

The Coal Authority Property Search Services
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GroundSure Reference: 51000179079001
 Our Reference: 51000179079001
 Your Reference: 407.03894.00003
 RRUID: 000000000114015696
 Report Date: Nov 7, 2012

Commercial Enviro All-in-One

**Address: EAST PIT SITE, NEW ROAD, TAIRGWAITH, AMMANFORD,
 DYFED, SA18 1UP**

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the GroundSure Screening and Coal Authority CON29M Coal Mining and Brine Subsidence Claim report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	yes
Brine Compensation Area	no

If you need any further assistance, please do not hesitate to contact our helpline on 0845 762 6848 quoting the above report reference number.

Enc.
 GroundSure Screening and the Coal Authority CON29M Coal Mining And Brine Subsidence Claim Report

GroundSure Screening

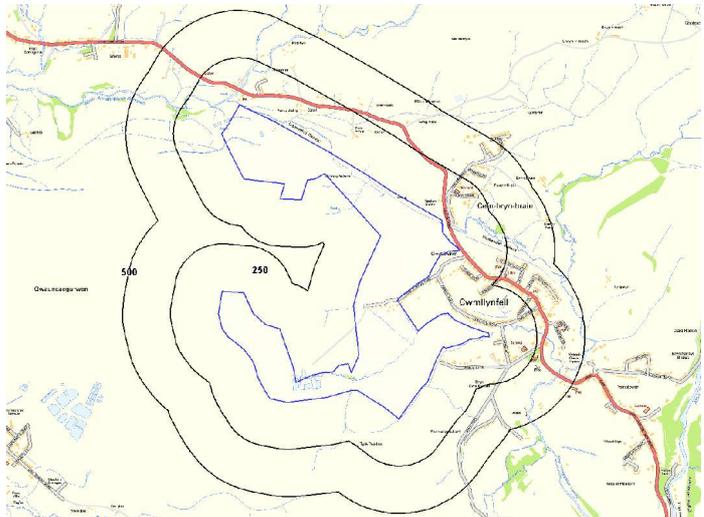
Address: EAST PIT SITE, NEW ROAD, TAIRGWAITH, AMMANFORD, DYFED, SA18 1UP

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Client: The Coal Authority



Brought to you by the Coal Authority Property Search Services

Aerial Photograph of Study Site

NW



NE

◀W



▶E

SW



SE

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Site Name: EAST PIT SITE, NEW ROAD, TAIRGWAITH,
AMMANFORD, DYFED, SA18 1UP

Grid Reference: 273685,212984

Size of Site: 76.43 ha

Report Reference: 51000179079001

Executive Summary

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.

In Need of Further Assessment

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?	In Need of Further Assessment
Does the property represent Acceptable Banking Security from an environmental risk perspective?	In Need of Further Assessment
Is there a risk that the property value may be impacted due to environmental liability issues?	In Need of Further Assessment
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Moderate – High

The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	yes
Brine Compensation Area	no

This assessment is based on and limited to the records held by the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Recommendations

GroundSure considers that the following further actions may further clarify the identified environmental risks:

- Undertake vendor enquiries in respect of existing environmental reports relating to the property.
- Undertake consultations with the local authority regarding the status of the site within the authority's Contaminated Land Inspection Strategy.
- Undertake a Phase 1 Environmental Risk Assessment. GroundSure would be pleased to provide you with a quotation to undertake this further more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken.

If you would like any further assistance regarding this report, then please contact the GroundSure Helpline on 08444 159000.

Environmental Consultancy: GroundSure Environmental Consultants are available to discuss the findings of this report free of charge and to assist in possible solutions where reports are determined to be In Need of Further Assessment, or where other outstanding environmental issues require further consideration.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact GroundSure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used as an open cast mine.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue to be used as an open cast mine.
On site potentially contaminative issues	Potentially contaminative historic and current industrial land uses of moderate concern have been identified at the property. Additionally, several Licensed Discharge Consents of minor concern have been identified at the study site.
Off site potentially contaminative issues	The following land use of significant concern has been identified in proximity to the study site: <ul style="list-style-type: none"> A former landfill located adjacent to the north, which accepted inert, industrial, household and special waste c.1935-1975. Additionally, past land uses, former refuse tips, and several Licensed Discharge Consents of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including site users, adjacent residents, the on-site and adjacent watercourses and drains, and the underlying Secondary A aquifers in the superficial deposits and bedrock geology.
Conclusion	GroundSure has identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the GroundSure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	Areas of infilled land have been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.
Flooding	The property lies on or within 25m of an Environment Agency floodplain. Further advice on flooding may be available from the Environment Agency's Floodline on 0845 988 1188.
Natural Ground Subsidence	The BGS has identified a high potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
Shallow Mining	The BGS has identified a low-moderate potential for the property to be affected by shallow mining. Further information may be available from a RICS accredited surveyor, local Building Control or direct from the BGS. Contact details are provided in Section 12 of this report.
Radon	3-5% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact the Health Protection Agency for further advice. Contact details are given in Section 12 of this report.
Radon Protection	Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or the Health Protection Agency for further guidance. Contact details are given in Section 12 of this report.

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	81	32	69	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	2	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	1	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	82	26	23*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	8	7	6	6	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	2	0	0	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	1	0	0	-
BGS/DoE Landfill Site Survey	0	0	1	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	1	0	0	0
3.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	1	1	5	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 230	

* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?						Yes
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?						No
6.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	Yes	Yes	Yes	Yes
6.8 Detailed River Network entries within 500m of the site	32	19	51	28	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	3
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	1	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

9. Additional Information

	on-site	0-50	51-250	250-500
9.1 Records of mobile phone transmitters	0	0	0	0
9.2 Records of potential sites of OfCom telecommunications masts	0	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	High
10.2 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	Basic radon protective measures are necessary

11. Non CON29M Coal Mining Information

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low-Moderate
11.3 Are there any brine affected areas within 75m of the study site?	No
The Coal Authority CON29M Coal and Brine report	Appendix 1

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Non Con29m Mining Information

Provides information on areas of coal and shallow mining.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

GroundSure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part IIA of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 182

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Ground Workings	1913
0.0	On Site	Old Coal Levels	1913
0.0	On Site	Railway Sidings	1913
0.0	On Site	Unspecified Ground Workings	1913
0.0	On Site	Unspecified Heaps	1913
0.0	On Site	Railway Building	1913
0.0	On Site	Unspecified Heap	1913
0.0	On Site	Unspecified Old Drift	1913
0.0	On Site	Unspecified Pit	1913
0.0	On Site	Unspecified Heap	1913
0.0	On Site	Refuse Heap	1913
0.0	On Site	Unspecified Pit	1913
0.0	On Site	Railway Sidings	1913
0.0	On Site	Refuse Heap	1913
0.0	On Site	Colliery	1913
0.0	On Site	Unspecified Ground Workings	1913
0.0	On Site	Unspecified Ground Workings	1900
0.0	On Site	Old Coal Levels (B)	1905
0.0	On Site	Old Coal Levels (B)	1948
0.0	On Site	Railway Sidings	1905
0.0	On Site	Refuse Heap	1877
0.0	On Site	Unspecified Heap	1948
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Drift	1905
0.0	On Site	Unspecified Old Drift	1905
0.0	On Site	Unspecified Heap	1948
0.0	On Site	Unspecified Heap	1905
0.0	On Site	Railway Sidings	1900
0.0	On Site	Railway Building	1900
0.0	On Site	Railway Sidings	1948
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Unspecified Heaps	1948
0.0	On Site	Unspecified Heaps	1948
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Unspecified Heap	1905
0.0	On Site	Disused Engine House	1900
0.0	On Site	Refuse Heap	1948
0.0	On Site	Unspecified Heap	1948
0.0	On Site	Refuse Heap	1948
0.0	On Site	Disused Engine House	1905
0.0	On Site	Railway Sidings	1948
0.0	On Site	Refuse Heap	1948
0.0	On Site	Unspecified Heap	1905
0.0	On Site	Railway Sidings	1900
0.0	On Site	Railway Sidings	1905
0.0	On Site	Tramway Sidings	1877
0.0	On Site	Tramway Sidings	1877
0.0	On Site	Tramway Sidings	1877
0.0	On Site	Coal and Ironstone Drift	1877
0.0	On Site	Unspecified Heaps	1877
0.0	On Site	Unspecified Heaps	1877
0.0	On Site	Unspecified Ground Workings	1877
0.0	On Site	Unspecified Ground Workings	1877
0.0	On Site	Old Coal Levels	1900
0.0	On Site	Railway Sidings	1965
0.0	On Site	Refuse Heap	1965

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0.0	On Site	Refuse Heap	1965
0.0	On Site	Unspecified Pit	1965
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Disused Drift	1900
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Old Drift	1900
0.0	On Site	Unspecified Old Drift	1900
0.0	On Site	Unspecified Ground Workings	1965
0.0	On Site	Opencast Workings	1965
0.0	On Site	Unspecified Ground Workings	1988
0.0	On Site	Unspecified Pit	1948
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Pit	1948
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Pits	1877
0.0	On Site	Unspecified Heap	1965
0.0	On Site	Unspecified Heap	1988
2.0	E	Engine House	1877
3.0	NE	Railway Sidings	1877
5.0	S	Unspecified Heap	1905
6.0	S	Unspecified Ground Workings	1948
6.0	NE	Railway Sidings	1900
7.0	E	Engine House	1877
9.0	S	Unspecified Ground Workings	1905
16.0	E	Unspecified Heap	1948
16.0	E	Unspecified Heap	1913
17.0	E	Unspecified Ground Workings	1948
17.0	E	Unspecified Ground Workings	1905
18.0	SE	Unspecified Disused Drift	1905
20.0	SE	Unspecified Disused Drift	1948
22.0	W	Unspecified Ground Workings	1948
23.0	W	Unspecified Ground Workings	1905
26.0	NW	Colliery	1913
27.0	SW	Refuse Heap	1965
28.0	S	Unspecified Pit	1905
28.0	S	Unspecified Pit	1948
28.0	NE	Disused Colliery (B)	1905
32.0	SW	Unspecified Heaps	1948
32.0	SW	Unspecified Heaps	1905
32.0	S	Unspecified Ground Workings	1905
33.0	NW	Unspecified Heap	1905
35.0	N	Colliery (B)	1877
40.0	NE	Railway Station	1948
41.0	NE	Railway Station	1913
41.0	SW	Unspecified Old Drift (B)	1948
41.0	SW	Unspecified Old Drift (B)	1905
41.0	NE	Railway Station	1965
47.0	SW	Railway Sidings	1965
48.0	NE	Unspecified Ground Workings	1948
54.0	E	Unspecified Ground Workings	1948
61.0	SW	Railway Building	1965
63.0	SW	Railway Building	1965
64.0	SW	Refuse Heap	1948
73.0	NE	Dairy	1965
74.0	SW	Engine House	1877
74.0	SW	Engine House	1877
75.0	SW	Unspecified Ground Workings	1965
75.0	SW	Unspecified Ground Workings	1988
77.0	E	Unspecified Heaps	1905
78.0	SW	Unspecified Ground Workings	1905
79.0	N	Colliery	1900
82.0	N	Unspecified Disused Mine	1965
86.0	E	Unspecified Disused Drift	1913
94.0	SW	Railway Building	1965
95.0	N	Unspecified Heap	1948
108.0	NE	Refuse Heap	1965
108.0	NE	Refuse Heap	1988
126.0	SW	Colliery	1948
126.0	SW	Unspecified Mine	1965
126.0	SW	Refuse Heaps	1988
126.0	SW	Mineral Railway Sidings	1965
139.0	S	Old Coal Levels	1900
147.0	N	Old Coal Pit	1877

148.0	S	Old Coal Levels	1948
152.0	S	Old Coal Levels	1948
154.0	NE	Unspecified Heap	1948
154.0	SW	Colliery	1913
156.0	S	Old Coal Level	1913
157.0	NE	Coal Trial Level	1913
157.0	S	Old Coal Levels	1913
159.0	N	Unspecified Heap	1965
162.0	N	Unspecified Old Level	1905
162.0	SE	Old Coal Levels	1900
162.0	S	Old Coal Levels	1905
163.0	S	Old Coal Levels	1905
164.0	S	Old Coal Levels	1913
165.0	SW	Refuse Heap	1913
177.0	SE	Unspecified Heaps	1877
182.0	N	Old Coal Level (B)	1948
183.0	SE	Old Coal Levels	1905
184.0	SE	Old Coal Levels	1913
185.0	SW	Old Coal Levels	1913
185.0	SW	Engine House	1913
189.0	SE	Old Coal Levels	1900
189.0	SE	Unspecified Heaps	1877
191.0	SW	Old Coal Levels	1905
196.0	SE	Old Coal Levels	1905
197.0	SW	Mineral Railway Sidings	1948
198.0	NW	Unspecified Ground Workings	1948
198.0	NW	Unspecified Ground Workings	1905
207.0	NW	Unspecified Ground Workings	1900
208.0	SW	Mineral Railway Sidings	1913
213.0	SW	Unspecified Old Drift	1913
215.0	N	Old Coal Level	1913
216.0	N	Old Coal Pit	1877
217.0	SW	Old Coal Levels	1913
218.0	N	Old Coal Level	1900
218.0	NE	Smithy	1900
221.0	SW	Unspecified Ground Workings	1988
221.0	SW	Unspecified Ground Workings	1965
222.0	SW	Old Coal Levels	1905
232.0	N	Unspecified Heaps	1965
232.0	N	Unspecified Heaps	1988
241.0	SE	Old Coal Levels	1948
246.0	SW	Old Coal Levels	1905
246.0	NE	Smithy	1948
247.0	SE	Old Coal Levels	1913
248.0	NE	Unspecified Heap	1900

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre:

0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre:

2

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
49.0	E	Electricity Sub Station	1982

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49.0	E	Electricity Sub Station	1991
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1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 100m of the search centre: 1

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
16.0	NE	Garage	1961

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 131

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by GroundSure:

Distance [m]	Direction	Use	Date
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Drift	1905
0.0	On Site	Refuse Heap	1948
0.0	On Site	Unspecified Heap	1905
0.0	On Site	Refuse Heap	1948
0.0	On Site	Unspecified Heap	1948
0.0	On Site	Refuse Heap	1877
0.0	On Site	Ponds	1965
0.0	On Site	Unspecified Heaps	1877
0.0	On Site	Coal and Ironstone Drift	1877
0.0	On Site	Cuttings	1877
0.0	On Site	Cuttings	1877
0.0	On Site	Reservoir (B)	1900
0.0	On Site	Old Coal Levels (B)	1905
0.0	On Site	Pond	1877
0.0	On Site	Pond	1965
0.0	On Site	Pond	1988
0.0	On Site	Unspecified Heaps	1877
0.0	On Site	Unspecified Ground Workings	1877
0.0	On Site	Air Shaft	1877
0.0	On Site	Unspecified Drift	1877
0.0	On Site	Unspecified Ground Workings	1900
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Ground Workings	1948

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0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Ground Workings	1948
0.0	On Site	Unspecified Pit	1948
0.0	On Site	Unspecified Pit	1948
0.0	On Site	Unspecified Ground Workings	1877
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Old Coal Levels	1900
0.0	On Site	Unspecified Disused Drift	1900
0.0	On Site	Unspecified Heap	1948
0.0	On Site	Refuse Heap	1948
0.0	On Site	Unspecified Old Drift	1905
0.0	On Site	Unspecified Ground Workings	1905
0.0	On Site	Unspecified Pits	1877
0.0	On Site	Unspecified Old Drift	1900
0.0	On Site	Unspecified Old Drift	1900
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Unspecified Heaps	1948
0.0	On Site	Unspecified Heaps	1948
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Unspecified Heaps	1905
0.0	On Site	Unspecified Heap	1905
0.0	On Site	Unspecified Heap	1948
0.0	On Site	Unspecified Heap	1905
0.0	On Site	Old Coal Levels (B)	1948
0.0	On Site	Unspecified Drift (B)	1877
0.0	On Site	Air Shaft	1900
0.0	On Site	Refuse Heap	1965
0.0	On Site	Unspecified Ground Workings	1965
0.0	On Site	Cuttings	1905
0.0	On Site	Cuttings	1877
0.0	On Site	Cuttings	1877
0.0	On Site	Air Shaft	1877
0.0	On Site	Air Shaft	1905
0.0	On Site	Pond	1877
0.0	On Site	Unspecified Ground Workings	1988
0.0	On Site	Unspecified Heap	1988
0.0	On Site	Unspecified Drift	1900
0.0	On Site	Opencast Workings	1965
0.0	On Site	Unspecified Heap	1965
0.0	On Site	Reservoir	1905
0.0	On Site	Pond	1900
0.0	On Site	Unspecified Pit	1965
0.0	On Site	Refuse Heap	1965
0.0	On Site	Old Gravel Pit	1900
0.0	On Site	Gravel Pit	1948
0.0	On Site	Reservoir	1948
0.0	On Site	Old Gravel Pits	1905
0.0	On Site	Pond	1900
0.0	On Site	Cuttings	1948
0.0	On Site	Pond	1900
0.0	On Site	Pond	1948
0.0	On Site	Pond	1905
0.0	On Site	Pond	1877
2.0	NE	Old Gravel Pits	1905
5.0	S	Unspecified Heap	1905
6.0	S	Unspecified Ground Workings	1948
9.0	S	Unspecified Ground Workings	1905
16.0	E	Unspecified Heap	1948
17.0	E	Old Gravel Pit	1905
17.0	E	Unspecified Ground Workings	1948
17.0	E	Unspecified Ground Workings	1905
18.0	SE	Unspecified Disused Drift	1905
20.0	SE	Unspecified Disused Drift	1948
22.0	W	Unspecified Ground Workings	1948
22.0	SW	Unspecified Drift (B)	1877
23.0	W	Unspecified Ground Workings	1905
23.0	E	Gravel Pit	1877
27.0	SW	Refuse Heap	1965
28.0	S	Unspecified Pit	1948
28.0	S	Unspecified Pit	1905
28.0	NE	Disused Colliery (B)	1905
32.0	SW	Unspecified Heaps	1905
32.0	SW	Unspecified Heaps	1948
32.0	S	Unspecified Ground Workings	1905
33.0	NW	Unspecified Heap	1905
35.0	N	Colliery (B)	1877
41.0	SW	Unspecified Old Drift (B)	1948

41.0	SW	Unspecified Old Drift (B)	1905
48.0	NE	Unspecified Ground Workings	1948
51.0	W	Pond	1965
51.0	W	Pond	1988
51.0	W	Pond	1877
54.0	W	Pond	1900
54.0	E	Unspecified Ground Workings	1948
55.0	W	Pond	1877
61.0	W	Pond	1948
61.0	W	Pond	1905
64.0	SW	Refuse Heap	1948
75.0	SW	Unspecified Ground Workings	1965
75.0	SW	Unspecified Ground Workings	1988
77.0	E	Unspecified Heaps	1905
78.0	SW	Unspecified Ground Workings	1905
79.0	N	Colliery	1900
80.0	NE	Gravel Pit	1900
82.0	N	Unspecified Disused Mine	1965
86.0	NE	Gravel Pit	1877
91.0	W	Air Shaft	1877
94.0	W	Air Shaft	1877
94.0	SW	Unspecified Drift	1877
95.0	N	Unspecified Heap	1948
98.0	W	Old Air Shaft	1905
100.0	W	Old Air Shaft	1900

2. Environmental Permits, Incidents and Registers Map

NW

N

NE

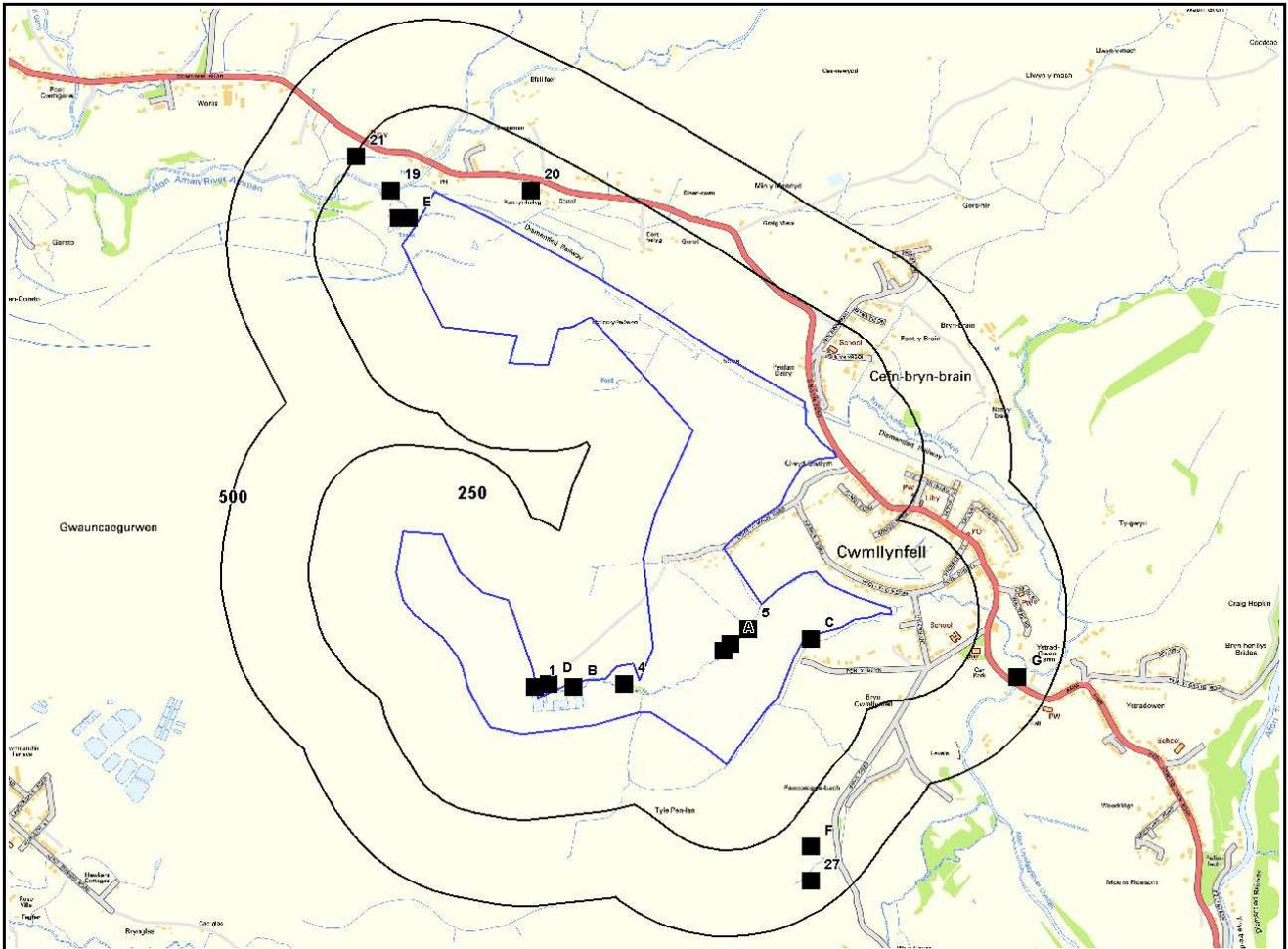
W

E

SW

S

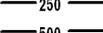
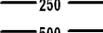
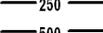
SE



Authorisations, Incidents and Registers Legend

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	Recorded Pollution Incident		RAS 3 & 4 Authorisations
	Site Outline		Part A(1) Authorised Processes and Historic IPC Authorisations
	Dangerous Substances (List 1)		Part A(2) and Part B Authorised Processes
	Dangerous Substances (List 2)		COMAH / NIHS Sites
	Search Buffers (m)		Sites Determined as Contaminated Land
	250		Hazardous Substance Consents and Enforcements
	500		
	Water Industry Referrals		
	Licensed Discharge Consents		
	Red List Discharge Consents		

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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 27

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The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details	
1	0.0	On Site	273410, 212460	Address: East Pit Occs (extension) Outlet E3, East Pit Occs (extension) Outlet E3, , Effluent Type: Unspecified Permit Number: BM0042210 Permit Version: 1	Receiving Water: Unnamed Watercourse Status: New Consent, By Application (wra 91, Section 88) Issue date: 16/6/1992 Effective Date: 16/6/1992 Revocation Date: -
2A	0.0	On Site	273970, 212587	Address: E Pit E Occs Wt Area F Ammanford, East Pit East Occs Wt Area F, Tairgwaith, Ammanford, Carmarthenshire, SA18 1UP Effluent Type: Trade Discharges - Site Drainage Permit Number: BM0042209 Permit Version: 4	Receiving Water: Tributary Of The Nant Llynfell Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: 17/4/2009 Effective Date: 1/4/2010 Revocation Date: -
3A	0.0	On Site	273970, 212587	Address: E Pit E Occs Wt Area F Ammanford, East Pit East Occs Wt Area F, Tairgwaith, Ammanford, Carmarthenshire, SA18 1UP Effluent Type: Trade Discharges - Site Drainage Permit Number: BM0042209 Permit Version: 3	Receiving Water: Tributary Of The Nant Llynfell Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: - Revocation Date: 23/4/2009
4	0.0	On Site	273665, 212470	Address: East Pit Site Outlet E2 , East Pit Site Outlet E2, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042203 Permit Version: 1	Receiving Water: Tributary Of The Afon Llynfell Status: Revoked - Unspecified Issue date: 30/1/1985 Effective Date: 30/1/1985 Revocation Date: 29/2/1988
5	0.0	On Site	274020, 212630	Address: East Pit Extension Point F , East Pit Extension Point F, , Effluent Type: Unspecified Permit Number: BM0042209 Permit Version: 2	Receiving Water: Tributary Of The Nant Llynfell Status: New Consent, By Application (wra 91, Section 88) Issue date: 5/4/1994 Effective Date: 5/4/1994 Revocation Date: -
6B	0.0	On Site	273520, 212460	Address: East Pit Site Outlet E2 , East Pit Site Outlet E2, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042203 Permit Version: 3	Receiving Water: Tributary Of The Afon Llynfell Status: New Consent, By Application (wra 91, Section 88) Issue date: 5/4/1994 Effective Date: 5/4/1994 Revocation Date: -
7B	0.0	On Site	273520, 212460	Address: East Pit Site Outlet E2 , East Pit Site Outlet E2, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042203 Permit Version: 2	Receiving Water: Tributary Of The Afon Llynfell Status: Revoked - Unspecified Issue date: 1/3/1988 Effective Date: 1/3/1988 Revocation Date: 4/4/1994
8A	0.0	On Site	273948, 212567	Address: East Pit East Occs Wt Area F Carms, East Pit East Occs Wt Area F, Tairgwaith, Ammanford, Carms Effluent Type: Trade Discharges - Site Drainage Permit Number: BP0369601 Permit Version: 1	Receiving Water: Trib Afon Llynfell Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: - Revocation Date: -
9C	10.0	S	274200, 212600	Address: East Pit Extension Point F , East Pit Extension Point F, , Effluent Type: Unspecified Permit Number: BM0042209 Permit Version: 1	Receiving Water: Tributary Of The Nant Llynfell Status: Revoked - Unspecified Issue date: 1/3/1988 Effective Date: 1/3/1988 Revocation Date: 4/4/1994
10C	10.0	S	274200, 212600	Address: East Pit Extension Point G , East Pit Extension Point G, , Effluent Type: Unspecified Permit Number: BM0042205 Permit Version: 1	Receiving Water: Tributary Of River Llynfell Status: Revoked - Unspecified Issue date: 1/3/1988 Effective Date: 1/3/1988 Revocation Date: 4/4/1994
11C	10.0	S	274200, 212600	Address: East Pit Extension Point G , East Pit Extension Point G, , Effluent Type: Unspecified Permit Number: BM0042205 Permit Version: 2	Receiving Water: Tributary Of River Llynfell Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 5/4/1994 Effective Date: 5/4/1994 Revocation Date: 7/1/1999

12D	25.0	N	273450, 212470	Address: East Pit Extension Outlet E1 , East Pit Extension Outlet E1, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042208 Permit Version: 1	Receiving Water: Tributary Of The Afon Llynfell Status: Revoked - Unspecified Issue date: 1/3/1988 Effective Date: 1/3/1988 Revocation Date: 4/4/1994
13D	25.0	N	273450, 212470	Address: East Pit Extension Outlet E1 , East Pit Extension Outlet E1, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042208 Permit Version: 2	Receiving Water: Tributary Of The Afon Llynfell Status: New Consent, By Application (wra 91, Section 88) Issue date: 5/4/1994 Effective Date: 5/4/1994 Revocation Date: -
14E	28.0	NW	273050, 213820	Address: East Pit Extension Outlet D1 , East Pit Extension Outlet D1, , Effluent Type: Unspecified Permit Number: BM0042206 Permit Version: 1	Receiving Water: Tributary Of The Afon Amman Status: Revoked - Unspecified Issue date: 1/3/1988 Effective Date: 1/3/1988 Revocation Date: 4/4/1994
15E	28.0	NW	273050, 213820	Address: East Pit Extension Outlet D1 , East Pit Extension Outlet D1, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042206 Permit Version: 2	Receiving Water: Tributary Of The Afon Amman Status: New Consent, By Application (wra 91, Section 88) Issue date: 5/4/1994 Effective Date: 5/4/1994 Revocation Date: -
16E	54.0	NW	273020, 213820	Address: East Pit Site Outlet D2 , East Pit Site Outlet D2, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042201 Permit Version: 2	Receiving Water: Tributary Of The Afon Amman Status: Revoked - Unspecified Issue date: 1/3/1988 Effective Date: 1/3/1988 Revocation Date: 4/4/1994
17E	54.0	NW	273020, 213820	Address: East Pit Site Outlet D2 , East Pit Site Outlet D2, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042201 Permit Version: 3	Receiving Water: Tributary Of The Afon Amman Status: New Consent, By Application (wra 91, Section 88) Issue date: 5/4/1994 Effective Date: 5/4/1994 Revocation Date: -
18E	54.0	NW	273020, 213820	Address: East Pit Site Outlet D2 , East Pit Site Outlet D2, , Effluent Type: Trade Discharges - Unspecified Permit Number: BM0042201 Permit Version: 1	Receiving Water: Tributary Of The Afon Amman Status: Revoked - Unspecified Issue date: 30/1/1985 Effective Date: 30/1/1985 Revocation Date: 29/2/1988
19	111.0	NW	273000, 213900	Address: Pengosto Opencast Site Point E (aba, Pengosto Opencast Site Point E (, Point E (abandoned) Effluent Type: Minewater Permit Number: BC0001405 Permit Version: 1	Receiving Water: River Amman Status: Consent Expired - Time Limit Issue date: 12/2/1966 Effective Date: 12/2/1966 Revocation Date: -
20	127.0	NE	273400, 213900	Address: Rhosamman Ps 2 , Rhosamman Ps 2, , Effluent Type: Unspecified Permit Number: BO5113801 Permit Version: 1	Receiving Water: River Amman Status: Consent Expired - Time Limit Issue date: - Effective Date: - Revocation Date: 14/3/1994
21	248.0	NW	272900, 214000	Address: Rhosamman 1 Ps Emerg , Rhosamman 1 Ps Emerg, , Effluent Type: Unspecified Permit Number: BO5113701 Permit Version: 1	Receiving Water: River Amman Status: Consent Expired - Time Limit Issue date: - Effective Date: - Revocation Date: 14/3/1994
22F	338.0	SE	274200, 212000	Address: Glen Colliery Gwryd Road Cwmllynfe, Glen Colliery Gwryd Road Cwmlly, Gwryd Road Cwmllynfell, Cwmllynfell, Cwmllynfell , Effluent Type: Trade Discharges - Unspecified Permit Number: BP0050901 Permit Version: 1	Receiving Water: Unnamed Tributary River Llynfe Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 7/2/1993
23F	338.0	SE	274200, 212000	Address: Glen Colliery Gwryd Road Cwmllynfe, Glen Colliery Gwryd Road Cwmlly, Gwryd Road Cwmllynfell, Cwmllynfell, Cwmllynfell , Effluent Type: Trade Discharges - Unspecified Permit Number: BP0050901 Permit Version: 2	Receiving Water: Unnamed Tributary River Llynfe Status: Revoked - Unspecified Issue date: 8/2/1993 Effective Date: 8/2/1993 Revocation Date: 30/1/1995

24F	338.0	SE	274200, 212000	Address: Glen Colliery Gwryd Road Cwmllynfe, Glen Colliery Gwryd Road Cwmllly, Gwryd Road Cwmllynfell, Cwmllynfell, Cwmllynfell , Effluent Type: Trade Discharges - Unspecified Permit Number: BP0050901 Permit Version: 3	Receiving Water: Unnamed Tributary River Llynfe Status: Consent Expired - Time Limit Issue date: 31/1/1995 Effective Date: 31/1/1995 Revocation Date: 11/8/1995
25G	402.0	SE	274790, 212490	Address: Swo No 11 Nr Glanyrafon Cwmllly, Swo No 11 Nr Glanyrafon Cwmllly Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: BW1404001 Permit Version: 1	Receiving Water: River Llynfell Status: New Consent, By Application (wra 91, Section 88) Issue date: - Effective Date: - Revocation Date: 7/9/2010
26G	402.0	SE	274790, 212490	Address: Swo No 11 Nr Glanyrafon Cwmllly, Swo No 11 Nr Glanyrafon Cwmllly Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: BW1404001 Permit Version: 2	Receiving Water: Nant Llynfell Status: Varied Under Epr 2010 Issue date: 8/9/2010 Effective Date: 8/9/2010 Revocation Date: -
27	414.0	SE	274200, 211900	Address: Coedffaldau Chl.overflow, Coedffaldau Chl.overflow, Chl.overflow Effluent Type: Unspecified Permit Number: BP0176301 Permit Version: 1	Receiving Water: To Land Status: Consent Expired - Time Limit Issue date: 2/10/1989 Effective Date: 2/10/1989 Revocation Date: 14/3/1994

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

Database searched and no data found.

3. Landfill and Other Waste Sites Map

NW

N

NE

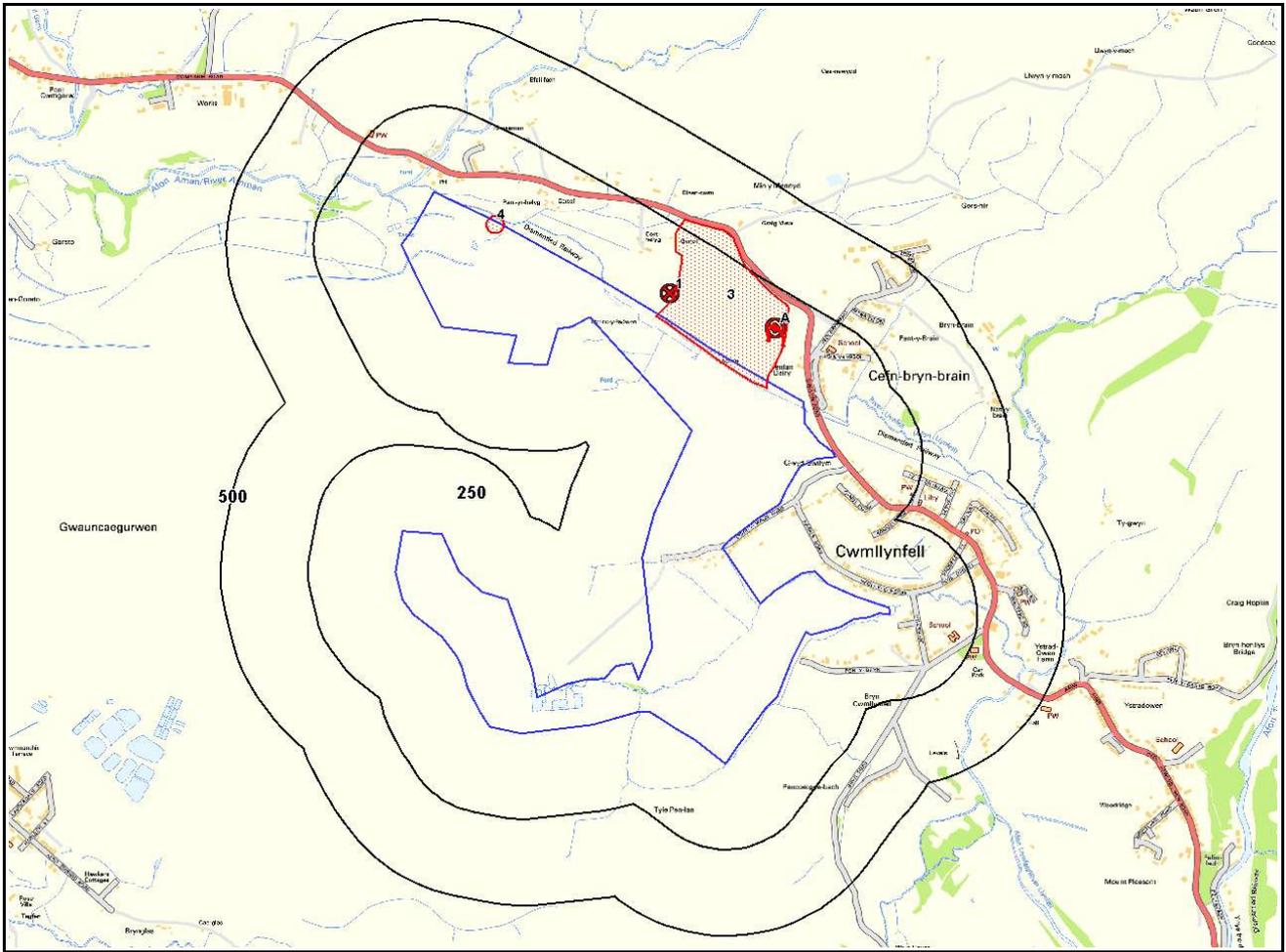
W

E

SW

S

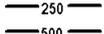
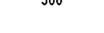
SE



Landfill & Other Waste Sites Legend



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- | | | | | | |
|---|------------------------------------|---|---------------------------------------|--|-------------------------------------|
|  | Site Outline |  | E.A. Active Landfill |  | Operational Waste Treatment Licence |
|  | E.A. Historic Landfill (Area Data) |  | E.A. Historic Landfill (Point Data) |  | Closed Waste Treatment Licence |
|  | Search Buffers (m) |  | BGS / DoE Survey Landfill |  | REGIS Waste Licence |
|  | |  | Local Authority Landfill (Area Data) |  | Operational Landfill |
| | |  | Local Authority Landfill (Point Data) |  | Closed Landfill |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 2

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
3	0.0	On Site	273900, 213500	Site Address: Refuse Tip West of Cefn-bryn-brain, Cefn-bryn-brain, Cwmllynfell, Carmarthenshire Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Commercial, Household, Special, Regis Reference: - Licence Issue: - Licence Surrendered: - Licence Hold Address: - Operator: Llandeilo Rural District Council
4	0.0	On Site	273300, 213800	Site Address: Rhosamman, Pantyrhelyg Waste Licence: - Site Reference: - Waste Type: Industrial, Household, Regis Reference: - Licence Issue: - Licence Surrendered: - Licence Hold Address: - Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
1	69.0	NE	273800, 213600	Site Address: Brynbrain Waste Disp. Site, Ystradowen, Ystalyfera, SWANSEA, West Glamorgan, Landfill Licence: W2CADSAL Agency Reference: Waste Type: Difficult Waste Description: Difficult Landfill Known Restrictions: No known restriction on source of waste Record Date: 01-Jun-1977 Transfer Date: Modification Date: Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: LANDFILL Regulator: EA - Welsh Region - South West Area (Swansea) Size: Undefined

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
2A	144.0	NE	274100, 213500	Address: Refuse Tip, Cefn Bryn, Brain, Carms BGS Number: 2588.0 Risk: No risk to aquifer Waste Type: N/A

Report Reference: 51000179079001

Records of Local Authority landfill sites within 1500m of the study site: 1

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Address	Source	Data Type
5A	101.0	NE	Refuse Tip	1961 mapping	Polygon

3.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 0

Database searched and no data found.

4. Current Land Use Map

NW

N

NE

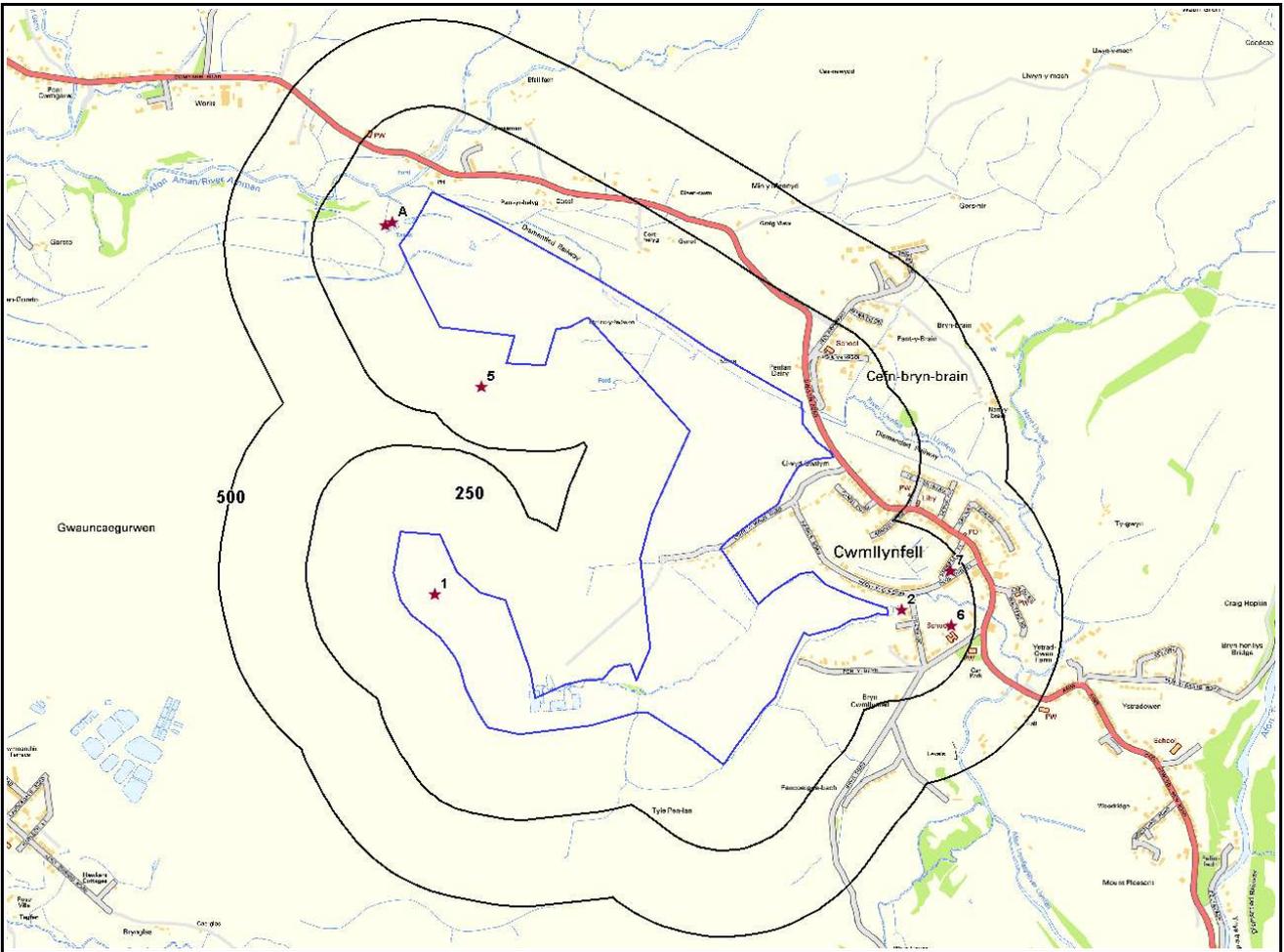
W

E

SW

S

SE



Current Land Use Legend



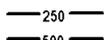
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Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

7

The following records are represented as points on the Current Land Uses map:

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Opencast Mine Workings	SA18	Unspecified Quarries Or Mines	Extractive Industries
2	40.0	E	Electricity Sub Station	SA9	Electrical Features	Infrastructure and Facilities
3A	54.0	NW	Tanks	SA18	Tanks (Generic)	Industrial Features
4A	66.0	NW	Tank	SA18	Tanks (Generic)	Industrial Features
5	98.0	SW	Opencast Mine Workings	SA18	Unspecified Quarries Or Mines	Extractive Industries
6	182.0	E	Electricity Sub Station	SA9	Electrical Features	Infrastructure and Facilities
7	209.0	NE	Electricity Sub Station	SA9	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
WGR-OPEN	WORKED GROUND (UNDIVIDED)	VOID
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
GFDUD-SAGR	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
PEAT-P	PEAT	PEAT
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
PEAT-P	PEAT	PEAT
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
PEAT-P	PEAT	PEAT

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock and Solid Geology

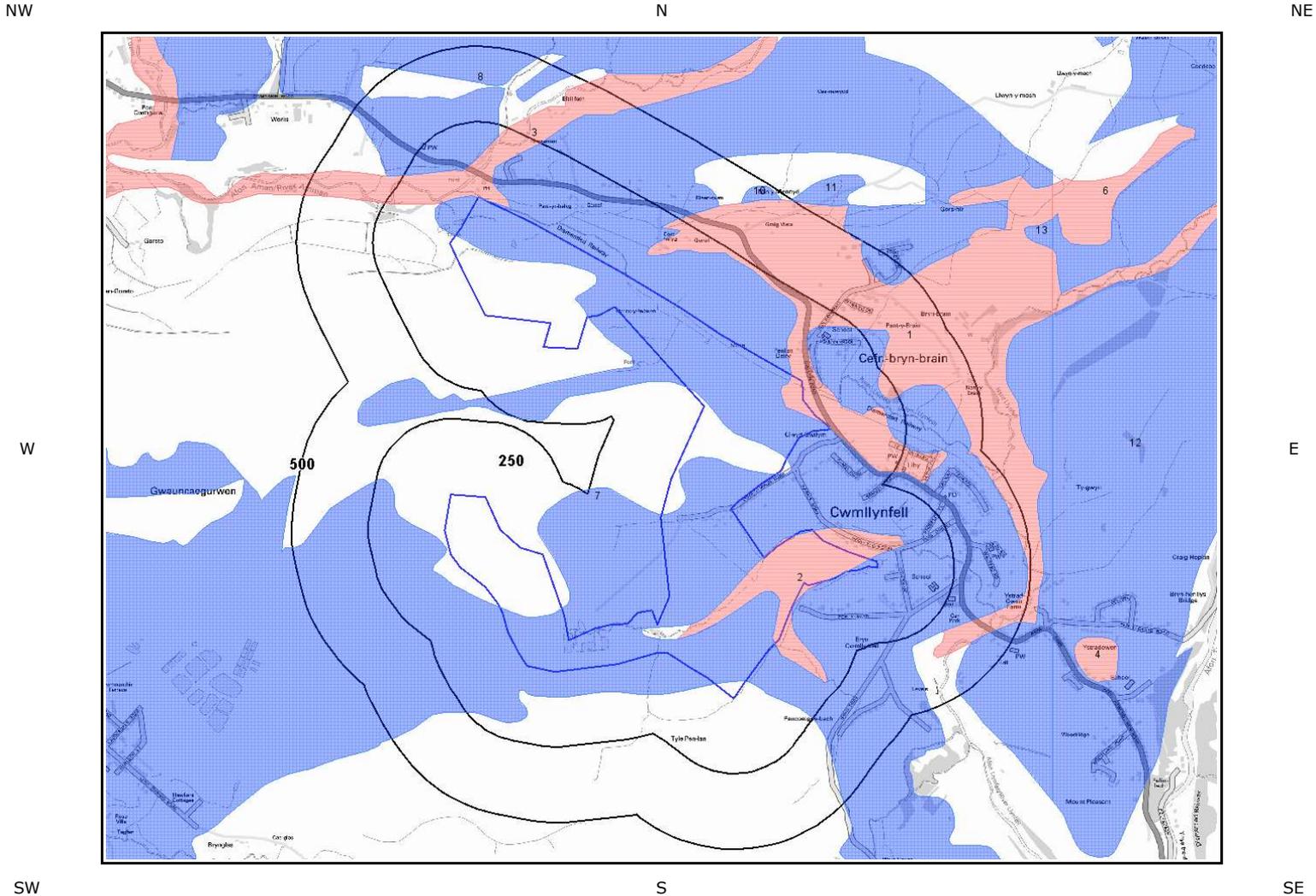
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
SWMCM-MDSS	SOUTH WALES MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
SWLCM-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
SWMCM-MDSS	SOUTH WALES MIDDLE COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
SWLCM-MDSS	SOUTH WALES LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

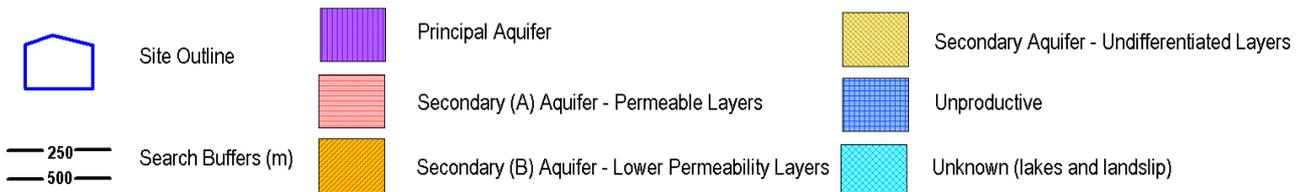
6a. Hydrogeology - Aquifer Within Superficial Geology



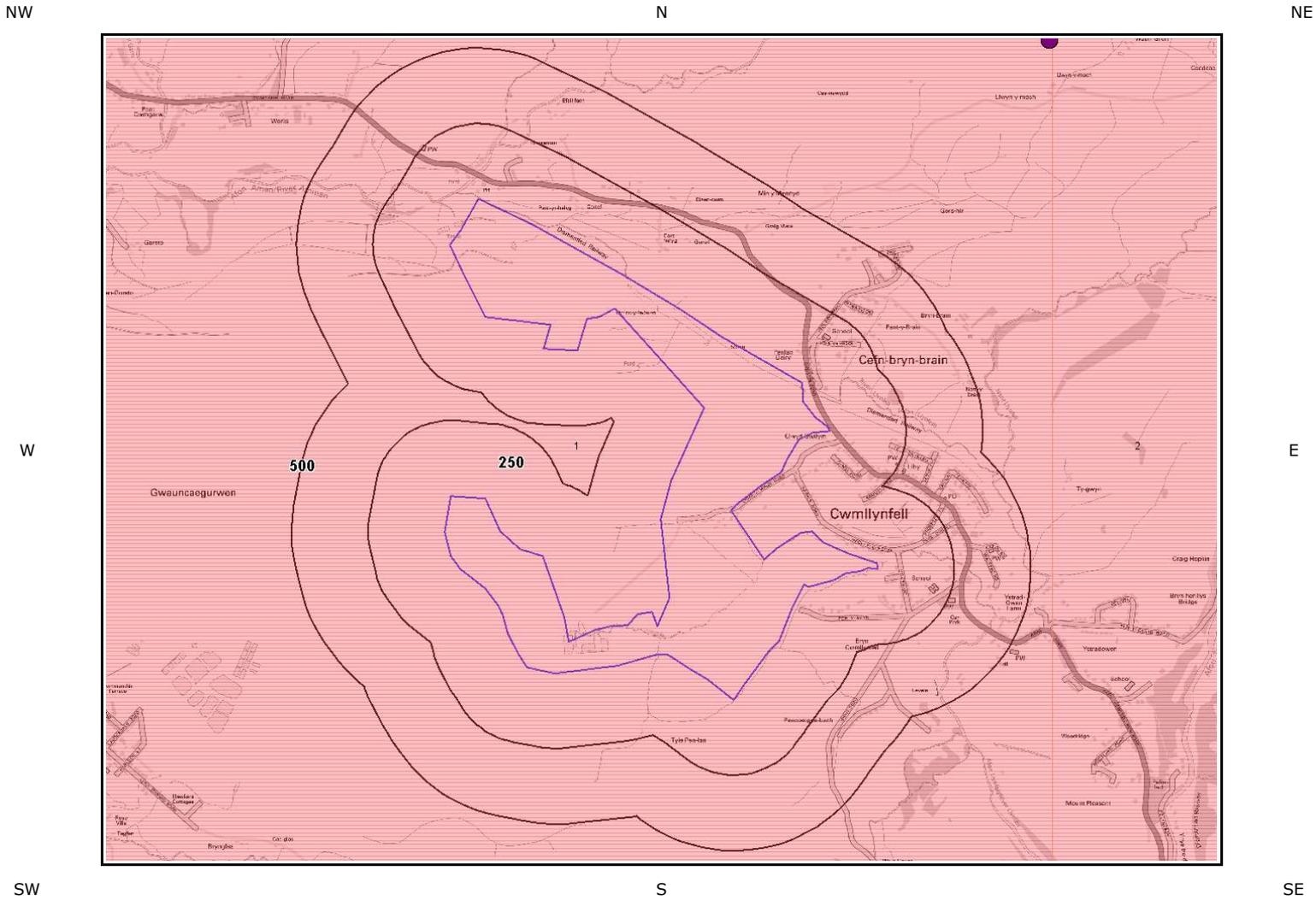
Aquifer Within Superficial Geology Legend



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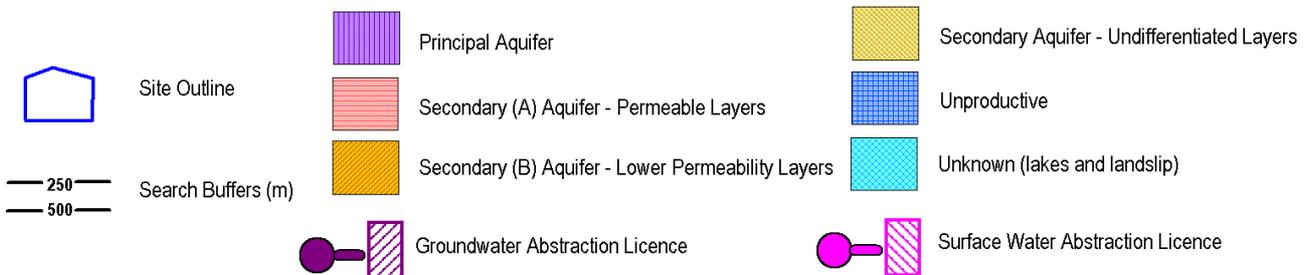
6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend



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6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

NW

N

NE

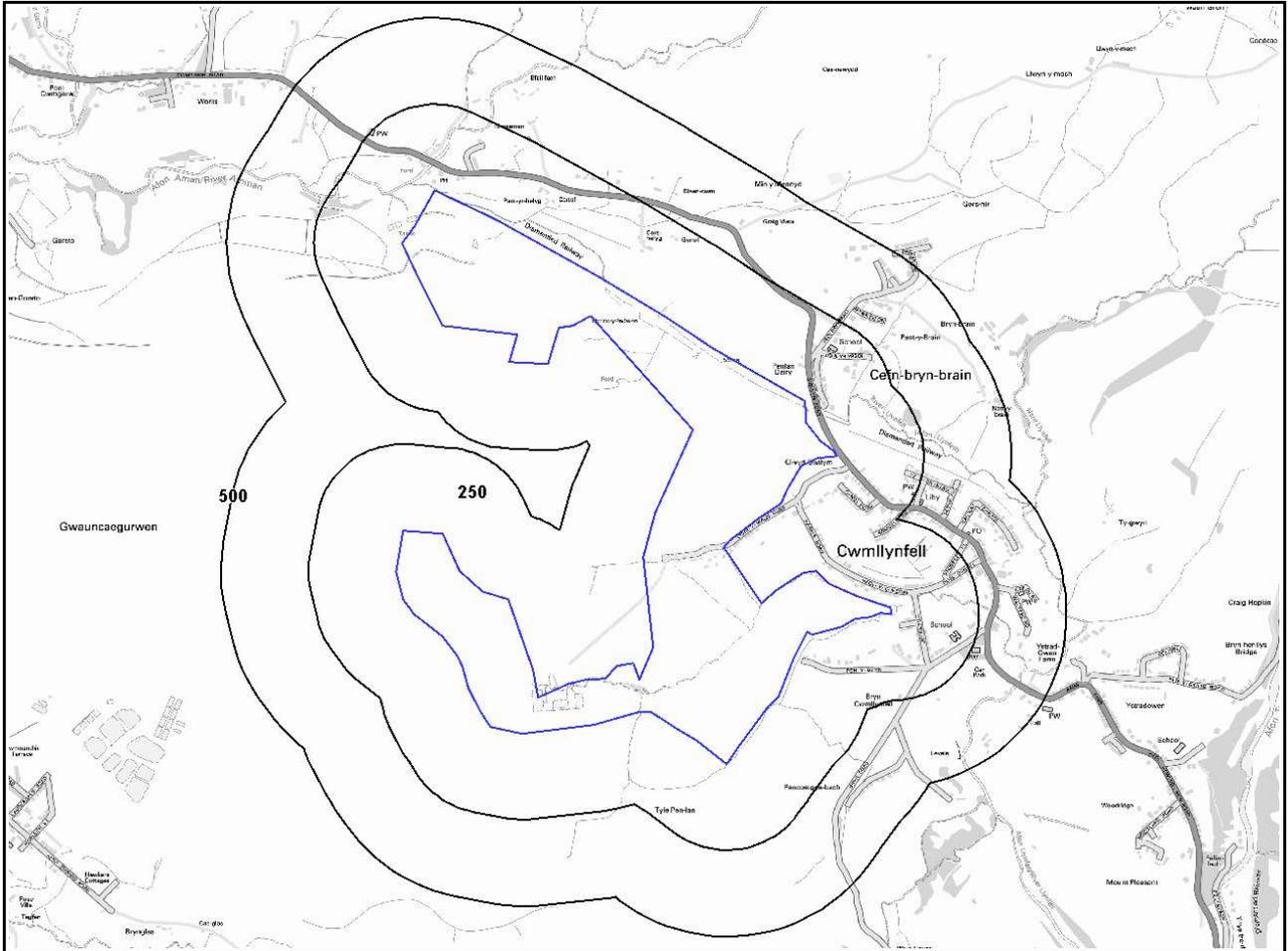
W

E

SW

S

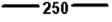
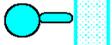
SE



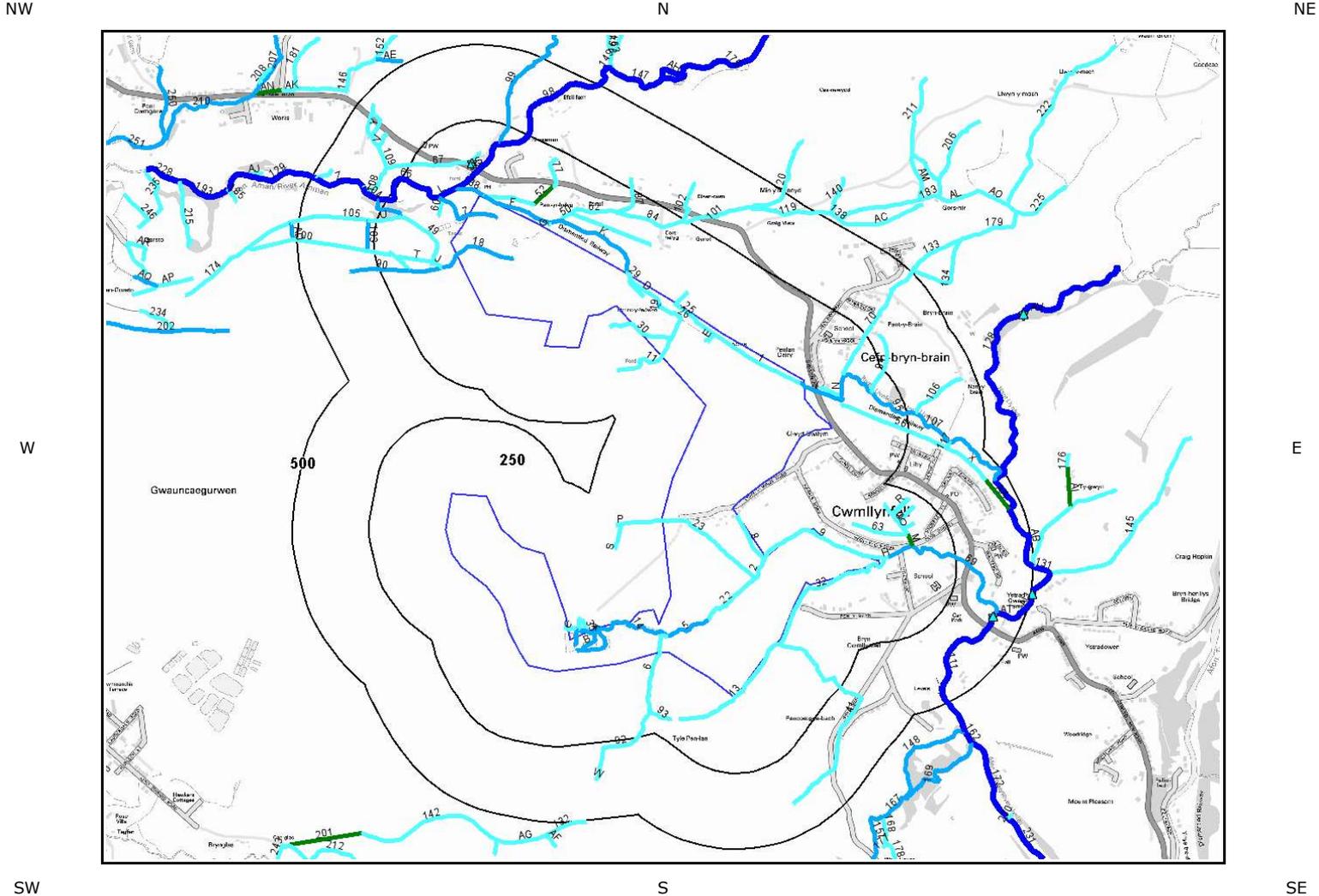
SPZ and Potable Water Abstraction Licenses Legend



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-  Site Outline
-  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
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Potable Water Abstraction Licence

6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Primary River
-  Secondary River
-  Tertiary River
-  Lake/Reservoir
-  Underground River (inferred)
-  General Quality Assessment: Chemistry
-  Canal
-  Canal Tunnel
-  Extended Culvert (greater than 50m)
-  D/S of High Water Mark
-  D/S seaward extension
-  General Quality Assessment: Biology



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0.0	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
3	0.0	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
7	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
8	102.0	NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
9	392.0	SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
10	400.0	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
11	496.0	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	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

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
255AS	109.0	N	273100, 214000	River Name: Amman Reach: Conf. Nant Garw - Rhosaman R.b. End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
256AT	407.0	SE	274800, 212500	River Name: Llynfell Reach: Conf Twrch-conf Unnamed Stream Sn748125 End/Start of Stretch: Start of Stretch NGR	C	C	A	A	A

Report Reference: 51000179079001

257AT	407.0	SE	274800, 212500	River Name: Llynfell Reach: Conf Unnamed Stream - Brynbrain End/Start of Stretch: End of Stretch NGR	B	B	B	B	A
258AV	728.0	NE	274900, 213500	River Name: Llynfell Reach: Conf Unnamed Stream - Brynbrain End/Start of Stretch: Start of Stretch NGR	B	B	B	B	A
Not shown	1355.0	W	271700, 214000	River Name: Amman Reach: Conf.nant Pedol - Conf.nant Garw End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	1355.0	W	271700, 214000	River Name: Amman Reach: Conf. Nant Garw - Rhosaman R.b. End/Start of Stretch: End of Stretch NGR	B	B	B	B	B

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
261A S	109.0	N	273100, 214000	River Name: Amman Reach: Conf. Nant Garw - Rhosaman R.b. End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
262AT	407.0	SE	274800, 212500	River Name: Llynfell Reach: Conf Twrch-conf Unnamed Stream Sn748125 End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
263AT	407.0	SE	274800, 212500	River Name: Llynfell Reach: Conf Unnamed Stream - Brynbrain End/Start of Stretch: End of Stretch NGR	A	A	A	A	-
264A U	506.0	E	274927, 212574	River Name: Llynfell Reach: Conf Unnamed Stream - Brynbrain End/Start of Stretch: Sample Point NGR	A	A	A	A	-
265A V	728.0	NE	274900, 213500	River Name: Llynfell Reach: Conf Unnamed Stream - Brynbrain End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
Not shown	1355.0	W	271700, 214000	River Name: Amman Reach: Conf.nant Pedol - Conf.nant Garw End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
Not shown	1355.0	W	271700, 214000	River Name: Amman Reach: Conf. Nant Garw - Rhosaman R.b. End/Start of Stretch: End of Stretch NGR	A	A	A	A	-

6.8 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

Report Reference: 51000179079001

The following Detailed River Network records are represented on the Hydrology Map (6d):

ID	Distance	Direction	Details		
1	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
2	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
3A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO	Main River Status: Currently Undefined
4B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO	Main River Status: Currently Undefined
5	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO	Main River Status: Currently Undefined
6	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
7	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES	Main River Status: Currently Undefined
8	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
9	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
10E	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES	Main River Status: Currently Undefined
11	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
12D	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
13	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
14	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO	Main River Status: Currently Undefined
15A	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO	Main River Status: Currently Undefined
16B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO	Main River Status: Currently Undefined
17C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO	Main River Status: Currently Undefined
18	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES	Main River Status: Currently Undefined

19	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
20I	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
21C	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
22	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
23	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
24D	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
25	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
26	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
27E	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
28E	0.0	On Site	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
29	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
30	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
31B	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
32	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
33F	2.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
34B	2.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
35	2.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
36K	4.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
37F	7.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
38	7.0	NE	River Name: Amman Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

39G	13.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
40B	14.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
41	14.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
42H	16.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
43C	20.0	N	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
44C	20.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
45G	22.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
46C	24.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
47C	24.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
48H	34.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
49	44.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
50	45.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
51I	49.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
52	53.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
53J	62.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
54J	62.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
55AS	64.0	NW	River Name: Amman Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
56	70.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
57L	80.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: YES Main River Status: Currently Undefined
58J	81.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

59T	81.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
60	82.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
61K	85.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
62	85.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
63	86.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
64N	94.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
65L	97.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
66	113.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: YES Main River Status: Currently Undefined
67	118.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
68M	120.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
69	120.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
70	128.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
71M	128.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
72N	130.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
73O	132.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
74O	132.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
75P	134.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
76P	134.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
77	134.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
78Q	141.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

79Q	141.0	NE	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
80P	145.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
81P	145.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
82Q	157.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
83Q	157.0	N	River Name: Drains Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
84	157.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
85R	160.0	N	River Name: Drains Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
86R	160.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
87	160.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
88S	161.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
89S	161.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
90	162.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
91T	162.0	SW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
92	167.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
93	167.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
94	171.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
95	171.0	NE	River Name: Llynfell Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
96U	182.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
97U	182.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
98	185.0	N	River Name: River Amman Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined

99	185.0	N	River Name: Nant Fydd Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
100	201.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
101	243.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
102	243.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
103	271.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: YES Main River Status: Currently Undefined
104	271.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
105	278.0	W	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
106	278.0	E	River Name: Llynfell Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
107	278.0	E	River Name: (Afon Llynfell) Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
108	299.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
109	307.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
110Z	338.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
111	354.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
112V	365.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
113W	366.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
114V	368.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
115W	368.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
116X	379.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
117	379.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
118X	387.0	E	River Name: Llynfell Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined

119	395.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
120	395.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
121Y	397.0	NW	River Name: Drain Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: YES Main River Status: Currently Undefined
122Y	397.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
123A U	413.0	E	River Name: (Afon Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
124A A	438.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
125Z	452.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
126A B	457.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
127A A	458.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
128	462.0	NE	River Name: Llynfell Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
129	484.0	NW	River Name: River Amman Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
130A B	500.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

6.9 Surface Water Features

Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

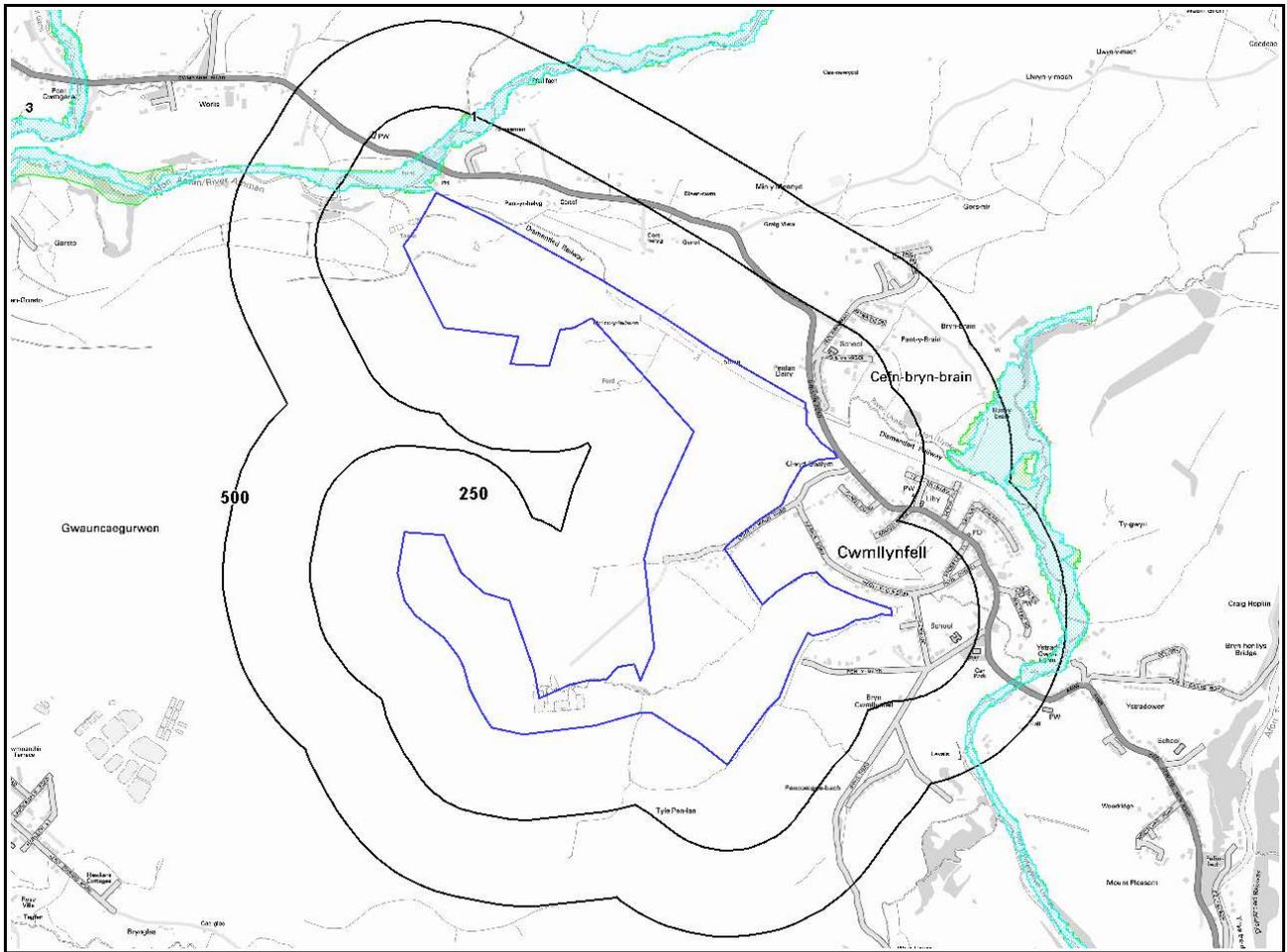
Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	Yes	Yes	Yes

7. River and Tidal Flood Map

NW



NE



W

E

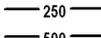
SW



SE

River and Tidal Flood Legend


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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Zone 2 Floodplain
-  Zone 3 Floodplain
-  Flood Storage Area
-  Area Benefiting from Flood Defences
-  Flood Defences

7. Flooding

7.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **Yes**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
1	15.0	NW	03-Oct-2012	Zone 2 - (Fluvial Models)

7.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **Yes**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
3	15.0	NW	03-Oct-2012	Zone 3 - (Fluvial Models)

7.3 Flood Defences

Are there any Flood Defences within 250m of the study site ? **No**

7.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? **No**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? **No**

Report Reference: 51000179079001

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

7.6 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?

Yes

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Very High

Guidance:

Where very high susceptibility is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

High

Notes:

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map

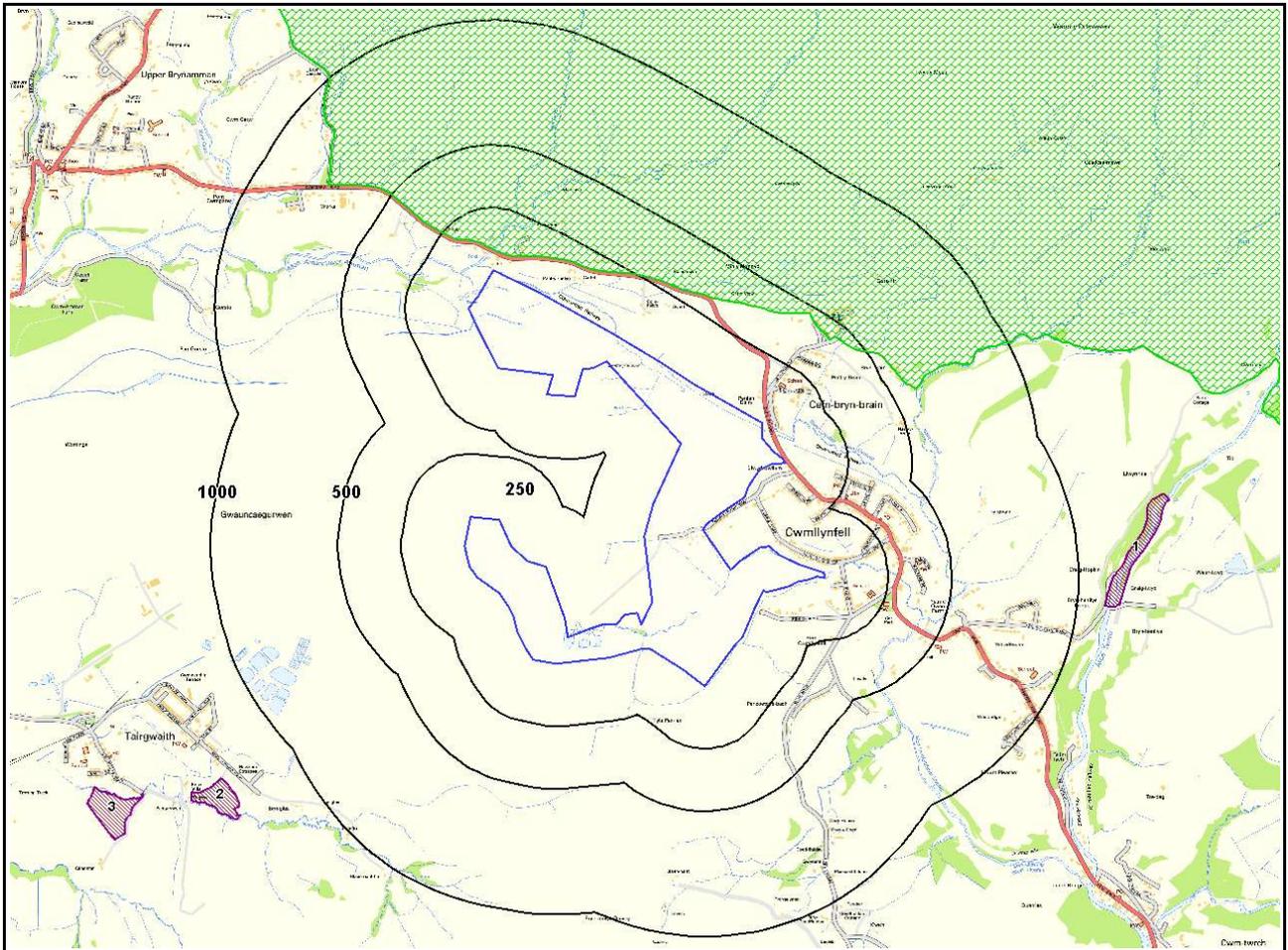
NW



NE

W

E



SW



SE

Designated Environmentally Sensitive Sites Legend



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- Site Outline
- SAC
- SSSI
- NNR
- World Heritage Sites
- Search Buffers (m)
- SPA
- Ramsar
- LNR
- Environmentally Sensitive Areas
- Areas of Outstanding Natural Beauty
- Nitrate Sensitive Areas
- National Parks

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site: **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **3**

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	SSSI Name	Data Source
1	1110.0	E	Cwm Twrch	CCW
2	1282.0	SW	Tairgwaith	CCW
3	1568.0	SW	Tairgwaith	CCW

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Report Reference: [51000179079001](#)

Records of National Parks (NP) within 2000m of the study site:**1**

The following National Park (NP) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	NP Name	Data Source
4	77.0	N	Brecon Beacons	Countryside Council for Wales

Records of Nitrate Sensitive Areas within 2000m of the study site:**0**

Database searched and no data found.

9. Additional Information

9.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

Have any mobile phone transmitters been identified within 250m of the study site? **No**

Database searched and no data found.

9.2 Existing and potential OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of masts over 30 metres in height or with a power level exceeding 17dBW.

Have any OfCom telecommunication masts been identified within 250m of the study site? **No**

Database searched and no data found.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance:None required.

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

10.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Moderate

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Significant potential for slope instability with relatively small changes in ground conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways. Do not cut or place large amounts of material on slopes without technical advice. For new build consider the potential and consequences of ground movement during excavations, or consequence of changes to loading or drainage. For existing property probable increase in insurance risk is likely due to potential natural slope instability after changes to ground conditions such as a very long, excessively wet winter.

10.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Null - Negligible

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

10.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? High

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Construction may not be possible at economic cost. For existing property probable increase in insurance risk from compressibility especially if water conditions or loading of the ground change significantly.

Report Reference: 51000179079001

10.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site? **Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

* This indicates an automatically generated 50m buffer and site.

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

Basic radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint HPA-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

11. Non CON29M Mining Information

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

11.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on site (including a 150m buffer) ?

Low-Moderate

Guidance: Where low-moderate potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, and that such working may be possible in your area. In these cases it is recommended that you seek further advice from a Royal Institute Chartered Surveyor (RICS), the local Building Control Officer, or by ordering a Geological Report from the BGS. It is also recommended that you obtain a Coal Authority mining search, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

11.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

A Coal Authority CON29M Coal Mining and Brine Subsidence Claim Report is provided in Appendix 1 at the end of this report.

12. Contacts

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire,
NG18 4RG

Email: groundstability@coal.gov.uk

Web: www.groundstability.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:

enquiries@bgs.ac.uk

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



Environment Agency

Tel: 08708 506 506

South West

Maes Newydd - Llandarcy, Port Talbot, SA10 6JQ

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk



Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ

Tel: 01235 822622 www.hpa.org.uk/radiation

Radon measures and general radon information and guidance



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG

Tel: 0845 762 6848. DX 716176 Mansfield 5

www.groundstability.com

Coal mining reports and related enquiries



Ordnance Survey

Romsey Road

Southampton SO16 4GU

Tel: 08456 050505



Local Authority

Authority: Carmarthenshire County Council

Phone: 01267 234567

Web: www.sirgaerfyrddin.gov.uk

Address: County Hall, Carmarthen, Carmarthenshire, SA31 1JP

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 01252 845444



Acknowledgements

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"**Beneficiary**" means the Client or the customer of the Client for whom the Client has procured the Services.

"**Commercial**" means any building which is not Residential.

"**Commission**" means an order for Consultancy Services submitted by a Client.

"**Consultancy Services**" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"**Contract**" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"**Client**" means the party that submits an Order or Commission.

"**Data Provider**" means any third party providing Third Party Content to GroundSure.

"**Data Report**" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"**GroundSure**" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"**GroundSure Materials**" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"**Intellectual Property**" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"**Mapping**" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"**Order**" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"**Order Website**" means online platform via which Orders may be placed.

"**Report**" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"**Residential**" means any building used as or suitable for use as an individual dwelling.

"**Risk Screening Report**" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "**Consultancy Services**".

"**Services**" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"**Site**" means the landsite in respect of which GroundSure provides the Services.

"**Third Party Content**" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"**User Guide**" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

Report Reference: 51000179079001

- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
 - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
 - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
 - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
 - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
 - (ii) fire, storm, flood, tempest or epidemic;
 - (iii) Acts of God or the public enemy;
 - (iv) riot, civil commotion or war;
 - (v) strikes, labour disputes or industrial action;
 - (vi) acts or regulations of any governmental or other agency;
 - (vii) suspension or delay of services at public registries by Data Providers; or
 - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Appendix 1

**The Coal Authority CON29M Coal
Mining and Brine Subsidence Claim
report**

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: 0845 762 6848 DX 716176 MANSFIELD 5

**SLR CONSULTING
FULMAR HOUSE
OCEAN WAY
CARDIFF
CF24 5HF**

Our reference: **51000179079001**
Your reference: **407.03894.00003**
Date of your enquiry: **05 November 2012**
Date we received your enquiry: **05 November 2012**
Date of issue: **08 November 2012**

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

Non-Residential Enviro All-in-One - On Coalfield

EAST PIT SITE, NEW ROAD, TAIRGWAITH, AMMANFORD, DYFED, SA18 1UP

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 6 seams of coal at shallow to 370m depth, and last worked in 1973.

The property is in the likely zone of influence from workings in 1 seam of fireclay at 260m to 270m depth, and last worked in 1929.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

Within, or within 20 metres of, the boundary of the property there are 32 mine entries, the approximate positions of which are shown on the attached plan.

Our records disclose the following information:

- 273213-025. No treatment details.
- 274213-006. No treatment details.
- 273213-009. No treatment details.
- 273213-064. No treatment details.
- 274213-011. No treatment details.
- 273213-020. No treatment details.
- 273213-060. This mine entry may have been partially or wholly excavated during past opencast mining.
- 273213-024. No treatment details.
- 274213-010. No treatment details.
- 273213-035. No treatment details.
- 274213-007. No treatment details.
- 274213-012. No treatment details.
- 273213-015. No treatment details.
- 273213-057. No treatment details.
- 273213-036. No treatment details.
- 273213-017. This mine entry may have been partially or wholly excavated during past opencast mining.
- 274213-019. No treatment details.
- 274213-003. This mine entry was filled at some time in the past. There is no details of the quality or type of material used..
- 273213-074. No treatment details.
- 273213-061. No treatment details.
- 273213-026. No treatment details.
- 274213-008. No treatment details.
- 274213-009. No treatment details.
- 273213-008. No treatment details.
- 274213-005. No treatment details.
- 274213-004. This mine entry was filled at some time in the past. There are no details of the quantity or type of materials used..
- 273213-033. No treatment details.
- 273213-070. No treatment details.
- 273213-010. No treatment details.
- 273213-034. No treatment details.
- 273213-058. No treatment details.
- 273213-051. No treatment details.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

For an additional fee, the Coal Authority will provide a supplementary Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry (entries) referred to in this report. It will give details based on information in the Coal Authority's possession, together with an opinion on the likelihood of mining subsidence damage arising from ground movement as a consequence of the existence of the mine entry/entries. It will also give details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining. Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie. for development sites and new build).

For further advice on how to order this additional information visit www.groundstability.com or telephone 0845 7626 848.

Coal mining geology

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property lies within 200 metres of the boundary of the East Pit East Revised opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

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

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

The 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

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

Working facilities orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

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

Comments on Coal Authority information

The attached plan shows the approximate location of the disused mine entry/entries referred to in this 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 the obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848 or online at www.coal.decc.gov.uk/en/coal/cms/services/claims.

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 adviser wish to examine the source plans from which the information has been taken these are normally available at our Mansfield office, free of charge, by prior appointment, telephone 01623 637235. Should you or your adviser wish to carry out any physical investigations that may enter, disturb or interfere with any disused mine entry the 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 at all times is 01623 646333.

*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

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Map images are being sent under separate cover