

APPENDIX C

CONSULTANTS COAL MINING REPORT FROM THE COAL AUTHORITY

Consultants

Coal Mining Report

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

Client name

INTEGRAL GEOTECHNIQUE (WALES) LTD.

Enquiry address

Cefn-Y-Parc Cemetery Road
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Pontyclun
Rhondda Cynon Taf
CF72 8PN

How to contact us

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NG18 4RG

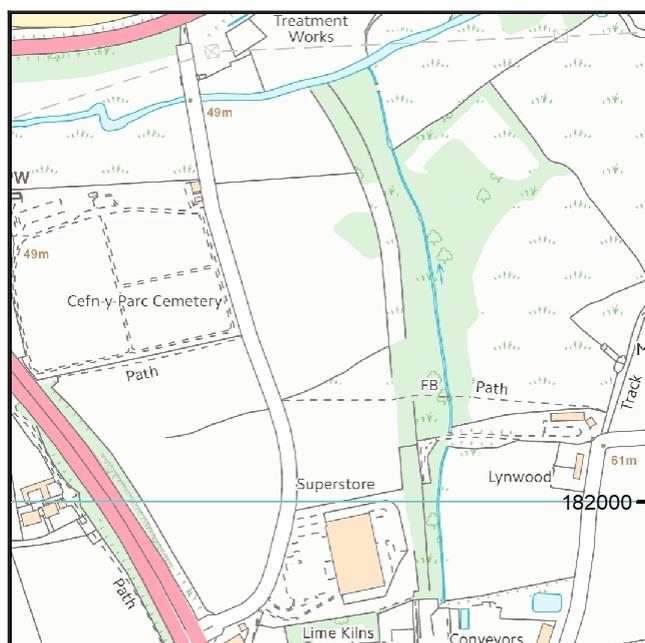
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	305182-003	305469 182259		Coal	

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

PO0		
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Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
BUTE	Coal	Yes	Within	N/A	269
FIVE FOOT GELLIDEG	Coal	Yes	Within	N/A	257
FOUR FOOT	Coal	Yes	Within	N/A	223
FOUR FOOT	Coal	Yes	6.0	South-West	232
GARW VEIN	Coal	No	Within	N/A	261
LOWER NINE FOOT TOP LEAF	Coal	Yes	39.2	South-East	232
SUN VEIN	Coal	No	36.2	East	251
TWO FOOT NINE	Coal	Yes	Within	N/A	229
TWO FOOT NINE	Coal	Yes	2.4	South	234
UPPER GELLIDEG	Coal	Yes	Within	N/A	81
UPPER SIX FEET	Coal	Yes	16.2	South-East	226
UPPER SIX FEET	Coal	Yes	15.0	South-East	230

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Faults under or close to the property recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

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

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Section 5 – Data definitions

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

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices

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

Payment to owners of former copyhold land

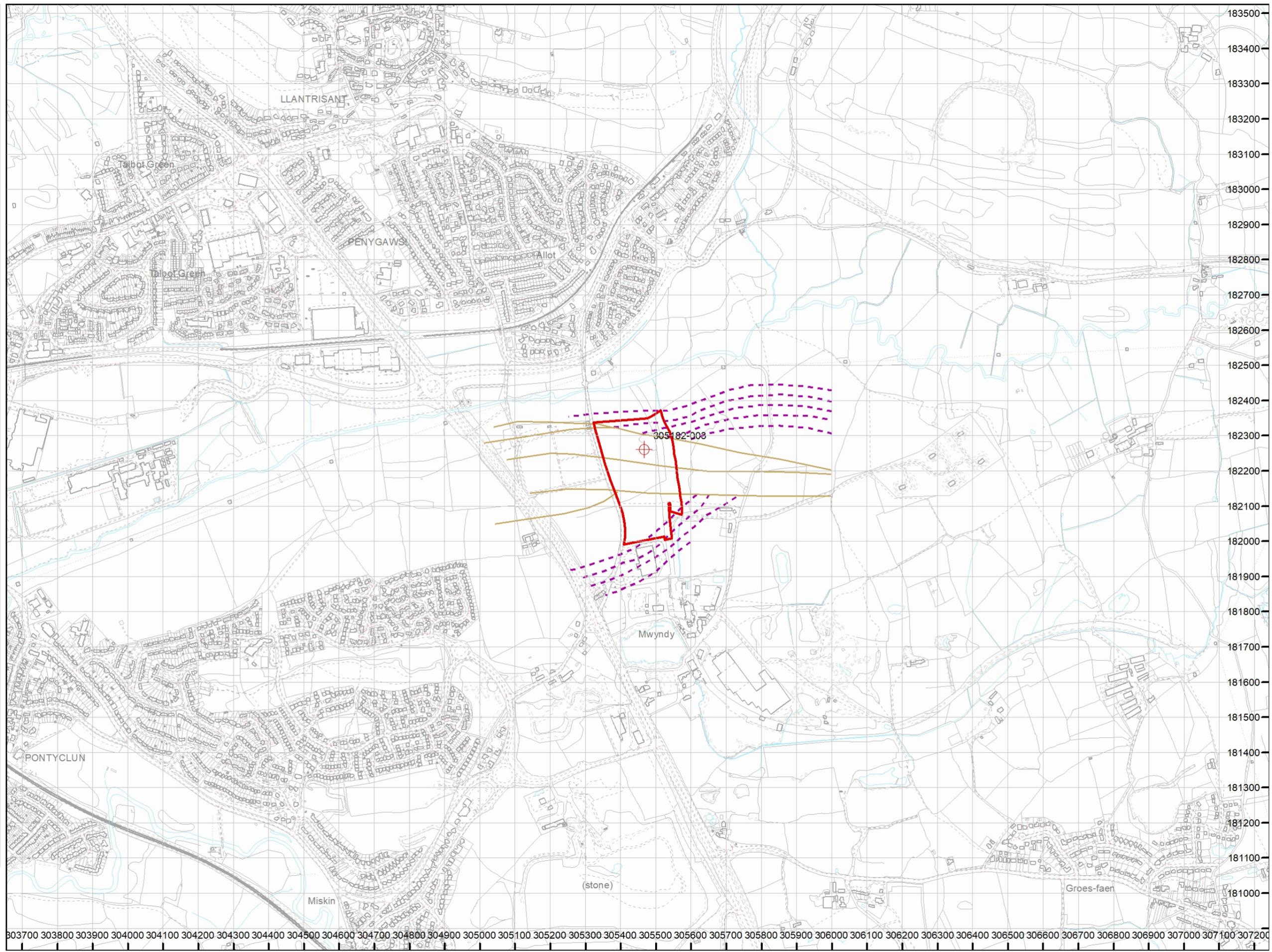
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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

Key

- Approximate position of the enquiry boundary shown 
- Disused mine shaft 
- Outcrop (Conjectured) 
- Geological faults 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com



APPENDIX D

MINE ENTRY DATA SHEET FROM THE COAL AUTHORITY



The Coal
Authority

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**INTEGRAL GEOTECHNIQUE (WALES)
LTD.
INTEGRAL HOUSE
7 BEDDAU WAY
CAERPHILLY
MID GLAMORGAN
CF83 2AX**

Our reference:	51003467169001
Your reference:	14391/LP
Date of your enquiry:	04 December 2024
Date we received your enquiry:	04 December 2024
Date of issue:	04 December 2024

This report is for the property described in the address below and the attached plan.

Shaft Plan and Data Sheets

**CEFN-Y-PARC CEMETERY ROAD, MWYNDY, PONTYCLUN, RHONDDA CYNON TAF, CF72
8PN**

I refer to the enquiry dated 04 December 2024, received 04 December 2024, in connection with the above.

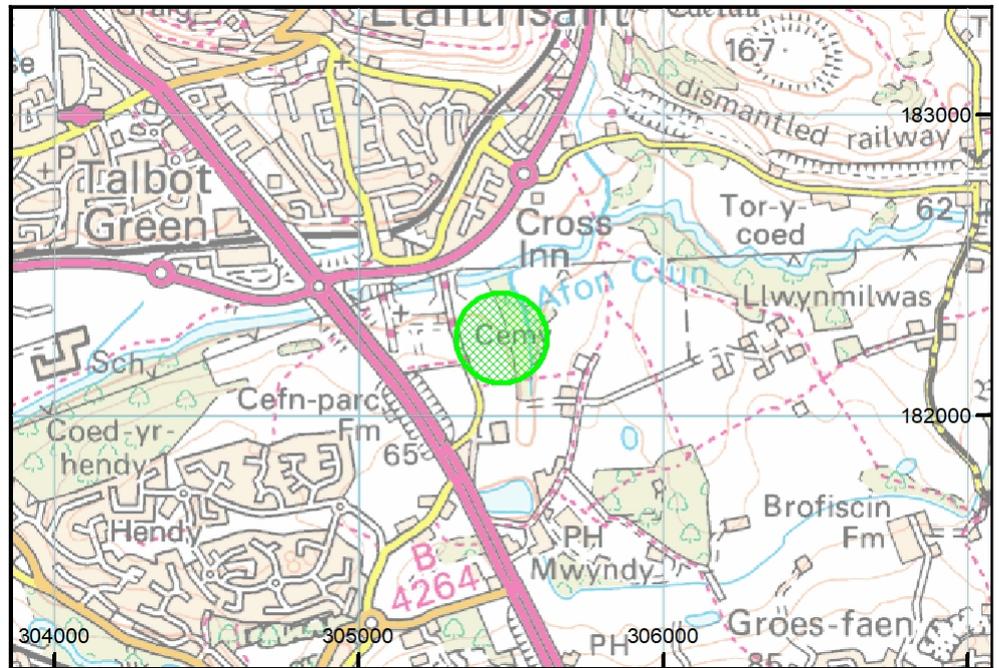
As requested I enclose the mine entry data sheet(s) held for the mine entry/entries referred to.

Mine Entry Data

Shaft/adit:	Shaft
Reference:	305182-003
Source:	OS 1:2500 Glamorgan 36/13 (1899, 1877); Geological sheet Glam 36:SW 1900 Ed,
Colliery name:	Unknown
Entry name:	Old Coal Pit
Date abandoned:	Unknown
Depth of superficial deposits (m):	Unknown
Depth of shaft (m):	Unknown
Diameter of shaft (m):	Unknown
Probable adit azimuth:	Not Applicable
Treatment details:	Unknown
Conveyance:	Not Applicable
Easting:	305469
Northing:	182259
Other information:	None

Location map

Approximate position of enquiry



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

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

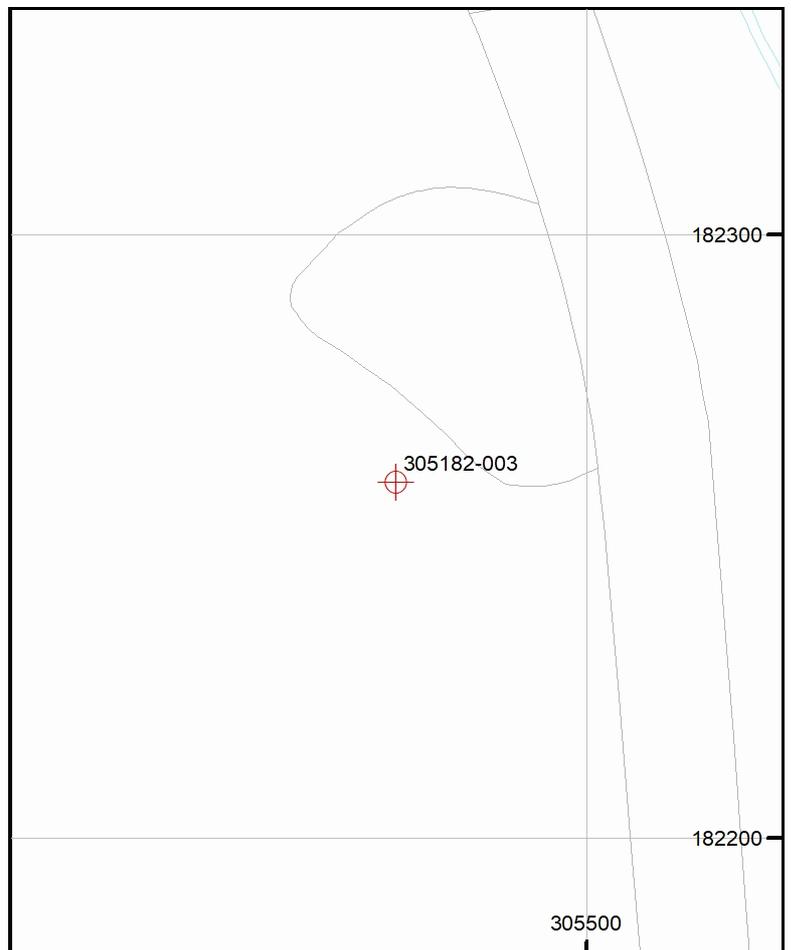
If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken, these are available to view, free of charge,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

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

Our emergency telephone number is 0800 288 4242.

Key

Disused Adit or Mineshaft



FIGURES



Site Location

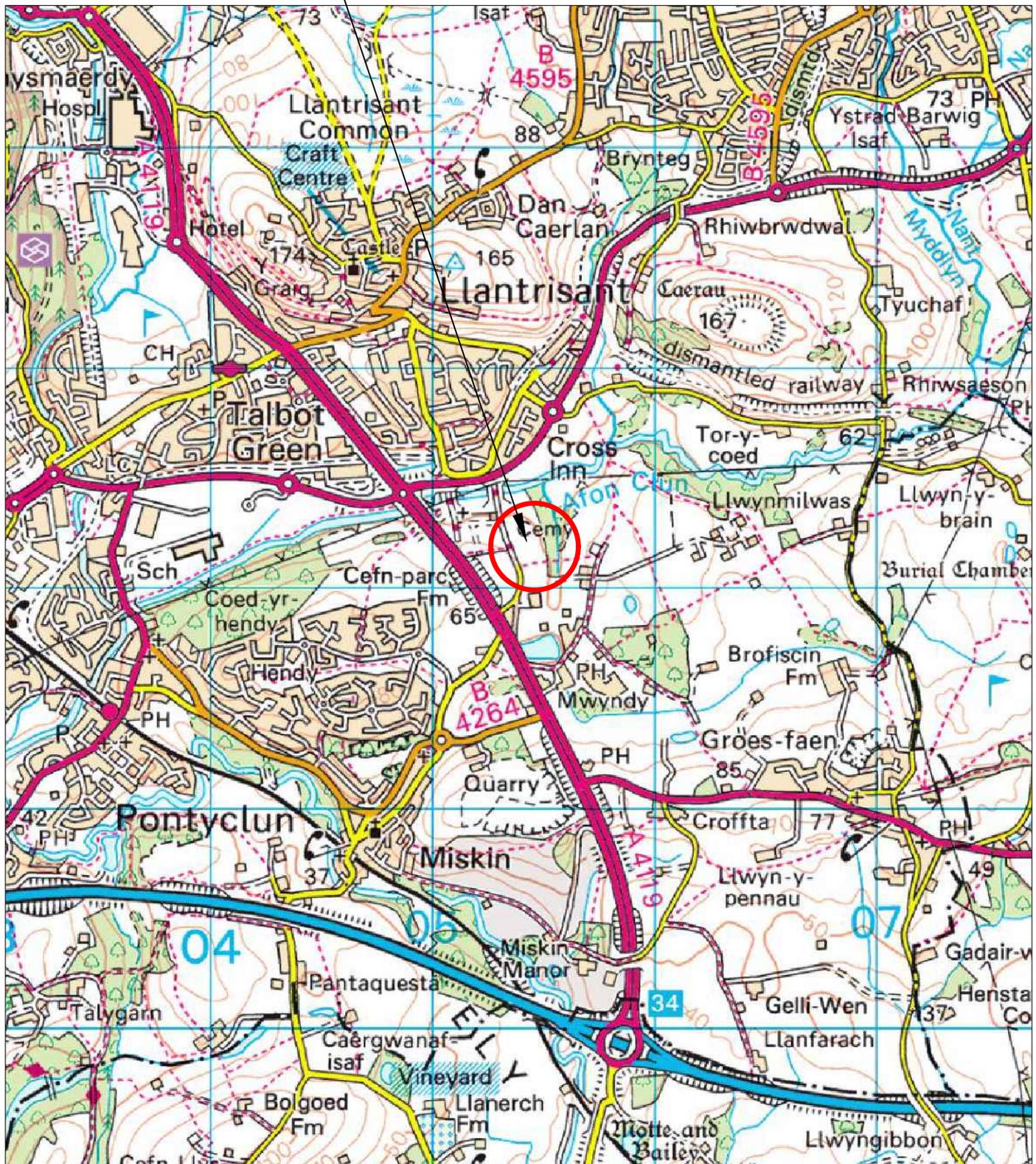


Figure 1: Site Location

Project: Plot 2 (Area 17), Talbot Green	Job no.: 14391	Intégral Géotechnique Integral House, 7 Beddau Way, Castlegate Business Park, Caerphilly, CF83 2AX. Tel: 029 2080 7991
Client: Talbot Green Developments Limited	Scale: 1:25000 at A4	

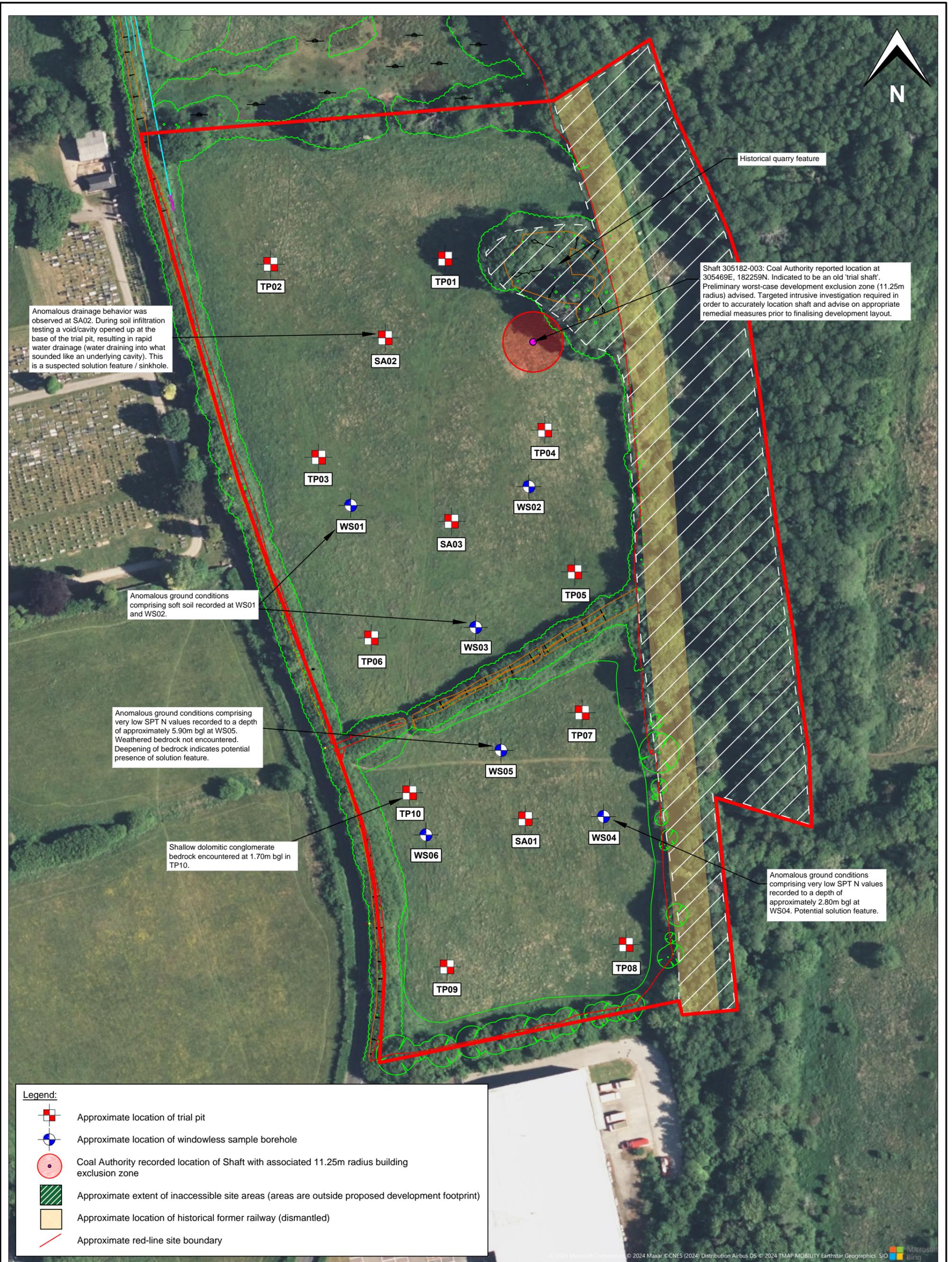


Figure 2: Site Plan

Project: Plot 2 (Area 17), Talbot Green

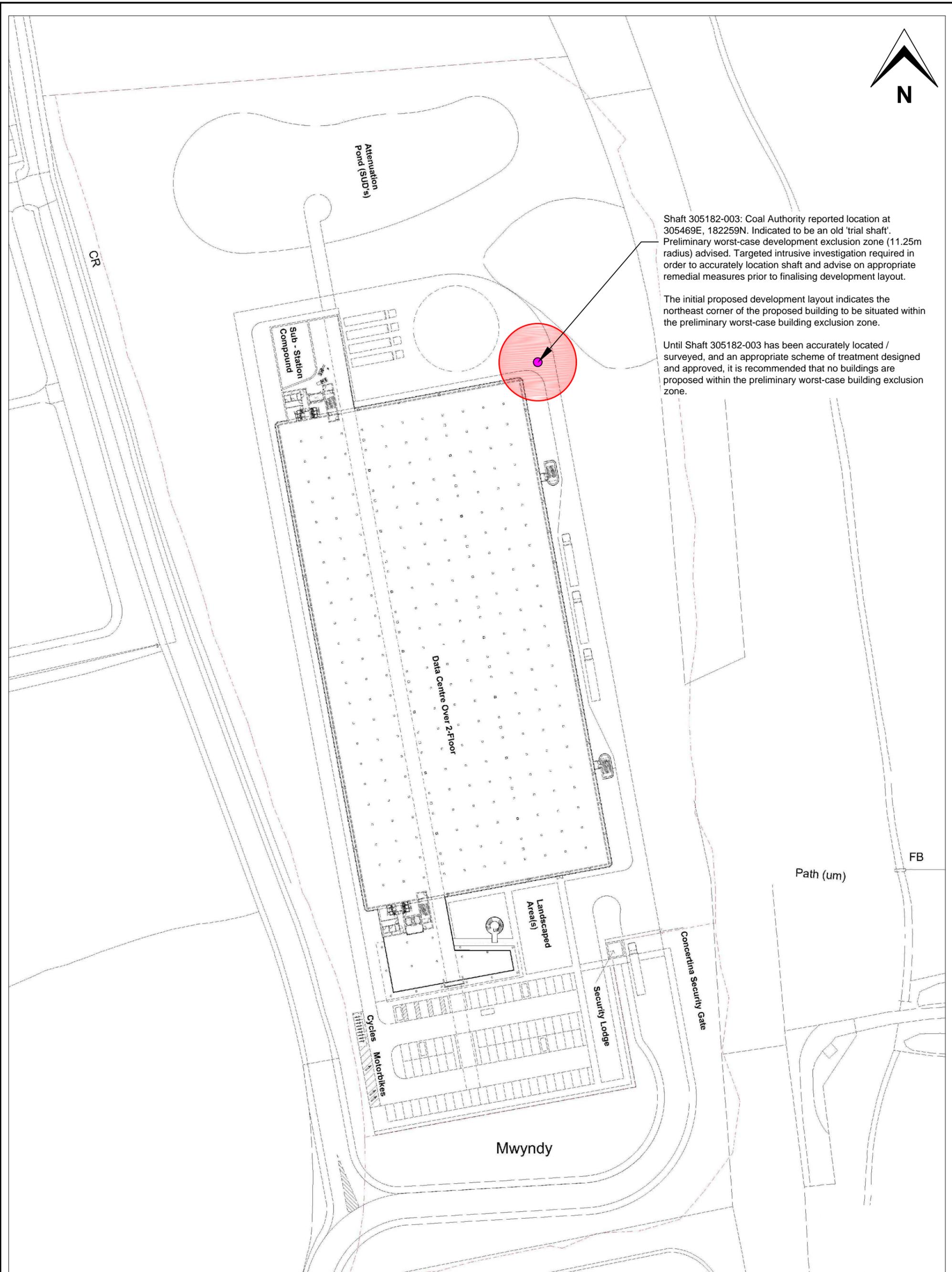
Client: Talbot Green Developments Limited

Job No.: 14391

Scale: 1:1,250 at A3

Intégral
Géotechnique

Integral House,
7 Beddau Way,
Castlegate Business Park,
Caerphilly,
CF83 2AX.
Tel: 029 2080 7991



Shaft 305182-003: Coal Authority reported location at 305469E, 182259N. Indicated to be an old 'trial shaft'. Preliminary worst-case development exclusion zone (11.25m radius) advised. Targeted intrusive investigation required in order to accurately location shaft and advise on appropriate remedial measures prior to finalising development layout.

The initial proposed development layout indicates the northeast corner of the proposed building to be situated within the preliminary worst-case building exclusion zone.

Until Shaft 305182-003 has been accurately located / surveyed, and an appropriate scheme of treatment designed and approved, it is recommended that no buildings are proposed within the preliminary worst-case building exclusion zone.

Figure 3: Indicative Proposed Development Layout

Project: Plot 2 (Area 17), Talbot Green

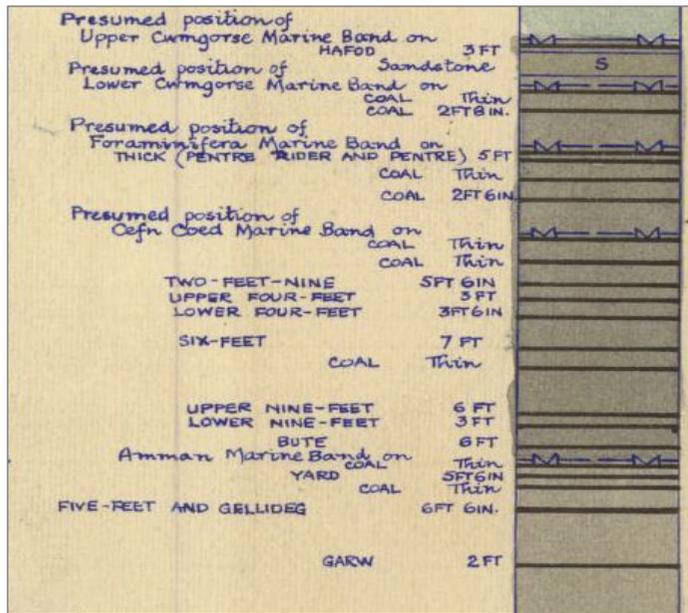
Client: Talbot Green Developments Limited

Job No.: 14391

Scale: NTS

Intégral
Géotechnique

Integral House,
7 Beddau Way,
Castlegate Business Park,
Caerphilly,
CF83 2AX.
Tel: 029 2080 7991



Faults likely to be within the coal measures strata

Conjectural coal outcrops within the coal measures strata

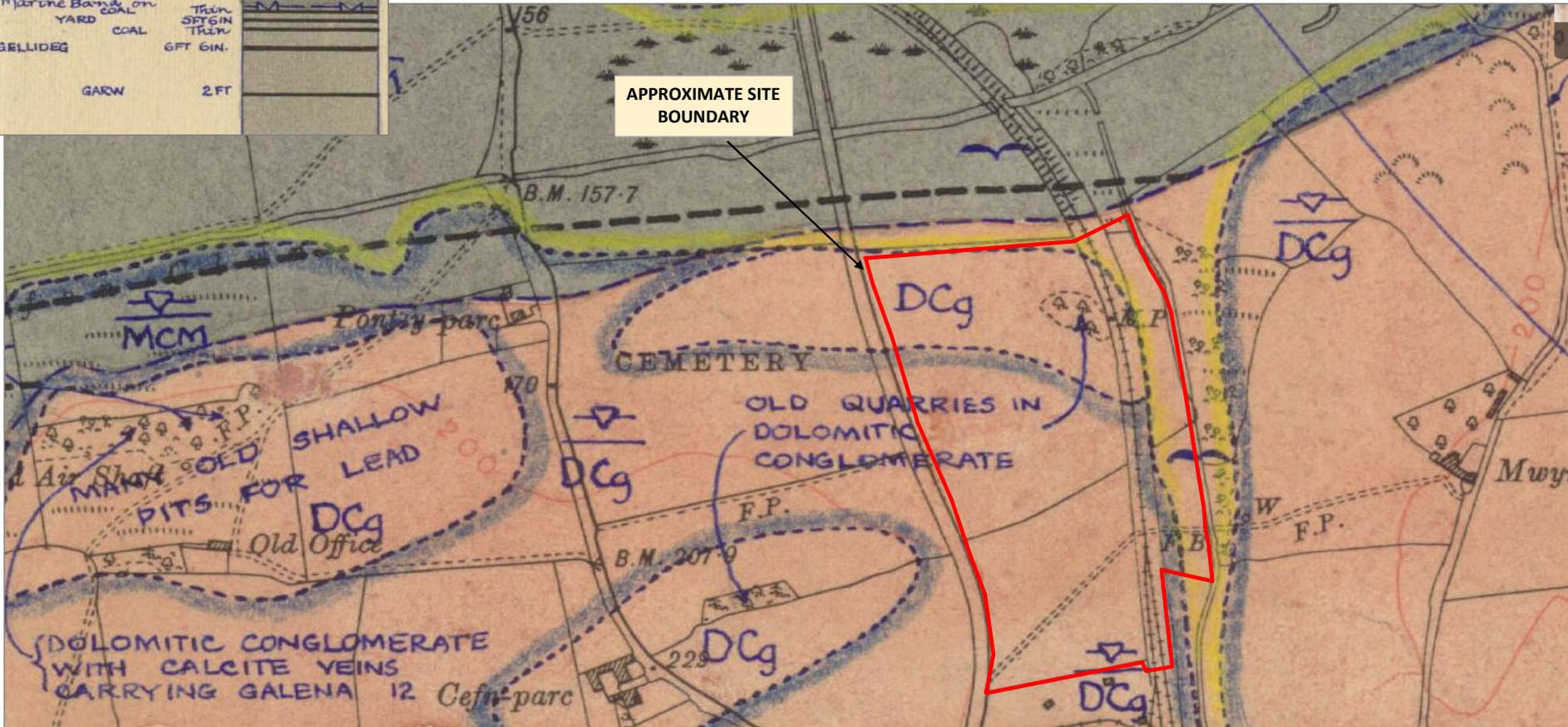


FIGURE 4: Geology Plan Extracts

Plot 2 (Area 17), Talbot Green

Intégral
Géotechnique

Intégral House
7 Beddau Way
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