



Earth Science Partnership
33 EARTH SCIENCE PARTNERSHIP, CARDIFF
ROAD,
CARDIFF/TAFFS WELL, CF15 7RB

Groundsure ESP-2098913
Reference:

Your Reference: db-5902

Report Date 14 May 2015

Report Delivery Email - pdf
Method:

Groundsure Data

Address: Gene Metals, Treforest, CF37 1RX

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Data** as requested.

If you need any further assistance, please do not hesitate to contact the Groundsure helpline on 08444 159 000 quoting the above report reference number.

Yours faithfully,

Earth Science Partnership Ltd

Enc.
Groundsure Data



Groundsure Data

Address: Gene Metals, Treforest, CF37 1RX
Date: 14 May 2015
Reference: ESP-2098913
Client: Earth Science Partnership



Aerial Photograph Capture date: 12-Oct-2009
Grid Reference: 307845,189019
Site Size: 0.80ha

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping	13	9	83	66
1.2 Additional Information – Historical Tank Database	0	0	4	4
1.3 Additional Information – Historical Energy Features Database	0	0	3	16
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	3
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	8
1.6 Potentially Infilled Land	9	5	81*	31
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	1
2.1.8 Records of Licensed Discharge Consents	0	0	0	2
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	3	0	1	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	1	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	1
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	1	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	5	0	0	0	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	1	0	0	0	1	2

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	1	3	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	None
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology

0-500m

6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?

Yes

6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?

Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	1	1	1	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	1	0	20	16	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?

Very Low

7.2 Are there any Flood Defences within 250m of the study site?

No

7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?

No

7.4 Are there any areas used for Flood Storage within 250m of the study site?

No

7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?

Potential below Surface

7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?

Low

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	4	6	26	69
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Negligible
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Negligible

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	Yes
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m,

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

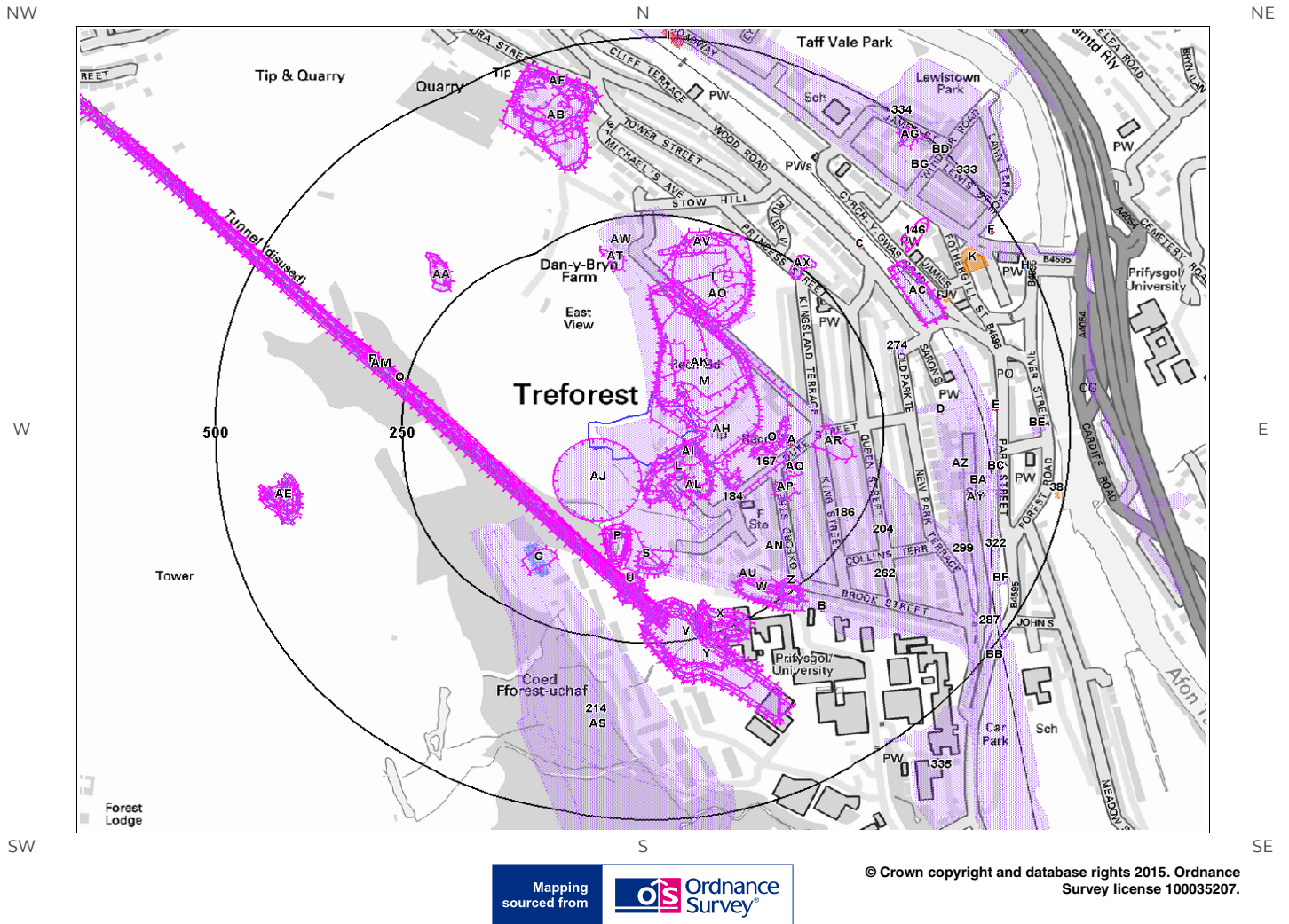
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



Historical 1:10,000 and 1:10,560 scale mapping



Site Outline

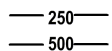


Industrial Land Use



Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping



Search Buffers (m)



Energy Features



Petrol Stations



Tanks



Garages

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 171

ID	Distance [m]	Direction	Use	Date
165AH	0	On Site	Railway Sidings	1898
166AH	0	On Site	Iron and Steel Works	1898
167	0	On Site	Iron and Steel Works	1874
168M	0	On Site	Unspecified Ground Workings	1921
169AI	0	On Site	Refuse Heap	1974
170L	0	On Site	Unspecified Quarry	1965
171M	0	On Site	Unspecified Quarry	1915
172L	0	On Site	Unspecified Disused Quarry	1983
173M	0	On Site	Unspecified Ground Workings	1948
174L	0	On Site	Joinery Works	1948
175M	0	On Site	Unspecified Ground Workings	1915
176AJ	0	On Site	Unspecified Disused Quarry	1974
177M	0	On Site	Unspecified Ground Workings	1948
178AK	1	NE	Unspecified Ground Workings	1965
179L	2	SE	Unspecified Quarry	1948
180M	5	N	Unspecified Ground Workings	1974
181L	7	SE	Unspecified Quarry	1915
182AL	7	SE	Joinery Works	1915
183AL	10	SE	Unspecified Quarry	1921
184	24	SE	Joinery Works	1915
185AL	31	SE	Joinery Works	1921
186	37	SE	Railway Sidings	1874
187N	68	SE	Unspecified Ground Workings	1915
188N	72	SE	Unspecified Heap	1915
189N	74	SE	Unspecified Heap	1921
190A	77	E	Unspecified Ground Workings	1915
191A	79	SE	Unspecified Ground Workings	1915
192A	81	SE	Unspecified Ground Workings	1921
193S	92	S	Unspecified Ground Workings	1915
194AM	104	SW	Tunnel	1898

195R	105	SW	Tunnel	1948
196R	106	SW	Railway Tunnel	1915
197R	106	SW	Tunnel	1921
198R	109	SW	Tunnel	1915
199AN	115	SE	Fire Station	1992
200AN	115	SE	Fire Station	1983
201AO	115	N	Unspecified Heap	1921
202S	117	S	Unspecified Pit	1948
203S	117	S	Unspecified Pit	1948
204	119	E	Railway Sidings	1898
205S	120	S	Unspecified Ground Workings	1915
206T	120	N	Unspecified Heap	1915
207S	124	S	Engine House	1874
208T	126	N	Unspecified Heap	1948
209T	126	N	Unspecified Heap	1948
210S	126	S	Unspecified Heap	1921
211T	130	N	Unspecified Ground Workings	1974
212T	130	N	Unspecified Ground Workings	1965
213AP	131	SE	Unspecified Pit	1874
214	131	SW	Rifle Ranges	1915
215AQ	132	SE	Unspecified Heap	1874
216G	150	SW	Unspecified Tanks	1974
217G	152	SW	Unspecified Tanks	1992
218G	152	SW	Unspecified Tanks	1983
219G	152	SW	Unspecified Quarry	1965
220U	152	S	Unspecified Heap	1974
221U	152	S	Unspecified Heap	1965
222AR	155	E	Unspecified Heap	1874
223U	155	S	Unspecified Heap	1948
224U	155	S	Unspecified Heap	1948
225U	158	S	Unspecified Ground Workings	1915
226U	162	S	Unspecified Heap	1915
227AS	164	SW	Rifle Range	1948
228U	166	S	Unspecified Heap	1921
229	174	SW	Rifle Ranges	1921
230AS	174	SW	Rifle Ranges	1915
231	174	SW	Rifle Ranges	1921
232AT	177	N	Unspecified Quarry	1874
233U	177	S	Trial Shaft	1874
234T	184	N	Unspecified Quarry	1874
235AU	188	SE	Unspecified Heap	1965
236V	189	S	Cuttings	1992
237V	192	S	Cuttings	1983
238AV	193	N	Unspecified Ground Workings	1915
239W	195	SE	Unspecified Heaps	1948

240W	195	SE	Unspecified Heaps	1948
241Y	195	S	Cuttings	1948
242V	196	S	Unspecified Pit	1965
243V	196	S	Unspecified Pit	1974
244W	196	SE	Unspecified Heaps	1915
245W	200	SE	Unspecified Heaps	1915
246X	201	S	Unspecified Heap	1974
247X	201	S	Unspecified Heap	1965
248Y	202	S	Cuttings	1898
249W	203	SE	Unspecified Heaps	1921
250X	203	S	Unspecified Heap	1948
251X	203	S	Unspecified Heap	1948
252X	204	S	Unspecified Heap	1915
253Y	206	S	Cuttings	1915
254AW	206	N	Engine House	1874
255X	209	S	Unspecified Heap	1898
256X	211	S	Unspecified Heap	1915
257AW	211	N	Engine House	1898
258Y	211	S	Cuttings	1915
259X	212	S	Unspecified Heap	1921
260Y	213	S	Cuttings	1921
261Z	213	SE	Unspecified Heap	1965
262	222	SE	Coke Yard	1874
263AX	230	NE	Unspecified Pit	1874
264Z	231	SE	Unspecified Heap	1874
265Z	233	SE	Trial Shaft	1874
266Z	233	SE	Unspecified Heap	1948
267Z	234	SE	Unspecified Heap	1947
268Z	234	SE	Unspecified Heap	1947
269Z	235	SE	Unspecified Heap	1915
270AA	265	NW	Unspecified Old Quarry	1921
271AA	266	NW	Unspecified Old Quarry	1915
272AA	270	NW	Unspecified Old Quarry	1948
273AA	272	NW	Unspecified Old Quarry	1915
274	279	NE	Police Station	1874
275AY	294	E	Railway Sidings	1948
276AZ	318	E	Coke Yard	1874
277AB	330	N	Unspecified Quarry	1915
278AY	331	E	Railway Sidings	1947
279AB	331	N	Unspecified Quarry	1921
280AB	331	N	Unspecified Quarry	1915
281AC	333	NE	Cuttings	1947
282AC	334	NE	Cuttings	1915
283AC	335	NE	Cuttings	1948
284AC	335	NE	Cuttings	1921
285AB	337	N	Unspecified Quarry	1948
286AY	345	E	Railway Sidings	1974
287	345	E	Railway Sidings	1965

288AY	354	E	Railway Sidings	1983
289BB	355	E	Railway Sidings	1921
290BA	357	E	Railway Station	1965
291AZ	361	E	Railway Building	1947
292BA	362	E	Railway Station	1992
293BA	362	E	Railway Station	1983
294BA	362	E	Railway Station	1974
295AD	371	N	Unspecified Quarry	1898
296AD	373	N	Unspecified Disused Quarry	1983
297BB	373	E	Railway Sidings	1915
298AD	386	N	Unspecified Disused Quarry	1992
299	389	SE	Railway Building	1898
300AD	393	NW	Unspecified Disused Quarry	1974
301BA	393	E	Railway Station	1915
302BA	393	E	Railway Station	1921
303BA	393	E	Railway Station	1948
304BA	393	E	Railway Station	1898
305AE	394	W	Unspecified Ground Workings	1948
306AE	394	W	Unspecified Ground Workings	1948
307AE	394	W	Unspecified Disused Tip	1974
308AE	395	W	Unspecified Ground Workings	1915
309AE	395	W	Unspecified Ground Workings	1915
310BA	395	E	Railway Station	1947
311AE	397	W	Unspecified Quarry	1921
312AE	397	W	Unspecified Heap	1965
313BC	400	E	Railway Building	1983
314BC	400	E	Railway Building	1992
315AD	405	N	Unspecified Ground Workings	1965
316AF	412	N	Unspecified Tip	1983
317AF	412	N	Unspecified Tip	1992
318BG	413	NE	Railway Sidings	1874
319BD	413	NE	Iron Works	1874
320AE	413	W	Unspecified Old Quarry	1898
321BD	421	NE	Iron Works	1898
322	424	E	Railway Station	1874
323BE	446	E	Police Station	1983
324BE	446	E	Police Station	1992
325BE	447	E	Police Station	1974
326BF	451	SE	Railway Building	1915
327BF	451	SE	Railway Building	1898
328BF	454	SE	Railway Station	1874
329BG	456	NE	Smithies	1874
330AG	471	NE	Unspecified Heap	1947
331AG	471	NE	Unspecified Heap	1947

332BG	474	NE	Unspecified Ground Workings	1948
333	483	NE	Railway Sidings	1898
334	487	NE	Railway Sidings	1898
335	497	SE	School of Mines	1947

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

8

ID	Distance (m)	Direction	Use	Date
20G	154	SW	Tanks	1991
21G	154	SW	Tanks	1989
22G	156	SW	Tanks	1989
23G	156	SW	Tanks	1987
24H	491	NE	Unspecified Tank	1975
25H	492	NE	Unspecified Tank	1993
26H	493	NE	Unspecified Tank	1978
27I	498	N	Unspecified Tank	

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

19

ID	Distance (m)	Direction	Use	Date
1A	124	E	Electricity Substation	1987
2A	125	E	Electricity Transformer	1975
3A	125	E	Electricity Substation	1993
4B	289	SE	Electricity Substation	1993
5B	291	SE	Electricity Substation	1991
6B	291	SE	Electricity Substation	1991
7B	291	SE	Electricity Substation	1985
8C	323	NE	Electricity Transformer	1987
9C	324	NE	Electricity Transformer	1975
10D	325	E	Electricity Substation	1987
11D	326	E	Electricity Substation	1993
12D	326	E	Electricity Transformer	1975
13C	327	NE	Electricity Substation	1993
14E	397	E	Electricity Substation	1987

15E	399	E	Electricity Transformer	1975
16E	399	E	Electricity Substation	1993
17F	475	NE	Electricity Substation	1987
18F	477	NE	Electricity Substation	1993
19F	477	NE	Electricity Transformer	1975

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 3

ID	Distance (m)	Direction	Use	Date
28I	487	N	Filling Station	1997
29I	487	N	Filling Station	1996
30I	487	N	Filling Station	1996

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 8

ID	Distance (m)	Direction	Use	Date
31J	375	NE	Garage	1987
32J	376	NE	Garage	1975
33J	376	NE	Garage	1993
34K	422	NE	Garage	1989
35K	422	NE	Garage	1989
36K	422	NE	Garage	1959
37K	423	NE	Garage	1959
38	485	E	Garage	1993

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 126

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

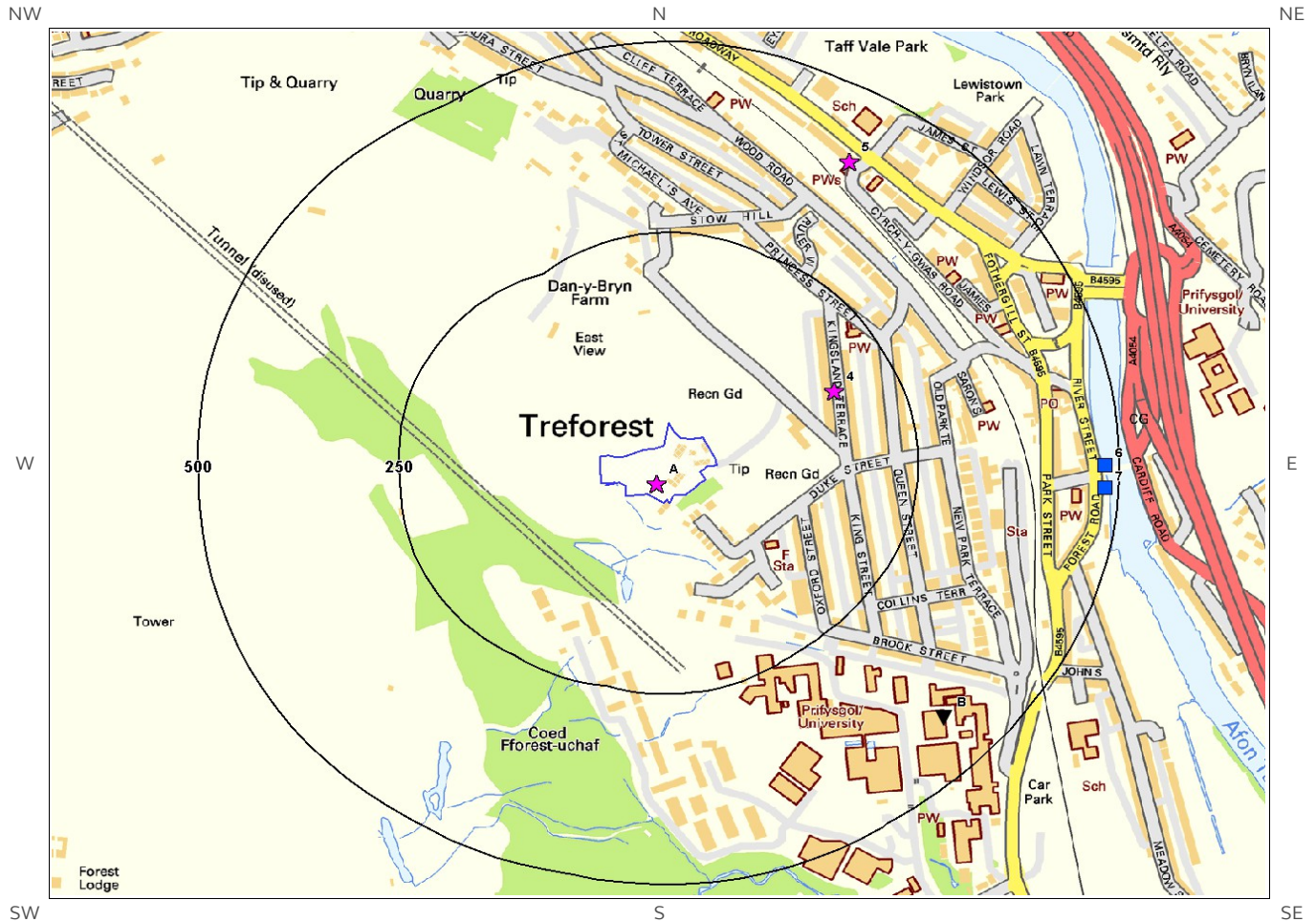
ID	Distance(m)	Direction	Use	Date
39AI	0	On Site	Refuse Heap	1974
40M	0	On Site	Unspecified Ground Workings	1921
41L	0	On Site	Unspecified Quarry	1965

42L	0	On Site	Unspecified Disused Quarry	1983
43M	0	On Site	Unspecified Ground Workings	1915
44M	0	On Site	Unspecified Ground Workings	1948
45M	0	On Site	Unspecified Ground Workings	1948
46M	0	On Site	Unspecified Quarry	1915
47AJ	0	On Site	Unspecified Disused Quarry	1974
48AK	1	NE	Unspecified Ground Workings	1965
49L	2	SE	Unspecified Quarry	1948
50M	5	N	Unspecified Ground Workings	1974
51L	7	SE	Unspecified Quarry	1915
52L	10	SE	Unspecified Quarry	1921
53N	68	SE	Unspecified Ground Workings	1915
54N	72	SE	Unspecified Heap	1915
55N	74	SE	Unspecified Heap	1921
56O	77	E	Unspecified Ground Workings	1915
57O	79	SE	Unspecified Ground Workings	1915
58O	81	SE	Unspecified Ground Workings	1921
59P	89	S	Pond	1983
60P	89	S	Pond	1992
61P	89	SW	Pond	1965
62P	89	SW	Pond	1974
63S	92	S	Unspecified Ground Workings	1915
64P	93	S	Pond	1898
65Q	99	SW	Disused Tunnel	1974
66P	100	S	Pond	1948
67P	101	S	Pond	1874
68Q	102	SW	Disused Tunnel	1992
69Q	102	SW	Disused Tunnel	1983
70P	102	S	Pond	1915
71P	102	S	Pond	1921
72P	104	S	Pond	1915
73AM	104	SW	Tunnel	1898
74R	105	SW	Tunnel	1948
75R	106	SW	Railway Tunnel	1915
76R	106	SW	Tunnel	1921
77R	109	SW	Tunnel	1915
78AO	115	N	Unspecified Heap	1921
79S	117	S	Unspecified Pit	1948
80S	117	S	Unspecified Pit	1948
81S	120	S	Unspecified Ground Workings	1915
82T	120	N	Unspecified Heap	1915

83T	126	N	Unspecified Heap	1948
84T	126	N	Unspecified Heap	1948
85S	126	S	Unspecified Heap	1921
86T	130	N	Unspecified Ground Workings	1974
87T	130	N	Unspecified Ground Workings	1965
88AP	131	SE	Unspecified Pit	1874
89AQ	132	SE	Unspecified Heap	1874
90G	152	SW	Unspecified Quarry	1965
91U	152	S	Unspecified Heap	1974
92U	152	S	Unspecified Heap	1965
93AR	155	E	Unspecified Heap	1874
94U	155	S	Unspecified Heap	1948
95U	155	S	Unspecified Heap	1948
96U	158	S	Unspecified Ground Workings	1915
97U	162	S	Unspecified Heap	1915
98U	166	S	Unspecified Heap	1921
99AT	177	N	Unspecified Quarry	1874
100U	177	S	Trial Shaft	1874
101T	184	N	Unspecified Quarry	1874
102AU	188	SE	Unspecified Heap	1965
103V	189	S	Cuttings	1992
104V	192	S	Cuttings	1983
105AV	193	N	Unspecified Ground Workings	1915
106W	195	SE	Unspecified Heaps	1948
107W	195	SE	Unspecified Heaps	1948
108Y	195	S	Cuttings	1948
109V	196	S	Unspecified Pit	1974
110V	196	S	Unspecified Pit	1965
111W	196	SE	Unspecified Heaps	1915
112W	200	SE	Unspecified Heaps	1915
113X	201	S	Unspecified Heap	1965
114X	201	S	Unspecified Heap	1974
115Y	202	S	Cuttings	1898
116W	203	SE	Unspecified Heaps	1921
117X	203	S	Unspecified Heap	1948
118X	203	S	Unspecified Heap	1948
119X	204	S	Unspecified Heap	1915
120Y	206	S	Cuttings	1915
121X	209	S	Unspecified Heap	1898
122X	211	S	Unspecified Heap	1915
123Y	211	S	Cuttings	1915
124X	212	S	Unspecified Heap	1921
125Y	213	S	Cuttings	1921
126W	213	SE	Unspecified Heap	1965
127AX	230	NE	Unspecified Pit	1874

128Z	231	SE	Unspecified Heap	1874
129Z	233	SE	Trial Shaft	1874
130Z	233	SE	Unspecified Heap	1948
131Z	234	SE	Unspecified Heap	1947
132Z	234	SE	Unspecified Heap	1947
133Z	235	SE	Unspecified Heap	1915
134AA	265	NW	Unspecified Old Quarry	1921
135AA	266	NW	Unspecified Old Quarry	1915
136AA	270	NW	Unspecified Old Quarry	1948
137AA	272	NW	Unspecified Old Quarry	1915
138AB	330	N	Unspecified Quarry	1915
139AB	331	N	Unspecified Quarry	1921
140AB	331	N	Unspecified Quarry	1915
141AC	333	NE	Cuttings	1947
142AC	334	NE	Cuttings	1915
143AC	335	NE	Cuttings	1948
144AC	335	NE	Cuttings	1921
145AB	337	N	Unspecified Quarry	1948
146	369	NE	Pond	1874
147AD	371	N	Unspecified Quarry	1898
148AD	373	N	Unspecified Disused Quarry	1983
149AD	386	N	Unspecified Disused Quarry	1992
150AD	393	NW	Unspecified Disused Quarry	1974
151AE	394	W	Unspecified Ground Workings	1948
152AE	394	W	Unspecified Ground Workings	1948
153AE	394	W	Unspecified Disused Tip	1974
154AE	395	W	Unspecified Ground Workings	1915
155AE	395	W	Unspecified Ground Workings	1915
156AE	397	W	Unspecified Quarry	1921
157AE	397	W	Unspecified Heap	1965
158AD	405	N	Unspecified Ground Workings	1965
159AF	412	N	Unspecified Tip	1983
160AF	412	N	Unspecified Tip	1992
161AE	413	W	Unspecified Old Quarry	1898
162AG	471	NE	Unspecified Heap	1947
163AG	471	NE	Unspecified Heap	1947
164AG	474	NE	Unspecified Ground Workings	1948

2. Environmental Permits, Incidents and Registers Map



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- | | | | | | |
|--|--------------------|--|-------------------------------|--|--|
| | Site Outline | | Recorded Pollution Incident | | RAS 3 & 4 Authorisations |
| | Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | 250 | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorised Processes |
| | 500 | | Water Industry Referrals | | COMAH / NIHHS Sites |
| | | | Licenced Discharge Consents | | Sites Determined as Contaminated Land |
| | | | Red List Discharge Consents | | Hazardous Substance Consents and Enforcements |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

1

The following RAS Licence (3 or 4) records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
9B	429	SE	308200 188700	University Of Glamorgan, The School Of Applied Sciences, Pontypridd, Mid Glamorgan, CF37 1DL	University Of Glamorgan	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AQ9103	Date of Approval: 31/3/1991 Effective from: 31/3/1991 Last date of update: 2015-01-01	Revoked/cancelled

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

2

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
6	481	E	308400 189030	<p>Address: CASTLE INN SSO ASSET NO 32280, CASTLE INN SSO, ASSET NO 32280, TREFOREST, RHONDDA CYNON TAFF</p> <p>Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY</p> <p>Permit Number: AN0316101</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)</p> <p>Issue date: 26/03/2002</p> <p>Effective Date: 31-Mar-2002</p> <p>Revocation Date: -</p>
7	482	E	308400 189000	<p>Address: TREFOREST ESTATE WTW PONTYPRIDD ,, TREFOREST ESTATE WTW PONTYPRID, PONTYPRIDD ,, PONTYPRIDD ,, PONTYPRIDD ,,</p> <p>Effluent Type: UNSPECIFIED</p> <p>Permit Number: AM0013701</p> <p>Permit Version: 1</p> <p>Receiving Water: Status: CONSENT EXPIRED - TIME LIMIT</p> <p>Issue date: 18/12/1963</p> <p>Effective Date: 18-Dec-1963</p> <p>Revocation Date: 26/05/1995</p>

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

5

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1A	0	On Site	307842 189005	Incident Date: 07-Jul-2004 Incident Identification: 249338 Pollutant: Inert Materials and Wastes : Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes :Household Waste Water Impact: Category 3 (Minor) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
2A	0	On Site	307842 189005	Incident Date: 07-Jul-2004 Incident Identification: 249338 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes Water Impact: Category 3 (Minor) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)
3A	0	On Site	307842 189005	Incident Date: 07-Jul-2004 Incident Identification: 249338 Pollutant: Specific Waste Materials Pollutant Description: Household Waste Water Impact: Category 3 (Minor) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

ID	Distance (m)	Direction	NGR	Details	
4	171	NE	308063 189127	Incident Date: 13-May-2003 Incident Identification: 158016 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5	405	NE	308082 189428	Incident Date: 06-Jul-2001 Incident Identification: 14511 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

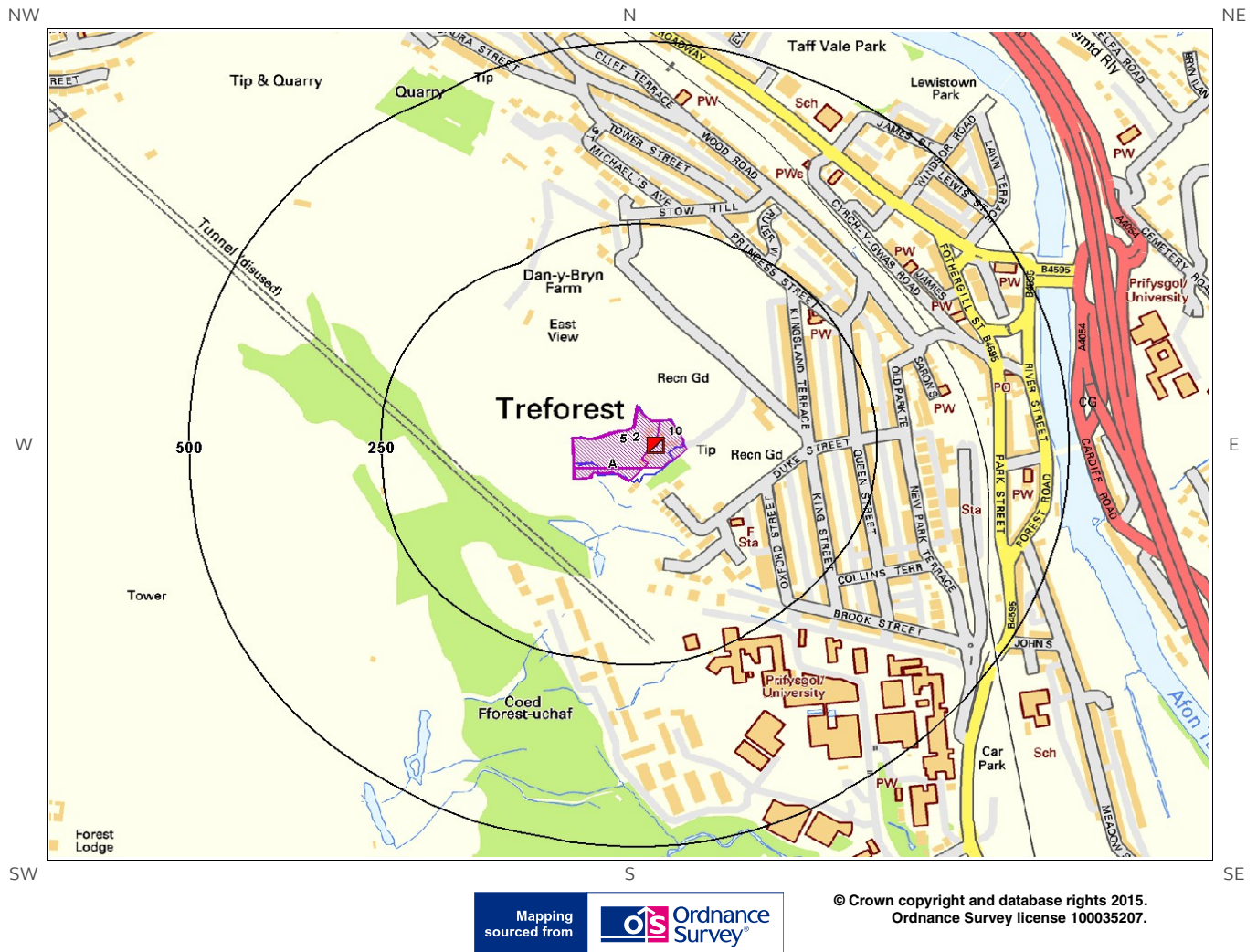
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



- | | | |
|--------------------|---------------------------|---|
| Site Outline | E.A. Active Landfill | Historic and Planned Waste Sites |
| Search Buffers (m) | E.A. Historic Landfill | E.A. Licensed Waste Site |
| | BGS / DoE Survey Landfill | Local Authority/Historical Mapping Landfill Records |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

3

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	698	SW	307300 188300	Site Address: Fforest Uchaf, Ponypridd Waste Licence: Yes Site Reference: - Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31-May-1977 Licence Surrendered: 21-Nov-1994 Licence Hold Address: - Operator: Pontypridd Urban District Council First Recorded: 31-Dec-1977 Last Recorded: 30-Sep-1990
Not shown	1186	SW	306800 188200	Site Address: Black Road Tip, Black Road, Pen-y-coedcas, Mid Glamorgan Waste Licence: - Site Reference: - Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Pontypridd Urban District Council First Recorded: 01-Jun-1971 Last Recorded: 31-Dec-1975
Not shown	1197	SW	307200 187700	Site Address: Maendy Quarry, Maendy Waste Licence: - Site Reference: - Waste Type: Industrial, Commercial Special, Liquid sludge, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Western Quarry First Recorded: 31-Dec-1966 Last Recorded: 31-Dec-1970

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1265	SW	306800.0 188200.0	Address: Black Rd Tip, Black Rd, Pen-y-coedcas, Mid Glam BGS Number: 2567.0 Risk: No risk to aquifer Waste Type: N/A

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

1

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	718	S	307392 188222	Refuse Tip	1991 mapping	Polygon

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

5

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
2	0	On Site	307846 189042	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1989 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
3A	0	On Site	307784 188990	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1989 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	0	On Site	307784 188990	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1989 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5	0	On Site	307829 189041	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1993 Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

ID	Distance (m)	Direction	NGR	Details		
6A	0	On Site	307786 188991	Type of Site: Scrap Yard Site Address: N/A	Planning Application Reference: N/A Date: 1991	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

4

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
10	0	On Site	307880 189031	Site Address: Gene Metals, Rear Of Kingsland Terrace, Treforest, Pontypridd, R C T, CF37 1RX Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GEN001 EPR reference: EA/EPR/SP3895FE/A001 Operator: Gene Metals Waste Management licence No: 30185 Annual Tonnage: 4000.0	Issue Date: 15/03/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Gene Metals Correspondence Address: -, -	
Not shown	735	NE	308277 189697	Site Address: M & E Bin Hire, Pentrebach Road, Pontypridd, R C T, CF37 4BW Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: M&E001 EPR reference: EA/EPR/SP3495FG/V002 Operator: M & E Bin Hire Waste Management licence No: 30186 Annual Tonnage: 24999.0	Issue Date: 15/03/1996 Effective Date: - Modified: 18/01/2007 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: M & E Bin Hire Correspondence Address: -, -	
Not shown	1156	W	306663 189364	Site Address: G P Motorcycles, 3, Maritime Industrial Estate, Pontypridd, R C T, CF37 1NY Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: UND002 EPR reference: EA/EPR/NP3695FX/A001 Operator: Royston Underhill And Simon Harris Waste Management licence No: 30331 Annual Tonnage: 2499.0	Issue Date: 07/10/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: G P Motorcycles Correspondence Address: -, -	
Not shown	1163	W	306655 189363	Site Address: G P Motorcycles, 3, Maritime Industrial Estate, Pontypridd, R C T, CF37 1NY Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: UND002 EPR reference: - Operator: Ryston Underhill And Simon Harris Waste Management licence No: 30331 Annual Tonnage: 0.0	Issue Date: 07/10/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Gp Motorcycles Correspondence Address: -, Gp Motorcycles, 3, Maritime Industrial Estate, Pontypridd, R C T, CF37 1NY	

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

5

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Scrap Yard		CF37	Scrap Metal Merchants	Recycling Services
2	8	SE	Tip		CF37	Refuse Disposal Facilities	Infrastructure and Facilities
3	118	E	Electricity Sub Station		CF37	Electrical Features	Infrastructure and Facilities
4	177	SW	Tank		CF37	Tanks (Generic)	Industrial Features
5	187	SE	Pontypridd Fire Station	308025 188868	Fire Station, Oxford Street, Pontypridd, CF37 1RU	Fire Brigade Stations	Central and Local Government

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

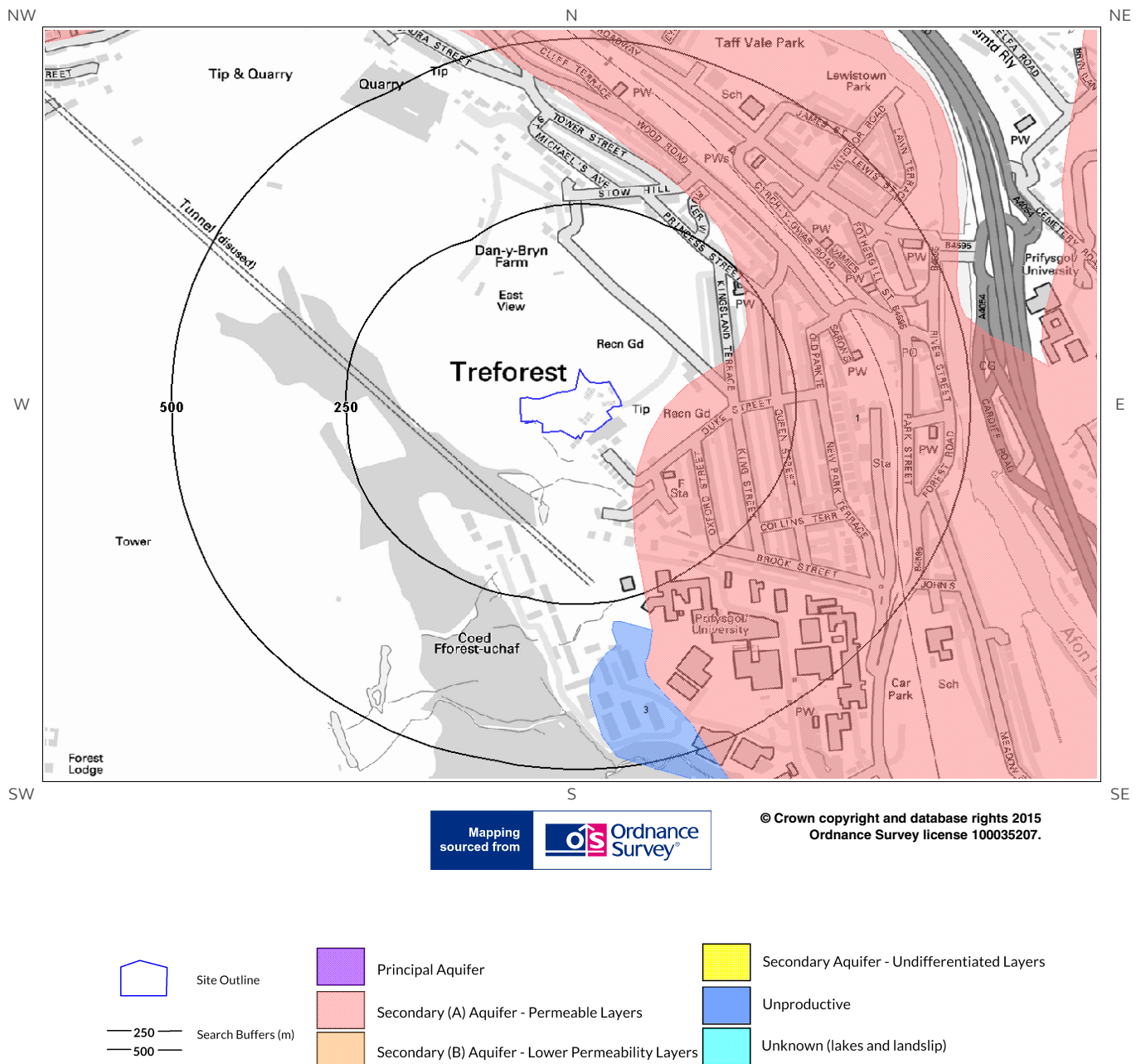
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
BD-SDST	BRITHDIR MEMBER	SANDSTONE

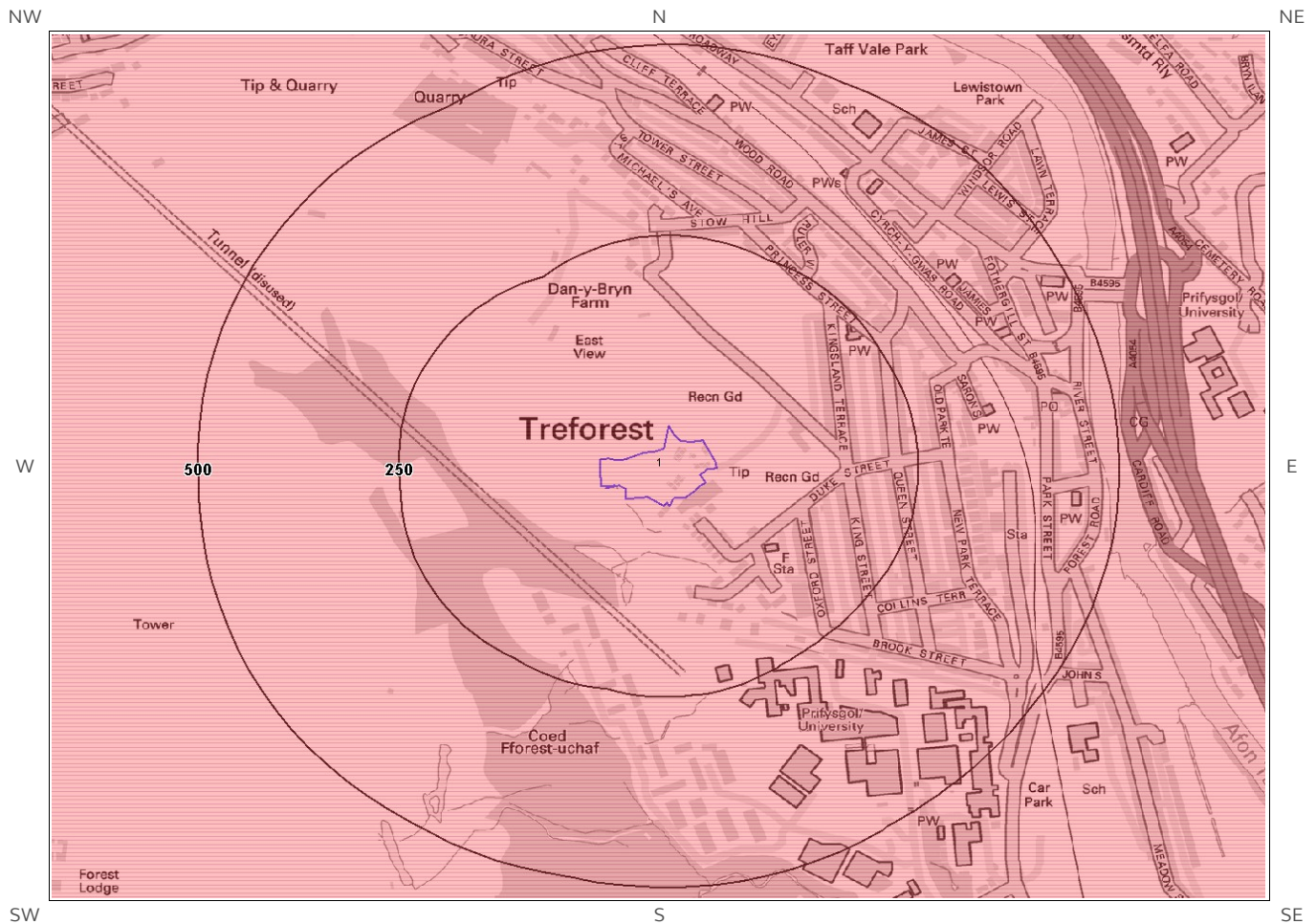
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology

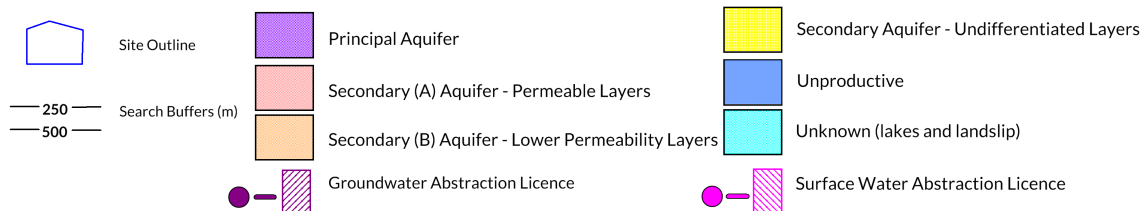


6b. Aquifer Within Bedrock Geology and Abstraction Licenses



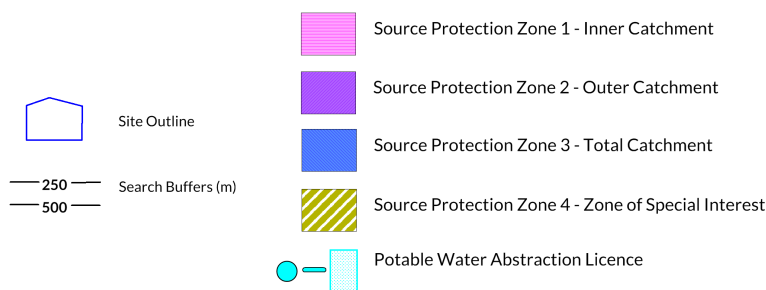
Mapping sourced from
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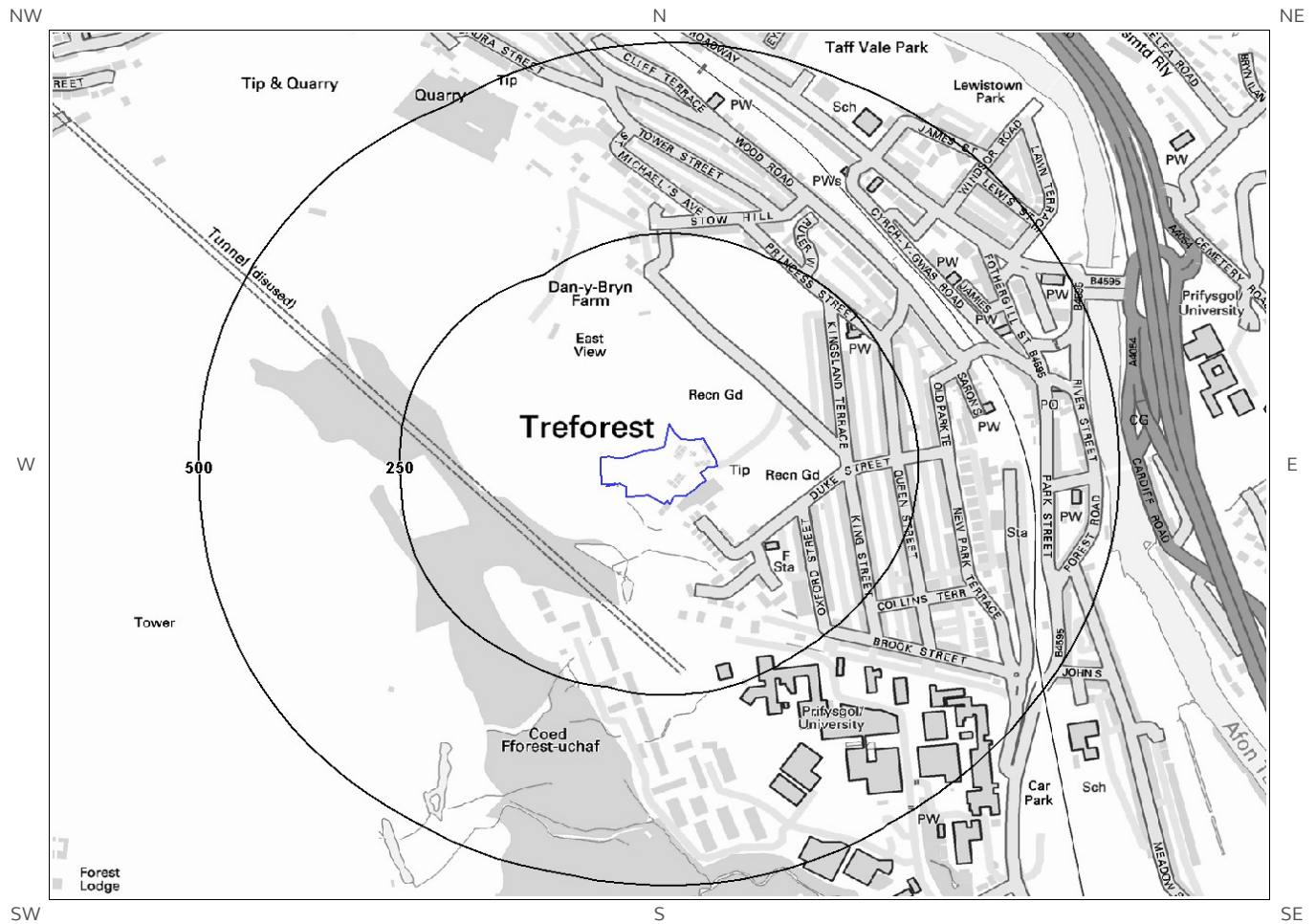


[illegible]

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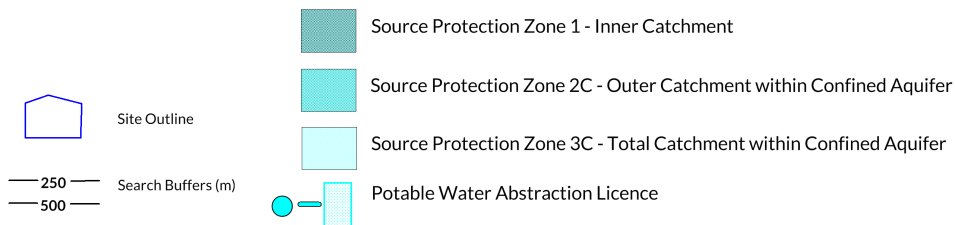


6d. Hydrogeology – Source Protection Zones within confined aquifer

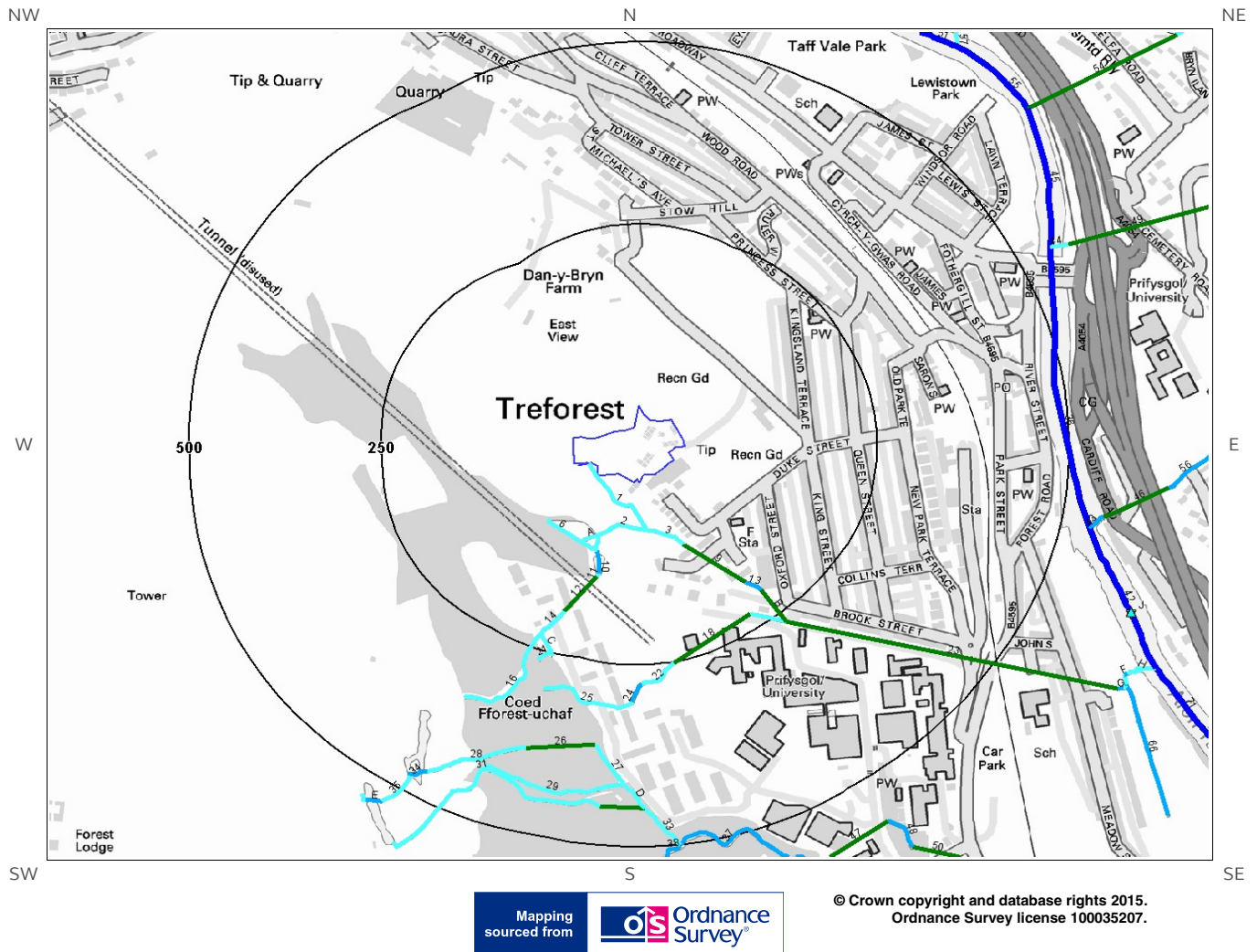


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6e. Hydrology – Detailed River Network and River Quality



Site Outline
— 250 — Search Buffers (m)
— 500 —

- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- General Quality Assessment: Biology
- General Quality Assessment: Chemistry
- Canal
- Canal Tunnel
- Culvert
- Multiple Channel Culvert
- Underground River (Potential Sewer)
- Underground River (local knowledge)

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Data User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	54	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	280	S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Data User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site? No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site?

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
10	SW	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.
243	W	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.
496	S	Minor Aquifer/High Leaching Potential	H3	Coarse textured or moderately shallow soils which readily transmit non-adsorbed pollutants and liquid discharges but have some ability to attenuate adsorbed pollutants because of their clay or organic matter content.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
124J	625	E	308500 188800	River Name: Taff Reach: Conf.nant Y Fforest- conf.r.rhondda End/Start of Stretch: End of Stretch NGR	C	B	B	B	C
125J	625	E	308500 188800	River Name: Taff Reach: Conf.tonteg Bk.-conf.nant Y Fforest End/Start of Stretch: Start of Stretch NGR	C	B	B	B	B
Not shown	1033	NW	307200 189900	River Name: Taff Reach: Conf.r.rhondda - Conf.nant Caedudwg End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1033	NW	307200 189900	River Name: Taff Reach: Conf.nant Y Fforest- conf.r.rhondda End/Start of Stretch: Start of Stretch NGR	C	B	B	B	C
Not shown	1033	NW	307200 189900	River Name: Rhondda Reach: Conf.r.taff - Conf.nant BL.henn'sg End/Start of Stretch: End of Stretch NGR	C	C	B	B	B

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
129J	625	E	308500 188800	River Name: Taff Reach: Conf.tonteg Bk.-conf.nant Y Fforest End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
130J	625	E	308500 188800	River Name: Taff Reach: Conf.nant Y Fforest-conf.r.rhondda End/Start of Stretch: End of Stretch NGR	A	A	A	A	-
Not shown	647	N	307937 189727	River Name: Taff Reach: Conf.nant Y Fforest-conf.r.rhondda End/Start of Stretch: Sample Point NGR	A	A	A	A	-
Not shown	1033	NW	307200 189900	River Name: Taff Reach: Conf.nant Y Fforest-conf.r.rhondda End/Start of Stretch: Start of Stretch NGR	A	A	A	A	-
Not shown	1033	NW	307200 189900	River Name: Taff Reach: Conf.r.rhondda - Conf.nant Caedudwg End/Start of Stretch: End of Stretch NGR	B	B	B	B	-
Not shown	1033	NW	307200 189900	River Name: Rhondda Reach: Conf.r.taff - Conf.nant BLhenn'sg End/Start of Stretch: End of Stretch NGR	A	A	A	A	-
Not shown	1039	NW	307285 189958	River Name: Taff Reach: Conf.r.rhondda - Conf.nant Caedudwg End/Start of Stretch: Sample Point NGR	B	B	B	B	-

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site? Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details
1	0	S	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
2	60	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	66	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
4A	81	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5A	81	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	83	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7A	95	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
8A	99	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
9	102	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
10	102	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
11	133	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
12	137	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
13	190	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
14	191	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
15B	210	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
16	229	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
17C	229	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
18	229	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
19B	229	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
20C	246	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
21	246	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
22	252	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
23	265	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
24	276	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
25	292	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
26	363	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
27	363	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
28	385	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
29	414	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
30D	414	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
31	427	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
32D	446	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
33	447	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
34	462	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
35	479	SW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
36	487	E	River Name: River Taff Welsh River Name: Afon Taf Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
37	487	S	River Name: Nant y Fforest Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

6.11 Surface Water Features

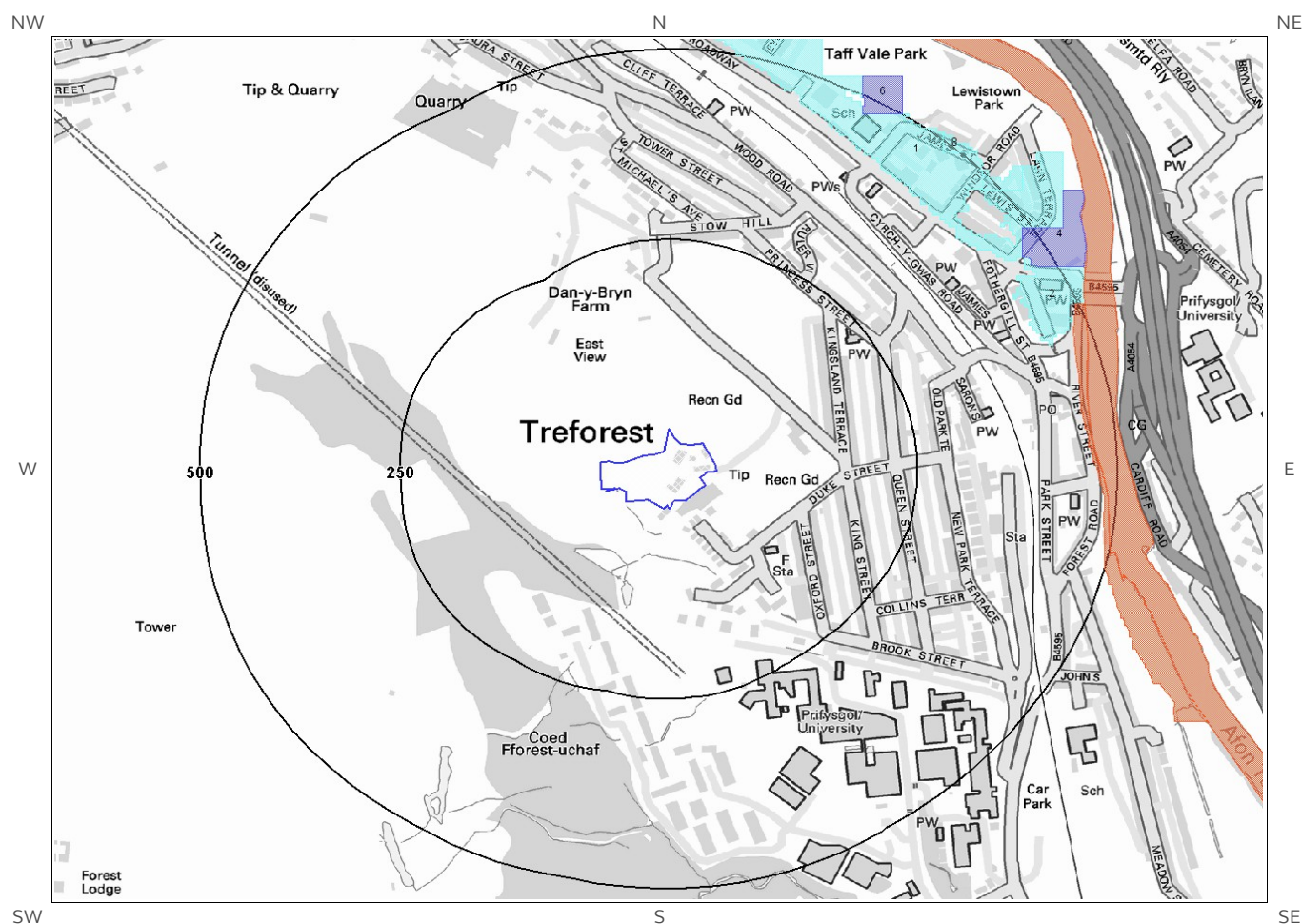
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

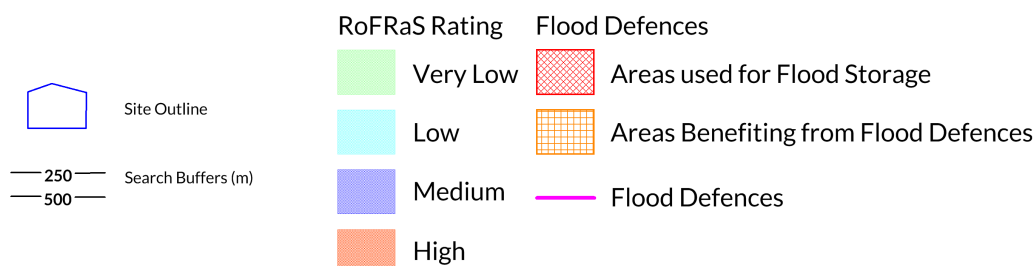
Distance (m)	Direction
3	S
31	S
60	S
64	S
74	SW
81	S
81	S
95	S
218	S
229	S
229	S
229	SE
246	S

7. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding on site? Very Low

The Environment Agency RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.4 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

7.5 Groundwater Flooding Susceptibility Areas

7.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential below Surface

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then it is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

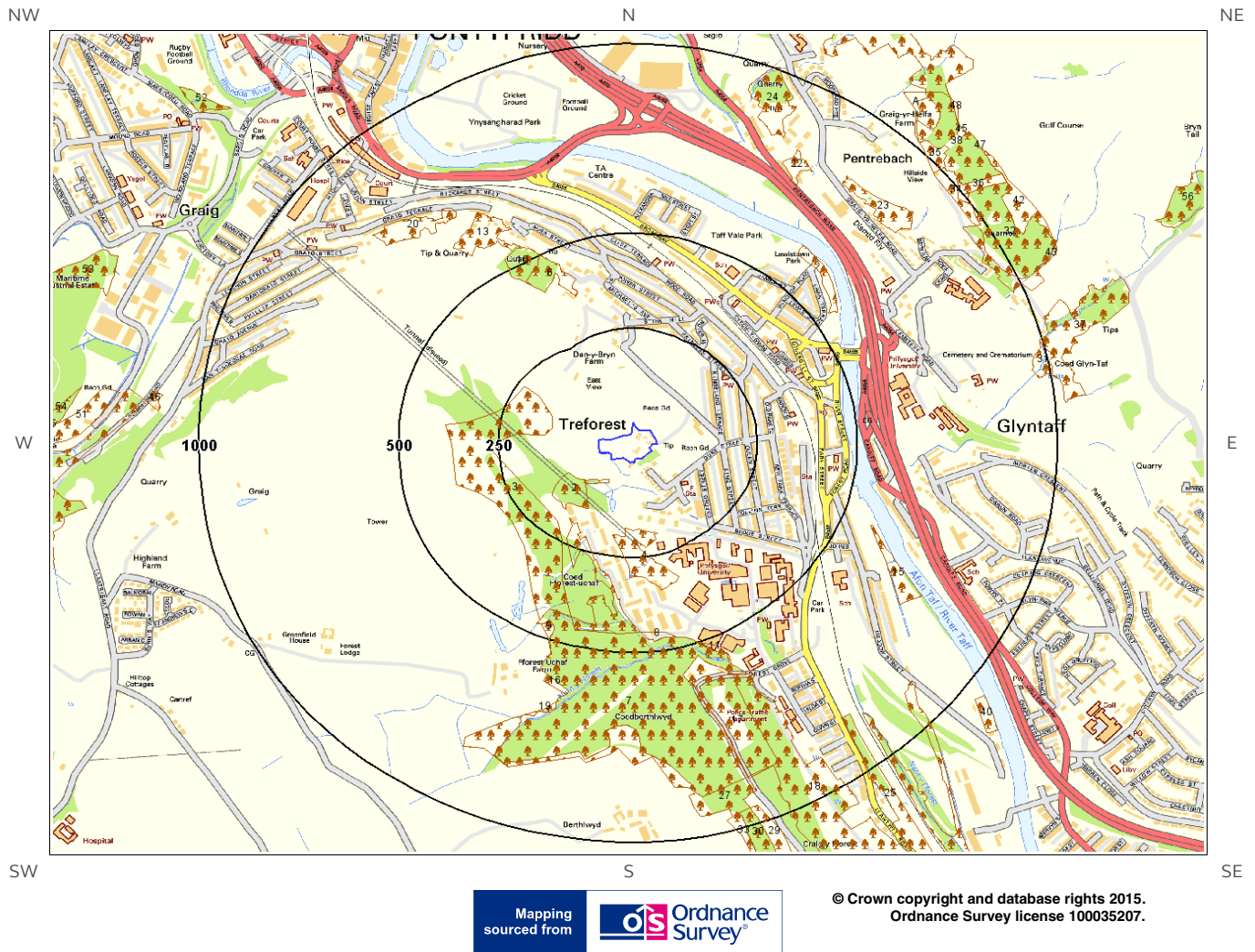
What is the British Geological Survey confidence rating in this result?

Low

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



Site Outline
— 100 —
— 250 —
Search Buffers (m)

- | | | |
|--------------------------|---------------------------------|-------------------------|
| AONB | Green Belt | Ancient Woodland |
| National Park | Environmentally Sensitive Areas | National Nature Reserve |
| SSSI | Special Areas of Conservation | Local Nature Reserves |
| Special Protection Areas | World Heritage Sites | Ramsar Sites |
| Nitrate Vulnerable Zones | Nitrate Sensitive Areas | |

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

1

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1686	W	NANT GELLIWION WOODLAND	Natural Resources Wales

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

105

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
2	52	S	Unknown	Ancient and Semi-Natural Woodland
3	120	W	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
4	172	S	Unknown	Ancient and Semi-Natural Woodland
5	187	SW	Unknown	Ancient and Semi-Natural Woodland
6	363	NW	Unknown	Ancient Replanted Woodland
7	423	S	Unknown	Ancient and Semi-Natural Woodland
8	446	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
9	451	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
10	453	NW	Unknown	Ancient and Semi-Natural Woodland
11	495	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
12	532	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
13	541	NW	Unknown	Ancient and Semi-Natural Woodland
14	543	NE	Unknown	Ancient and Semi-Natural Woodland
15	573	E	Unknown	Ancient and Semi-Natural Woodland
16	587	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
17	597	S	Unknown	Ancient and Semi-Natural Woodland
18	611	SE	Unknown	Ancient and Semi-Natural Woodland
19	652	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
20	681	NW	Unknown	Ancient and Semi-Natural Woodland
21	690	S	COED BERTH-LWYD/+	Ancient and Semi-Natural Woodland
22	741	NE	Unknown	Ancient and Semi-Natural Woodland
23	793	NE	Unknown	Ancient and Semi-Natural Woodland
24	833	NE	Unknown	Ancient and Semi-Natural Woodland
25	846	SE	Unknown	Ancient and Semi-Natural Woodland
26	867	SE	Unknown	Ancient and Semi-Natural Woodland
27	874	S	Unknown	Ancient and Semi-Natural Woodland
28	941	NE	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
29	952	S	Unknown	Ancient and Semi-Natural Woodland
30	954	S	Unknown	Ancient and Semi-Natural Woodland
31	956	E	Unknown	Ancient and Semi-Natural Woodland
32	961	NE	Unknown	Ancient and Semi-Natural Woodland
33	964	S	Unknown	Ancient and Semi-Natural Woodland
34	973	NE	GRAIG ALFA WOOD	Ancient and Semi-Natural Woodland
35	980	NE	Unknown	Other Ancient Woodland
36	982	NE	Unknown	Other Ancient Woodland
37	992	E	Unknown	Restored Ancient Woodland Site
38	1009	NE	Unknown	Ancient and Semi-Natural Woodland
39A	1014	NE	GRAIG ALFA WOOD	Ancient and Semi-Natural Woodland
40	1039	SE	Unknown	Ancient and Semi-Natural Woodland
41A	1056	NE	Unknown	Other Ancient Woodland
42	1058	NE	GRAIG ALFA WOOD	Ancient and Semi-Natural Woodland
43	1059	NE	GRAIG ALFA WOOD	Ancient and Semi-Natural Woodland
44	1084	NE	Unknown	Ancient and Semi-Natural Woodland
45	1093	NE	Unknown	Other Ancient Woodland
46	1097	W	Unknown	Ancient and Semi-Natural Woodland
47	1110	NE	GRAIG ALFA WOOD	Ancient and Semi-Natural Woodland
48	1119	NE	GRAIG ALFA WOOD	Ancient and Semi-Natural Woodland
49	1136	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1185	SE	Unknown	Ancient Replanted Woodland
51	1204	W	Unknown	Ancient and Semi-Natural Woodland
52	1268	NW	Unknown	Ancient and Semi-Natural Woodland
53	1287	W	Unknown	Ancient and Semi-Natural Woodland
54	1301	W	Unknown	Ancient and Semi-Natural Woodland
55	1359	W	Unknown	Ancient and Semi-Natural Woodland
56	1373	NE	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1453	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1457	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1457	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1470	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1578	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1592	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1628	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1629	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1641	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1645	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1645	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1663	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1669	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1677	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1680	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1702	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1703	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1710	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1716	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1721	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1722	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1730	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1743	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1750	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1750	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1758	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1765	NE	Unknown	Ancient and Semi-Natural Woodland

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1769	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1777	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1784	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1788	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1808	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1810	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1810	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1824	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1836	SW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1849	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1855	E	Unknown	Ancient and Semi-Natural Woodland
Not shown	1864	NW	Unknown	Ancient and Semi-Natural Woodland
Not shown	1874	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1907	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1922	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1925	SE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1941	W	Unknown	Ancient and Semi-Natural Woodland
Not shown	1946	NE	Unknown	Ancient and Semi-Natural Woodland
Not shown	1955	W	Unknown	Restored Ancient Woodland Site
Not shown	1957	S	Unknown	Ancient and Semi-Natural Woodland
Not shown	1962	N	Unknown	Ancient and Semi-Natural Woodland
Not shown	1971	W	COED GELLI-DRAWS/+	Ancient and Semi-Natural Woodland
Not shown	1991	NE	Unknown	Ancient and Semi-Natural Woodland

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

Database searched and no data found.

0

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure GeoInsight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for running sand identified. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? ☐ No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary?

No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

Contact Details

Earth Science Partnership Ltd

Telephone: 08444 159 000
enquiries@earthsciencepartnership.com
Earth Science Partnership Ltd



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe

Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Public Health
England

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



The Coal
Authority

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Mapping
sourced from



Local Authority

Authority: Rhondda Cynon Taf County Borough Council
Phone: 01443 425005
Web: <http://www.rctcbc.gov.uk>
Address: Headquarters, The Pavilions, Cambrian Park, Clydach Vale,

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary’s professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013