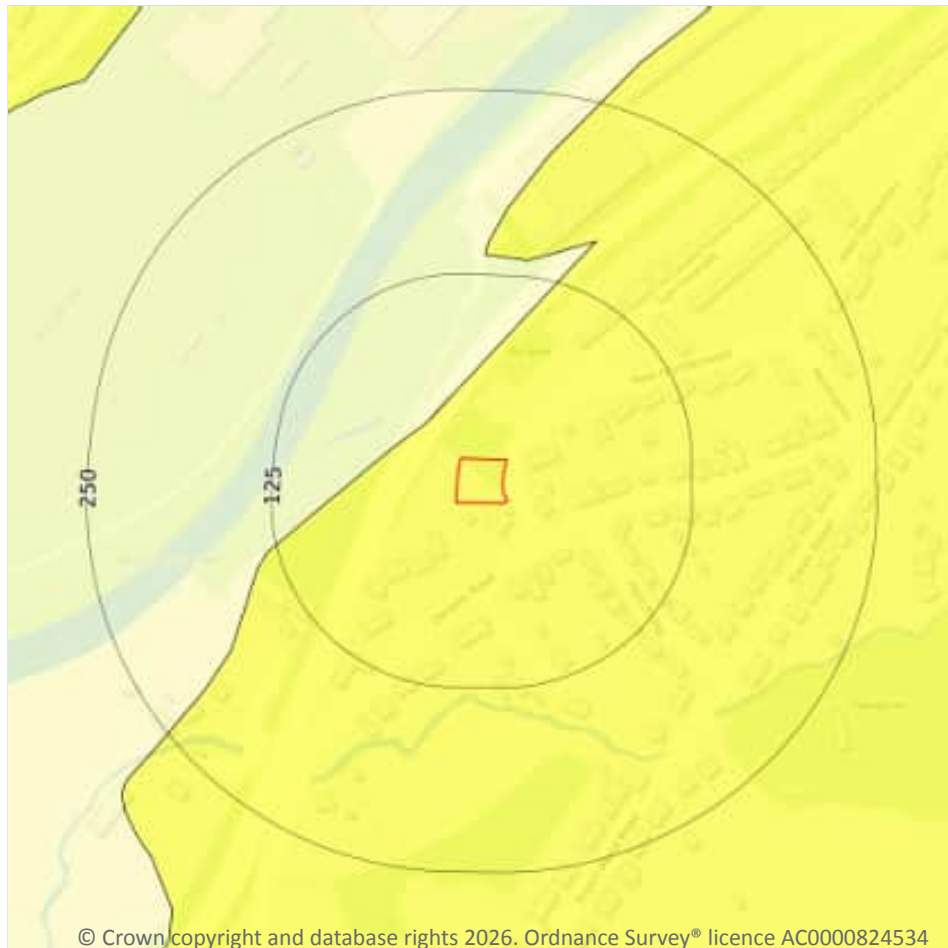
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
34m NW	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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.

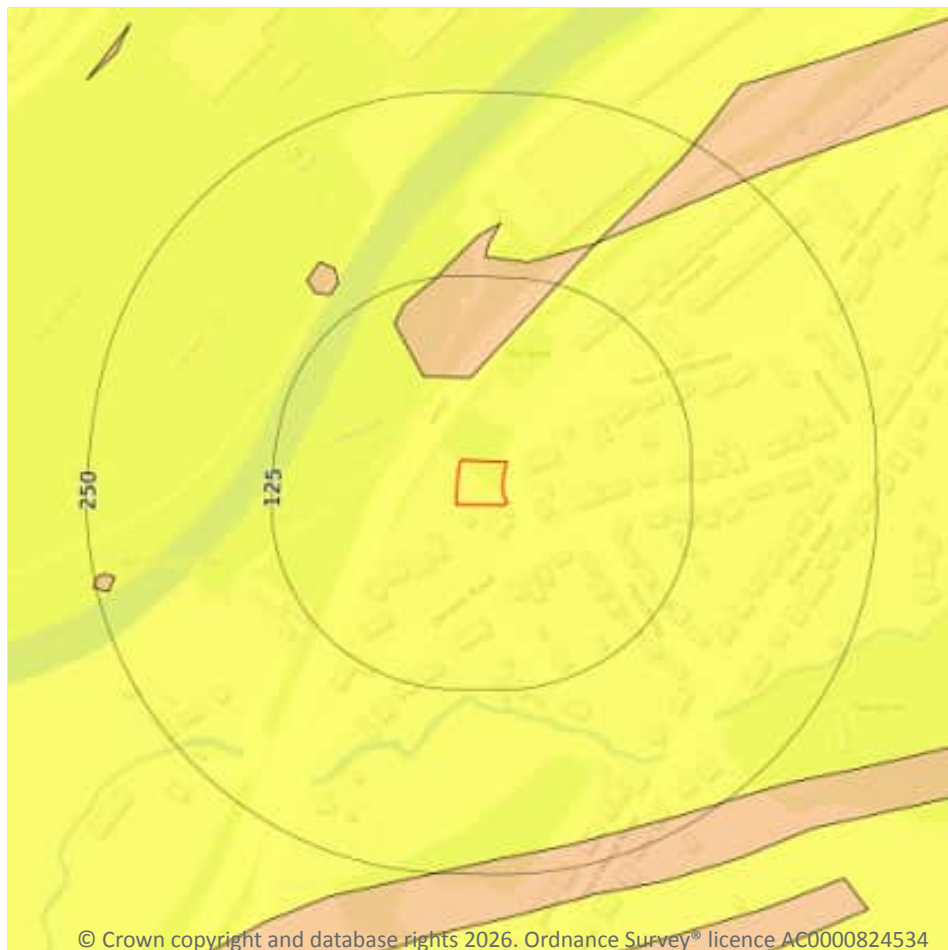
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 100 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
34m NW	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.

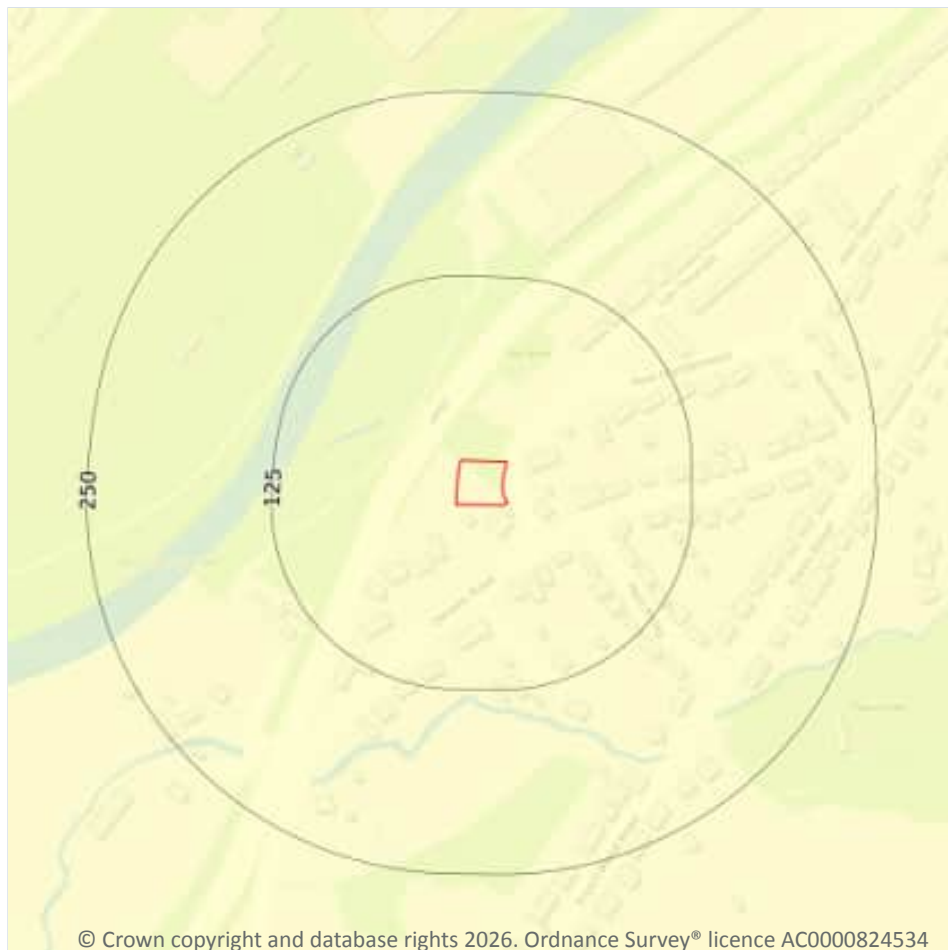
Features are displayed on the Natural ground subsidence - Landslides map on [page 101](#) >

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.

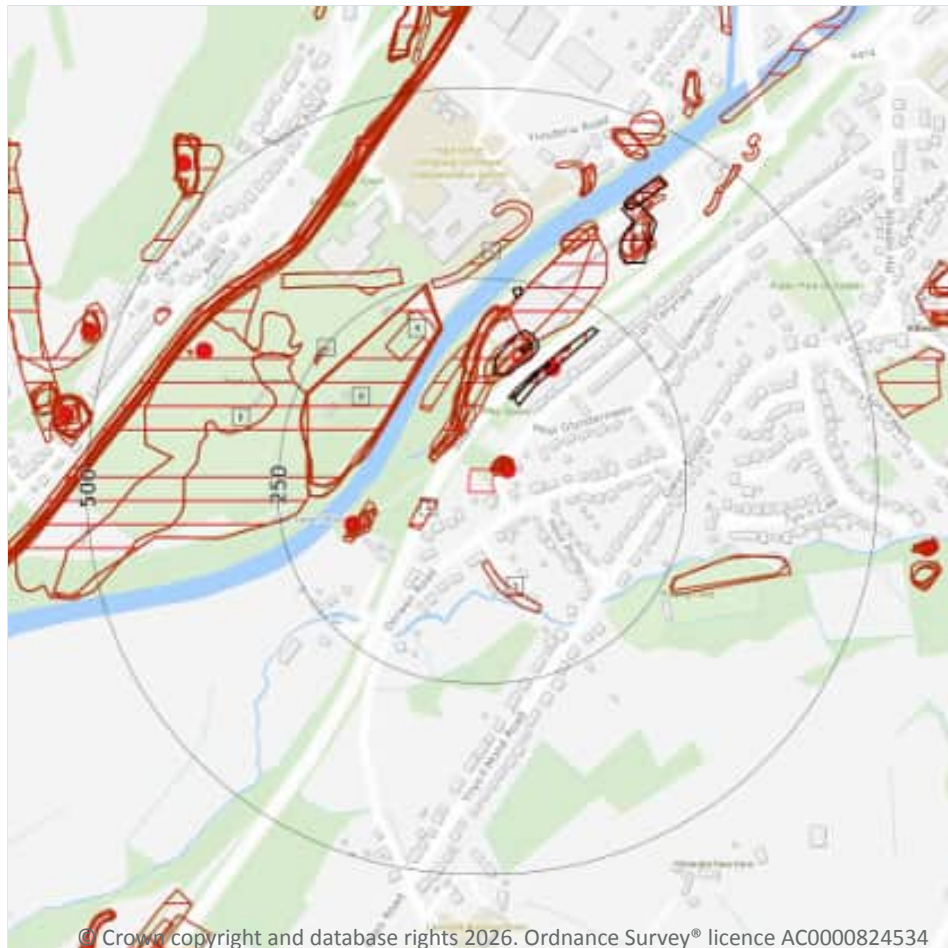
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 102 >](#)

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

4

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

Features are displayed on the Mining and ground workings map on [page 104](#) >

ID	Location	Details	Description
A	17m E	Name: Alltwen-isaf Address: Pontardawe, SWANSEA, Glamorgan Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
B	153m NE	Name: Craig-glyn-meirch Address: Pontardawe, SWANSEA, Glamorgan Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
C	157m W	Name: Alltwen-isaf Address: Pontardawe, SWANSEA, Glamorgan Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.



ID	Location	Details	Description
M	382m NW	Name: Craig-glyn-meirch Address: Pontardawe, SWANSEA, Glamorgan Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit, drift or incline. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun' Ee' - Scots). May also be locally termed 'Quarry' or 'Underground Quarry' when referring to sites extracting building stone (e.g. in Dorset and Wiltshire). The location given is that of the mine entrance and may be approximate for older sites shown on contemporaneous mapping by the Geological Survey used as the source document. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	42
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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 104](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Quarry	1964	1:10560
A	On site	Unspecified Quarry	1948	1:10560
A	On site	Unspecified Quarry	1921	1:10560
A	On site	Unspecified Quarry	1948	1:10560
A	On site	Unspecified Quarry	1913	1:10560
A	1m NE	Unspecified Quarry	1913	1:10560
1	40m NW	Unspecified Ground Workings	1948	1:10560
B	42m NW	Unspecified Ground Workings	1948	1:10560
B	42m NW	Unspecified Ground Workings	1948	1:10560
2	43m W	Cuttings	1948	1:10560
B	45m NW	Unspecified Ground Workings	1964	1:10560
B	45m N	Refuse Heap	1921	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	48m NW	Unspecified Ground Workings	1992	1:10000
B	55m N	Refuse Heap	1913	1:10560
3	90m S	Unspecified Ground Workings	1948	1:10560
B	91m N	Old Coal Level	1921	1:10560
B	93m NW	Refuse Heap	1921	1:10560
B	96m N	Unspecified Disused Level	1964	1:10560
B	113m N	Unspecified Pit	1980	1:10000
B	113m N	Unspecified Pit	1966	1:10560
C	123m W	Unspecified Old Quarry	1913	1:10560
C	123m W	Unspecified Old Quarry	1921	1:10560
C	124m W	Unspecified Old Quarry	1913	1:10560
B	124m N	Old Coal Level	1948	1:10560
B	124m N	Refuse Heap	1964	1:10560
B	125m N	Refuse Heap	1948	1:10560
D	126m NW	Sewage Works	1948	1:10560
D	127m NW	Sewage Works	1948	1:10560
D	127m NW	Sewage Works	1948	1:10560
D	129m NW	Sewage Works	1913	1:10560
D	131m NW	Sewage Works	1913	1:10560
C	134m W	Unspecified Ground Workings	1948	1:10560
B	156m N	Old Coal Level	1913	1:10560
B	158m N	Old Coal Level	1913	1:10560
4	170m NW	Sewage Works	1921	1:10560
B	180m NE	Old Coal Level	1948	1:10560
B	180m NE	Old Coal Level	1948	1:10560
E	209m W	Refuse Heap	1948	1:10560
E	209m W	Refuse Heap	1948	1:10560
B	229m N	Unspecified Disused Level	1980	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
5	242m N	Unspecified Ground Workings	1964	1:10560
6	243m NW	Pond	1897	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

25

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

Features are displayed on the Mining and ground workings map on [page 104 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
B	91m N	Old Coal Level	1921	1:10560
B	96m N	Unspecified Disused Level	1964	1:10560
B	124m N	Old Coal Level	1948	1:10560
B	158m N	Old Coal Level	1913	1:10560
B	229m N	Unspecified Disused Level	1980	1:10000
J	322m NE	Coal Level	1921	1:10560
J	383m NE	Coal Level	1913	1:10560
-	891m S	Unspecified Disused Mine	1980	1:10000
-	891m S	Unspecified Disused Mine	1992	1:10000
-	914m W	Colliery	1948	1:10560
-	944m S	Coal Level	1913	1:10560
-	956m W	Unspecified Disused Mine	1980	1:10000
-	956m W	Unspecified Disused Mine	1992	1:10000
-	956m W	Unspecified Mine	1966	1:10560
-	956m W	Unspecified Mine	1964	1:10560
-	964m W	Coal Level	1948	1:10560
-	964m W	Coal Levels	1913	1:10560
-	964m W	Old Coal Levels	1897	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	965m S	Coal Level	1921	1:10560
-	973m W	Unspecified Mine	1964	1:10560
-	976m N	Unspecified Disused Levels	1980	1:10000
-	976m N	Unspecified Disused Levels	1992	1:10000
-	984m SE	Coal Level	1913	1:10560
-	987m S	Old Coal Level	1921	1:10560
-	993m SE	Coal Level	1921	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

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.

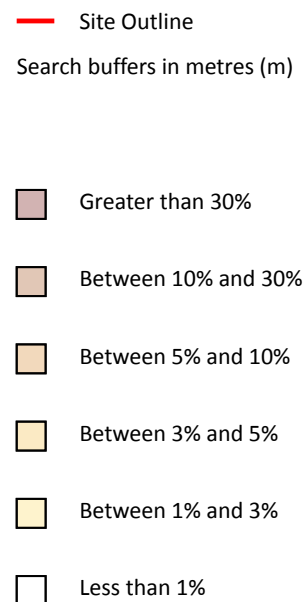
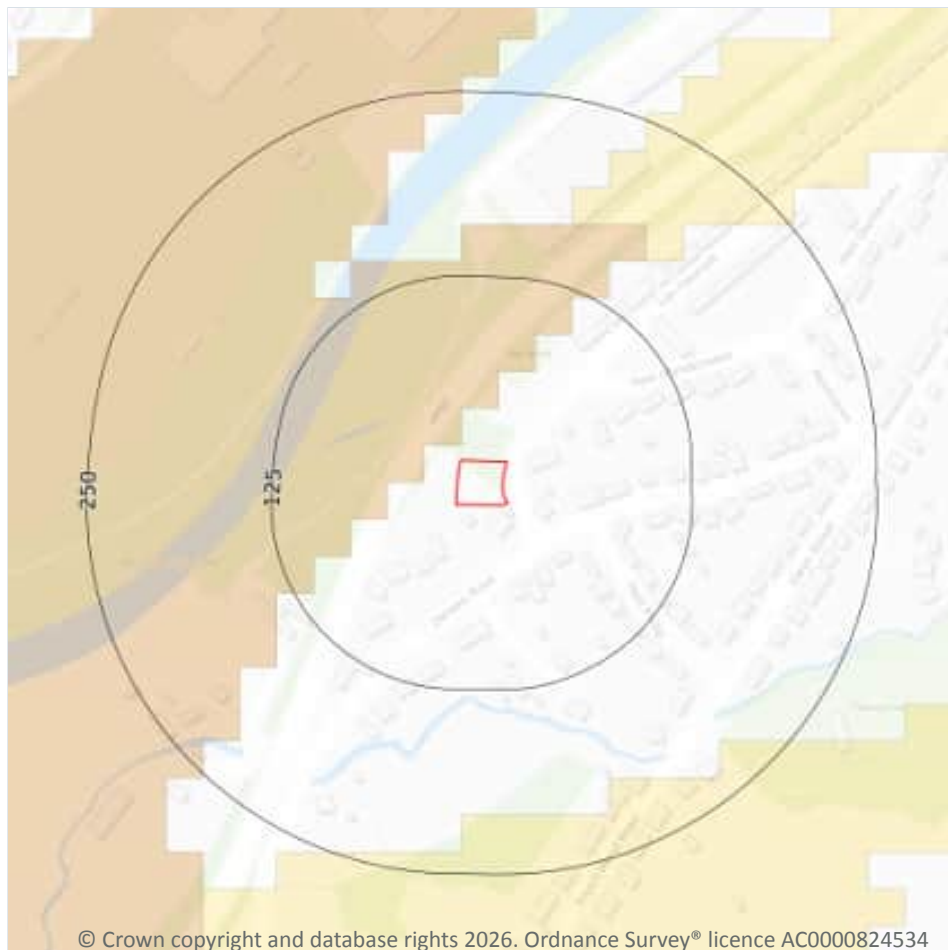
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 115](#) >

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

6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	35 - 45 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 - 2.2 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
34m NW	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 - 2.2 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
46m W	35 - 45 mg/kg	No data	100 mg/kg	60 mg/kg	2.2 - 3.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
46m W	35 - 45 mg/kg	No data	100 mg/kg	60 mg/kg	2.2 - 3.0 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
49m W	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	2.2 - 3.0 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m W	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	2.2 - 3.0 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

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

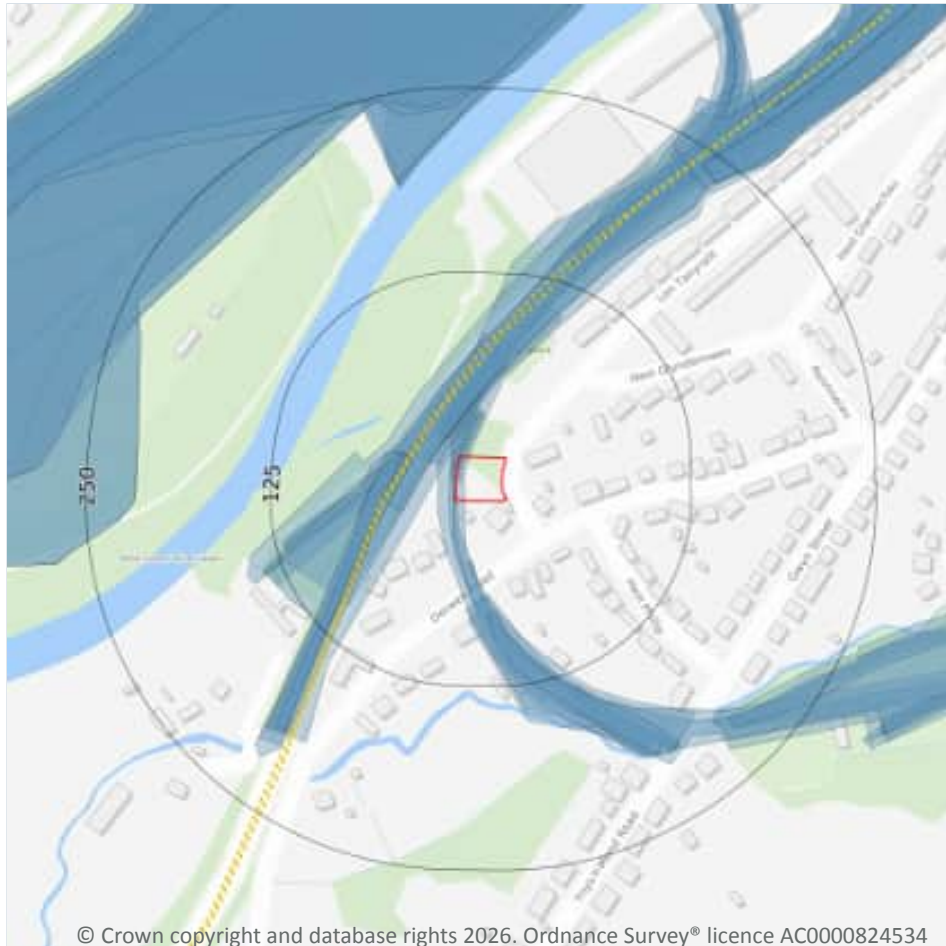
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m

51

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 119](#) >

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1918	2500
On site	Railway Sidings	1921	10560
On site	Railway Sidings	1897	10560
On site	Railway Sidings	1913	10560
On site	Railway Sidings	1898	2500
10m NW	Railway Sidings	1948	10560
14m NW	Railway Sidings	1913	10560
15m NW	Railway Sidings	1948	10560
15m NW	Railway Sidings	1964	10560
15m NW	Railway Sidings	1966	10560
17m NW	Railway Sidings	1941	2500
24m NW	Mineral Railway Sidings	1964	2500
31m W	Railway Sidings	1948	10560
36m W	Railway Sidings	1913	10560
38m W	Railway Sidings	1913	10560
40m W	Railway Sidings	1918	2500
47m W	Railway Sidings	1962	2500



Location	Land Use	Year of mapping	Mapping scale
64m S	Railway Sidings	1913	10560
65m S	Railway Sidings	1918	2500
65m W	Railway Sidings	1984	2500
71m N	Railway Sidings	1918	2500
75m S	Railway Sidings	1913	10560
117m N	Railway Sidings	1898	2500
134m N	Railway Sidings	1881	2500
136m S	Railway Sidings	1898	2500
136m S	Railway Sidings	1919	2500
140m N	Railway Sidings	1942	2500
140m N	Railway Sidings	1919	2500
141m N	Railway Sidings	1918	2500
143m N	Railway Sidings	1898	2500
148m N	Railway Sidings	1964	-
148m N	Railway Sidings	1964	2500
181m NE	Railway Sidings	1877	2500
186m N	Railway Sidings	1964	10560
189m N	Railway Sidings	1948	10560
189m N	Disused Railway Sidings	1964	2500
191m N	Railway Sidings	1966	10560
204m SE	Railway Sidings	1913	10560
204m SE	Railway Sidings	1919	2500
211m SE	Railway Sidings	1913	10560
217m NW	Railway Sidings	1948	10560
217m SE	Railway Sidings	1898	2500
220m NE	Tramway Sidings	1877	2500
221m NE	Railway Sidings	1964	2500
221m NE	Railway Sidings	1964	-



Location	Land Use	Year of mapping	Mapping scale
225m NE	Tramway Sidings	1877	10560
234m N	Railway Sidings	1921	10560
234m NE	Railway Sidings	1948	10560
234m NE	Railway Sidings	1913	10560
237m N	Railway Sidings	1913	10560
242m NW	Railway Sidings	1941	2500

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0
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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	2
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Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on [page 119](#) >

Location	Description
27m NW	Historical OSM
30m NW	Abandoned

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> ↗.

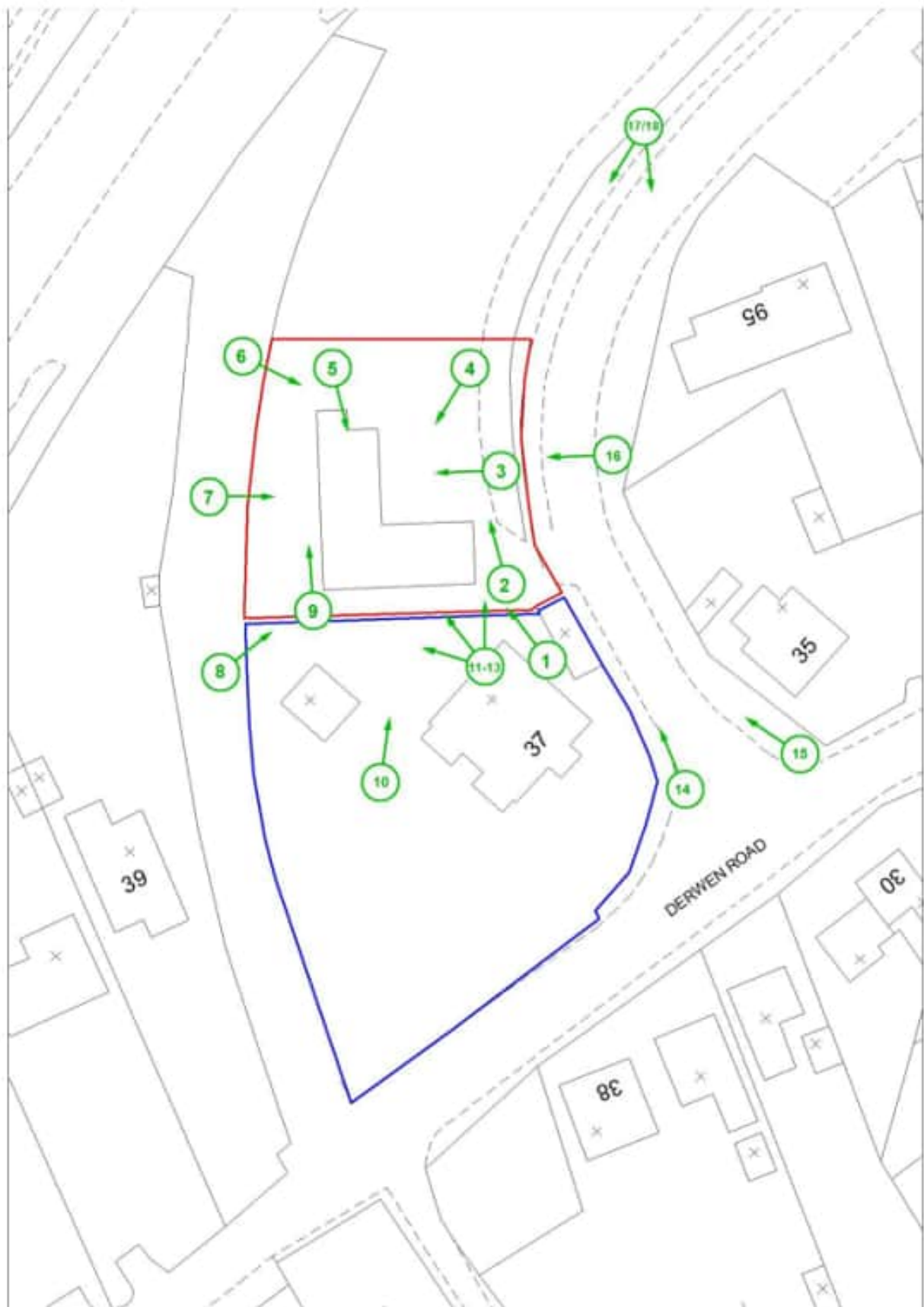
Terms and conditions

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



21 APPENDIX 5 – SITE PHOTOGRAPHY

SITE PHOTOGRAPHS - KEY





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15



PHOTOGRAPH 16



PHOTOGRAPH 17



PHOTOGRAPH 18

22 APPENDIX 6 - BGS BOREHOLE LOG

[illegible]

23 APPENDIX 7 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 11 provides a means of calculating the overall risk; while Table 12 provides the qualitative assessment based on the risk score.

Table 11: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 12: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	Very Low
4-5	Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 13: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

24 ABBREVIATIONS

Below is a generic list of commonly used abbreviations.

Abbreviation	Description
ACM	Asbestos Containing Materials
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds