Appendix B

Coal Authority Mining Report

The Coal Authority

Issued by:
The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
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GROUNDSURE LTD
SOVEREIGN HOUSE
CHURCH STREET
BRIGHTON
BN1 1UJ

Our reference:	**51001011099001**
Your reference:	**GS-2480871**
Date of your enquiry:	**06 October 2015**
Date we received your enquiry:	**06 October 2015**
Date of issue:	**06 October 2015**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

RUABON PARK A483, WREXHAM, WREXHAM, LL14 6D

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

The property is in the likely zone of influence from workings in 9 seams of coal at 100m to 580m depth, and last worked in 1927.

Any ground movement from these coal workings should have stopped by now.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

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Mine entries

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

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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.

Coal mining subsidence

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

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

The 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.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

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

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

Working facilities orders

The property is not in an area for which 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.

Payments to owners of former copyhold land

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

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Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

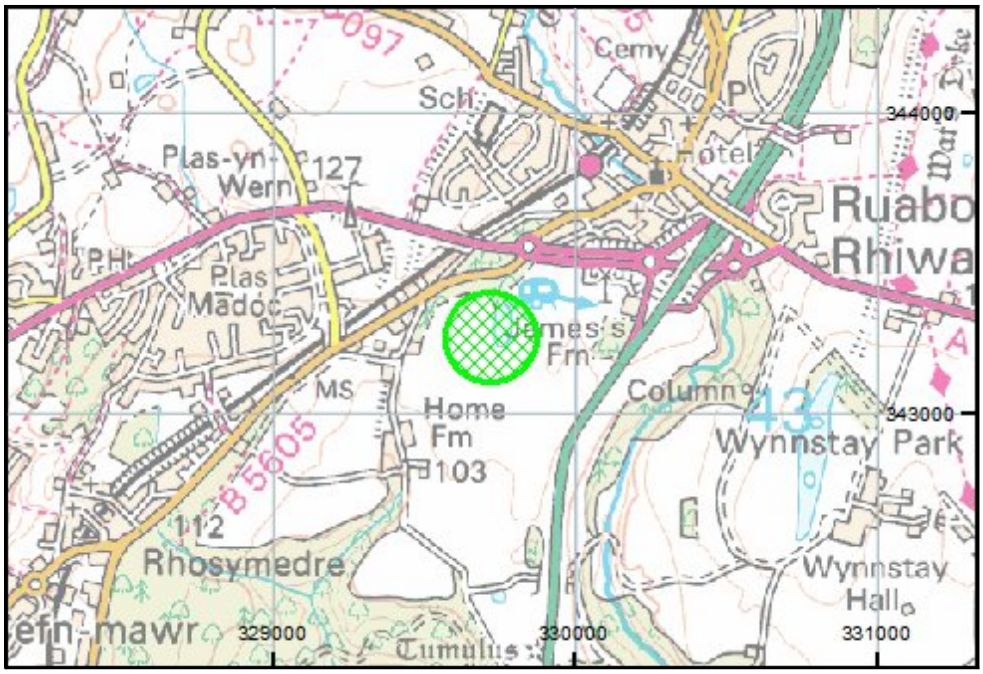
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Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	06 October 2015
Issued to:	GROUNDSURE LTD SOVEREIGN HOUSE CHURCH STREET BRIGHTON BN1 1UJ
Property Search for:	RUABON PARK A483, WREXHAM, WREXHAM, LL14 6D
Reference Number:	51001011099001
Date of Issue:	06 October 2015
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

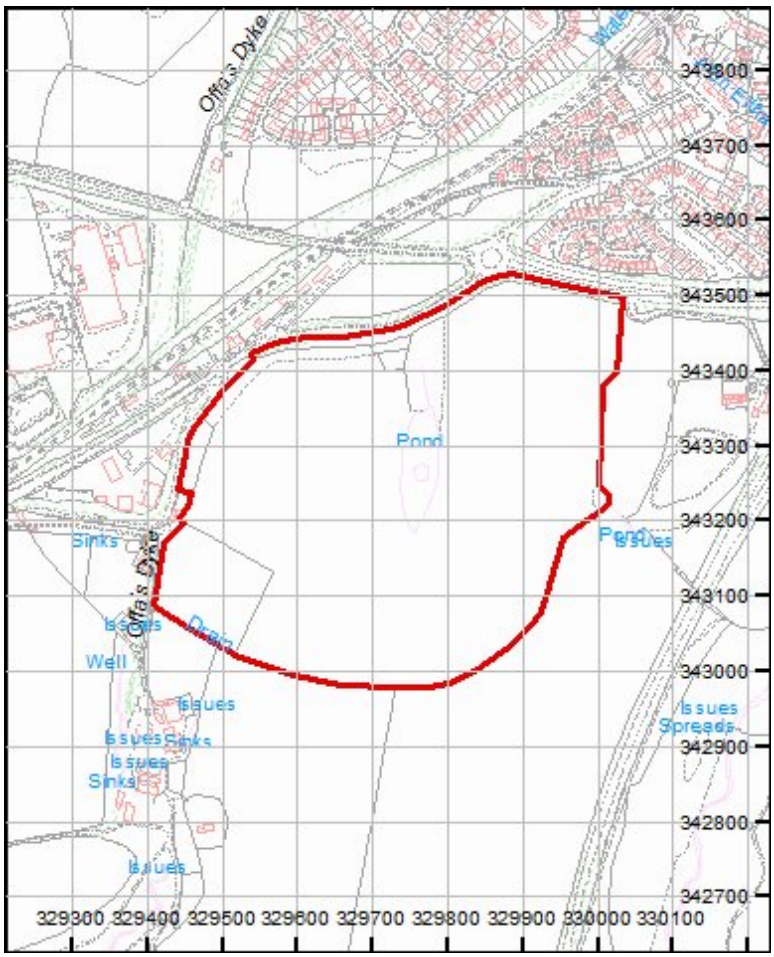
Location map

Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

Appendix C:

Risk Definitions

Identification of Unacceptable Risk

The method for risk evaluation is qualitative and is developed from the model provided in CIRIA C552 *Contaminated Land Risk Assessment – a guide to good practice* (DETR 2001). It involves classifying risk in terms of (a) magnitude of the potential consequence (severity) of occurrence and (b) the probability (likelihood) of occurrence. The risk rating derived is used to determine what action, if any, is needed to further investigate that risk and/or remediate to reduce risk to an acceptable level.

Task 1: Classification of Consequence

Classification	Definition	Examples
Severe	• Short-term (acute) risk to human health likely to result in "significant harm" (as defined in EPA90 Part 2a). • Short-term (acute) risk of pollution of sensitive water resource. • Short-term (acute) risk to an ecosystem, or organism forming part of an ecosystem.	Unusually high concentration of toxic substance on the surface of a garden or recreation area. Major spillage of contamination from the site into controlled waters. EA Category 1 pollution incident. Closure of an abstraction point. Explosion, causing building collapse (and death if occupied).
Medium	• Chronic damage to human health likely to result in "significant harm". • Pollution of sensitive water resource. • Significant change in a particular ecosystem, or organism forming part of such ecosystem.	Concentration of contaminant from site exceeds generic or site-specific assessment criteria for human health or water supply pipes. Presence of asbestos. Leaching of contaminants from a site to a principal or secondary (A) aquifer. Concentration exceeds DWS or EQS in Inner Source Protection Zone (SPZ1). EA Category 2 pollution incident. Death of a species or loss of habitat within an area of national importance.
Mild	• Exposure is unlikely to result in "significant harm" to human health. • Pollution of non-sensitive water resource. • Damage to sensitive buildings, structures and services or the environment.	Concentration of contaminant from site below generic or site-specific assessment criteria. Pollution of secondary (B or undifferentiated) aquifer. EA Category 3 pollution incident. Damage to a building rendering it unsafe to occupy. Death of a species or loss of habitat within an area of local importance. Loss of plants in garden or landscape areas (BS3882 limits exceeded).
Minor	• Harm (but not significant harm) resulting in a financial loss or expenditure to resolve. • Non-permanent human health effects. • Easily repairable damage to buildings, structures and services.	Pollution of unproductive strata.

Task 2: Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term or there is actual evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur in the very long term.

Task 3: Risk Estimation

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Low risk	Low risk
	Low Likelihood	Moderate risk	Low risk	Low risk	Very low risk
	Unlikely	Low risk	Low risk	Very low risk	Very low risk
	No linkage	No risk			

Task 4: Description of the Estimated Risks and Likely Action Required

Risk	Action
Very high risk	There is a high probability that severe harm could arise or there is evidence that severe harm is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are required for the site in its existing state and for development.
High risk	Harm is likely to arise. Realisation of the risk is likely to present a significant liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term. Remediation will be required for development.
Moderate risk	A potential linkage is identifiable. However, it is either relatively unlikely that harm would be severe or, if any harm were to occur, it is more likely that the harm would be relatively mild. Investigation is required to quantify the risk and determine potential liability. Remediation will be required for development.
Low risk	It is possible that harm could arise but it is likely that this harm, if realised, would at worst normally be mild. Investigation is not normally required but could be useful to confirm a preliminary assessment. Remedial works are unlikely to be required or will be limited.
Very low risk	There is a low possibility that harm could arise. In the event of such harm being realised it is not likely to be severe. Site is not capable of being determined under Part 2a. No further action recommended.