

Prepared for:

S Hector
SH Legal Searches Ltd T/A X-Press
36 Tenby Court
Caerphilly
CF83 2UE

Report Reference: SAS_78973729_1_1

Report Date: 28-JAN-2016

Customer Reference: 903841

National Grid Reference: 305270 204950

Site Area: 1287 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966

Fax: 0844 844 9980

Email: info@landmarkinfo.co.uk

Website: www.sitecheck.co.uk

FURTHER ACTION

The Sitecheck report dated 28-JAN-2016 and reference SAS_78973729_1_1 for Land at The Willows, Abercanaid Industrial Estate, MERTHYR TYDFIL, CF48 1YF has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

The report has highlighted the presence of Gas manufacture & distribution, Historical Tanks And Energy Facilities, Oil, petroleum & gas refining & storage and Potentially Infilled Land (Water) on or within 25m of the site boundary.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

FACTORS AFFECTING THIS PROPERTY

Potential Sources:

A detailed examination of the historical Ordnance Survey maps from 1876 to 2016 has revealed that the site was open land until the 1919 map edition when buildings associated with a wider gas works were noted on site. No further significant building alterations were identified throughout subsequent map editions.

From a review of historical map data the Sitecheck Assess Report has identified Gas manufacture & distribution, Oil, petroleum & gas refining & storage and Unknown Filled Ground (Pond, marsh, river, stream, dock etc) on or within 25 metres of the site.

A review of selected 1:2,500 and 1:1,250 scale Ordnance Survey mapping covering a period from 1972 has identified that the site is on or within 25 metres of Electricity Industry Facilities.

Potential Pathways:

- Direct human contact with soil (and water).
- Contamination transport to shallow groundwater.
- Contamination transport to deep groundwater.
- Gas migration through soils, service media and building foundations.

Professional Opinion on environmental risk

Potential Receptors:

The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part 2A of the Environmental Protection Act 1990.

The groundwater vulnerability map, Sheet 36 Mid Glamorgan, has revealed that the site is located above a Minor Aquifer (Variably permeable).

Although minor aquifers seldom produce large quantities of water for abstraction they may be important for local supplies and supplying base flow to rivers.

Natural Resources Wales data indicates that the site is located on or within 25 metres of an area which may be at risk of flooding. In the event of a flood the floodwater may be considered a sensitive receptor.

CONCLUSIONS:

The data examined in this risk assessment indicates that there may be a potential source of contamination arising from the potentially contaminative past land uses which may have significant implications. It would appear from this preliminary appraisal that there may be a potential pollutant linkage.

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

In our opinion the property may also constitute "contaminated land" as defined by Part 2A of the Environmental Protection Act 1990.

NEXT STEPS:

In order to revise the risk assessment provided, additional information will need to be reviewed. This could include:

1. Confirmation or commentary from the Local Authority Environmental Health Department that they are not considering taking any action against the Site under Part 2A of the Environmental Protection Act 1990.
2. Confirmation or commentary from the Local Authority Planning Department that any recent redevelopment of the site included ground investigations and/or remediation works undertaken to their satisfaction resulting in discharge of any associated conditions.
3. Confirmation from the developer or Local Authority Building Control Department that any risks from ground gases, associated emissions or ground instabilities were considered and mitigated during the recent development to the satisfaction of the Local Authority.
4. A warranty or similar guarantee, environmental indemnity or Contaminated Land insurance Policy would transfer any risk identified in the context of the report, subject to its validity, wording and terms.
5. Information from the appointed Chartered Building Surveyor confirming that ground stability and/or ground gas issues were addressed during the recent redevelopment.

If no information is available or the information you send us is insufficient, we can collect and review additional information for you for £450 plus VAT. We may also be able to offer insurance terms. Please call our risk management consultants on **0845 458 5250** to discuss these options in more detail.

If you would like any other information on this report please contact our Customer Service Team on **0844 844 9966** or email helpdesk@landmark.co.uk.

Professional Opinion on environmental risk

OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

- An area affected by radon
- An area of Mining Instability
- An area of Occasional Non-coal Mining Hazard
- An area of Subsidence Hazard Potential
- An area of floodplain
- An area which may be affected by coal mining activity

Please refer to the relevant section in the report for each of the above factors.

Approved by

A handwritten signature in black ink, appearing to read "Chris Taylor".

Christopher S. Taylor BSc (Hons), MSc, AIEMA
Chartered Water and Environmental Manager
Technical Director, Argyll Environmental Limited



SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Asses Practitioner Guide.

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	11
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	17
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	21
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	23
This section contains information which may be of use when interpreting the report.	
Useful Contacts	24
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Current Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Contemporary Trade Directory Entries		
Dairycrest Dairies Ltd, Abercanaid Industrial Estate, Merthyr Tydfil, Mid Glamorgan, CF48 1YF, Dairies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	6
Davies European Service, The Willows, Abercanaid Industrial Estate, Merthyr Tydfil, Mid Glamorgan, CF48 1YF, Road Haulage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	9	6

Historical Land Use	Page No.	Reference Number (Map ID)
Potentially Contaminative Uses		
Potentially Contaminative Industrial Uses (Past Land Use)		
Gas manufacture & distribution, Date of Mapping: 1922 - 1964	12	1
Factory or works - use not specified, Date of Mapping: 1964 - 1989	12	7

Historical Land Use	Page No.	Reference Number (Map ID)
Potentially Infilled Land		
Potentially Infilled Land (Water)		
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1901	14	3

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Groundwater Vulnerability		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 36 Mid Glamorgan, Contact Ref: 4	19	-
Extreme Flooding from Rivers or Sea without Defences		
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 3	19	-

Sensitivity	Page No.	Reference Number (Map ID)
Pathways		
Flooding from Rivers or Sea without Defences		
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 3	19	-

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Coal Mining Affected Areas		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 5	21	-
Mining Instability		
Risk: Inconclusive Coal Mining,	21	-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely, Contact Ref: 2	21	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	21	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	21	-
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	21	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	21	-
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	22	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	22	-



Site

Land at The Willows, Abercarn Industrial Estate, MERTHYR TYDFIL, CF48 1YF

Grid Reference

305270, 204950

Report Reference

SAS_78973729_1_1

Customer Reference

903841

Size of Site

1287 m²





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Land at The Willows, Abercanaid Industrial Estate, MERTHYR TYDFIL, CF48 1YF

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Size of Site

1287 m²



Current Land Use	On Site	0-250m	250-500m
Contaminants	2	15	16
Waste / Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	2	1
Contaminated Land Register Entries and Notices	0	0	0
Radioactive Substances Register	0	0	0
Discharge Consents			
Discharge Consents	0	2	2
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Environmental Permitting Regulations - Industry	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0

Current Land Use	On Site	0-250m	250-500m
Contaminants	2	15	16
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	2	10	8
Fuel Station Entries	0	1	1
Miscellaneous			
BGS Recorded Mineral Sites	0	0	4

Historical Land Use	On Site	0-250m	250-500m
Contaminants	3	28	30
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	8	7
Potentially Contaminative Industrial Uses (Past Land Use)	2	17	16
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	2	1
Potentially Infilled Land (Water)	1	1	6

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	3	2	3
Pathways			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	1	0	n/a
Flooding from Rivers or Sea without Defences	1	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

Sensitivity	On Site	0-250m	250-500m
Pathways and Receptors	3	2	3
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	1	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	1
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	1	2
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
Geological	11	7	0
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	1	n/a	n/a
Mining Instability	1	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	1	1	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	1	n/a
Potential for Compressible Ground Stability Hazards	1	1	n/a
Potential for Ground Dissolution Stability Hazards	1	1	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	n/a



General	Waste/Landfill Sites		Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
 Site Boundary  Search Buffer  Bearing Reference Point  Reference Number	 BGS Recorded Landfill Site  Licensed Waste Management Facilities (Landfill)  Local Authority Recorded Landfill Site  Registered Waste Transfer Site  Registered Waste Treatment or Disposal Site  Registered Landfill Site  Point Location of Registered Landfill Site	 BGS Recorded Landfill Site (Point)  Licensed Waste Management Facilities (Location)  Local Authority Recorded Landfill Site (Point)  Registered Waste Transfer Site (Point)  Registered Waste Treatment or Disposal Site (Point)  Registered Landfill Site Potential Landfill Buffer	 Local Authority Pollution Prevention and Control Enforcement  Planning Hazardous Substance Enforcement  Prosecution Relating to Authorised Processes  Enforcement and Prohibition Notice  Substantiated Pollution Incident Register  Prosecution Relating to Controlled Waters	 COMAH  Planning Hazardous Substance Consent  Explosive Site  NHHS Industrial Processes  Integrated Pollution Control  Integrated Pollution Prevention Control  Integrated Pollution Control Registered Waste Site  Local Authority Integrated Pollution Prevention and Control	 Local Authority Pollution Prevention and Control  Contaminated Land Register Entry or Notice (Point)  Contaminated Land Register Entry or Notice  Registered Radioactive Substance Discharge Consents  Discharge Consent  Water Industry Act Referral
 Potentially Contaminative Use  Potentially Contaminative Use (High Risk)					

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Merthyr Tydfil County Borough Council, - Has supplied landfill data, Contact Ref: 1	-	On Site	S

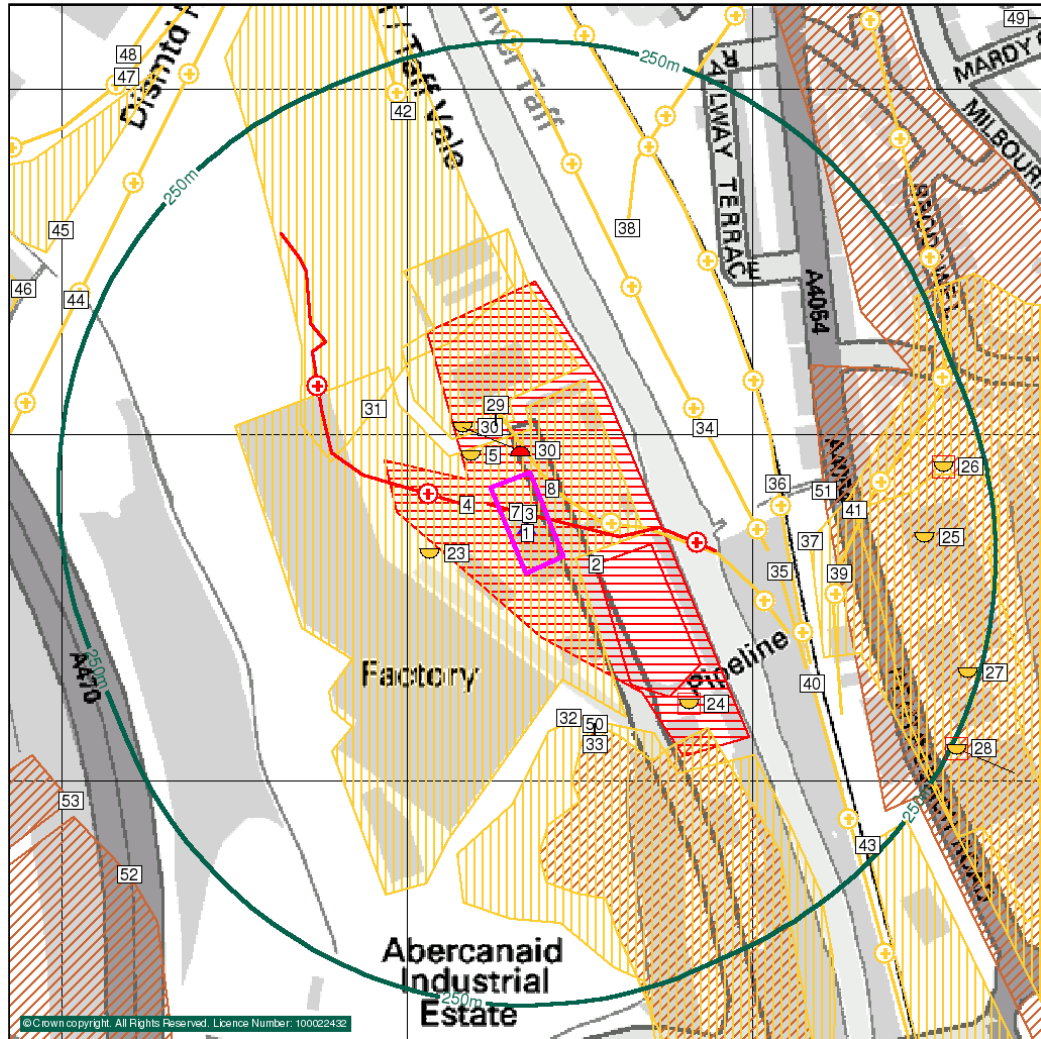
Statutory Authorisations	Ref No.	Search Buffer	Direction
Local Authority Pollution Prevention and Controls			
Tbs (South Wales) Ltd, Triumph Works, The Willows, MERTHYR TYDFIL, Mid Glamorgan, CF48 1YH, Part B - Pollution Prevention and Control Application or Permit, Reference: Not Given, Status: Application exempt from APC, Positional Accuracy: Automatically positioned to the address, Contact Ref: 1	9	0-250m	SW
Evans Halshaw, Pentrebach Road, MERTHYR TYDFIL, Mid Glamorgan, CF48 1YA, Part B - Other Industries, Reference: PPC/PG6/34(04), Status: Permitted, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	10	0-250m	E
Amnitech Ltd, Abercanaid, CF48 1UX, Part B - Other Industries, Reference: Not Supplied, Status: Application Not Yet Authorised, Positional Accuracy: Manually positioned to the address or location, Contact Ref: 1	-	250-500m	S

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Celtic Technologies Limited, Groundwater Remediation Treatment @, Former Willows Gasworks, The Willows, Abercanaid Industrial Estate, Merthyr Tydfil, Cf48 1yh, Groundwater Discharge, Reference: Eprnb3735aw, Version: 1, Status: Surrendered under EPR 2010, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	11	0-250m	NE
Dwr Cymru Cyfyngedig, Cso Willow Gas Works Merthyr Tydfil, Sewerage Discharge, Reference: An0091001, Version: 2, Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	12	0-250m	E
Dwr Cymru Cyfyngedig, Merthyr Tydfil - Willows Gas W, Unknown Discharge, Reference: AN0091001, Version: 1, Status: New Consent, by Application (Water Resources Act 1991, Section 88), Positional Accuracy: Located by supplier to within 100m, Contact Ref: 3	-	250-500m	N
Atlantic Properties Ltd, Rhyd-Y-Car Leisure Centre Mt, Rhyd-Y-Car, Merthyr Tydfil, Cf48 1ut, Sewage Discharge, Reference: An0413101, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	N

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Dairycrest Dairies Ltd, Abercanaid Industrial Estate, Merthyr Tydfil, Mid Glamorgan, CF48 1YF, Dairies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	6	On Site	SE
Davies European Service, The Willows, Abercanaid Industrial Estate, Merthyr Tydfil, Mid Glamorgan, CF48 1YF, Road Haulage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	6	On Site	SE
Triumph Business Systems, Triumph Works, The Willows, Merthyr Tydfil, Mid Glamorgan, CF48 1YH, Office Furniture & Equipment, Status: Inactive, Positional Accuracy: Automatically positioned to the address	13	0-250m	SW
Triumph Furniture Ltd, Triumph Works, The Willows, Merthyr Tydfil, Mid Glamorgan, CF48 1YH, Furniture Manufacturers - Home & Office, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	13	0-250m	SW
Alans Tyre Shop, Willows Garage, Abercanaid Ind Est, Merthyr Tydfil, Mid Glamorgan, CF48 1YF, Garage Services, Status: Active, Positional Accuracy: Manually positioned within the geographical locality	14	0-250m	S
A.M.R. Motors, The Old Gas Works, The Willows, Abercanaid, Merthyr Tydfil, Mid Glamorgan, CF47 8XB, Garage Services, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	14	0-250m	S
Speedy Hire, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YA, Machine Tool Accessories & Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	15	0-250m	E
Capitol Motors, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YA, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	16	0-250m	SE
Clean Extreme, 14, Gladstone Terrace, Merthyr Tydfil, Mid Glamorgan, CF47 0UU, Carpet, Curtain & Upholstery Cleaners, Status: Inactive, Positional Accuracy: Automatically positioned to the address	17	0-250m	NE
Evans Halshaw, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YA, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	18	0-250m	E
King David'S Tyre'S, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YA, Tyre Dealers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	18	0-250m	E
Kwik Fit, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YA, Tyre Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	19	0-250m	E
Thomas & Davies, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YB, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	20	250-500m	SE
Motofix, Plymouth Street, Merthyr Tydfil, Mid Glamorgan, CF47 0TT, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	21	250-500m	NE
W J Hughes Painters & Decorators, 47, Clare Street, Merthyr Tydfil, Mid Glamorgan, CF47 0YL, Painting & Decorating Supplies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Kaykel Communications, 41, Clare Street, Merthyr Tydfil, Mid Glamorgan, CF47 0YN, Telecommunications Equipment & Systems, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
Southern Vauxhall, Pentrebach Road, Merthyr Tydfil, Mid Glamorgan, CF48 1YA, Car Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	22	250-500m	SE
Tribotics, The Archers, Clare St, Merthyr Tydfil, Mid Glamorgan, CF47 0YL, Automation Systems & Equipment, Status: Inactive, Positional Accuracy: Manually positioned within the geographical locality	-	250-500m	N
Amnitec, Abercanaid, Merthyr Tydfil, Mid Glamorgan, CF48 1UX, Hose, Tubing & Fittings, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	S
S A S, 28a, Ernest Street, Merthyr Tydfil, Mid Glamorgan, CF47 0YP, Car Breakers & Dismantlers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	-	250-500m	N
Fuel Station Entries			
Evans Halshaw, Pentrebach Road, Ysgubor Newydd, MERTHYR TYDFIL, Mid Glamorgan, CF48 1YA, Fuel Station, Status: Obsolete, Positional Accuracy: Automatically positioned to the address,	18	0-250m	E
Thomas & Davies, Pentrebach Road, Ysgubor Newydd, MERTHYR TYDFIL, Mid Glamorgan, CF48 1YB, Fuel Station, Status: Obsolete, Positional Accuracy: Automatically positioned to the address,	20	250-500m	SE

Miscellaneous	Ref No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Clyn-Mil Drift, , Pentrebach, Merthyr Tydfil, Mid Glamorgan, Status: Ceased, Reference: 90889, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	E
Clyn-Mil Drift, , Pentrebach, Merthyr Tydfil, Mid Glamorgan, Status: Ceased, Reference: 90888, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	E
Prospect House, , Merthyr Tydfil, Mid Glamorgan, Status: Ceased, Reference: 125680, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	E
Penyard Level, , Pentrebach, Merthyr Tydfil, Mid Glamorgan, Status: Ceased, Reference: 90890, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	-	250-500m	SE



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary Search Buffer Bearing Reference Point Reference Number	Point Feature Area Feature Line Feature Point Feature (High Risk) Area Feature (High Risk) Line Feature (High Risk)	Point Feature Area Feature Line Feature Point Feature (High Risk) Area Feature (High Risk) Line Feature (High Risk)

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Electricity Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1972	5	0-250m	NW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1986	23	0-250m	W
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1972	24	0-250m	SE
Gas Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1986	24	0-250m	SE
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964 - 1972	25	0-250m	E
Electricity Industry Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1972	26	0-250m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1986	26	0-250m	E
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1986	27	0-250m	E
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1972	28	250-500m	SE
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1964	28	250-500m	SE
Potential Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1986	-	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1958	-	250-500m	N
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1957 - 1969	-	250-500m	N
Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	NE
Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969	-	250-500m	N
Potentially Contaminative Industrial Uses (Past Land Use)			
Gas manufacture & distribution, Date of Mapping: 1922 - 1964	1	On Site	S
Factory or works - use not specified, Date of Mapping: 1964 - 1989	7	On Site	S
Railways, Date of Mapping: 1901	8	0-250m	NE
Oil, petroleum & gas refining & storage, Date of Mapping: 1989	2	0-250m	SE
Road haulage, Date of Mapping: 1989	29	0-250m	N
Machinery: engines, building and general industrial [manufacture], Date of Mapping: 1901	30	0-250m	NW
Heap, unknown constituents, Date of Mapping: 1885	31	0-250m	NW
Heap, unknown constituents, Date of Mapping: 1922	32	0-250m	S

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Potentially Contaminative Industrial Uses (Past Land Use)			
Mining of coal & lignite, Date of Mapping: 1885 - 1901	33	0-250m	S
Railways, Date of Mapping: 1885 - 1964	34	0-250m	NE
Railways, Date of Mapping: 1885	35	0-250m	E
Railways, Date of Mapping: 1901 - 1989	36	0-250m	E
Mining of coal & lignite, Date of Mapping: 1885 - 1938	37	0-250m	E
Railways, Date of Mapping: 1885 - 1938	38	0-250m	N
Mineral railway, Date of Mapping: 1885 - 1938	39	0-250m	E
Railways, Date of Mapping: 1885 - 1989	40	0-250m	SE
Motor vehicles: maintenance & repair e.g. garages, Date of Mapping: 1989	41	0-250m	E
Railways, Date of Mapping: 1901 - 1938	42	0-250m	N
Metal casting/foundries, Date of Mapping: 1885	43	0-250m	SE
Railways, Date of Mapping: 1885 - 1965	44	250-500m	NW
Railways, Date of Mapping: 1885 - 1938	-	250-500m	N
Heap, unknown constituents, Date of Mapping: 1885	45	250-500m	NW
Heap, unknown constituents, Date of Mapping: 1885	46	250-500m	NW
Factory or works - use not specified, Date of Mapping: 1989	-	250-500m	S
Disturbed Ground, Date of Mapping: 1885	-	250-500m	N
Railways, Date of Mapping: 1885 - 1965	47	250-500m	NW
Railways, Date of Mapping: 1885 - 1938	48	250-500m	NW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Potentially Contaminative Industrial Uses (Past Land Use)			
General quarrying, Date of Mapping: 1901 - 1922	-	250-500m	W
Mineral railway, Date of Mapping: 1885	-	250-500m	NE
Heap, unknown constituents, Date of Mapping: 1885	-	250-500m	N
Hospitals, Date of Mapping: 1922 - 1992	49	250-500m	NE
Mineral railway, Date of Mapping: 1922 - 1938	-	250-500m	NE
Heap, unknown constituents, Date of Mapping: 1885	-	250-500m	NE
Heap, unknown constituents, Date of Mapping: 1951	-	250-500m	SE
Railways, Date of Mapping: 1901 - 1938	-	250-500m	SW

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	50	0-250m	S
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1989	51	0-250m	E
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1990	-	250-500m	W
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1901	3	On Site	N
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	4	0-250m	W
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	52	250-500m	SW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1901	53	250-500m	SW

Contaminants	Ref No.	Search Buffer	Direction
Potentially Infilled Land			
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1901	-	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	-	250-500m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1938	-	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1951	-	250-500m	SE

Map Details

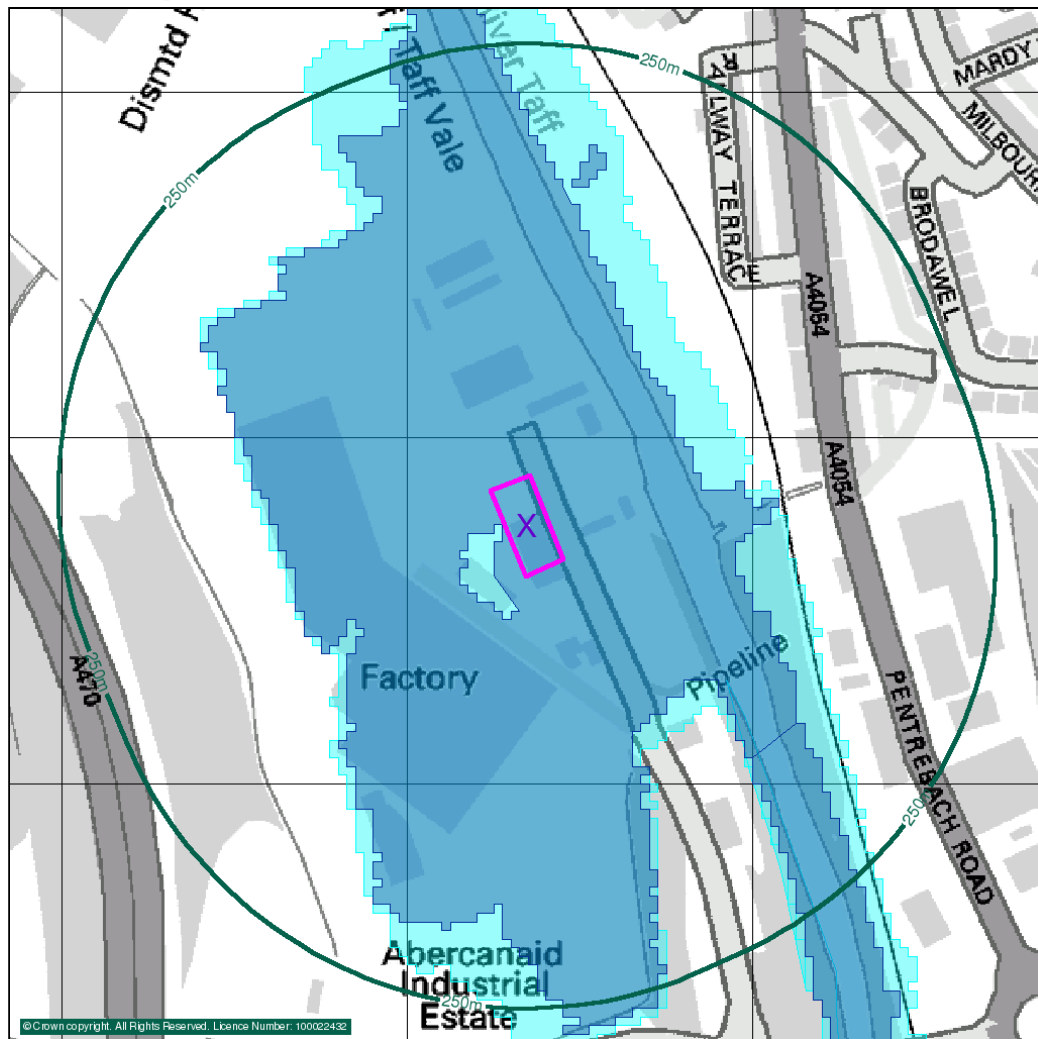
The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	SO0504	1964
Ordnance Survey Plan	SO0504	1972
Ordnance Survey Plan	SO0504	1986

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SO00SE	1989

1:10,560	Mapsheet	Published
Glamorganshire	012_00	1885
Monmouthshire	016_00	1885
Brecknockshire	051_NW	1889
Glamorganshire	012_NW	1901
Brecknockshire	051_NW	1905
Glamorganshire	012_NW	1922
Brecknockshire	051_00	1922
Brecknockshire	051_NW	1938
Glamorganshire	012_NW	1951
Ordnance Survey Plan	SO00SE	1964



General

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

Area of Floodplain

- Areas Benefiting from Flood Defences
- Flood Water Storage Areas
- Flood Defences
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
- Site Boundary - Search Buffer - Bearing Reference Point - Reference Number	- Area of Outstanding Natural Beauty - Environmentally Sensitive Area - Local Nature Reserve - Marine Nature Reserve - National Nature Reserve - Ramsar Site	- Site of Special Scientific Interest - Special Area of Conservation - Special Protection Area - Nearest Surface Water Feature - Water Abstractions - Forest Park - National Park - National Scenic Area

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 36 Mid Glamorgan, Contact Ref: 4	-	On Site	S
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 3	-	On Site	S
Flooding from Rivers or Sea without Defences			
Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Fluvial Models, Contact Ref: 3	-	On Site	S
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 60m	54	0-250m	E
Sites of Special Scientific Interest			
Cwm Glo A Glyndryys, Total Area: 1813102.27(m2), Reference: 1597, 33wnl, Contact Ref: 3	55	250-500m	W

Pathways and Receptors	Ref No.	Search Buffer	Direction
Environmentally Sensitive Receptors			
Water Abstractions			
TBS (South Wales) Ltd, Borehole At Tbs (South Wales) Ltd, Abstractions Industrial, Reference: 21/57/22/0035, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 4	56	0-250m	S
Hoover Plc, Nant Canaid At Glyn-Dyrys, Abstractions Industrial, Reference: 21/57/22/0025, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 3	-	250-500m	S
Hoover Plc, Nant Canaid At Glyn-Dyrys, Abstractions Industrial, Reference: 21/57/22/0025, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	-	250-500m	S

Other Factors		
Geological	Search Buffer	Direction
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 5	On Site	S
Mining Instability		
Risk: Inconclusive Coal Mining,	On Site	S
Non Coal Mining Areas of Great Britain		
Hazard Potential: Highly Unlikely Contact Ref: 2	On Site	S
Hazard Potential: Highly Unlikely Contact Ref: 2	0-250m	N
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	S
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 2	On Site	S
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	S
Hazard Potential: Very Low, Contact Ref: 2	0-250m	SW
Potential for Compressible Ground Stability Hazards		
Hazard Potential: Moderate, Contact Ref: 2	On Site	S
Hazard Potential: Moderate, Contact Ref: 2	0-250m	N
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 2	On Site	S
Hazard Potential: No Hazard, Contact Ref: 2	0-250m	N
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	S
Hazard Potential: Low, Contact Ref: 2	0-250m	SW

Other Factors	Search Buffer	Direction
Geological		
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 2	On Site	S
Hazard Potential: Low, Contact Ref: 2	0-250m	N
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 2	On Site	S
Hazard Potential: Very Low, Contact Ref: 2	0-250m	N

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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The Sitecheck Assess User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses**1 Merthyr Tydfil County Borough Council Environmental Health Department**

Civic Centre
Castle Street
Merthyr Tydfil
Mid Glamorgan
CF47 8AN

Telephone 01685 725000
Fax 01685 725024

www.merthyr.gov.uk

2 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

3 Natural Resources Wales

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP

Telephone 0300 065 3000

enquiries@naturalresourceswales.gov.uk

4 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

5 The Coal Authority Property Searches

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Telephone 0345 762 6848
Fax 01623 637 338

groundstability@coal.gov.uk

Other Contacts**Institution of Civil Engineering Surveyors**

26 Market Street
ALTRINCHAM
Cheshire
WA14 1PF

Telephone 0161 928 8074

www.ices.org.uk/ices.asp

The Association of Geotechnical and Geoenvironmental Specialists

Foreham Street
83 Copers
Cope Road
Beckenham
Kent
BR3 1NR

Telephone 020 86588212

www.ags.org.uk/

The Environmental Auditors Registration Association

Welton House
Limekiln Way
Lincoln
LN2 4US

Telephone 01522 540069

www.greenchannel.com/iea/earahome.htm

The Environmental Industries Commission

45 Weymouth Street
London
W1N 3LD

Telephone 020 79351675

www.eic-uk.co.uk/

The Institution of Civil Engineers

One Great George Street
Westminster
LONDON
SW1P 3AA

Telephone 0207 222 7722
Fax 0207 222 7500

www.ice.org.uk

The Royal Institution of Chartered Surveyors

12 Great George Street
Parliament Square
London
SW1P 3AD

Telephone 020 7222 7000

www.rics.org.uk/

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

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- Provides protection for homebuyers, sellers, 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 Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

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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.

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Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its 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:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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.

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