

COAL MINING RISK ASSESSMENT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT BRYNTAF, ABERFAN, MERTHYR TYDFIL

3960OR01/March 2021

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PROJECT NUMBER	3960	
PROJECT TITLE	Bryntaff, Aberfan	
CLIENT	Andrew Lockley 5 Park View Newport Pagnell MK16 9AD	
REPORT TITLE	Coal Mining Risk Assessment For The Proposed Residential Development On Land At Bryntaf, Aberfan, Merthyr Tydfil	
REPORT REFERENCE	3960OR01	
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CONTENTS

1	INTRODUCTION	1
1.1	Site Location and Description	1
1.2	Scope of Coal Mining Risk Assessment	1
2	SOURCES OF INFORMATION	1
3	SITE GEOLOGY	2
4	IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING RISK.....	2
4.1	Summary of Potential Risks	2
4.2	Assessment of Mineral Instability.....	3
4.2.1	Underground Coal Workings.....	3
4.2.2	Recorded Coal Mining Surface Hazard.....	3
4.2.3	Mine Entries	3
4.3	Assessment of Mine Gas Risk.....	3
5	MITIGATION STRATEGY PROPOSED.....	4
6	REFERENCES	5

APPENDICES

1	DRAWINGS
	SITE LOCATION PLAN
	A100 SITE LAYOUT
2	COAL AUTHORITY CONSULTANTS COAL MINING REPORT
3	NOTES ON LIMITATIONS

COAL MINING RISK ASSESSMENT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT BRYNTAF, ABERFAN, MERTHYR TYDFIL

1 INTRODUCTION

1.1 Site Location and Description

The 0.5 ha site is located at approximate National Grid Reference 307035E, 199825N, around 6.5 km to the south of Merthyr Tydfil, and is currently a yard with small commercial units. It is proposed to develop the site with 20 residential properties with associated car park and garden areas. The location of the site is shown on Client's Site Location Drawing, Appendix 1.

The site yard area is generally flat at an elevation of around 168 m AOD. Along the western and southern boundaries, a steep slope is present rising from 168 m AOD in the yard area to 190 m AOD along the boundaries. In the southeast a small mound is present, with the highest point being at around 172 m AOD.

1.2 Scope of Coal Mining Risk Assessment

FWS Consultants Ltd (FWS) have been commissioned to prepare a Coal Mining Risk Assessment Report of the proposed development site, in order to provide the Local Planning Authority with information on coal mining and an assessment of its potential impact on land stability.

The Coal Mining Risk Assessment has been undertaken in accordance with the principles of current guidance including the Coal Authority's guidance document "Risk Based Approach to Development Management - Resources for Developers Version 4" (2017) (Ref. 1) and CIRIA "C758 Abandoned Mine Workings Manual" (2019) (Ref. 2).

The purpose of the Coal Mining Risk Assessment Report is to:-

- present a desk based review of available information on the coal mining issues that are relevant to the application site;
- use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact issues; and
- demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

2 SOURCES OF INFORMATION

This report is based on the current information of past mining activities relevant to the site. The following sources of information have been used:-

- a site specific Consultants Coal Mining Report dated 10 February 2021 from the Coal Authority (Appendix 2),
- BGS Sheet 248 Pontypridd, 1:50,000 scale geological map, drift edition (Ref. 3)
- BGS Sheet 248 Pontypridd, 1:63,360 scale geological map, solid edition (Ref. 4)

- BGS Sheet ST09NE Glamorgan, 1:10,560 scale geological map (Ref. 5)
- Coal Authority interactive website (Ref. 6)
- BGS GeoIndex interactive website (Ref. 7)

3 SITE GEOLOGY

The BGS Geological Map shows the site to be underlain by thin (up to 2 m) of till comprising clay, sands and gravel onto bedded sandstone. The yard area sits directly onto sandstone bedrock from the Rhondda Member with occasional thin mudstone, siltstone, sandstone interbeds and mainly thin coals, that dips around 2 to 5° to the southeast.

The Brithdir coal seam is shown to outcrop approximately 40 m to the northeast of the site. Based on the Coal Authority report the Brithdir coal seam is indicated to be at around 166 m AOD (2 m bgl) and has been worked up to 1.8 m total extraction thickness.

Two thin unnamed coal are present around 125 m AOD and 98 m AOD (43 and 70 m bgl) respectively.

4 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING RISK

4.1 Summary of Potential Risks

The table below summarises the potential risks associated with coal mining legacy for the proposed development site identified from the available sources of information.

Table 1: Summary of Mining Legacy Issues

COAL MINING ISSUE	YES	NO	SUMMARY RECORDS
Underground coal mining (recorded at shallow depth)	✓		The site is within the likely zone of influence of workings in one seam of coal at shallow (2 m bgl), and last worked in 1880. The property is not in the likely zone of influence of present underground coal workings.
Underground coal mining (probable at shallow depth)		✓	No ancient (unrecorded) workings are anticipated beneath the site.
Mine entries (shaft or adits)		✓	There are no reported mine entries on or within 20 m of the site. The closest mine entry is an adit (Ref. 307199-006) located around 90 m to the east of the site.
Coal mining geology (fissures)		✓	There are no coal mining geology structures within the vicinity of the site.
Record of past mine gas emissions or potential		✓	There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the site.
Recorded coal mining surface hazard		✓	The Coal Authority has one record of a subsidence claim within 50 m of the property boundary. There are no records of any request to carry out preventative works before coal is worked and the site has not been subject to remedial works by, or on behalf of, the Coal Authority. The site is within an area where a notice to withdraw support was given in 1976.
Surface mining (opencast workings)		✓	The site is not located within the boundary of a historical opencast site, and does not lie within 200 m of a current opencast site, or within 800 m of a known future opencast site.
Other potential shallow worked minerals			The site shows evidence to have been a sandstone quarry. However, it appears that it has not been backfilled, and was developed as is.

4.2 Assessment of Mineral Instability

The principal factors influencing mineral instability for this site are summarised below.

4.2.1 Underground Coal Workings

Surface settlement above areas of total coal extraction (goaf) is typically rapid and can generally be assumed to be complete after a certain period. Settlement above pillar and stall workings, or old roadways, can be sudden and abrupt; and can occur long after abandonment, sometimes creating surface features known as crown-holes. It is generally considered that a cover of competent rock strata equivalent to ten times the height of the working provides adequate protection against crown-hole development (Ref. 2). Less rock cover can be adequate in certain circumstances (e.g. if the rock cover is particularly strong). Drift deposits give less protection than competent rock, and depending on the nature of the drift material (e.g. whether stiff boulder clay or running sand) considerably more cover may be needed to minimise the risk of surface ground movement. Where mining is identified within seams of less than 1 m thickness, it has been assumed that to accommodate for roadways the minimum worked height will be 1 m, otherwise the working height is assumed to be the seam thickness unless otherwise identified.

Table 2: Mineral Instability Risk Assessment

Seam Name	Seam Description	Workings	Assessment of Risk
Brithdir	This seam is shown to outcrop 40 m to the northeast of the site dipping to the southwest at around 2 to 5°. The Coal Authority report indicates this seam at a depth of around 166 m AOD (2 m bgl), and is recorded up to 2 m thick.	This seam has been worked by total extraction across the site of up to 1.8 m height.	The cover thickness of competent rock strata is expected around 2 m is less than ten times the height of the known workings based on the Coal Authority report (Appendix 2). As such, recorded workings in this seam will present a high risk of mineral instability to the proposed development.

4.2.2 Recorded Coal Mining Surface Hazard

A subsidence claim has been made within 50 m to the east of the site. This claim signifies a medium to high risk of mineral instability to the proposed development.

4.2.3 Mine Entries

The closest mine entry is an adit (Ref. 307199-006; Lower Level Perthigleison) located around 90 m to the east of the site (NGR 307146E, 199871N) in a southwest orientation (225°) with a departure of 8. A spine roadway is identified to be within the site boundary.

4.3 Assessment of Mine Gas Risk

Based on the Coal Authority report (Appendix 2), the presence of recorded shallow mine workings, and the presence of a mine adit 90 m to the east, there is a high risk of mine gas emission within the site boundary.

5 MITIGATION STRATEGY PROPOSED

It is recommended that rotary boreholes are drilled across the site to a depth of around 25 m bgl to determine the presence and depth of and to investigate for evidence of workings in the Brithdir Coal seam.

In addition due to the risk of mine gas, it is recommended that gas wells are installed to monitor for mine gas emissions.

Mine stabilisation works may be required depending on the rotary borehole findings.



A FRY
GEO-ENVIRONMENTAL SCIENTIST



C MILLER
DIRECTOR

6 REFERENCES

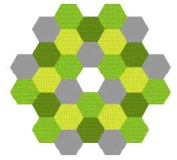
- 1 Coal Authority, 2017, Risk Based Approach to Development Management Resources for Developers, Version 4.
- 2 CIRIA, 2019, C758 Abandoned Mine Workings Manual.
- 3 BGS Map 248 Pontypridd, 1975. 1:50,000 scale geological map, drift edition.
- 4 BGS Map 248 Pontypridd, 1963. 1:63,360 scale geological map, solid edition.
- 5 BGS Map ST09NE Glamorgan, 1964. 1:10,560 scale geological map.
- 6 Coal Authority Interactive Website. <https://mapapps2.bgs.ac.uk/coalauthority/home.html>
- 7 BGS GeoIndex Interactive Map. <http://mapapps2.bgs.ac.uk/geoindex/home.html>

APPENDIX 1

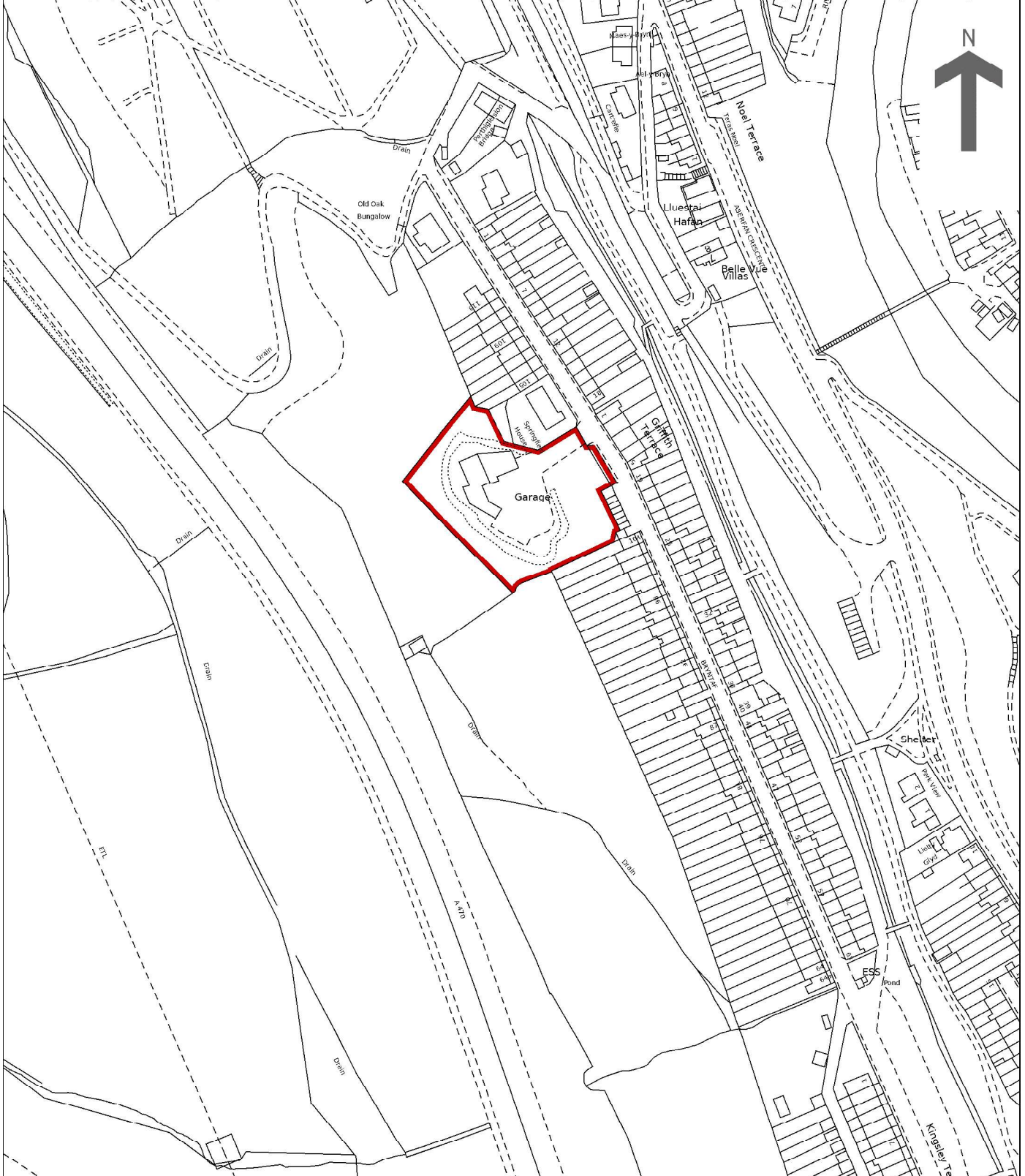
DRAWINGS

HM Land Registry
Official copy of
title plan

Title number **CYM714167**
 Ordnance Survey map reference **ST0799NW**
 Scale **1:2500**
 Administrative area **Merthyr Tydfil /**
Merthyr Tudful



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**



Site
1 : 500

150	2000/00/00	5000
 North East Architectural Services		
Clervaux Exchange, Clervaux Terrace, Jarow NE52 5UP 07455 960 354 admin@nearchitect.co.uk		
Project	Jarow	
Address	Jarow	
Client	Andrew Lockley	
Sheet	Site Layout	Project No. 2020-25-14
Date	2020-04-10	Scale (@ A3) 1 : 500
Drawing No.	A100	Rev

APPENDIX 2

COAL AUTHORITY REPORT



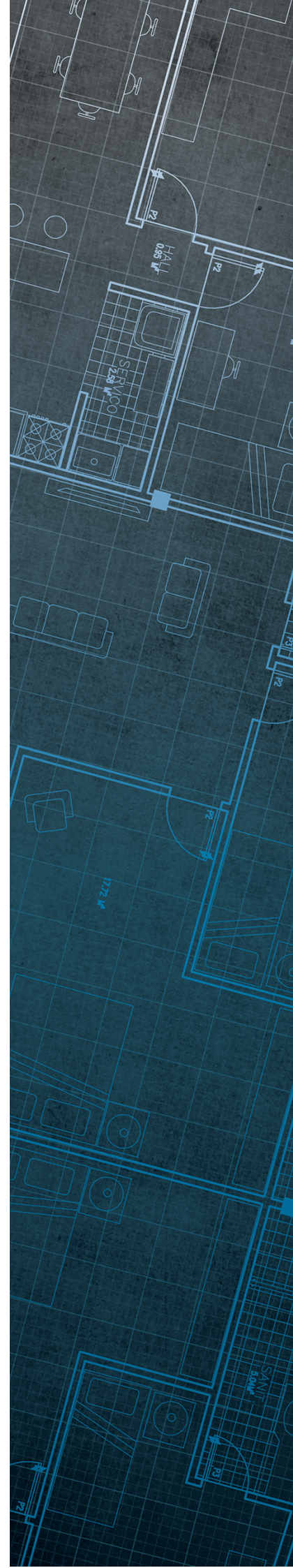
The Coal
Authority

Consultants Coal Mining Report

Bryntaf
Aberfan
Merthyr Tydfil
CF48 4PJ

Date of enquiry:	10 February 2021
Date enquiry received:	10 February 2021
Issue date:	10 February 2021

Our reference:	51002358221001
Your reference:	2021/3869



Consultants

Coal Mining Report

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

Client name

FWS CONSULTANTS

Enquiry address

Bryntaf
Aberfan
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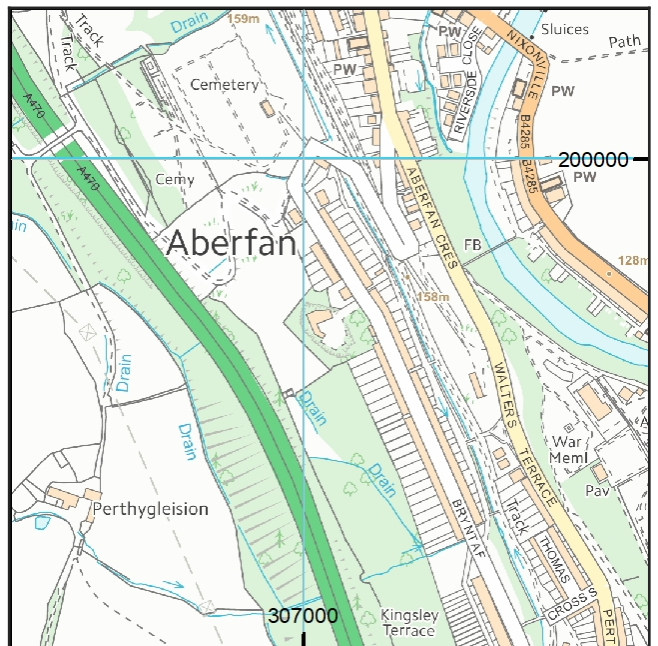
[in/company/the-coal-authority](#)



f /thecoalauthority



 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	TILLERY BRITHDIR	Coal	42EM	2	Beneath Property	2.9	South-East	180	1880
unnamed	FOUR FOOT	Coal	40NN	418	Beneath Property	6.0	South	180	1889
unnamed	TWO FOOT NINE	Coal	4B7E	430	North	0.0	East	76	1932
unnamed	FOUR FOOT	Coal	4B7W	436	North	1.9	South-East	180	1894
unnamed	TWO FOOT NINE	Coal	42CQ	447	North-West	2.0	South-East	110	1932
unnamed	6FT BOTTOM LEAF	Coal	40LX	454	West	3.5	South-East	220	1911
unnamed	6FT BOTTOM LEAF	Coal	4B7N	454	North-West	5.2	South-East	84	1900
unnamed	6FT BOTTOM LEAF	Coal	40LY	459	North-West	4.6	South	220	1911
unnamed	6FT BOTTOM LEAF	Coal	4B7M	462	North	2.7	South-East	84	1900
unnamed	LOWER NINE FOOT	Coal	4B7K	472	North-East	3.5	South-East	350	1890
unnamed	6FT BOTTOM LEAF	Coal	40LW	475	South-West	5.4	South-East	220	1923
unnamed	YARD	Coal	40IB	483	South-West	3.0	South	91	1927
MERTHYR VALE	LOWER 7FT BOTTOM LEAF	Coal	40GA	487	South-West	4.6	South	60	1909
unnamed	LOWER NINE FOOT	Coal	4B7J	491	North	4.1	South	350	1902
MERTHYR VALE	FIVE FOOT GELLIDEG	Coal	40EU	495	South-West	4.6	South	297	1933
unnamed	LOWER 7FT BOTTOM LEAF	Coal	7OLO	497	North	3.9	South-East	198	1928
unnamed	LOWER NINE FOOT	Coal	40JP	507	East	3.8	South	190	1918
unnamed	LOWER NINE FOOT	Coal	40JO	513	Beneath Property	4.1	South	190	1912
MERTHYR	FIVE FOOT GELLIDEG	Coal	7OGW	520	North	2.6	South-East	210	1949

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
MERTHYR VALE	LOWER 7FT BOTTOM LEAF	Coal	42DX	525	Beneath Property	2.0	South-East	60	1977
unnamed	LOWER 7FT BOTTOM LEAF	Coal	70L1	527	North	4.9	South-East	198	1941
MERTHYR VALE	LOWER 7FT BOTTOM LEAF	Coal	42DW	535	South-East	3.2	South	60	1977
MERTHYR	FIVE FOOT GELLIDEG	Coal	70GX	542	North-East	6.4	South-East	210	1933
MERTHYR VALE	LOWER 7FT BOTTOM LEAF	Coal	42DV	555	South	3.7	South-East	60	1977
MERTHYR VALE	FIVE FOOT GELLIDEG	Coal	40EV	557	North-West	5.5	South-East	243	1953

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

Distance to spine roadway (m)	Direction to spine roadway
Within	N/A

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Adit	307199-006	307146 199871		Coal	

Abandoned mine plan catalogue numbers

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

SWA1282	SWR1248	SW697
3422	SWA3768	SWA2291
SWR3940	SWA3767	SWA1178

Our records show we have more plans than those shown above which could affect the enquiry boundary.

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
UNNAMED	Coal	Yes	40.4	North-East	318

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

There are 1 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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

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

If further subsidence damage claims information is required, please visit www.groundstability.com.

See Section 4 for further information.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

The property is in an area where a notice to withdraw support was given in 1976.

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

Payments to owners of former copyhold land

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

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

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

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices

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

Payment to owners of former copyhold land

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

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APPENDIX 3

NOTES ON LIMITATIONS

NOTES ON LIMITATIONS

- 1 FWS Consultants Ltd (“FWS”) has prepared this report solely for the use of the client and/or his agent (the “Client”) on the basis of exchange(s) of written proposals and instructions, and FWS accepts no responsibility or liability:-
 - a) for use of this report by any party other than the person for whom it was commissioned, or;
 - b) for the consequences of the report being used for any purpose other than that for which FWS was instructed to prepare it.

Should any third party wish to use or rely upon the contents of the report, written approval from FWS must be sought.

- 2 All information supplied by the Client, the Client’s staff and professional advisers, local authorities, other statutory bodies, investigation agencies and publicly accessible databases, shall be provided to FWS in writing, and is accepted as being correct unless otherwise specified in writing by the discloser of the information.
- 3 The conclusions and recommendations in this report represent the professional opinions of FWS derived from currently accepted industry practices, and through the exercising of reasonable skill and care to be expected of a professional geosciences and environmental consultancy of similar size and experience. The assessments and judgments given in this report are directed by and limited to both the finite data on which they are based and the proposed works to which they are addressed.
- 4 Environmental and geotechnical desk studies comprise a study of available information obtained from various identified sources, authorities and parties. The information reviewed cannot be exhaustive and has been accepted in good faith as providing representative and true data pertaining to site conditions. For clarity, no independent verification of this data is carried out by FWS and it is accepted at face value. Any identified risks in desk study reports are perceived risks based on the information available at the time. Actual risks can only be assessed after carrying out a thorough physical investigation of the site that serves to validate such identified risks.
- 5 Data acquisition during site investigations is subject to the limitations of the methods of investigation used, site conditions and access constraints. Exploratory holes undertaken during fieldwork, particularly boreholes and/or trial pits, investigate a small volume of ground in relation to the size of the site and thus can only provide an indication of site conditions. The opinions provided and recommendations given in this report are based on the desk study information and ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions elsewhere onsite that have not been disclosed by the investigation and which therefore have not been taken into account in this report. FWS will take all due care and make commentary on the adequacy of data collection and therefore the ability to highlight the presence or otherwise of exceptional conditions.
- 6 Owing to the natural variation of the systems that are being investigated, and the anthropological impact similarly changing through time, the findings and opinions in this report are relevant to the dates of the site works and should not be relied upon to represent conditions after a reasonable passing of time. Site conditions will change over time due to natural variations and human activities. The comments made on groundwater, surface water and soil gas conditions are based on observations made at the time that the site work was carried out. It should be noted that these conditions will vary owing to seasonal, tidal and meteorological effects. Variation in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, or subsequent developments or activities on the site or adjacent area.
- 7 The scope of the investigation, as agreed between FWS and the Client, was undertaken based on the specific development proposals of the Client and may be inappropriate to another form of development or scheme.
- 8 The opinions expressed in this report regarding contamination, geotechnical and/or waste assessments are based on simple statistical analysis and comparison with available guidance values. No liability can be accepted for the retrospective effects of any changes or amendments to these values.