

Issued by:

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Our reference:	00050299-10
Your reference:	33043813
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Date of your enquiry:	11 November 2010
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This report is for the property described in the address below and the attached plan.

Non-Residential Coal and Brine Report

Site Off, Waun Borfa Road, Pengam, Vale Of Glamorgan

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	Yes
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 7 seams of coal at 30m to 770m depth, and last worked in 1971.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

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 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

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

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

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 not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an 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 property since 1 January 1984.

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

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 report is compliant with Home Information Pack requirements.

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2.2 Site History (Continued)

1999/2006

The 1999/2006 editions again show the site to contain small buildings in its eastern portion. A depression is apparent at the location of the southernmost quarry and water issues from this location.

2010

The 2010 edition shows the site to be devoid of the small buildings formerly located in the east of the site. An issue is still identified from the location of the former quarry. Cefn Fforest estate lies immediately east of the site.

2.3 Environmental Setting

2.3.1 Geology

The 1:10,560 scale geological map of the area (Sheet ST19 NE, BGS 1964) shows the site to be underlain by rocks of the Grovesend Beds of the Upper Coal Measures. The site is predominantly underlain by sandstone members of the Grovesend Beds. The Small Rider Coal Seam (thin) is conjectured to outcrop immediately west of the site and the Mynyddislwyn Coal Seam (5ft 9in. thick) is conjectured to outcrop approximately 200m west of the site, lower down the valley side.

The geology is shown to dip at 2° to the south although this may vary locally. Given the regional dip and the conjectured outcrop we would anticipate that the Mynyddislwyn Coal Seam would lie at over 30m depth beneath the lowest point of the site.

A fault is indicated approximately 140m south of the study site.

The solid geology is shown to be overlain by boulder clay.

Made ground may also overlies areas of the site particularly around the old quarries.

2.3.2 Coal Mining

A Coal Mining and Brine Report was obtained from the Coal Authority. The report concluded that the site lay within the zone of likely influence of seven seams located between 30m and 770m depth, last worked in 1971.

As stated in section 2.3.1 the shallowest worked coal seam beneath the site is the Mynyddislwyn coal seam.

The report also records that any movement associated with these seams should, by now, have stopped.

The Coal Authority does not hold records of mine entries within, or within 20m of, the site.

The report also states that 'In addition the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past.'

By referring to the generalised vertical section given in the 1:10,560 scale geology map of the area it can be seen that the coal seam referred to is the Small Rider coal seam that occurs approximately 30m above the Mynyddislwyn coal seam in the stratigraphical sequence.

2.3.2 Coal Mining (Continued)

This seam is known to be thin (<10in) and of poor quality and is consequently un-worked in the area.

Based upon the above it is considered that there is an insignificant risk to the surface stability of the site from shallow coal mining.

A copy of the Coal Authority Report is presented in **Annex B**.

2.3.3 Radon

A Radon (RPM) Site Report from the British Geological Survey (BGS) confirms that **basic** radon protection measures are required in the development.

A copy of this report is presented in **Annex C**.

2.3.4 Hydrology and Hydrogeology

The Environment Agency groundwater maps were consulted via their website. The solid geology beneath the site was classified as a Secondary (B) Aquifer. The overlying superficial geology was not classified.

A Secondary (B) Aquifer is defined as “predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers”.

The nearest surface water feature apparent on the available maps comprises an issue located within the base of the former quarry located within the sites boundary. The issue flows west into the River Rhymney, located approximately 350m west of the site.

2.4 Environment Agency Data

The ‘What’s in your back yard’ feature on the Environment Agency website was consulted for information.

Pollution

The Environment Agency database recorded one ‘Significant’ pollution incident to water in the immediate vicinity. The incident relates to a pollution incident in March 25 2002 located at NGR. 315298, 197542 involving sewage. The location of the incident is down hydraulic gradient of the site.

Landfill Records

The Environment Agency Landfill Records do not record historical landfill facilities within 250m of the study site boundary.

Flooding

The Environment Agency website does not locate the study site within an area affected by flooding by a river event with a 1:100 chance or 1:1000 chance of occurring within any one year.