

Report No. BC/MB/10.19.01.

Coal Mining Risk Assessment: Land at Willows House, Abercanaid.

Prepared on behalf of:

Mr Alan Owens

By:



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Coal Mining Risk Assessment: Land at Willows House, Abercanaid, Merthyr Tydfil.

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List of Drawings

Drawing No:		Scale
<i>BC/MB/10.19.01.01.</i>	<i>General Location Plan.</i>	<i>1:50,000</i>
<i>BC/MB/10.19.01.02.</i>	<i>Geology Plan.</i>	<i>1:10,560</i>
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Appendices

Appendix I: Copy of The Coal Authority's Mining Report, ref. no. 51002182845001.

Appendix II: Copy of Public Health England's Radon Gas Report.

Coal Mining Risk Assessment: Land at Willows House, Abercanaid, Merthyr Tydfil.

1 Introduction

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

***Mr Alan Owens,
Willows House,
Abercanaid,
Merthyr Tydfil,
CF48 1YF.***

The report reviews the geology and mining history of the land and the immediately surrounding area as they may affect a proposal to develop two blocks of five storage units on the Site. Recommendations are made for exploratory boreholes to determine the risk from shallow mine workings 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. 51002182845001;*
- iv) Review of the Coal Authority's interactive map, accessed on the 1st October 2019;*
- v) The findings of Public Health England's Radon gas report and*
- vi) Research of Blandford Consulting's archives.*

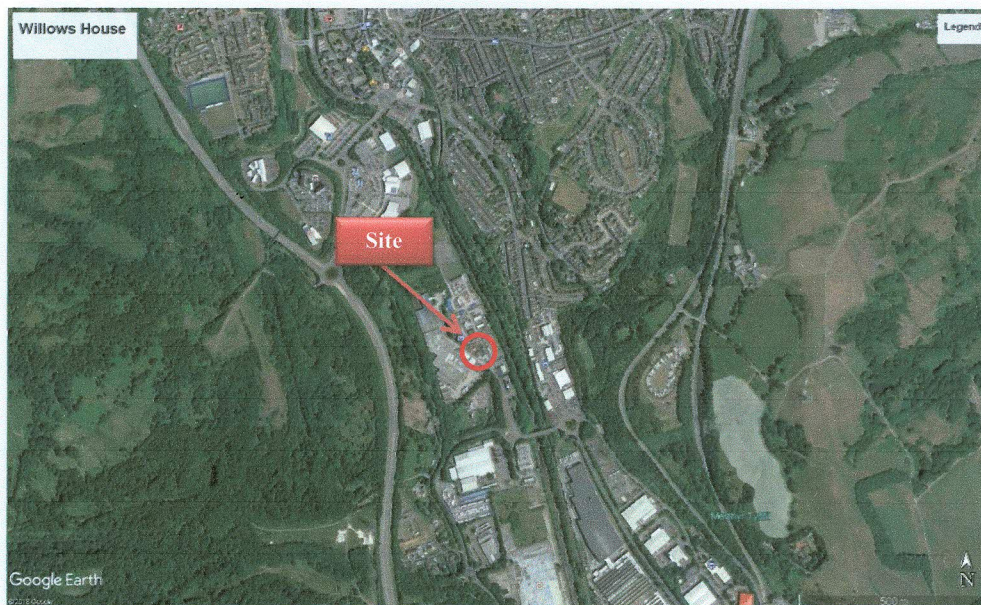
This report is a desk study, no physical testing of the site conditions has been carried out during the preparation of this report. The findings of the report are necessarily based upon the information used in its compilation and may be amended in the future in the light of additional material information. The report should only be used in its entirety for its stated purpose.

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2 Brief Description of the Site

The Site of the proposed development is situated at the southern margins of Merthyr Tydfil (see Figure 1 and *General Location Plan, drawing no. BC/MB/10.19.01.01*). The Site is approximately 1.2km south of the commercial centre of Merthyr Tydfil and approximately 1.5km north-west of the centre of Pentrebach. The Site is located on an industrial area adjacent to the River Taff; it is presently occupied with Willows House, the area to the north of Willows House is unoccupied. The parcel of land is roughly triangular in outline and occupies an area of approximately 0.43 hectares, groundslopes across the Site are fairly level and it is at an approximate elevation of 159m aod.

Figure 1
Aerial View of Property



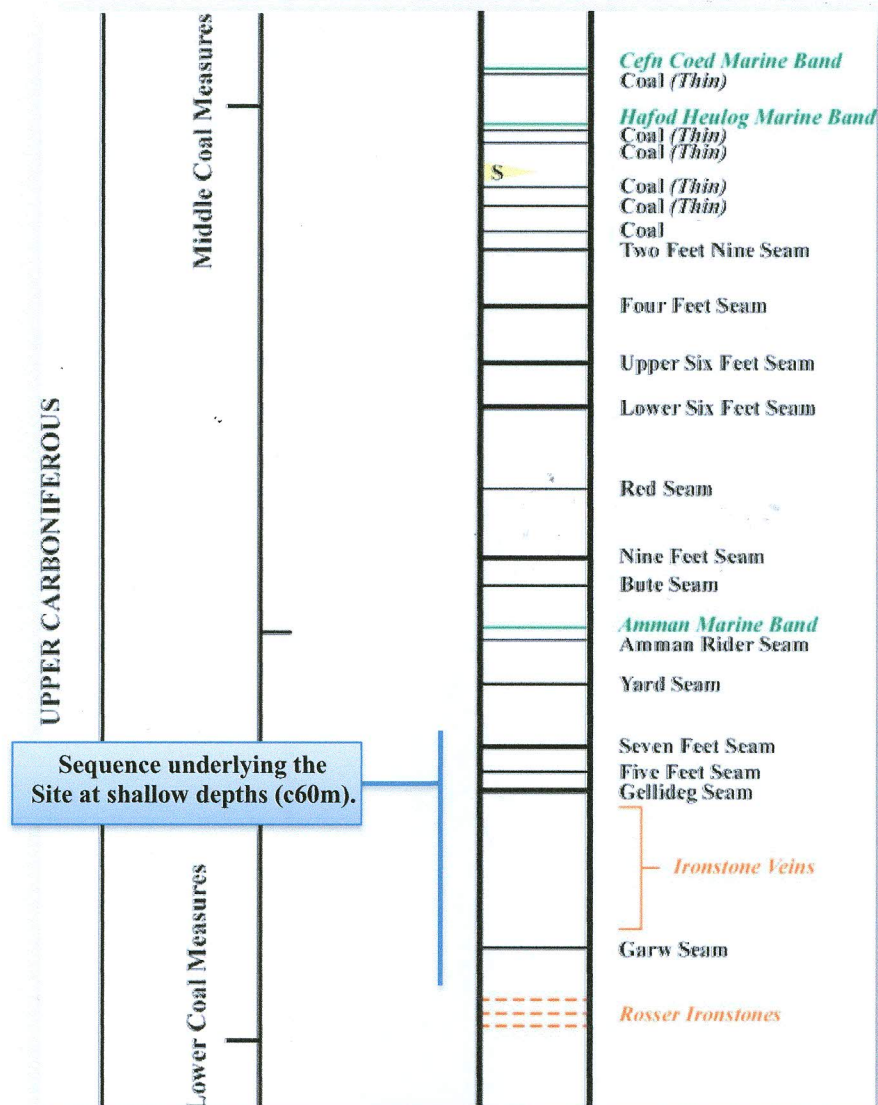
3 Geology of the Site

The Site is situated fairly centrally towards the northern margin of the South Wales Coalfield so that it is underlain at shallow depths by strata assigned to the Middle Coal Measures (see *Geology Plan, drawing no. BC/MB/10.19.01.02*). The most recently published geological

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sheet (SO 00 SE at 1:10,560 scale) shows the inferred position of the outcrop of the Seven Feet Seam to pass through the Site and the outcrop of the Gellideg Seam to be present approximately 50m north of the Site. The outcrops follow an open "V- shape" as they cross the valley floor (see *Geology Plan*, drawing no. BC/MB/10.19.01.02).

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



Below the Gellideg Seam in the geological sequence there are a series of ironstone veins and below them the Garw Seam, a relatively thin coal seam (see Figure 2, Part of the Stratigraphic Column). The dip of the strata in the area is of the order of 1 in 13 towards the south-south-east, so that the Gellideg Seam and the underlying ironstones underlie the Site at very shallow depths. The Seven Feet Seam may also underlie the southern part of the Site at very shallow depths.

The measures of the South Wales Coalfield have been affected by large normal faults often referred to as "cross-faults". In the Abercanaid area such faults tend to have a slightly sinuous trace at the surface and typically trend towards the north-west. The published geological sheet shows the nearest such fault to be the Merthyr Church Fault; the inferred surface position of which is shown to be present approximately 150m north-east of the Site.

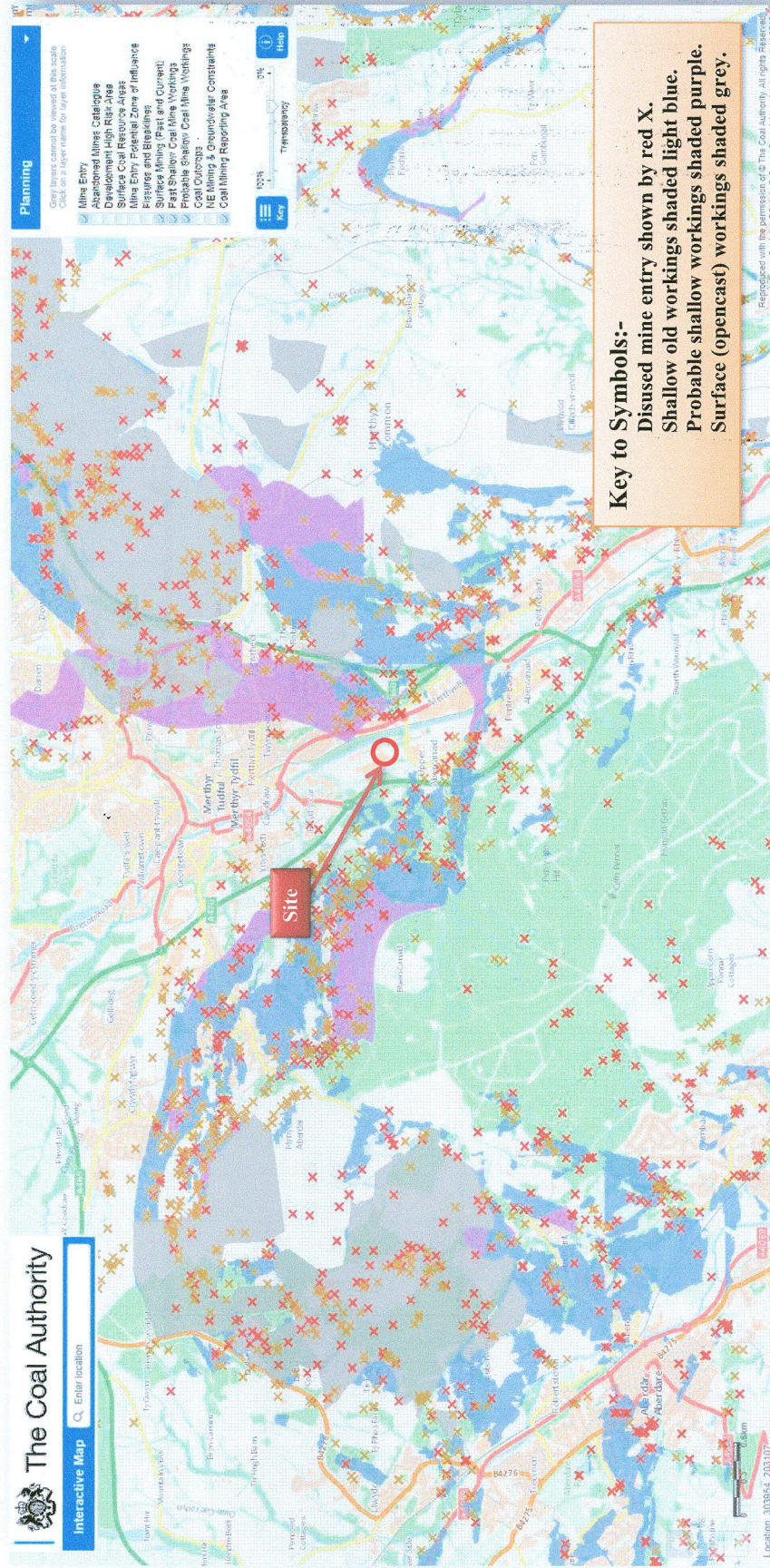
The published geological sheet shows the measures beneath the Site to be overlain with Boulder Clay. There are extensive areas of made ground, almost certainly colliery spoil, to the south and east of the Site; neither area is shown to encroach onto the Site. The published geological sheet also indicates that the Site is not affected by landslip.

4 Mining History

The district has had a long history of mining activities for coal and for ironstone over the greater part of the two centuries. Mining records show that a number of coal seams have been extensively worked in the locality, including the Gellideg Seam, which underlies the Site at very shallow depth. Our searches identified that there are no recorded old workings underlying the Site, a finding confirmed by The Coal Authority's mining report and its interactive map. The ironstone veins underlying the Gellideg Seam have been widely worked across the district and old workings may be present beneath the Site at one or more horizons at very shallow to shallow depths. The Coal Authority's mining report and interactive map relate to coal workings and not to ironstone workings. The risk of ironstone workings being present beneath the Site cannot be discounted; any such workings that might be present would be at very shallow depths.

/Cont....

Figure 3
Copy of The Coal Authority's Interactive Map
 (accessed 1st October 2019)



/Cont...

Our searches found no record of a shaft or adit within the confines of the Site or within 20m of it. The mining records held by The Coal Authority are known to be incomplete and the risk of an unrecorded mine entry being present on the Site cannot be entirely dismissed.

There are no active deep mines in the area that might affect the stability of the proposed development.

The Ffos-y-Fran Opencast Coal Site is mining an area lying to the east of the Site; at its closest it is approximately 1.4km from the Site and too distant to affect the structural integrity of the proposed development. Otherwise, the Site has not been part of an opencast coal site.

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. There are no recorded shallow mine workings underlying the Site that could act as a source of mine gases and 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, it is prudent to extend the advice to any building that may be occupied; the advice has been implemented by obtaining from Public Health England a Radon gas report for Willows House. The report identifies that the Site is within an area where the estimated probability of a property being above the action level is between 1% and 3%.

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7 Discussion and Recommendations

7.1 Solid Geology

A detailed assessment of the main faults in the vicinity of the Site indicates that the nearest fault, the Merthyr Church Fault, is too remote from the Site to influence the proposed development. There is no evidence of landslip in the vicinity of the Site. Consequently, as far as the solid geology of the locality is concerned, there is no requirement for any particular features to be included in the design and construction of the foundations for the proposed building.

7.2 Mining History of the Site

7.2.1 Mine Workings

The Gellideg Seam is likely to underlie the Site at very shallow depths and the Seven Feet may also underlie part of the Site at very shallow depths. The Coal Authority holds no records of any underground mine workings that extend beneath the Site. The Coal Authority's records are primarily of coal workings and do not include a comprehensive record of mine workings in other minerals, including ironstone. Beneath the Gellideg Seam there are a series of five ironstone veins that have been mined extensively across the district, including across Abercanaid. There may be old workings beneath the Site in one or more of the ironstone veins, some of which may be at the shallow depths that pose a risk of surface subsidence. The mine workings that took place in the Taff Valley around Merthyr Tydfil date back to the early part of the nineteenth century and are not everywhere recorded. Taken together, there is a risk of shallow old workings underlying the Site at one or more horizon (coal seam(s) and ironstone veins) that could collapse to the surface and induce subsidence that could lead to structural distress.

There are no active mines or opencast sites in the locality that could influence the structural stability of the proposed development and the Site has not been part of an opencast site.

/Cont....

It is recommended that a series of exploratory boreholes are drilled on the Site to determine in greater detail the shallow geology underlying the Site and to further assess the risk from shallow mine workings. The exploratory boreholes should be designed to identify how many of the mining horizons, if any, have been mined at the critically shallow depths that pose a risk to the proposed development. They should also assess the potential for interaction between individual horizons that may have been mined. The exploratory boreholes should be designed and supervised by a Chartered Geologist and will require a permit from The Coal Authority.

7.2.2 Mining History: Disused Mine Entries

Our searches found no record of a disused shaft or adit within the confines of the Site or 20m of it. The risk of a disused mine entry being present is extremely low to negligible but cannot be entirely dismissed given the mining history of the district. If any unusual features are encountered during excavation works on the Site, then the works must be stopped immediately, and advice sought from a Chartered Geologist or other competent person or from The Coal Authority.

7.2.3 Mining Gases

There are no shallow mine workings beneath the Site that might act as a source of mine gases and The Coal Authority has no record of a gas incident at the Site that has required action. It would be prudent to monitor the recommended exploratory boreholes for mine gases in order to assess the risk to the proposed storage units.

7.3 Radon Gas

Public Health England's Radon gas report identified that the Site is within an area where the estimated probability of a property being above the action level is between 1% and 3%. The appropriate response for building control purposes is NONE. The proposed storage units will have large openings at the entrance and will be occupied only intermittently and for short periods of time. It is considered that no Radon gas protection measures need to be included.

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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: 2nd October 2019.

***Blandford Consulting,
Consultant Geologists and Geotechnical Engineers,
The Enterprise Centre, Merthyr Industrial Park, Pentrebach, Merthyr Tydfil, CF48 4DR.
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PLANS



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

BLANDFORD CONSULTING

Geosists Working With The Environment...

Study on Land at Willows Works, Abercanaid,
Merthyr Tydfil.

General Location Plan.

Plan Scale: 1:50,000.

Key to Symbols:



Approximate Position of Site.

Note: North is at top of plan.

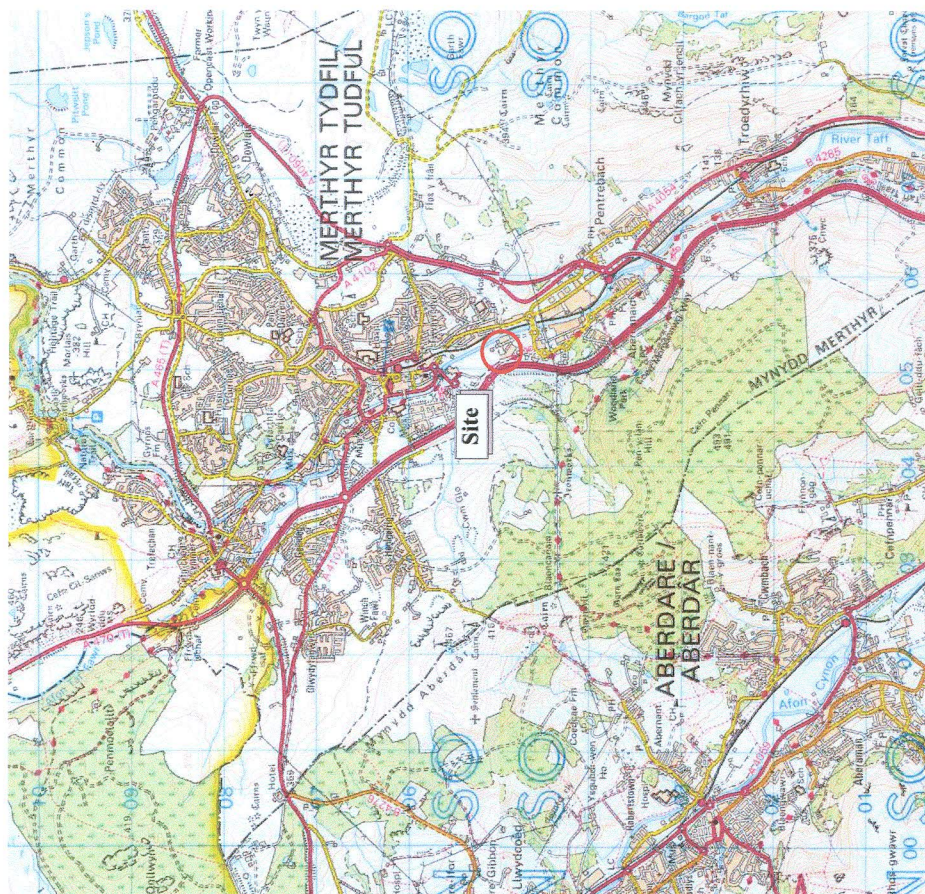
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Drawing No: BC/MB/10.19.01.01.



**Study on Land at Willows Works, Abercarnaid,
Merthyr Tydfil.**

Geology Plan.

Plan Scale: 1:10,560.

Key to Symbols:

Approximate Position of Site.

Note: North is at top of plan.

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Drawing No: BC/MB/10.19.01.02.



Geologists Working With The Environment....

Study on Land at Willows Works, Abercanaid,
Merthyr Tydfil.

Detailed Location Plan.

Plan Scale: 1:2,500.

Key to Symbols:

— Approximate Site Boundary.

Note:

North is at top of plan.

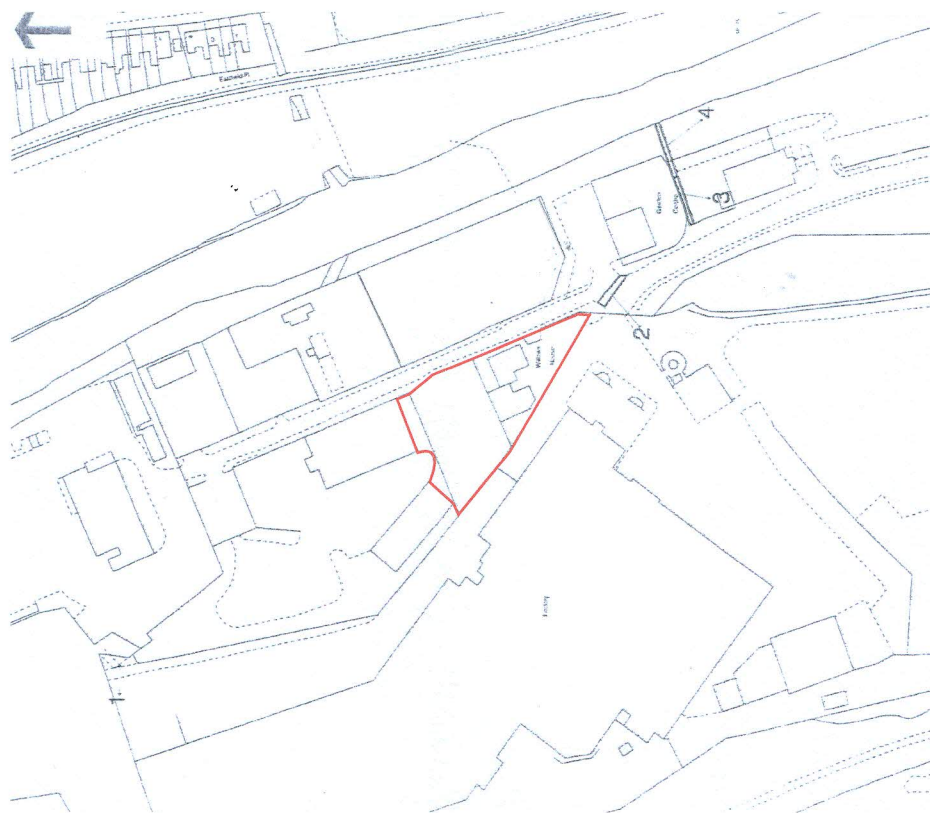
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Drawing No: BC/MB/10.19.01.03.



APPENDIX I

**COPY OF THE COAL
AUTHORITY'S MINING
REPORT REF. NO.
51002182845001.**



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

BLANDFORD CONSULTING

Geologists Working With The Environment...



The Coal
Authority

CON29M

coal mining report

LAND AT WILLOW'S HOUSE, ABERCANAID INDUSTRIAL ESTATE, ABERCANAID,
MERTHYR TYDFIL, CF48 1YH



Known or potential coal mining risks

Past underground coal mining

Page 4

Future underground coal mining

Page 4



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



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/10.19.01**
Our reference: **51002182845001**

Client name:
BLANDFORD CONSULTING

If you require any further assistance please
contact our experts on:
0345 762 6848

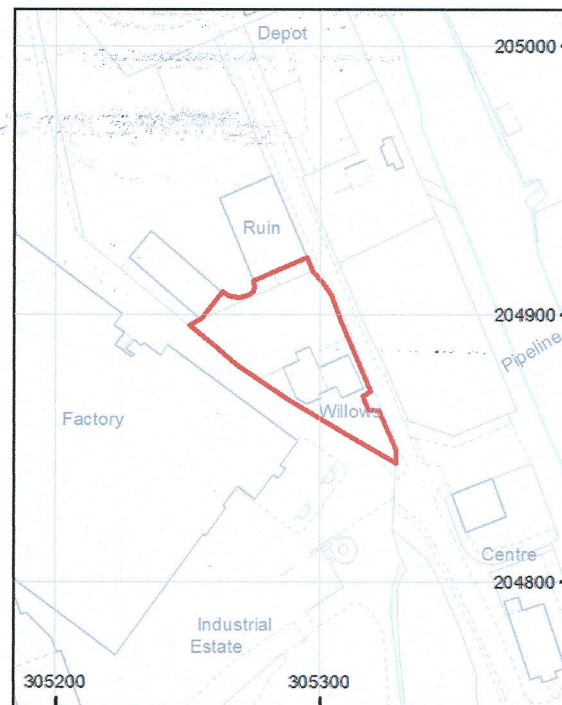


The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



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.



Accessibility

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What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Your reference: **BC/MB/10.19.01**
Our reference: **51002182845001**

Client name:
BLANDFORD CONSULTING

If you require any further assistance please
contact our experts on:
0345 762 6848

Professional opinion



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.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

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

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

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.

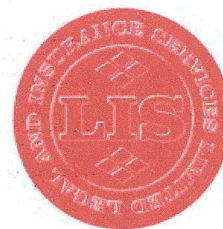
If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

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: 26806392

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

Binding Authority contract number: RNMFP1903841

Property: LAND AT WILLOW'S HOUSE, ABERCANAID INDUSTRIAL ESTATE, ABERCANAID, MERTHYR
TYDFIL, CF48 1YH

Report reference number: 51002182845001

Limit of cover: £50,000.00

Dated: 1 October 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

APPENDIX II

COPY OF PUBLIC HEALTH ENGLAND'S RADON GAS REPORT.



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

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Geologists Working With The Environment....



Public Health
England

Report of address search for radon risk



British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Radon Risk Report for addresses in England and Wales

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Address searched: Willows House, Abercanaid Industrial Estate, Merthyr Tydfil, CF48 1YF

Date of report: 1 October 2019

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 1-3%

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the Public Health England. PHE advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from PHE or <https://www.ukradon.org>

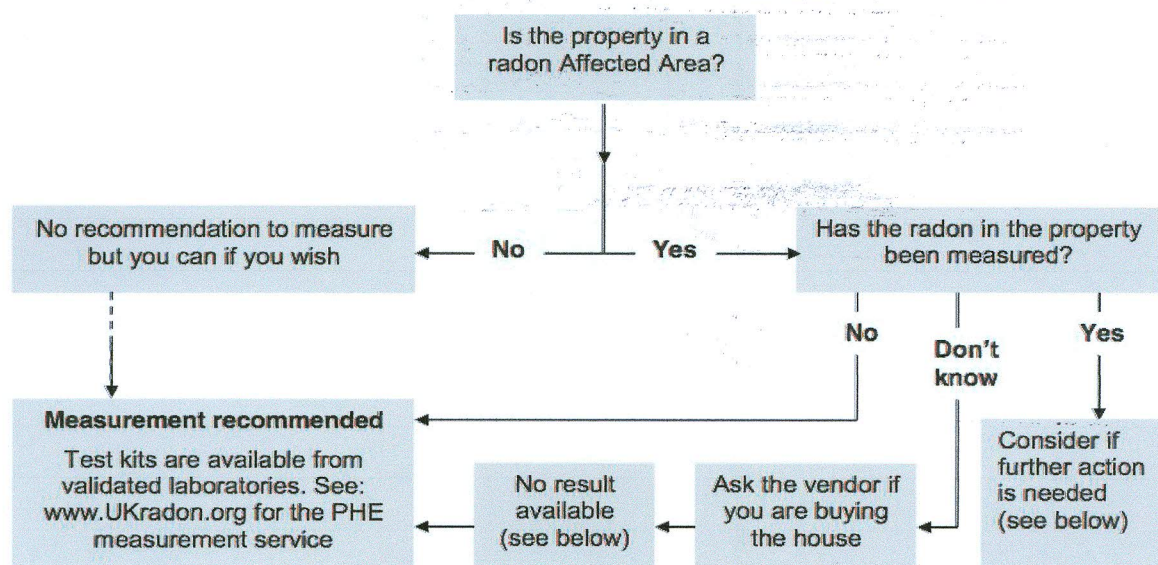
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

PHE guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from PHE. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

PHE designated radon website:

<https://www.ukradon.org>

Building Research Establishment:

<http://www.bre.co.uk/page.jsp?id=3137>