

*Report No. BC/MB/03.21.03.Rev.1*

# **Coal Mining Risk Assessment: Land at Gateway Resort, Bynea, Llanelli.**

*Prepared on behalf of:*

**Gateway Resort Ltd.**

*By:*



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# **Mining Risk Assessment: Land at Gateway Resort, Bynea, Llanelli.**

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## Appendix

*Copy of The Coal Authority's Mining Report, reference no. 51002403949001.*

# **Coal Mining Risk Assessment: Land at Gateway Resort, Bynea, Llanelli.**

## **1 Introduction**

This report has been prepared on behalf of our client:

*Gateway Resort Ltd.,  
Bynea,  
Llanelli,  
Carmarthenshire,  
SA14 9SN*

and relates to the above development at Bynea in Llanelli, where it is proposed to carry out a number of developments within the complex, including a boutique hotel, the relocation of tennis courts, the erection of glamping pods, the construction of an e-kart track, the substitution of touring caravans with static caravans and the construction of a yachting/angling lake. This report discusses the geology and mining history of the Site and the immediately surrounding area as they may affect each of the proposals and thereby assesses the risk from the mining heritage and from the geology.

The following sources of data were used in the compilation of this report:

- i) Research of published geological records;*
- ii) Research of mining records held at The Coal Authority's archive in Mansfield;*
- iii) The findings of The Coal Authority's mining report, reference no. 51002403949001;*
- iv) Inspection of The Coal Authority's interactive map, accessed on the 17<sup>th</sup> March 2021;*
- v) Inspection of Public Health England's interactive Radon map, accessed on the 17<sup>th</sup> March 2021 and*
- vi) The archive records of Blandford Consulting.*

*/Cont....*

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

## 2 Brief Description of the Site

The parcel of land which is the subject of this report ('the Site') is situated on the northern shores of the Loughor Estuary, immediately south of the A 484 and approximately 4.5km south-east of the centre of Llanelli (see Figure 1 and *General Location Plan, drawing no. BC/MB/03.21.03.01*). The Site is presently occupied with touring caravan pitches and tourist facilities that include a shop, bar, swimming pool, american diner and play area. A large proportion of the Site is unoccupied. The Site is relatively level, sloping towards the south-east from an elevation of approximately 17m aod down to approximately 5m aod., and occupies an area of approximately 39 hectares.

**Figure 1**  
**Aerial View of Site**

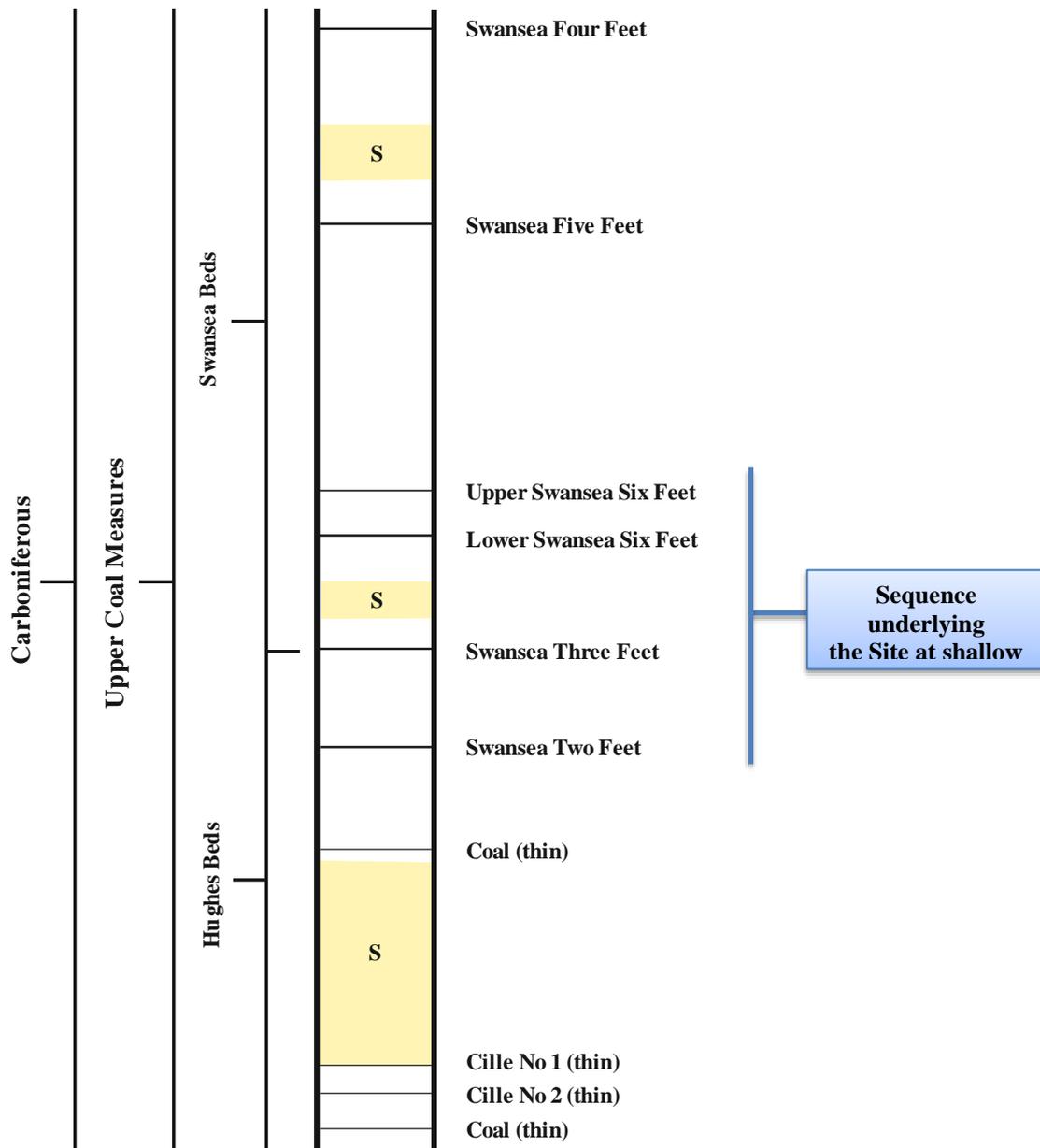


## 3 Geology of the Site

The Site is towards the south-western fringes of the South Wales Coalfield so that it is underlain at shallow depths by strata assigned to the Swansea Beds, a sub-division of the Upper /Cont....

Carboniferous Upper Coal Measures (see *Geology Plan, drawing no. BC/MB/03.21.03.02*). The most recently published geological sheets (SN 59 NW and SN 59 NE at 1:10,560 scale) show the conjectural positions of the outcrops of the Upper Swansea Six Feet (Rosy), Lower Swansea Six Feet (Fiery), and Swansea Three Feet (Golden, Tyrtene or Little Vein) Seams to be present following a curved trace through the Site. Mining records suggest that the outcrop positions may be further to the south-west than are shown on the published geological sheet. An anticlinal fold axis passes through the Site and repeats the inferred outcrop of the Swansea Three Feet (Golden) Seam.

**Figure 2  
Indicative Stratigraphic Column.**



The measures of the South Wales Coalfield are affected by large faults, often referred to as 'cross faults'. In the Bynea area such faults have a slightly sinuous trace at the surface and an average trend towards the north. One such fault is present immediately to the west of the Site and passes through the western extremities of the Site.

The published geological sheet shows that across the majority of the Site the coal measures are overlain with deposits of glacial till, Boulder Clay. The exception is across the south-west corner of the Site where blown sand deposits are present. The published geological sheet also identifies that the Site is not affected by landslip conditions.

## 4 Mining History

The area has been subject to extensive mining operations for both coal dating back to the earliest part of the nineteenth century. Coal seams were accessed almost exclusively by shafts sunk into the deeper coal seams; there are a number of disused shafts in the locality and within the confines of the Site. Air shafts were also sunk, often upwards from the underground workings, in order to provide ventilation to the underground mining operations.

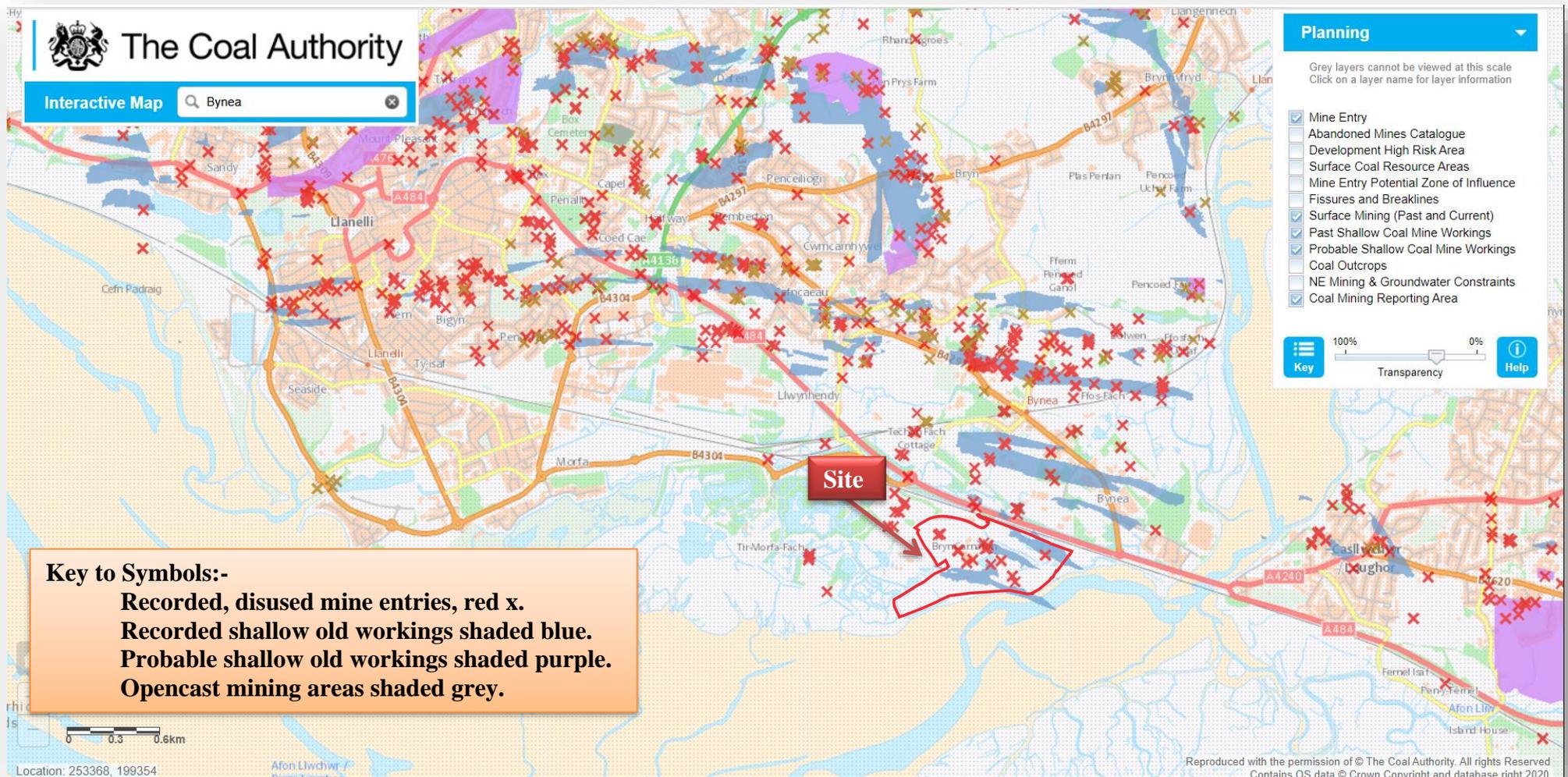
There are recorded old workings in four coal seams at depths of between shallow (less than 30m) and 90m underlying the overall area occupied by the resort. The recorded shallow mine workings are present in at least three seams, the Upper Swansea Six Feet Seam (Rosy), Lower Swansea Six Feet Seam (Fiery) and Swansea Three Feet Seam (Golden, Tyrtene or Little Vein), in three areas across the resort complex (see Figure 3). The Coal Authority's interactive map indicates that there are no 'probable' workings (old workings for which they hold no record) underlying the resort.

Our searches identified the presence of fifteen disused mine entries within the confines of the resort or 20m of its boundary, all shafts. The positions of shafts that may impact upon current proposals have been researched using historic Ordnance Survey Plans and mine plans.

There are no operating mines, underground or opencast, that could affect the resort and the resort has not been part of an opencast site.

/Cont....

**Figure 3**  
**Print-out of The Coal Authority's Interactive Map**  
 (Accessed 18<sup>th</sup> March 2021)



/Cont....

## **5 Mine Gases**

When coal is mined gases, including methane, are released and may accumulate in the voids left by the mining operations. These gases may later vent to atmosphere or be displaced by mine water flooding the mining voids and forced to the surface. Mine gases may, in certain circumstances, accumulate within buildings and pose a risk of asphyxiation, fire or explosion. A number of studies of the old workings across South Wales and dating back to the mid to late twentieth century have shown that there is little risk from mine gases. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine gases to atmosphere or is as a result of the combination of the two. The Coal Authority has no record of a mine gas incident at the resort that has required action.

## **6 Radon Gas**

Government guidelines recommend that the potential for Radon gas should be assessed for all new developments; the advice has been implemented by accessing Public Health England Radon gas map (online resource), which identifies that the Site is an area that is not affected by Radon gas. The appropriate response for Building Control purposes is NONE.

## **7 Discussion and Recommendations, Relocation of Tennis Courts**

### **7.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect the structural integrity of this proposed development and no further action is required in this respect.

### **7.2 Mining History**

#### **7.2.1 Mine Workings**

The area underlain with shallow mine workings does not extend across the proposed location for the tennis courts. The very shallow excavations of the soils

*/Cont....*

required to construct the tennis courts would, in any event, not require any mitigating measures to protect them against the risk of a surface collapse resulting from shallow mine workings.

### **7.2.2 Mine Entries**

There is a recorded shaft close to the location, records suggest that there may also be a small air shaft present. The developer has personal knowledge of the shaft and can say that it is stone lined. The position of the shaft(s) is known, and the area is fenced off, the location is some 26m distant from the proposed location of the tennis courts and is considered to pose no risk to them.

### **7.2.3 Mine Gases**

There are no recorded shallow workings underlying the location of the tennis courts that could act as a source of mine gases and The Coal Authority has no record of an incident there involving mine gases that has required action. The tennis courts will include no closed spaces where any mine gases that might be present may accumulate and pose a risk to users of the courts.

## **8 Discussion and Recommendations, Glamping Pods**

### **8.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect the structural integrity of this proposed development and no further action is required in this respect.

### **8.2 Mining History**

#### **8.2.1 Mine Workings**

The area is partly underlain with shallow mine workings, posing a risk of surface subsidence. It is recommended that exploratory boreholes are drilled to assess in

/Cont....

greater detail which part of this development area is affected by the shallow mine workings.

### **8.2.2 Mine Entries**

There is a recorded shaft close to the location, situated beneath the lake. The precise location of the shaft cannot be determined because of the presence of the lake. It is recommended that trenching is carried out along the bank of the lake near the shaft in order to confirm that the shaft is not present there. The findings of the recommended boreholes will enable an assessment to be made of an exclusion area that should be avoided by the glamping pods.

### **8.2.3 Mine Gases**

The recorded shallow workings could potentially act as a source of mine gases. However, the presence of Boulder Clay would prevent the gases venting to atmosphere and The Coal Authority has no record of an incident there involving mine gases that has required action. It would be prudent to monitor the recommended boreholes for the presence of mine gases.

## **9 Discussion and Recommendations, E-Kart Track**

### **9.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect the structural integrity of this proposed development and no further action is required in this respect.

### **9.2 Mining History**

#### **9.2.1 Mine Workings**

The area is underlain with shallow mine workings, posing a risk of surface subsidence. It is recommended that exploratory boreholes are drilled to assess in

/Cont....

greater detail which part of this development area is affected by the shallow mine workings.

### **9.2.2 Mine Entries**

There are no recorded shafts close to the location. The shaft shown to be present beneath the lake is approximately 65m distant and two shafts to the north are some 80m distant where none of them pose a risk to the E-Kart Track.

### **9.2.3 Mine Gases**

The recorded shallow workings could potentially act as a source of mine gases. However, the presence of Boulder Clay would prevent the gases venting to atmosphere and The Coal Authority has no record of an incident there involving mine gases that has required action. If mine gases were venting to atmosphere at the location then the open nature of the track would offer no opportunity for them to accumulate. The exception would be the storage shed at the track, where gases could potentially accumulate. It would be prudent to monitor the recommended boreholes for the presence of mine gases.

## **10 Discussion and Recommendations, Yachting/Angling Lake**

### **10.1 Solid Geology**

A fault crosses the area where the lake is proposed. Faults can act as a locus for differential ground movement during earthquake events and where differential subsidence is taking place associated with shallow mine workings. The risk of shallow mine workings being present is extremely low and poses only a very small risk to the proposed lake. Earthquakes are fairly frequent in the United Kingdom, but very few result in any significant ground movement or structural damage. The superficial deposits present would be likely to absorb differential ground movement during most earthquake events likely to affect the lake area. It would be prudent to drill exploratory boreholes to

/Cont....

determine the precise location of the fault, at which point a decision could be made regarding the shape of the lake.

## **10.2 Mining History**

### ***10.2.1 Mine Workings***

There are no recoded shallow workings underlying the area of the proposed lake and The Coal Authority's interactive map shows no 'probable' workings there. It is considered that there is no risk to the lake from shallow mine workings.

### ***10.2.2 Mine Entries***

There are no recorded shafts at or close to the location of the proposed lake.

### ***10.2.3 Mine Gases***

There are no recorded shallow workings underlying the location of the lake that could act as a source of mine gases and The Coal Authority has no record of an incident there involving mine gases that has required action. The nature of the lake development includes no closed spaces where any mine gases that might be present may accumulate and pose a risk to users of the lake.

## **11 Discussion and Recommendations, Static Caravans**

### **11.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect this proposed development and no further action is required in this respect.

### **11.2 Mining History**

#### ***11.2.1 Mine Workings***

The area sits astride the published position of the inferred outcrop of the Swansea Three Feet Seam (Golden, Tyrtene or Little Vein) and adjacent to an area of

/Cont....

recorded shallow mine workings in the Seam. The uncertainty over the position of the Seam's outcrop coupled together with the possibility that further old workings are present in the Seam means that the potential for shallow workings to pose a risk to the development cannot be discounted. It is recommended that exploratory boreholes are drilled to assess in greater detail the risk of shallow mine workings being present.

### ***11.2.2 Mine Entries***

There are no recorded shafts close to the location. The two shafts to the north-east are some 90m distant where they pose no risk to static caravan pitches.

### ***11.2.3 Mine Gases***

Any shallow workings that might be present could potentially act as a source of mine gases. However, the presence of Boulder Clay would prevent the gases venting to atmosphere and The Coal Authority has no record of an incident there involving mine gases that has required action. If mine gases were venting to atmosphere at the location there is a risk that they might accumulate within caravans. It would be prudent to monitor the recommended boreholes for the presence of mine gases.

## **12 Discussion and Recommendations, Boutique Hotel**

### **12.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect the structural integrity of this proposed development and no further action is required in this respect.

/Cont....

## 12.2 Mining History

### 12.2.1 Mine Workings

The proposed location of the boutique hotel is close to the inferred position of the outcrop of the Swansea Three Feet Seam (Golden) but may be close to the outcrop of the Swansea Upper Six Feet Seam (Fiery) if outcrops are further to the south-west and close to an area of recorded shallow mine workings in that Seam. There is a risk that unrecorded shallow mine workings present in the Seam may extend beneath the proposed location for the hotel. Given the nature of the development and the imprecision in the available information it is recommended that exploratory boreholes are drilled to assess in greater detail the risk of shallow mine workings being present.

### 12.2.2 Mine Entries

There are no recorded shafts close to the location. There are a number of shafts to the west, south and north-east of the location, the nearest is approximately 42m distant where it poses no risk to hotel development.

### 12.2.3 Mine Gases

Any shallow workings that might be present could potentially act as a source of mine gases. However, the presence of Boulder Clay would prevent the gases venting to atmosphere and The Coal Authority has no record of an incident there involving mine gases that has required action. If mine gases were venting to atmosphere at the location there is a risk that they might accumulate within the hotel. It would be prudent to monitor the recommended boreholes for the presence of mine gases.

/Cont....

## **13 New Touring Caravan Pitches**

### **13.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect the structural integrity of this proposed development and no further action is required in this respect.

### **13.2 Mining History**

#### ***13.2.1 Mine Workings***

There are no recorded shallow old workings across the area of the new caravan pitches and The Coal Authority's interactive map shows no 'probable' old workings across the area. The touring pitches will only require shallow excavations to level each individual plot and includes no foundations. Consequently, if any shallow mine workings had been present across the area, no mitigation measures would be required.

#### ***13.2.2 Mine Entries***

There are two recorded shafts close to the location. The precise location of the two shafts should be determined using intrusive site investigation methods and a hypothetical collapse/exclusion zone should be determined, within which no caravan pitches should be located.

#### ***13.2.3 Mine Gases***

The risk of shallow mine workings being present beneath the area is very low. Even if any shallow workings were present that could potentially act as a source of mine gases, the presence of Boulder Clay would prevent the gases venting to atmosphere and The Coal Authority has no record of an incident there involving mine gases that has required action.

/Cont....

## **14 Agricultural Building**

### **14.1 Solid Geology**

There are no issues relating to the solid geology of the location that would affect the structural integrity of this proposed development and no further action is required in this respect.

### **14.2 Mining History**

#### ***14.2.1 Mine Workings***

There are no recorded shallow old workings across the area of the agricultural building and The Coal Authority's interactive map shows no 'probable' old workings across the area. The inferred outcrop of the Swansea Upper Six Feet Seam (Rosy) passes through the position of the agricultural building. Where coal measures are very close to the surface they are subject to the effects of weathering, which makes underground mining very difficult and/or dangerous. Underground workings are uncommon where coal seams are close to outcrop. However, the risk of shallow, unrecorded old workings being present cannot be discounted and it is recommended that a pattern of shallow boreholes is drilled at and immediately around the footprint of the agricultural building to confirm the absence of shallow mine workings.

#### ***14.2.2 Mine Entries***

There are no recorded shafts close to the location.

#### ***14.2.3 Mine Gases***

The risk of shallow mine workings being present beneath the area is very low. If any shallow workings were present that could potentially act as a source of mine gases; it would be prudent to monitor the recommended boreholes for mine gases. The Coal Authority has no record of an incident there involving mine gases that has required action.

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## **15 Discussion and Recommendations, Unrecorded Mine Entries**

There are several recorded disused mine entries within the confines of the complex and recorded old workings are present at shallow depths. It cannot be said with certainty that other, unrecorded mine entries are not present, particularly, but not exclusively, small air shafts associated with the shallow mine workings. It is recommended that all excavation works on the complex are monitored for any unusual features that might indicate the presence of a mine entry. If any such unusual feature is observed then work must be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

## **16 Discussion and Recommendations, Intrusive Ground Investigation**

There are a number of mining features that require further, intrusive ground investigation. The recommended trenching and drilling of boreholes should be designed and supervised by a Chartered Geologist or other competent person and will require a permit from The Coal Authority.



**Dr Malcolm Blandford,  
Chartered Geologist.**

*Report Date 14<sup>th</sup> May 2021.*

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# PLANS



THE ENTERPRISE CENTRE,  
MERTHYR INDUSTRIAL PARK,  
PENTREBACH,  
MERTHYR TYDFIL,  
SOUTH WALES,  
CF48 4DR.

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*Geologists Working With The Environment...*

Study on Land at Gateway Resort, Bynea, Llanelli.

## General Location Plan.

Plan Scale: 1:50,000.

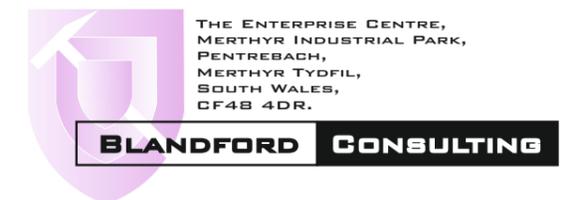


Key to Symbols:

 Approximate Site Boundary.

Note:  
North is at top of plan.

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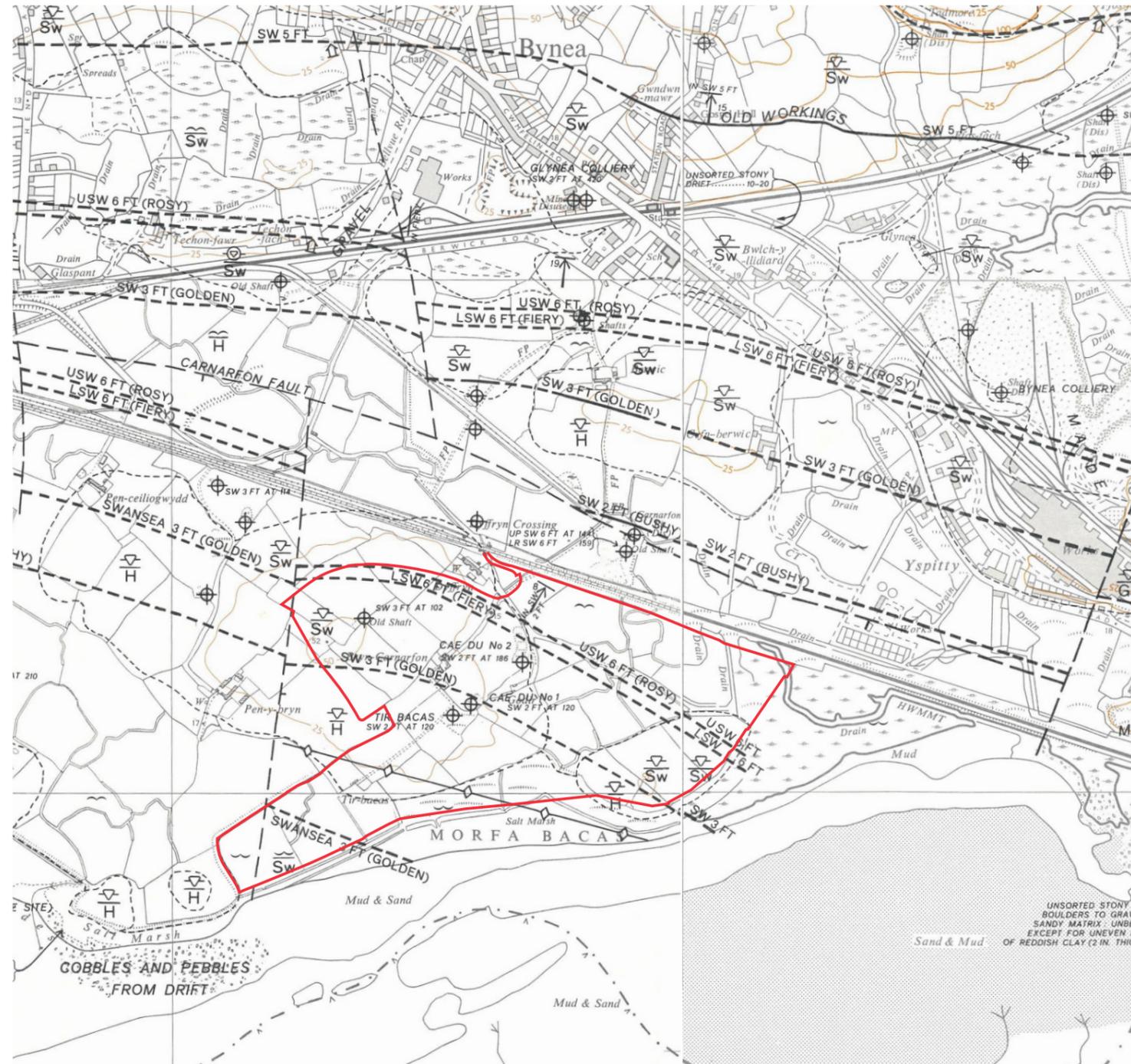


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Study on Land at Gateway Resort, Bynea, Llanelli.

## Geology Plan.

Plan Scale: 1:10,560.



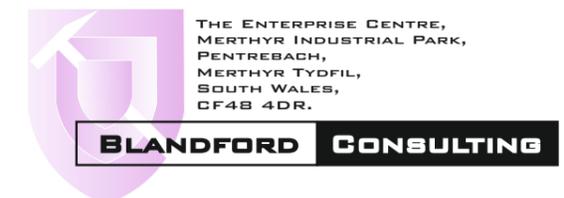
Key to Symbols:

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Note:

North is at top of plan.

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## Detailed Location Plan.

Plan Scale: See Plan.



Key to Symbols:

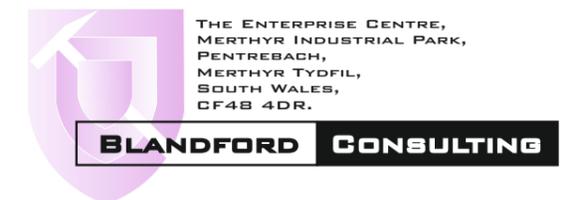
— Approximate Site Boundary.

Notes:

*North is at top of plan.*

*Drawing based on plan supplied by client.*

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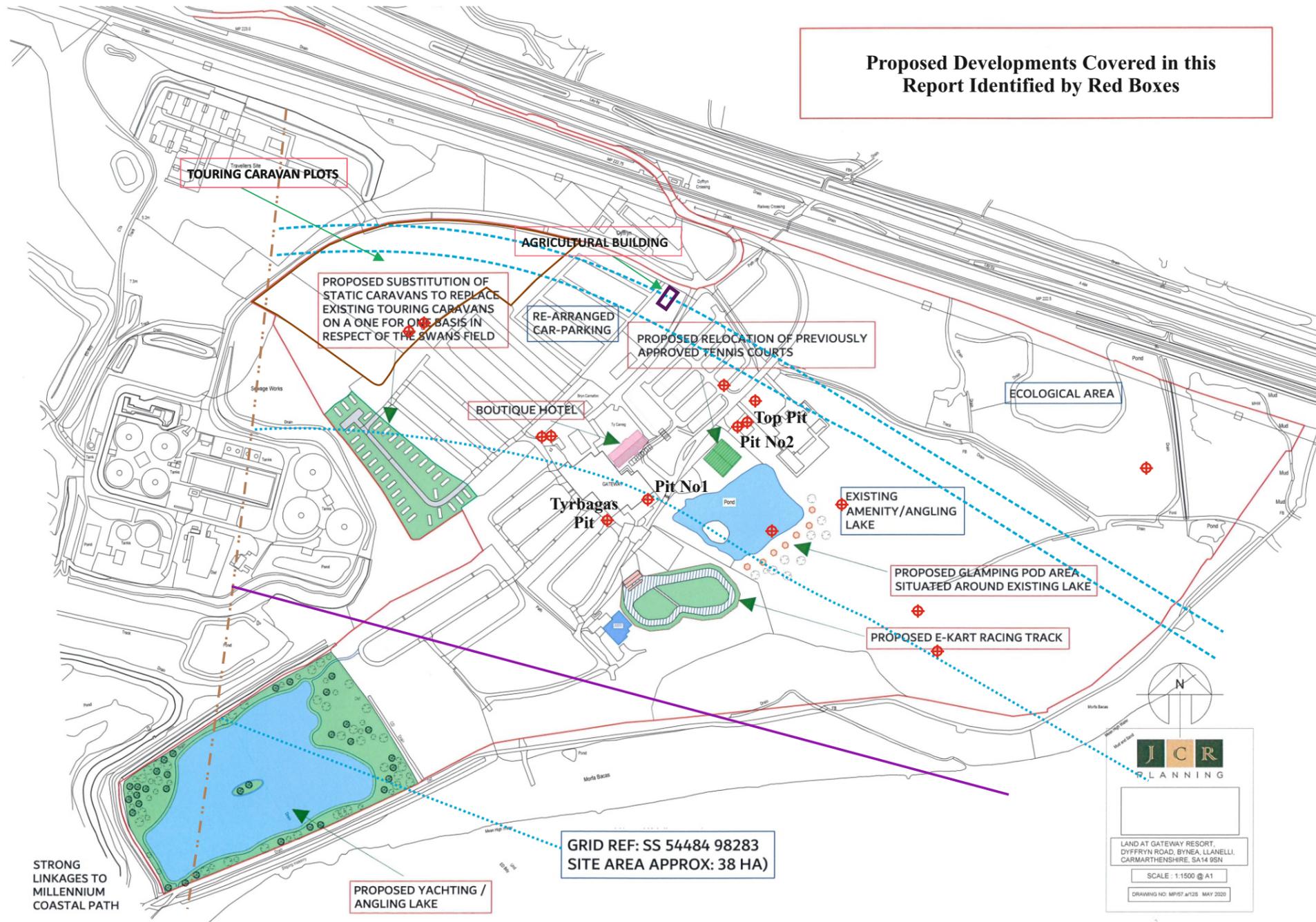


Drawing No: BC/MB/02.21.04.03.

# Layout Plan.

Plan Scale: 1:7,500.

Proposed Developments Covered in this Report Identified by Red Boxes



**Key to Symbols:**

- Approximate Site Boundary.
- - - Approximate Position of Coal Seam Outcrop.
- - - Approximate Position of Fault.
- Approximate Position of Anticlinal Axis.
- ⊕ Approximate Position of Disused Shaft.

**Note:**

North is at top of plan.

Plan based on drawing MP/57.a12S prepared by JCR Planning.

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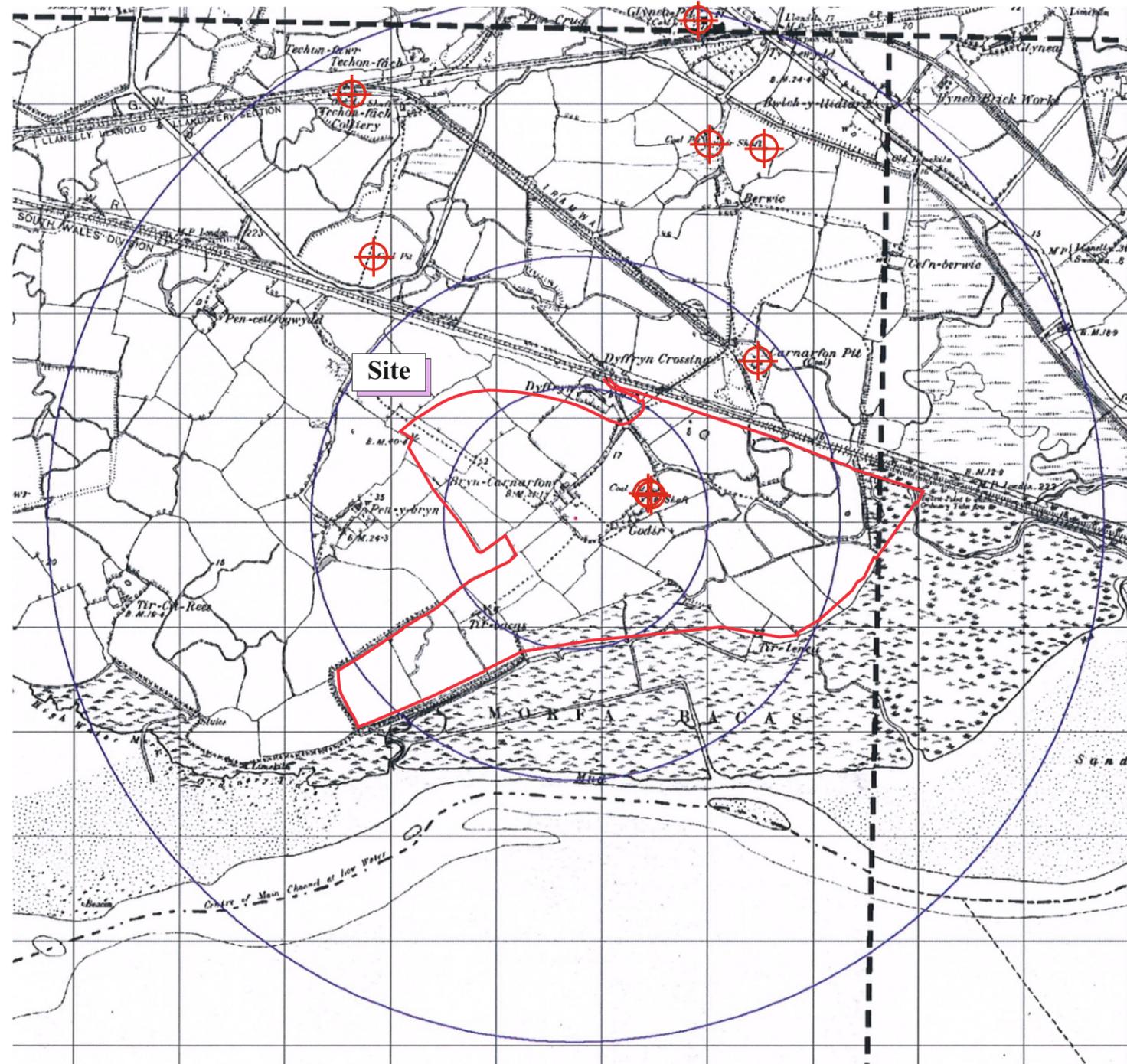

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## Extract from Ordnance Survey Sheet 1889.

Plan Scale: 1:10,560.



Key to Symbols:

— Approximate Site Boundary.

Notes:

North is at top of plan.

Locations are approximate and should not be scaled.

Data supplied by:



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Drawing No: BC/MB/03.21.01.05.

Study on Land at Gateway Resort, Bynea, Llanelli.

## *Extract from Mine Plan: Caernarvon Colliery, Swansea Three Feet Seam (Golden Vein).*

Plan Scale: N/A.

### Key to Symbols:

-  Approximate Site Boundary.
-  Disused Mine Shaft.
-  Boutique Hotel.
-  Relocated Tennis Courts.
-  Glamping Pods.
-  Yachting/Fishing Lake.
-  Static Caravans.
-  E-Kart Track.
-  New Touring Caravan Pitches.
-  Agricultural Building.

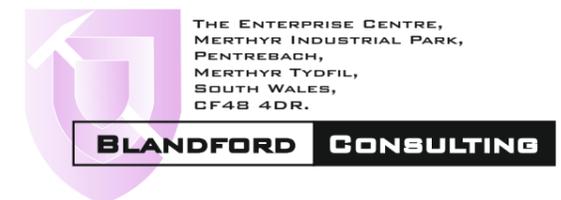
### Notes:

*North is at top of plan.*

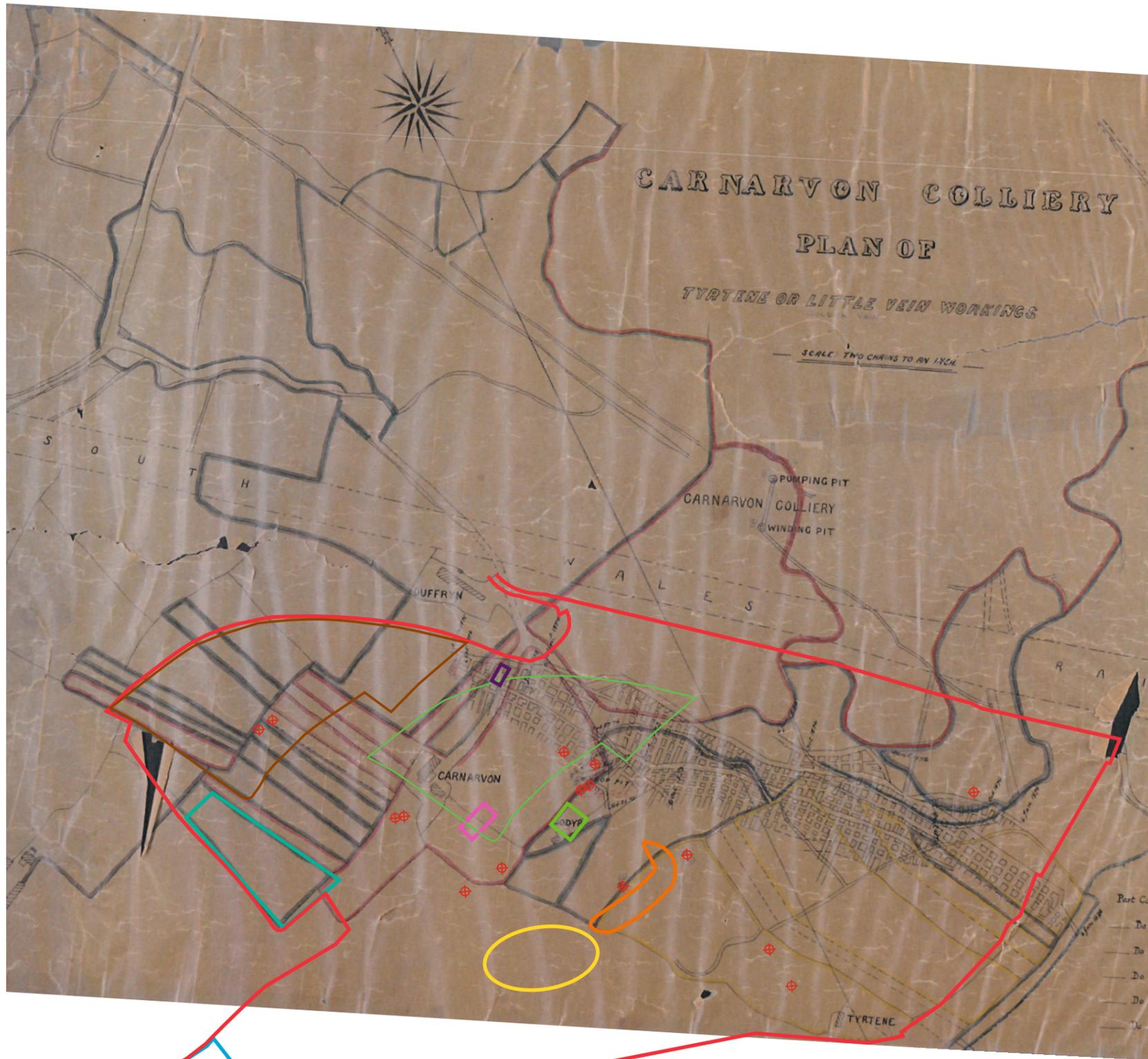
*Locations are approximate and should not be scaled.*

*Shafts shown blue where the location is different from the mining report.*

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Drawing No: BC/MB/03.21.01.06.a



Study on Land at Gateway Resort, Bynea, Llanelli.

## Extract from Mine Plan: Caedu Colliery, Swansea Two Feet Seam (Bushy Vein).

Plan Scale: N/A.

### Key to Symbols:

-  Approximate Site Boundary.
-  Disused Mine Shaft.
-  Boutique Hotel.
-  Relocated Tennis Courts.
-  Glamping Pods.
-  Yachting/Fishing Lake.
-  Static Caravans.
-  E-Kart Track.
-  New Touring Caravan Pitches.
-  Agricultural Building.

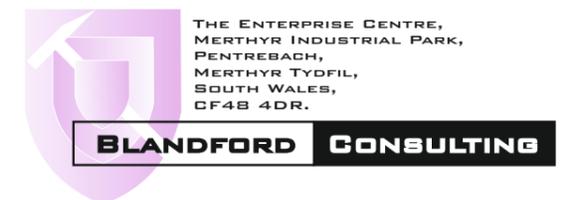
### Notes:

North is at top of plan.

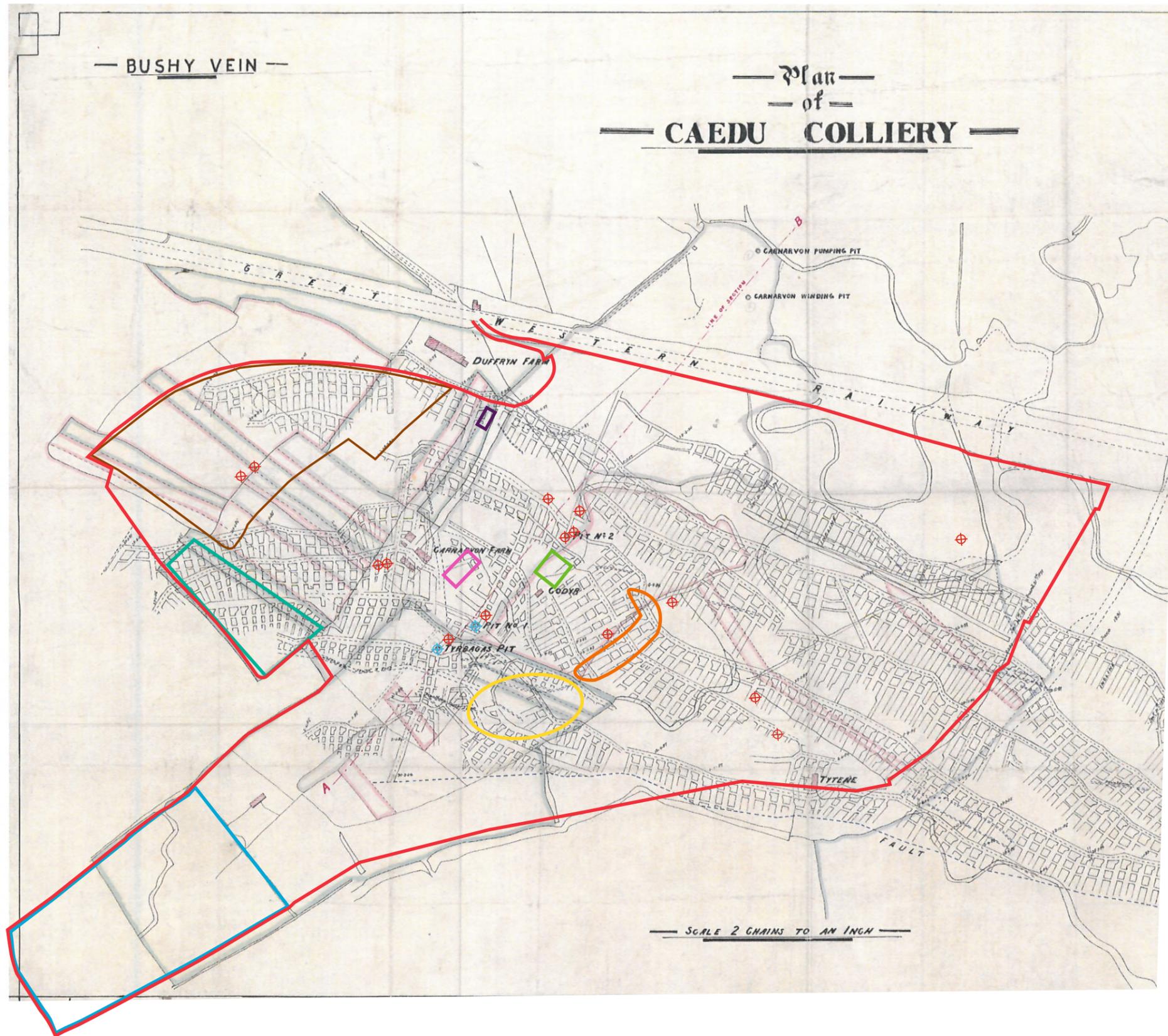
Locations are approximate and should not be scaled.

Shafts shown blue where the location is different from the mining report.

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# APPENDIX

THE COAL AUTHORITY'S  
MINING REPORT REFERENCE  
No 51002403949001



THE ENTERPRISE CENTRE,  
MERTHYR INDUSTRIAL PARK,  
PENTREBACH,  
MERTHYR TYDFIL,  
SOUTH WALES,  
CF48 4DR.

**BLANDFORD CONSULTING**

*Geologists Working With The Environment...*



The Coal  
Authority

# CON29M

## coal mining report

GATEWAY RESORT, DYFFRYN ROAD, BYNEA, LLANELLI, CARMARTHENSHIRE  
SA14 9SN



### Known or potential coal mining risks

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



### Further action

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

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

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



### Professional opinion

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

Your reference: **BC/MB03.21.03**  
Our reference: **51002403949001**  
Date: **10 March 2021**

Client name:  
**BLANDFORD CONSULTING**

If you require any further assistance please  
contact our experts on:  
**0345 762 6848**  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)



# Enquiry boundary

The map image is too large for this page and will be sent in a separate document

We can confirm that the location is  
**on the coalfield**

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



## Accessibility

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

# Professional opinion



## Mine entries

The enquiry boundary shows the approximate location of the disused mine entry/entries referred to in this report. Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage caused by disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting [www.coal.gov.uk](http://www.coal.gov.uk). Please note this Act is not valid where coal was worked or extracted by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wishes to examine the source plans from which the information has been taken, these are available to view, at our Coal Authority head office in Mansfield. To book an appointment please call **01623 637 225**. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission must be sought from the owner. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency, 24 hour call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). To report an emergency you can call **01623 646 333**.



## Future development

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

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

# Detailed findings

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

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## 1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 4 seams of coal at shallow to 90m depth, and last worked in 1890.

## 2 Present underground coal mining

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

## 3 Future underground coal mining

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

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

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

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

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

## 4 Mine entries

Within, or within 20 metres of, the boundary of the property there are 15 mine entries, the approximate positions of which are shown on the enquiry boundary plot. For reasons of clarity, mine entry symbols may not be drawn to the same scale as the plan.

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

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

For an additional fee, the Coal Authority can provide a Mine Entry Interpretive Report. The report will provide a separate assessment for the mine entry/entries referred to in this report. It gives an opinion on the likelihood of mining subsidence damage caused from ground movement as a consequence of the mine entry/entries. It also gives details of the remedies available for subsidence damage where the mine entry was sunk in connection with coal mining.

Please note that it may not be possible to produce a report if the main building to the property cannot be identified from Coal Authority plans (ie for development sites and new build).

For further advice on how to order this additional information please visit [www.groundstability.com](http://www.groundstability.com).

## 5 Coal mining geology

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

## 6 Past opencast coal mining

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

## 7 Present opencast coal mining

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

## 8 Future opencast coal mining

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

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## 9 Coal mining subsidence

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

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## 10 Mine gas

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

## 11 Hazards related to coal mining

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

## 12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

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

## 13 Working facilities order

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

## 14 Payments to owners of former copyhold land

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

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[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

# Statutory cover



## Coal mining subsidence

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

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

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

[www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form](http://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form)



## Coal mining hazards

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

# Glossary



## Key terms

**adit** - horizontal or sloped entrance to a mine

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

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

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

**coal seams** - bed of coal of varying thickness

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

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

**mine entries** - collective name for shafts and adits

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

**shaft** - vertical entry into a mine

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

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

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

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

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



## Further action reports

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

For more information and to order this report please visit:

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

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

For more information and to order this report please visit:

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

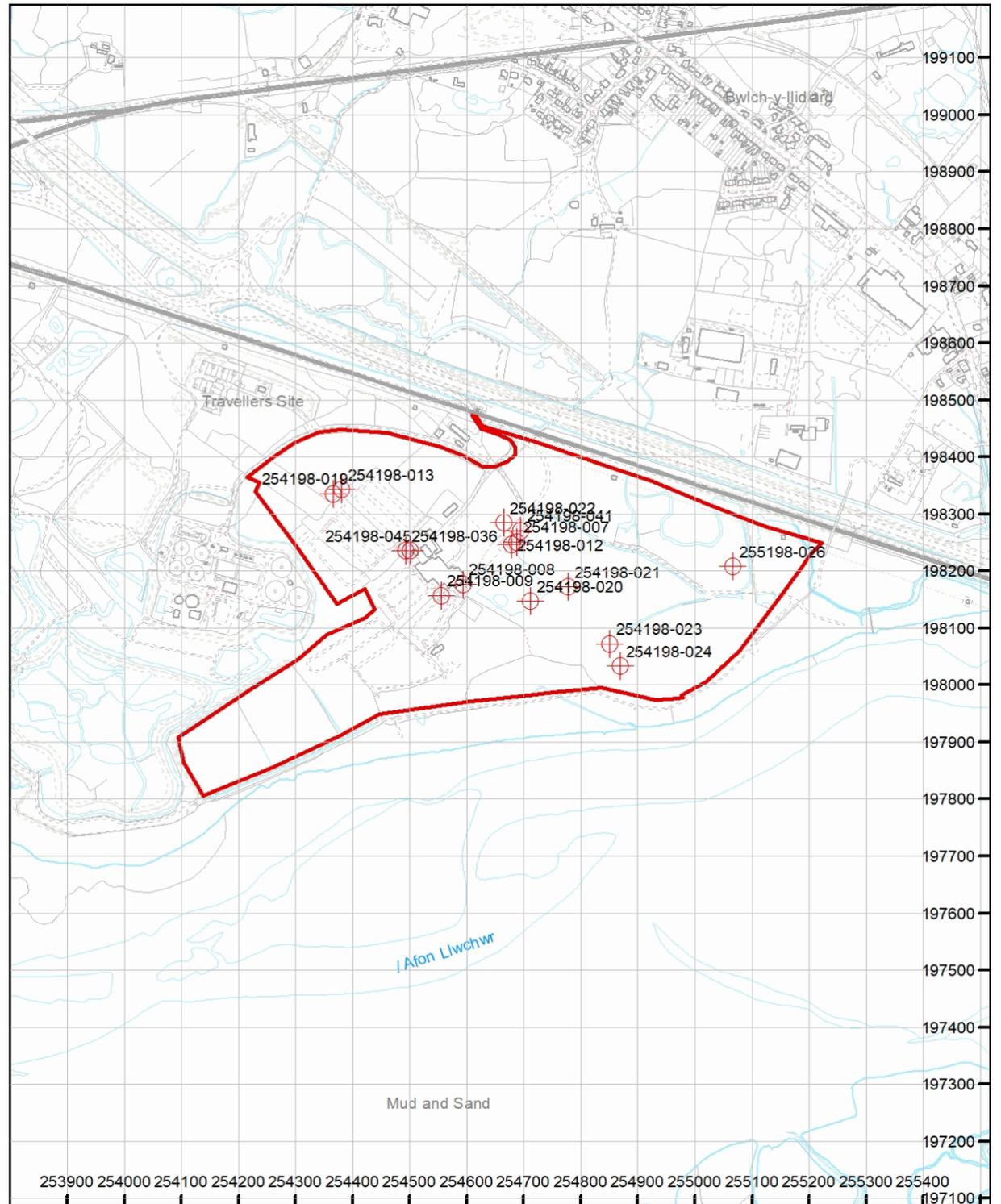
# Enquiry boundary

## Key

Approximate position of enquiry boundary shown



Disused mineshaft



## How to contact us

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