



The Coal
Authority

Resolving the **impacts** of mining



British
Geological Survey

NATURAL ENVIRONMENT RESEARCH COUNCIL

Ground Stability Non-Residential Report



VACANT LAND TO THE WEST OF CHARTIST WAY, TREDEGAR ,
CHARTIST WAY, SIRHOWY, TREDEGAR, BLAENAU GWENT, NP22 4PR

Date of enquiry: 25 March 2019
Date enquiry received: 25 March 2019
Issue date: 25 March 2019

Our reference: 51002059891001
Your reference: TS1297/CMRA

Ground Stability Non-Residential Report

This report is based on and limited to the records held by the Coal Authority and the records and geological interpretation of the British Geological Survey (BGS) at the time the report was produced.

Client name

Blaenau Gwent County Borough Council

Enquiry address

VACANT LAND TO THE WEST OF CHARTIST WAY,
TREDEGAR, CHARTIST WAY, SIRHOWY, TREDEGAR,
BLAENAU GWENT, NP22 4PR

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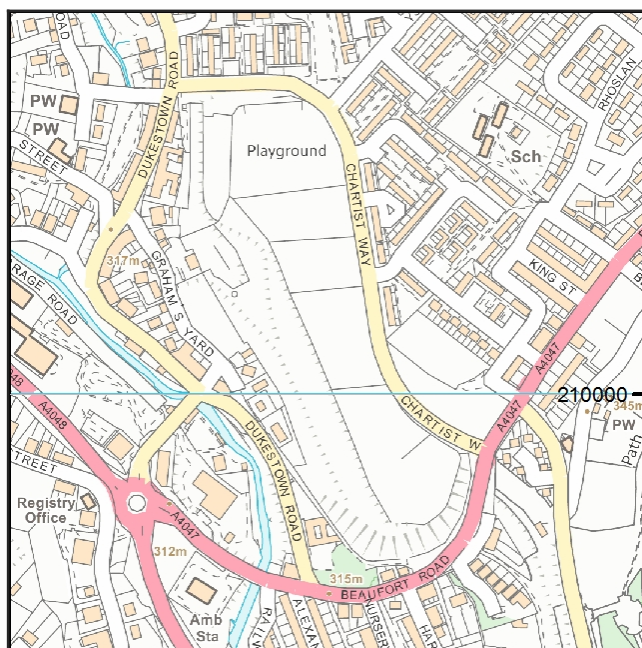
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Approximate position of property



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Coal Authority Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	Yes
13	Working facilities order	No
14	Payments to owners of former copyhold land	No

Further recommended reports	
Mine entry interpretive report	
Mine entry plan and data sheets	

BGS Summary

Has the search report highlighted evidence or potential of		
1	Shrinkable clay	Yes
2	Running sand	Yes
3	Deposits which could compress	Yes
4	Deposits which could collapse	No
5	Natural landslide activity	Yes
6	Soluble rocks	No

Detailed findings from the Coal Authority

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 6 seams of coal at shallow to 100m depth, and last worked in 1953.

The property is in a surface area that could be affected by underground mining in 5 seams of ironstone at shallow to 80m depth, and last worked in 1886.

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 are 17 mine entries, the approximate positions of which are shown on the enquiry boundary plot.

Our records disclose the following information:

314209-015. No treatment details.

314210-001. This adit has been sealed at some time in the past to an unknown specification.

314210-074. No treatment details.

314210-007. No treatment details.

314210-002. No treatment details.

314210-039. No treatment details.

314210-061. No treatment details.

314210-102. No treatment details.

314210-085. No treatment details.

314210-041. No treatment details.

314210-042. No treatment details.

314210-050. No treatment details.

314210-003. No treatment details.

314209-007. No treatment details.

314210-030. No treatment details.

314210-073. No treatment details.

314210-028. No treatment details.

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

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.

12. Withdrawal of support

The property is in an area where notices to withdraw support were given in 1950.

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

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. Payments to owners of former copyhold land

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

Comments on the Coal Authority information

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The boundary plot shows the approximate location of the disused mine entry/entries referred to in this report. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

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 from 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.groundstability.com.

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 wish to examine the source plans from which the information has been taken, these are available to view, free of charge, at our Head Office in Mansfield. To book an appointment please ring 01623 637225. 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 of the owner must be sought. 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 call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number is 01623 646333.

*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.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the

investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Detailed findings from BGS

1. Shrinkable clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes.

However, the clay deposits in this area are considered to be mainly of "low plasticity". This means it is unlikely that they will cause ground movement.

2. Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

However, the sand deposits in this area are unlikely to cause ground movement.

3. Deposits which could compress

The property is in an area underlain by natural compressible deposits. When this material is overloaded, or dries out, it can become unstable causing ground movement.

However, it is unlikely that the compressible deposits in this area will cause ground movement.

4. Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

5. Natural landslide activity

The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

However, landslide activity is unlikely to occur.

6. Soluble rocks

The property is not in an area underlain by soluble rocks.

Comments on the BGS information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:

- carry out any building or excavation work
- alter the ground surface or drainage of surface or ground water
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property.

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

Additional remarks

This report has been prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority and the British Geological Survey's Terms and Conditions applicable at the time the report was produced. The information provided by the Coal Authority has been compiled in response to the Law Society's CON29M Coal Mining enquiries and is protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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Alternative formats

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Terms and conditions

Our full terms and conditions can be found on our website – www.groundstability.com.

Enquiry boundary

Key

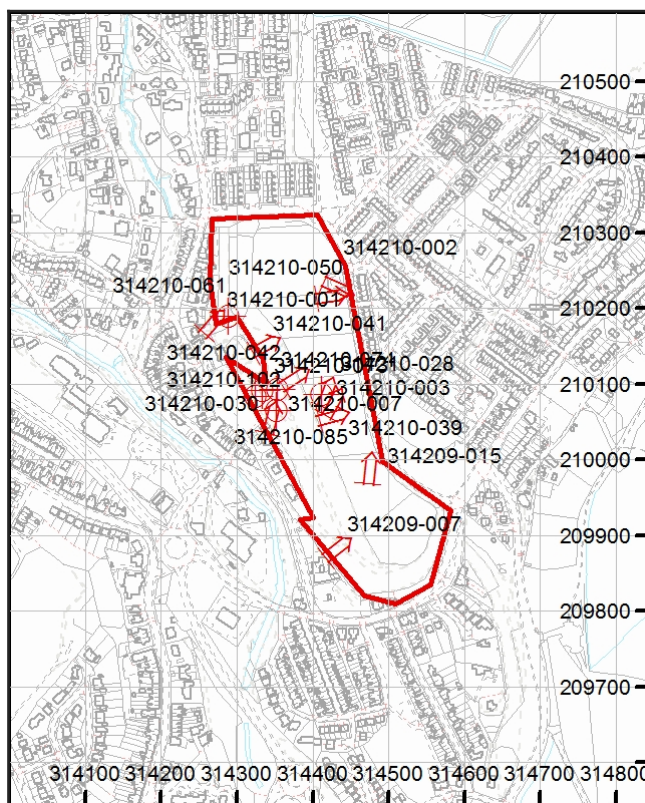
Approximate position of enquiry boundary shown



Disused adit



Disused mineshaft




How to contact us


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General information

This report has been prepared by the Coal Authority using the information held by the Authority, together with information supplied by the British Geological Survey (BGS).

1. The Coal Authority and the British Geological Survey (BGS) are referred to in the report as the suppliers.
2. This report is confidential and has been prepared specifically for the property and for use by the owner only. It should not be relied upon by any other property or by any other third party.
3. The report is based on and limited to:
 - a. the specific features identified in the report
 - b. each suppliers interpretation of the records it holds relating to the particular features for which the report states that the supplier is responsible at the time the report is prepared
4. The records used do not represent an exhaustive or comprehensive list of all the records that may exist or may be available for the property. No physical inspection of the property has or will be carried out in the preparation of this report.
5. Information from the Coal Authority is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types of mining, which is not searched for as part of this report.
6. Information from BGS relates solely to the 6 natural ground stability hazards as described in this report. It does not cover any other geological hazards or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the property which are not searched for as part of this report. Consequently the report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the property. For a more detailed interpretation please visit the BGS's website www.bgs.as.uk
7. Information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale.

8. The information from suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the suppliers from third parties, which may not have been subject to any verifications or other quality control process.
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10. The records available to the suppliers are constantly being updated. The suppliers cannot be held responsible for any changes in the information on which this report is based which occur after the date the report was produced.
11. If this report is for a residential property, insurance is included. This report includes a policy and key facts summary which outline the significant features, benefits and limitations of the cover provided. Full terms and conditions are shown in the policy document.
12. The report gives an indication of whether ground movement could occur at the property. This does not necessarily mean that the property is or will be affected by ground instability. Such an assessment can only be made by inspection of the property by a qualified professional, such as a surveyor or engineer. This report does not therefore –
 - include any information or warranty relating to the actual state, or the structural or other condition, of the property
 - determine the saleability or value, or the safety, of the property
 - indicate the suitability of the property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work)
 - act as a substitute for any physical inspection, specialist interpretations and/or professional advice

VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	25 March 2019
Issued to	BLAENAU GWENT COUNTY BOROUGH COUNCIL BALDWIN HOUSE VICTORIA BUSINESS PARK EBBW VALE GWENT NP23 8ED
Property search for	VACANT LAND TO THE WEST OF CHARTIST WAY, TREDEGAR CHARTIST WAY SIRHOWY TREDEGAR BLAENAU GWENT NP22 4PR
Reference number	51002059891001
Date of issue	25 March 2019
Cost	£129.63
VAT @ 20%	£25.93
Total received	£155.56
VAT registration	598 5850 68