

Report No. BC/MB/09.19.04.

Coal Minig Risk Assessment: Land at the Top of Heolgerrig, Merthyr Tydfil.

Prepared on behalf of:

Mr Alan James

By:



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Coal Mining Risk Assessment: Land at The Top of Heolgerrig, Merthyr Tydfil.

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List of Drawings

Drawing No:		Scale
<i>BC/MB/09.19.04.01.</i>	<i>General Location Plan.</i>	<i>1:50,000</i>
<i>BC/MB/09.19.04.02.</i>	<i>Geology Plan.</i>	<i>1:10,560</i>
<i>BC/MB/09.19.04.03.</i>	<i>Extract from Ordnance Survey Sheet 1881.</i>	<i>1:2,500</i>
<i>BC/MB/09.19.04.04.</i>	<i>Extract from Ordnance Survey Sheet 1900.</i>	<i>1:2,500</i>
<i>BC/MB/09.19.04.05.</i>	<i>Extract from Ordnance Survey Sheet 1919.</i>	<i>1:2,500</i>
<i>BC/MB/09.19.04.06.</i>	<i>Extract from Ordnance Survey Sheet 1958-1964.</i>	<i>1:2,500.</i>
<i>BC/MB/09.19.04.07.</i>	<i>Extract from Ordnance Survey Sheet 1993.</i>	<i>1:2,500</i>

Appendix

Copy of The Coal Authority's Mining Report, ref. no. 51002175031001.

Coal Mining Risk Assessment: Land at The Top of Heolgerrig, Merthyr Tydfil.

1 Introduction

This geological and mining report has been prepared on behalf of our client:

***Mr Alan James,
Beili Glas,
29 Winchfawr,
Heolgerrig,
Merthyr Tydfil,
CF48 1RD.***

The report reviews the geology and mining history of the property and the immediately surrounding area as they may affect a proposal to develop a dwelling on the land. Recommendations are made for exploratory boreholes to determine the details of shallow mine workings in the Four Feet Seam in order to assess the risk in greater detail.

The following sources of data have been used in the compilation of this report,

- i) Research of published geological data;*
- ii) Research of mining records;*
- iii) The findings of The Coal Authority report, no. 51002175031001;*
- iv) Review of the Coal Authority's interactive map, accessed on the 16th September 2019;*
- v) Review of Public Health England's interactive Radon gas map, accessed on the 16th September 2019 and*
- vi) Research of Blandford Consulting's archives.*

The findings of the report are necessarily based upon the information used in its compilation and may be amended in the future in the light of additional material information. The report should only be used in its entirety for its stated purpose.

/Cont....

2 Brief Description of the Site

The parcel of land which is the subject of this report ('the Site') is situated on the upper slopes of Mynydd Aberdâr, approximately 2km west of the centre of the town of Merthyr Tydfil (see Figure 1 and *General Location Plan, drawing no. BC/MB/09.19.04.01*). The Site is on the south-western fringes of Heolgerrig and is located within a semi-rural landscape bounded on the west by the parish road and on the north by a detached dwelling; it is presently unoccupied except for a ruin. The Site is irregular in outline and occupies an area of approximately 0.84 hectares; it slopes eastwards at elevations of between 341m and 325m above ordnance datum. The ruins on which the new dwelling is to be constructed is at elevations of between 327.6 and 329.06m aod.

Figure 1
Aerial View of Property



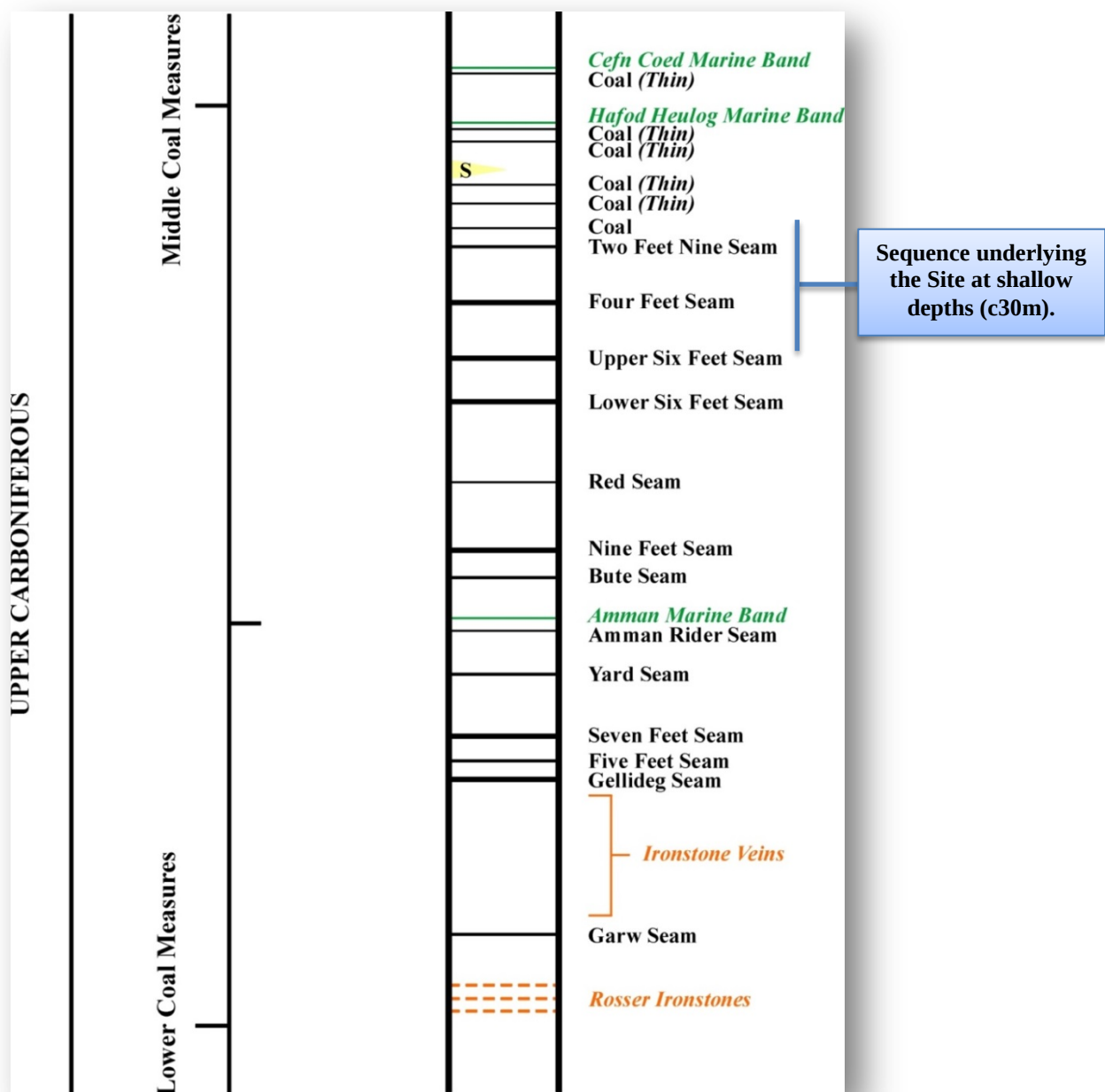
3 Geology of the Site

The Site is situated near the northern margins of the former South Wales Coalfield and is underlain by strata assigned to the Middle Coal Measures. The most recently published

/Cont....

geological sheet (SO 00 NW at 1:10,560 scale) shows the outcrops of several coal seams crossing the district with a generally north-westerly trend. The inferred positions of the outcrops of the Two Feet Nine, Four Feet and Upper and Lower Six Feet Seams are shown to be present in close proximity to the Site with the inferred position of the outcrop of the Two Feet Nine Seam passing through the Site (see *Geology Plan*, drawing no. BC/MB/09.19.04.02).

Figure 2
Part of the Stratigraphic Column.
 Scale: Not to Scale.



/Cont....

The measures of the South Wales Coalfield are affected by large faults, often referred to as 'cross faults'. In the Heolgerrig area such faults have a slightly sinuous trace at the surface and an average trend towards the north-west. The published geological sheet shows that the Site is not affected by any such faults.

The published geological sheet for this area shows the coal measures to be covered with locally derived soils around the location of the proposed dwelling. Lower down the slope of the Site the coal measures are overlain with deposits of Boulder Clay. Published information also indicates that the Site is not affected by landslip.

4 Mining History

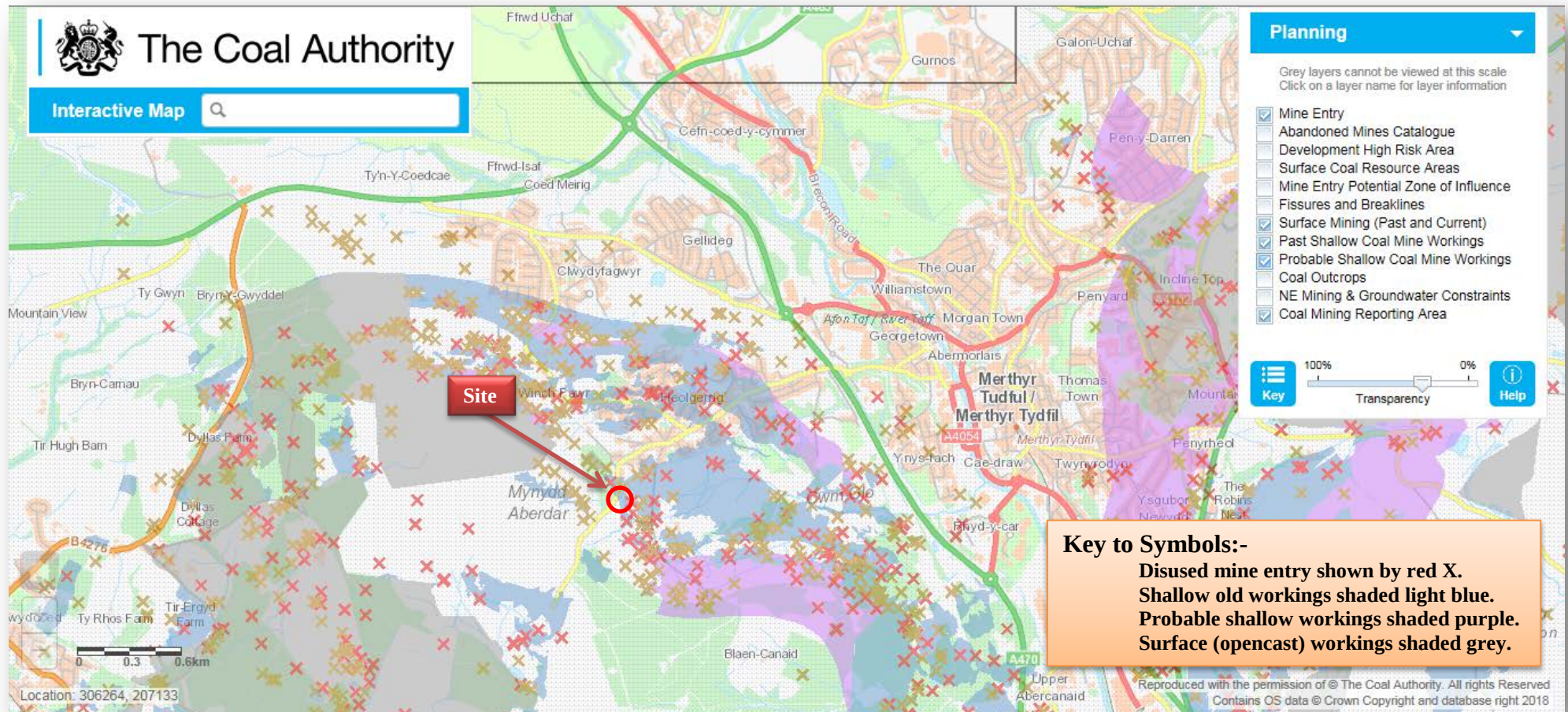
The general area has experienced extensive underground operations for both coal and ironstone dating back to the early nineteenth century. Our searches identified old coal workings in the vicinity of the Site at depths ranging from shallow (less than 30m) to 200m; the last mining operations were in 1939. Mining records indicate that shallow old workings may be present beneath the Site in the Four Feet Seam. The Coal Authority's mining report refers to the presence of shallow mine workings and The Coal Authority's interactive map shows shallow mine workings to be present beneath the Site (see Figure 3).

The published geological sheet shows the presence of open pit workings in the area immediately to the west of the Site; these are believed to be ironstone workings and pre-date 1881.

There are several disused shafts and adits in the vicinity of the Site; their locations have been derived from the several editions of the Ordnance Survey Sheets and shown on the Extracts from the Ordnance Survey Sheets, drawing nos. BC/MB/09.19.04.03 to BC/MB/09.19.04.07. The nearest disused mine entry to the Site is a disused adit 8m north of the Site and 45m distant from the position of the proposed dwelling.

/Cont....

Figure 3
Copy of The Coal Authority's Interactive Map
 (accessed 16th September 2019)



/Cont....

There are no working collieries in the locality that could affect the proposed dwelling. The Site has not been part of an opencast coal site (OCCS), and there have been no opencast mining operations close enough to the Site to affect the structural integrity of the proposed dwelling.

5 Mine Gases

When coal is mined methane is released and may accumulate, sometimes with other mine gases, in the voids left by the mining operation. The gases may vent to atmosphere or be pushed out of the mining voids as they flood with mine water and in certain circumstances the gases can accumulate in voids and result in asphyxiation, fire or explosion. A number of studies of the old workings across South Wales and dating back to the mid to late twentieth century have shown that there is little risk from mine gases. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine gases to atmosphere or is as a result of the combination of the two. The Coal Authority has no record of an emission of mine gas at the Site that has required action.

6 Radon Gas

Government guidelines recommend that the potential for Radon gas should be assessed for all new dwellings, including extensions; the advice has been implemented by accessing Public Health England's interactive Radon gas map. The map identifies that the property is not in a Radon gas affected area and the appropriate response for building control purposes is NONE.

7 Discussion and Recommendations

7.1 Solid Geology

There are no large faults present in the locality that are close enough to the Site to have an impact upon the proposed development and published geological information indicates

/Cont....

that the Site is not affected by landslip. In so far as the solid geology of the Site is concerned there is no requirement to include any particular precaution in the design and construction of the foundations and no further study is required.

7.2 Mining History of the Site

The locality has experienced extensive mining operations for both coal and ironstone, most of which are of an age and/or are at depths such that they will not affect the structural integrity of the proposed dwelling. The Four Feet Seam has been extensively mined across the area and the Seam, and any old workings in it, are at shallow depths beneath the Site. It is recommended that exploratory boreholes are drilled on the Site in order to determine the details of any old workings that may be found to be present in order to assess in greater detail the risk from shallow mine workings.

The above recommended site investigation should be designed and supervised by a Chartered Geologist and will require a permit from The Coal Authority.

Our searches identified several recorded, disused shafts and adits in the area around the Site, only one is within 20m of the Site's boundary, an adit 8m north of the Site. The location of the adit was confirmed during a separate site investigation that also identified weathered bedrock within 1m of the surface. The risk of a collapse of the adit reaching the boundary of the Site is extremely low and there is no risk of it reaching the proposed dwelling. Given the mining history of the locality the possibility of an unrecorded mine entry being present cannot be dismissed. If any unusual features are noted during excavation work on the new dwelling then the excavating must be stopped immediately and advice sought from a suitably experienced Chartered Geologist or from The Coal Authority.

Otherwise, there are no working collieries in the locality that would affect the proposed dwelling. The Site has not been part of an opencast coal site (OCCS), and there have been no opencast mining operations close enough to the Site to affect the structural integrity of the proposed dwelling.

/Cont....

7.3 Radon Gas

An inspection of Public Health England's interactive Radon gas map identified that there is no risk from Radon gas and the appropriate response for building control purposes is NONE.

7.4 Buried Services

A search of underground services is outside the scope of this desk study report. It is recommended that before any excavation or exploration work is carried out on the Site that the main service providers are contacted with a view to determining what buried services might underlie the Site.



**Dr Malcolm Blandford,
Chartered Geologist.**

Report Date: 16th September 2019.

**Blandford Consulting,
Consultant Geologists and Geotechnical Engineers,
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PLANS



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Geologists Working With The Environment....

Study on Land at Top of
Heolgerrig, Merthyr Tydfil.

General Location Plan.

Plan Scale: 1:50,000.

Key to Symbols:



Approximate Position of Site.

Note:
North is at top of plan.

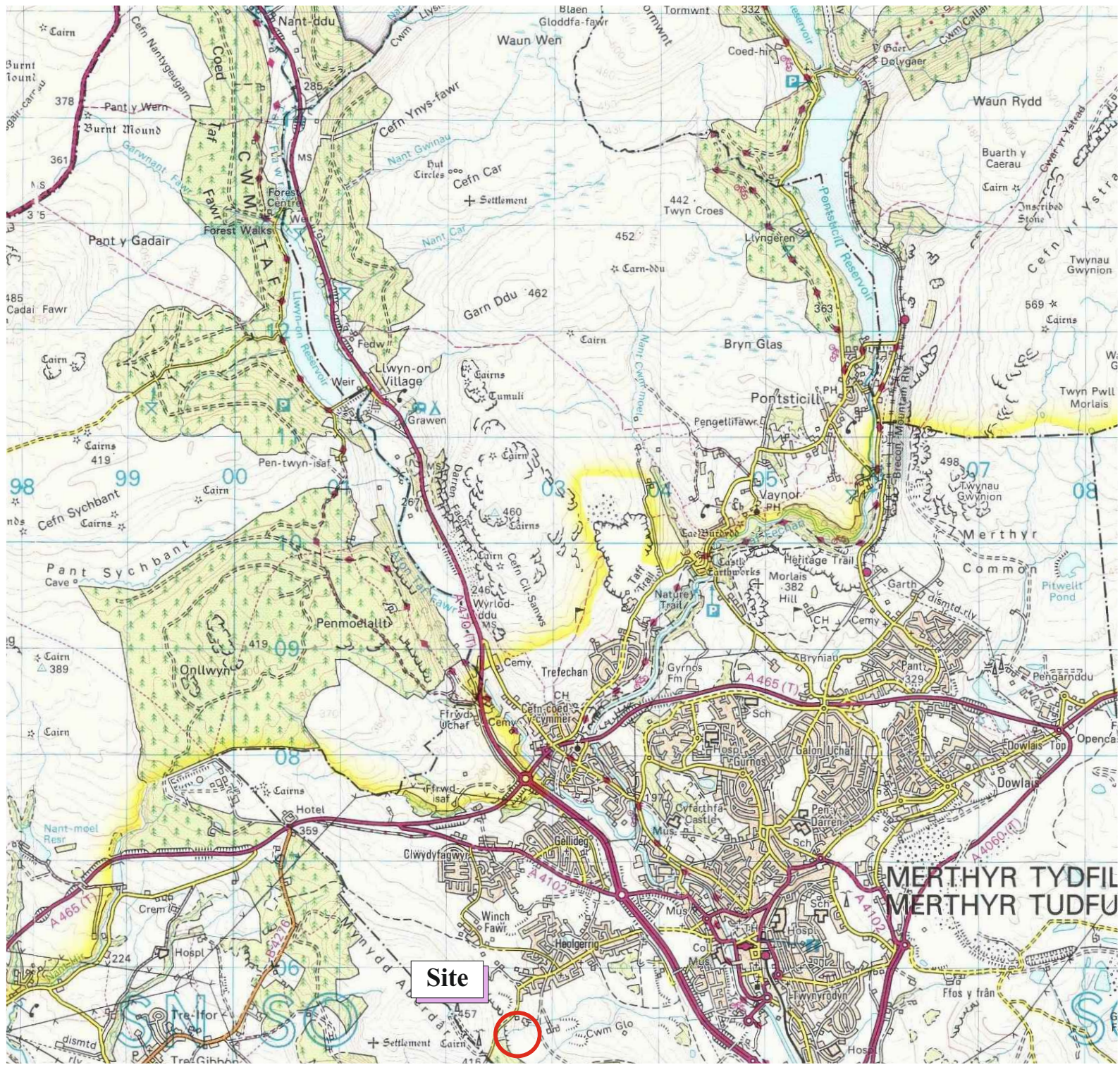
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Drawing No: BC/MB/09.19.04.01.



Study on Land at Top of
Heolgerrig, Merthyr Tydfil.

Geology Plan.

Plan Scale: 1:10,560.

Key to Symbols:

- Approximate Site Boundary.
- ➡ Approximate Position of Disused Adit.
- ⊕ Approximate Position of Disused Shaft.

Note:
North is at top of plan.

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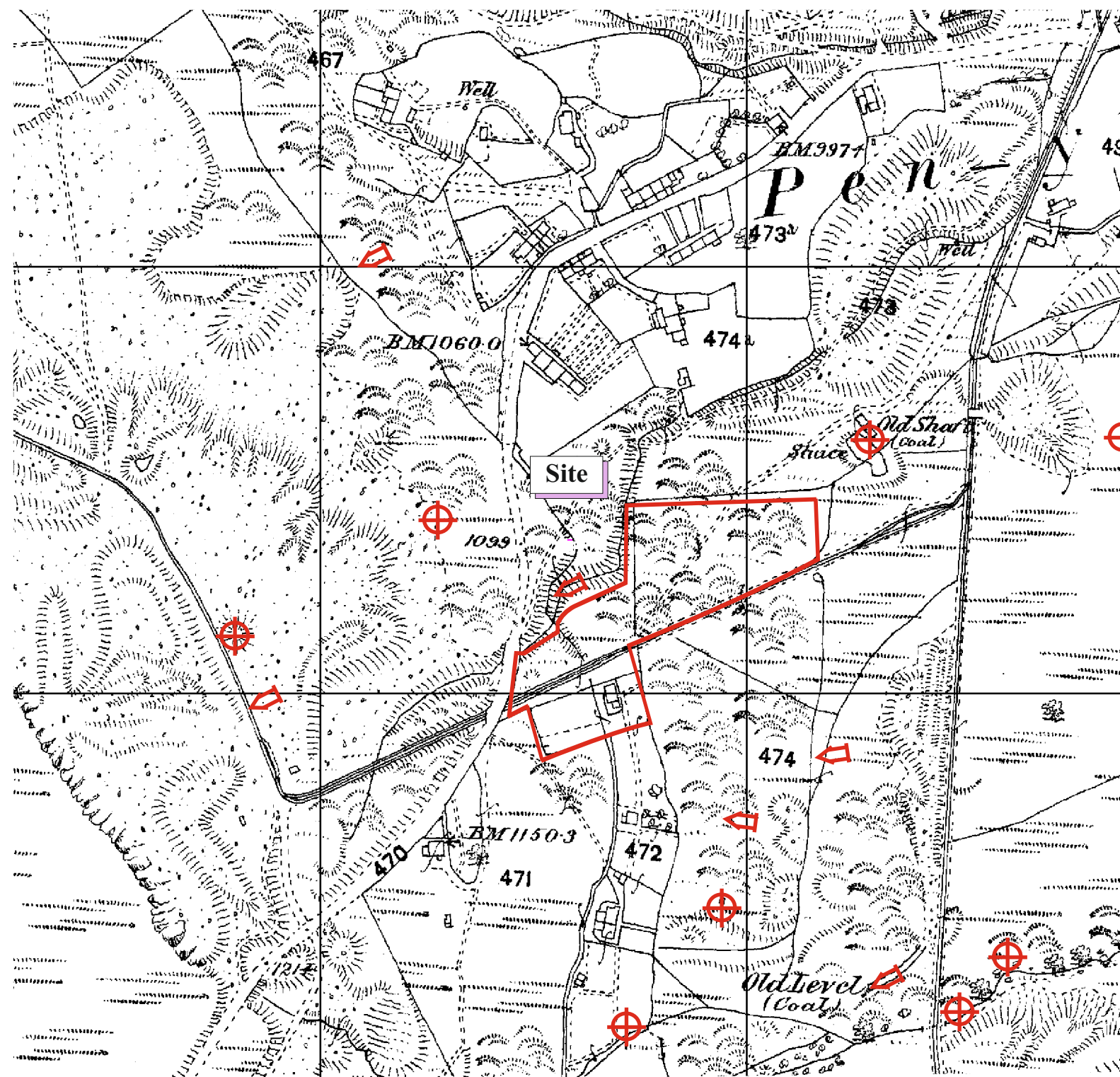
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Study on Land at Top of
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Extract from Ordnance Survey Sheet 1881.

Plan Scale: 1:2,500.



Key to Symbols:

-  Approximate Site Boundary.
-  Approximate Position of Disused Adit.
-  Approximate Position of Disused Shaft.

Note:

North is at top of plan.

*Locations are approximate
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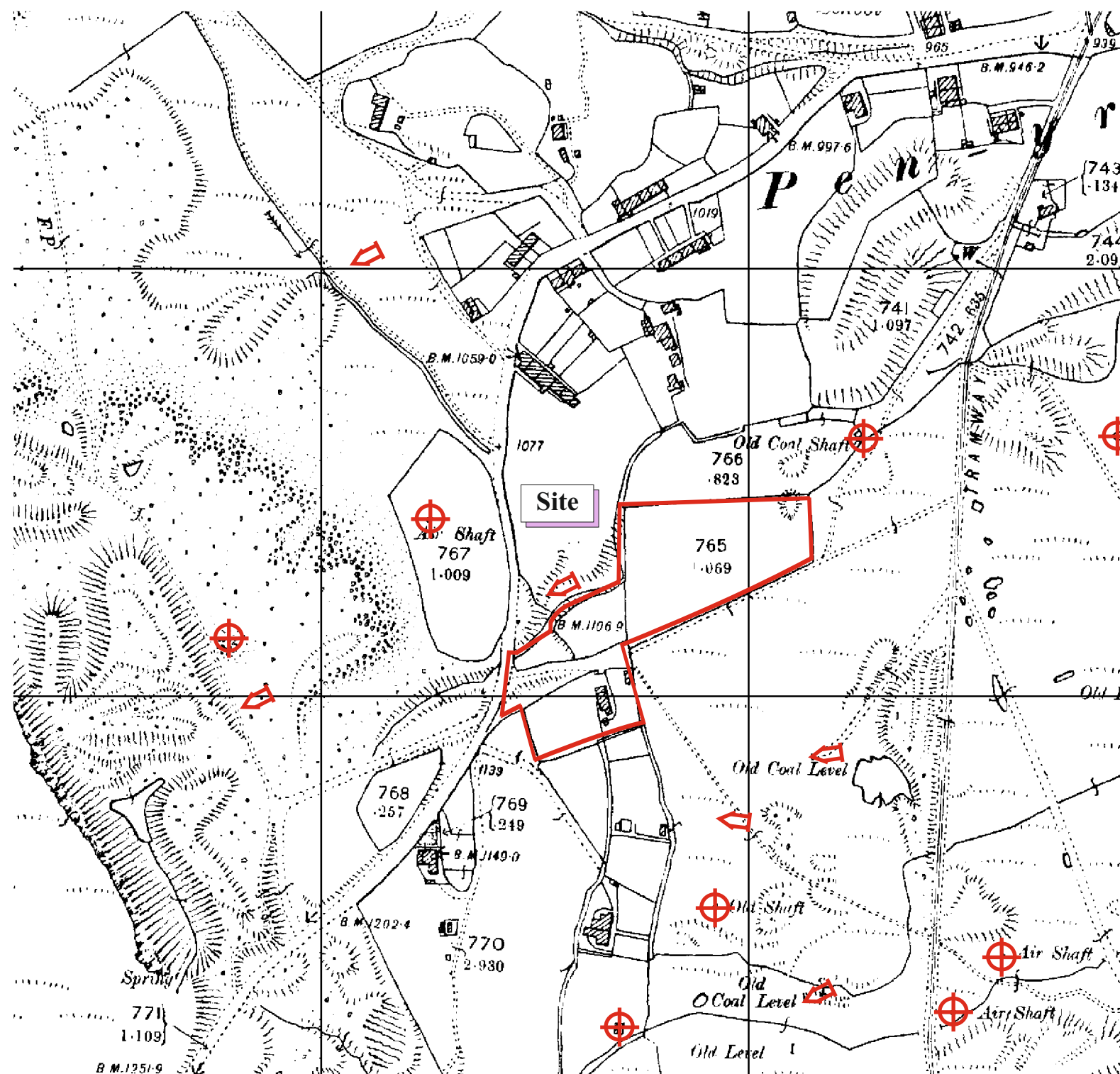
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Drawing No: BC/MB/09.19.04.03.

Study on Land at Top of
Heolgerrig, Merthyr Tydfil.

Extract from Ordnance Survey Sheet 1900.

Plan Scale: 1:2,500.



Key to Symbols:

- Approximate Site Boundary.
- Approximate Position of Disused Adit.
- ⊕ Approximate Position of Disused Shaft.

Note:

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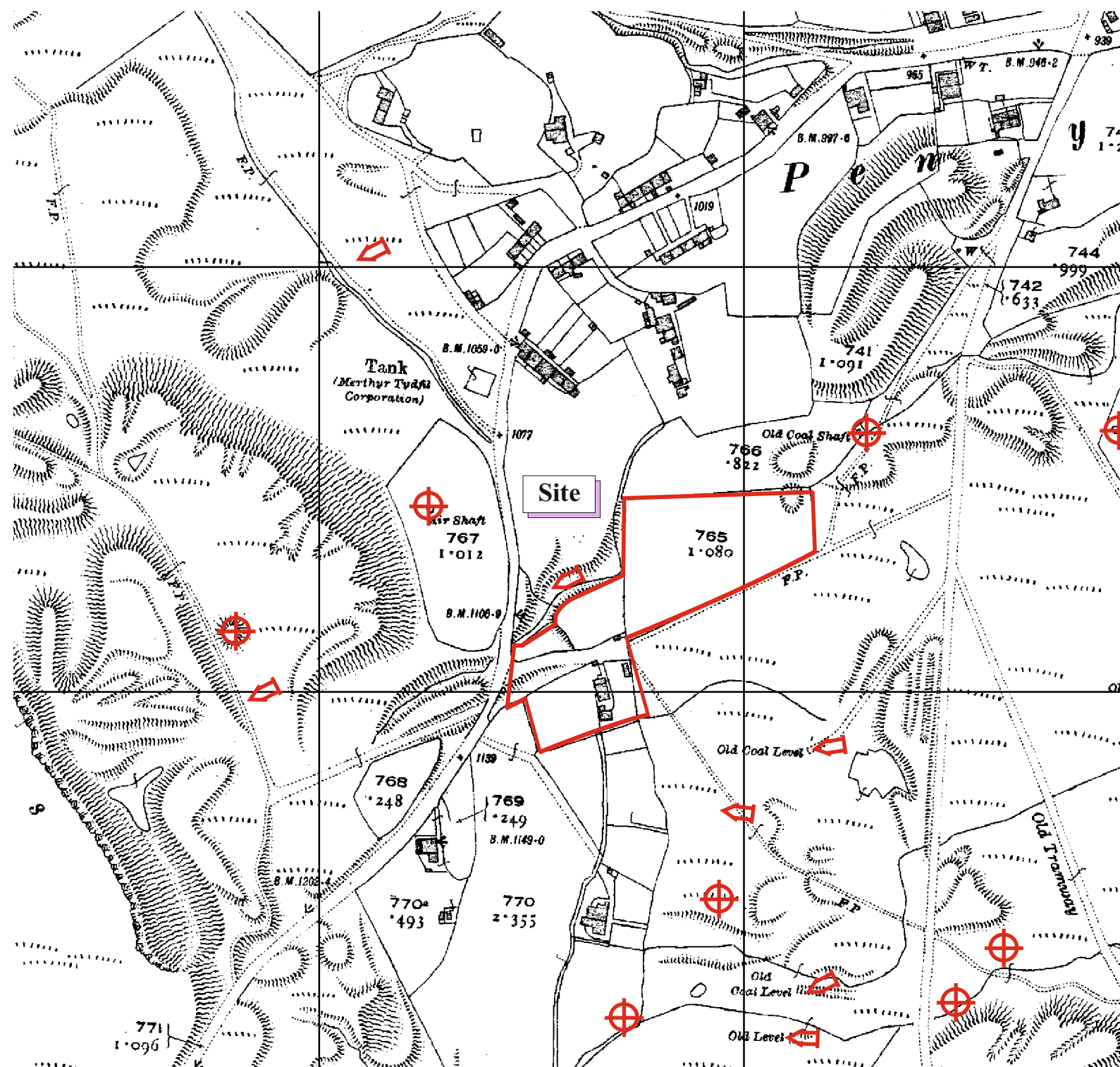
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Study on Land at Top of
Heolgerrig, Merthyr Tydfil.

Extract from Ordnance Survey Sheet 1919.

Plan Scale: 1:2,500.



Key to Symbols:

-  Approximate Site Boundary.
-  Approximate Position of Disused Adit.
-  Approximate Position of Disused Shaft.

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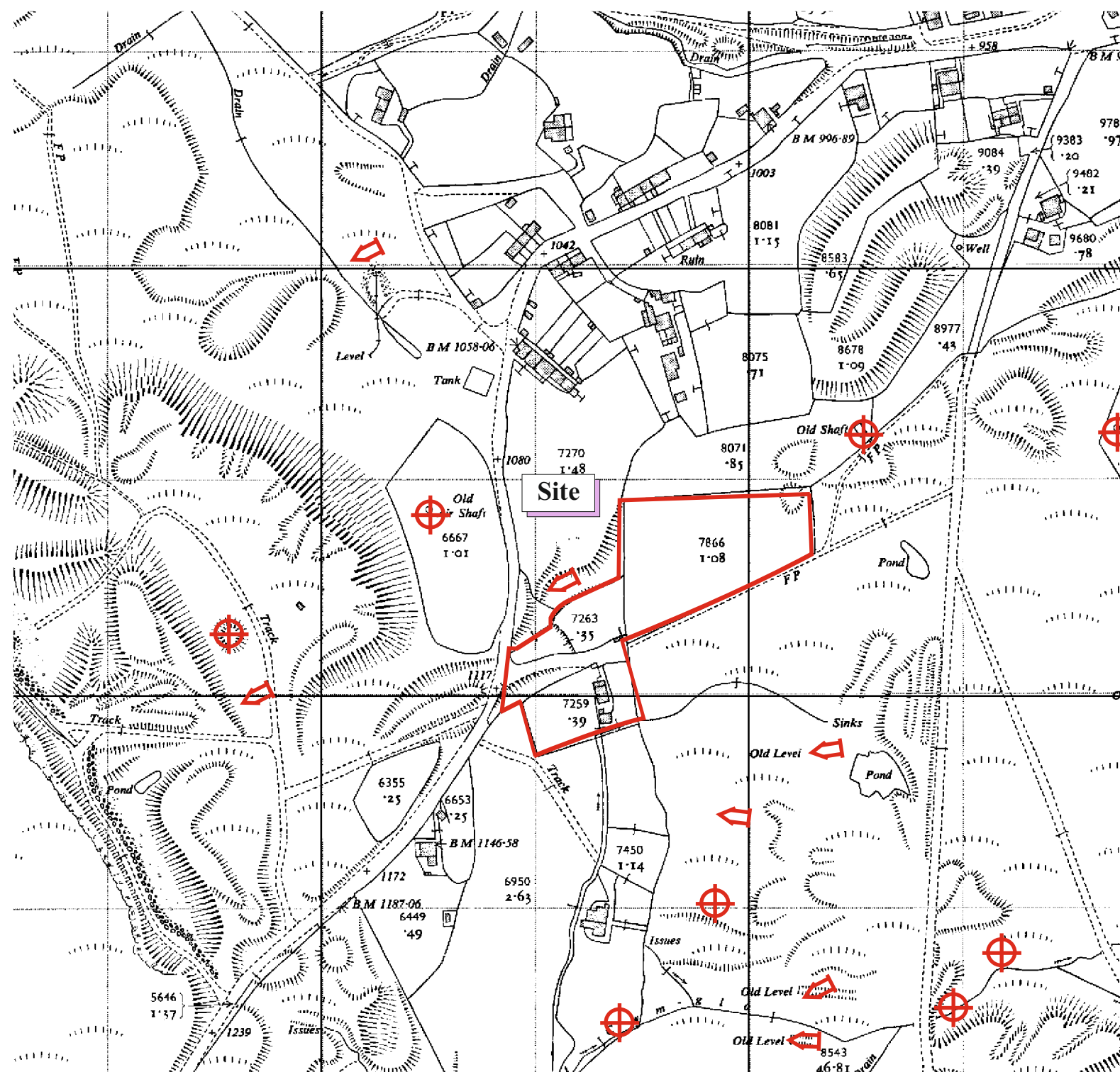
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Drawing No: BC/MB/09.19.04.05.

Study on Land at Top of
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Extract from Ordnance Survey Sheet 1958 - 1964.

Plan Scale: 1:2,500.



Key to Symbols:

- Approximate Site Boundary.
- ➡ Approximate Position of Disused Adit.
- ⊕ Approximate Position of Disused Shaft.

Note:

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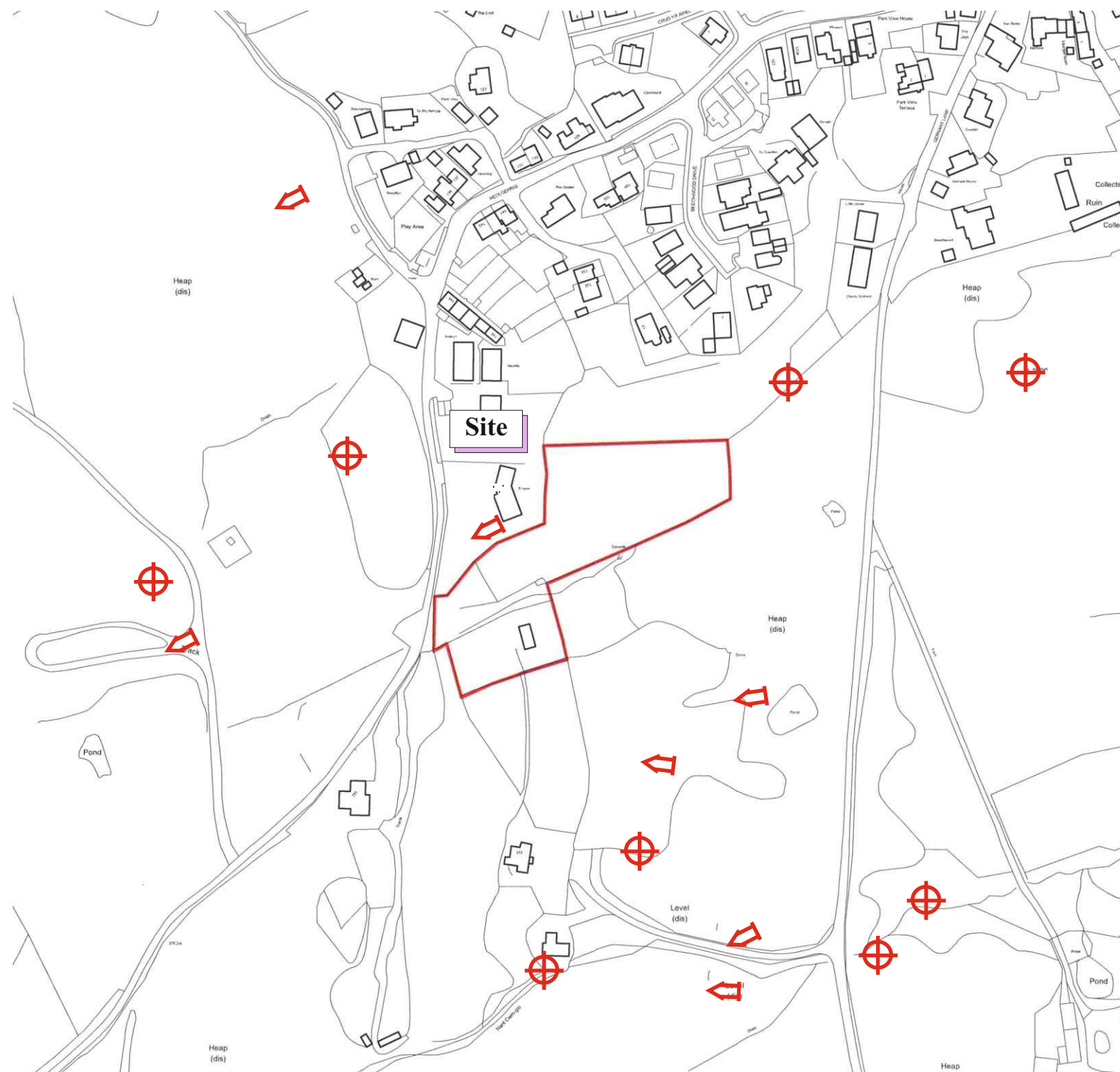
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Drawing No: BC/MB/09.19.04.06.

Study on Land at Top of
Heolgerrig, Merthyr Tydfil.

Extract from Ordnance Survey Sheet 1993.

Plan Scale: 1:2,500.



Key to Symbols:

- Approximate Site Boundary.
- ➡ Approximate Position of Disused Adit.
- ⊕ Approximate Position of Disused Shaft.

Note:

North is at top of plan.

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Drawing No: BC/MB/09.19.04.07.

APPENDIX

**COPY OF THE COAL
AUTHORITY'S REPORT, REF
NO. 51002175031001**



*The Enterprise Centre,
Merthyr Industrial Park,
Pentrebach,
Merthyr Tydfil,
South Wales,
CF48 4DR.*

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Geologists Working With The Environment...



The Coal
Authority

CON29M

coal mining report

LAND AT TOP OF HEOLGERRIG, HEOLGERRIG, HEOLGERRIG, MERTHYR TYDFIL
CF48 1RZ



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Mine entries	Page 5



Further action

These additional reports can give further detail on the risks identified:

- Mine entry interpretive report
- Mine entry plan and data sheets

For more information please see our **Further action reports** on page 10



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **BC/MB/09.19.04**
Our reference: **51002175031001**
Date: **12 September 2019**

Client name:
BLANDFORD CONSULTING

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

Enquiry boundary

Key

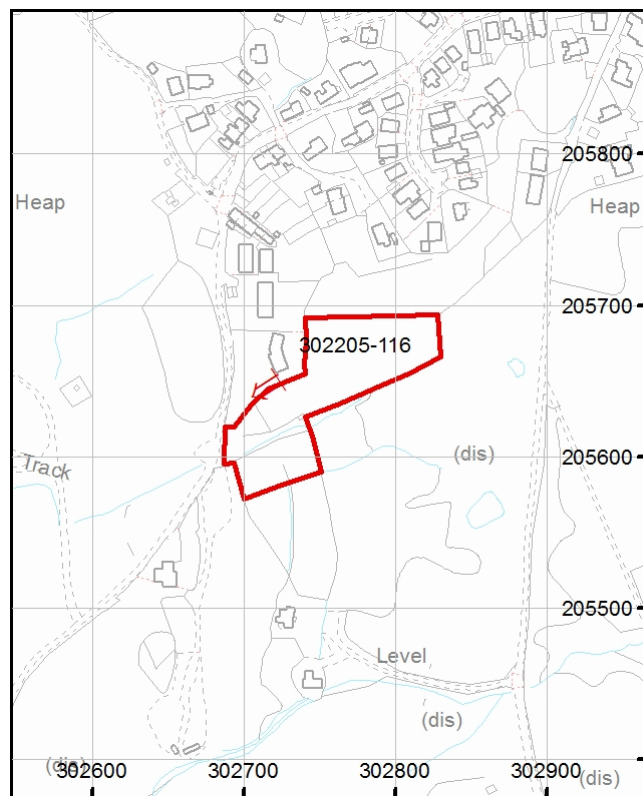
Approximate position of enquiry boundary shown



Disused adit



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



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Your reference: **BC/MB/09.19.04**
Our reference: **51002175031001**
Date: **12 September 2019**

Client name:
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Professional opinion



Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. 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 caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.coal.gov.uk. Please note this Act is not valid where coal was worked or extracted 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.

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 advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **01623 637 225**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. 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, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **01623 646 333**.



Future development

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 specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email cmra@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 4 seams of coal at shallow to 100m depth, and last worked in 1939.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

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

The property is not in an area likely to be affected from any planned future underground coal mining.

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

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

4 Mine entries

Within, or within 20 metres of, the boundary of the property there is 1 mine entry, the approximate position of which is shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

There is no record of what steps, if any, have been taken to treat the mine entry.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives 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 please visit www.groundstability.com.

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

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.

9 Coal mining subsidence

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

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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

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

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please 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.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.



On behalf of the insurer

Coal Mining Report Insurance Policy Schedule

Policy number: 26646625

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP1903841

Property: LAND AT TOP OF HEOLGERRIG, HEOLGERRIG, HEOLGERRIG, MERTHYR TYDFIL, CF48 1RZ

Report reference number: 51002175031001

Limit of cover: £50,000.00

Dated: 12 September 2019

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com/insurance/terms/20190404/terms.html>

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



Further action reports

Mine entry interpretive report - assesses the risk of ground movement from mine entries in, or within 20 metres of, the property boundary. To order this report, use the same boundary as the CON29M report, then draw the building on the additional map screen.

For more information and to order this report please visit:

<https://www2.groundstability.com/interpretive-report>

Mine entry plan and data sheets - give additional information on mine entries recorded on a piece of land. To order this report use the same boundary as the CON29M report and a member of our team will contact you to confirm the mine entries to include in this bespoke report.

For more information and to order this report please visit:

<https://www2.groundstability.com/plan-and-data-sheets>