

Figures

LEGEND:

 Site Boundary



NOTES:

1. Do not scale from drawing. This drawing should be read in conjunction with all other associated project information.
2. Contains OS data © Crown copyright and database right (2026). Data may be re-used under the terms of the Open Government Licence (OGL).
3. Proposed Development Plan after 'Illustrative Masterplan' by Holder Mathias Architects. Drawing reference 'TLBG-HMA-ZZ-00-D-A-00020-S0-P01-PM_40_40_34'.

PROJECT Talbot Green Supplementary Coal
NAME: Mining Risk Assessment

REPORT REF: ESP.9211.02b.4473.Rev1

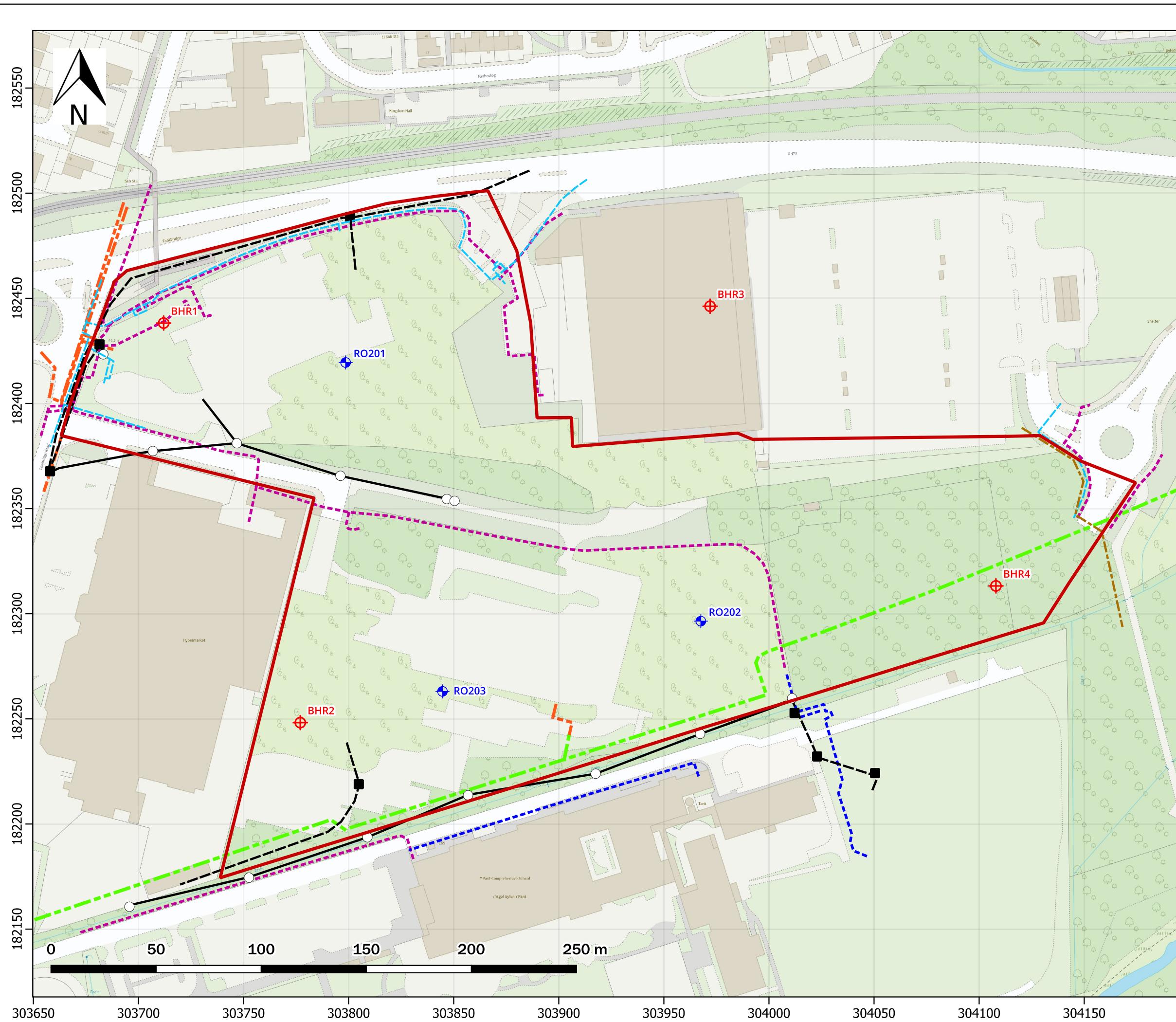
CLIENT: Talbot Green Developments Ltd

FIGURE Proposed Development Plan
TITLE: - Residential Area

FIGURE NO: 01 **REV.:** 01

DATE: 29/01/2026 **SCALE:** 1: 1750

DRAWN BY: NS **CHECKED BY:** DT



LEGEND:

Site Boundary

Services

Wales & West Utilities

- Gas (Intermediate Pressure)
- 15m Standoff Boundary
- Gas (Low Pressure)

Dwr Cymru | Welsh Water

— Sewer (Private)
— Water (Mains)

Openreach - BT

- Telecoms (Overhead)
- Telecoms (Underground)
- Inspection Chamber

National Grid Electricity Distribution

- Electric (HV 33kV)
- Electric (LV)

OPIIS Investigation Points (2011)

100 Investigation

NOTES:

1. Do not scale from drawing. This drawing should be read in conjunction with all other associated project information.
2. Service positions are indicative only and should not be scaled from this drawing. Accuracy cannot be guaranteed. Only services from the listed providers above and within the immediate vicinity of the site have been included. Recent additions and/or private services may not be included. Plans received January 2025.
3. Contains OS data © Crown copyright and database right (2025). Data may be re-used under the terms of the Open Government Licence

PROJECT NAME: Talbot Green Supplementary Coal Mine Risk Assessment

REPORT REF: ESP 9211 02b 4473

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FIGURE Investigation Point Plan

FIGURE NO: 02 REV: 00

DATE: 29/10/2025 SCALE: 1: 1750

DRAWN BY: NS CHECKED BY: DT

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