

APPENDIX C
CON29M Report



The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

LAND AT WYNNSTAY
TECHNOLOGY PARK
RUABON
WREXHAM
LL14 6EN

Date of enquiry: 30 November 2018
Date enquiry received: 30 November 2018
Issue date: 30 November 2018

Our reference: 61002370720001
Your reference: WFC:GRA221/3



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority, at the time we answer the search.

Client name

SearchFlow Limited

Enquiry address

LAND AT WYNNSTAY, TECHNOLOGY PARK,
RUABON, WREXHAM, LL14 6EN

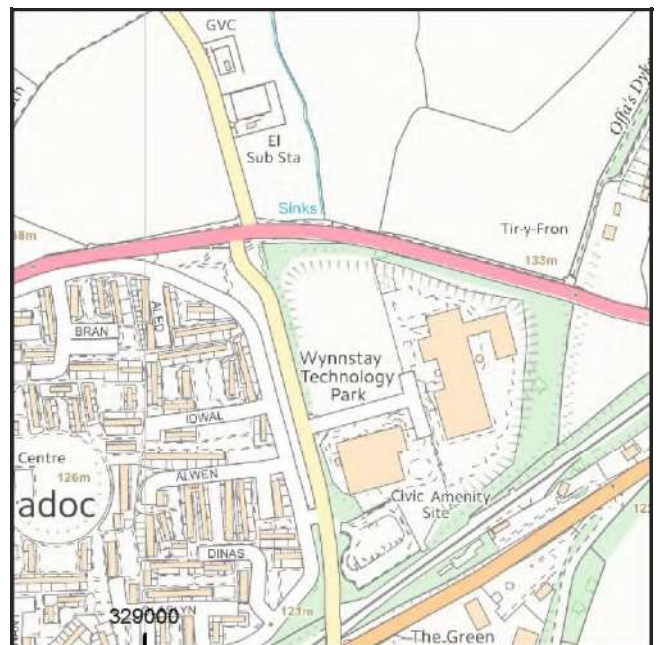
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Approximate position of property



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Summary

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

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

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 6 seams of coal at 140m to 320m depth, and last worked in 1927.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

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 is 1 mine entry, the approximate position of which is shown on the enquiry boundary plot.

Our records disclose the following information:

329343-194. This entry was initially filled with colliery shale by the owners circa 1970 to an unknown specification. In March 1990 Wrexham Maelor Borough Council provided information that they had treated and capped this shaft in accordance with British Coal recommendations. They state that 515 tonne of 9:1 PFA/OPC grout was pressure injected into the shaft fill. The shaft was then covered with a 9.6m X 9.6m X 600mm thick reinforced concrete cap situated in competent clay some 2.6m BGL. Level of top of cap is 121.15m A.O.D.

Mine entry 329343-194 was conveyed to Tsuda (UK) Co. Ltd in 1991.

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

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

For further advice on how to order this additional information please visit www.groundstability.com.

5. Coal mining geology

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

6. Past opencast coal mining

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

7. Present opencast coal mining

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

8. Future opencast coal mining

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

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

9. Coal mining subsidence

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

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

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

10. Mine gas

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

11. Hazards related to coal mining

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

12. Withdrawal of support

The property is 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.

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

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

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991*). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by visiting www.groundstability.com.

If you wish to discuss the relevance of any of the information contained in this report, you should seek the advice of a qualified mining engineer or surveyor. If you or your advisor wish to examine the source plans from which the information has been taken, these are available to view, free of charge, at our Head Office in Mansfield. To book an appointment please ring 01623 637225. Should you or your advisor wish to carry out a physical investigation that may enter, disturb or interfere with any disused mine entry, prior permission of the owner must be sought. For coal mine entries, the owner will normally be the Coal Authority.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries). Our emergency telephone number is 01623 646333.

*Note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

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

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before

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

Additional remarks

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. This report is prepared in accordance with the Law Society's Guidance Notes 2018, the User Guide 2006 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

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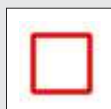
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



Disused mineshaft



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APPENDIX D

BGS Boreholes



44-2.TIF

Drift: 63	Clay, sand & gravel	...	63	63
U.C.M. (Ruabon Marl): 431½	Dark red clay with red & white clunch & rock	...	431½	494½
	Mainly dark shale & clunch with fireclays, coal seams & ironstone beds	...	263½	758
M.C.M. 1,043½	Cefn Rock: White rock with water	...	90	818
	Dark shale, clunch & metal with coal seams & ironstone beds	...	690	1,538

SJ24/44

38. (121/35S.W./2). Ruabon: Wynnstay Colliery, No. 2. Shaft, 1,000 yds. S.W. of Ruabon Church. Mineral shaft.
Ref. Wrexham Mem. II, p.202. Surface 397 O.D. Shaft 1,244. (1856).

Drift: 46½	Soil, sand & gravel	...	46½	46½
	Grey blue rock & 'metal'	...	28½	74½
M.C.M. 1,197½	Cefn Rock: Freestone	...	91	165½
	Dark grey shale & 'metal' with fireclays & many coal & ironstone seams	...	1,078½	1,244

39. (121/35N.E./3). Eyton: Crymbal Farm, Park Eyton, 2 miles E.N.E. of Ruabon church.
Surface c.290 O.D. Shaft 24. Bore 24-46. Lining tubes 15-46½ x 3 in. R.W.L. 18. Yield 18 g.p.h. (Wyatt, 1938).

Drift 46	No details	...	24	24
	Sand & clay	...	22	46

40. (121/35S.E./1). Ruabon: Wynnstay Park, 440 yds. E.N.E. of Wynnstay Hall.
Surface c.410 O.D. Bore 280. Lining tubes to 90 x 10 in.; 90-122 x 8 in. R.W.L. 26. Yield 2,000 g.p.h. (Wyatt, 1942).

U.C.M. (Coed-yr-wallt Beds): 124	Brown & Blue marl	...	80	80
	Grey & brown sandstone	...	44	124
U.C.M. (Ruabon Marl): 156	Mainly brown marl	...	156	280

41. (121/36N.W./1). Erbistock: Overton Bridge, 2,000 yds. N. of Erbistock Church.
Surface c.110 O.D. Shaft 9½. Bore 9½-30 x 6 in. (Wyatt, 1937)

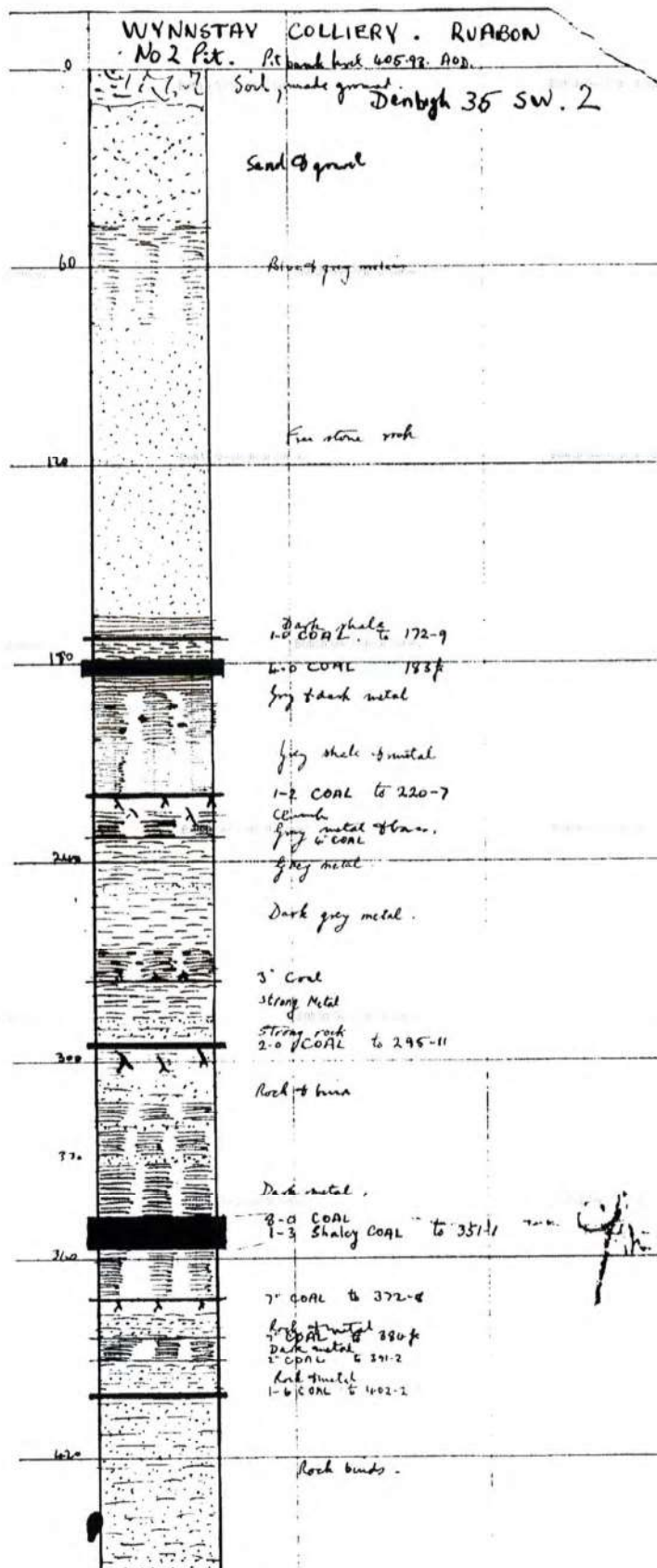
Drift 30	No details	...	9½	9½
	Gravel & clay	...	20½	30

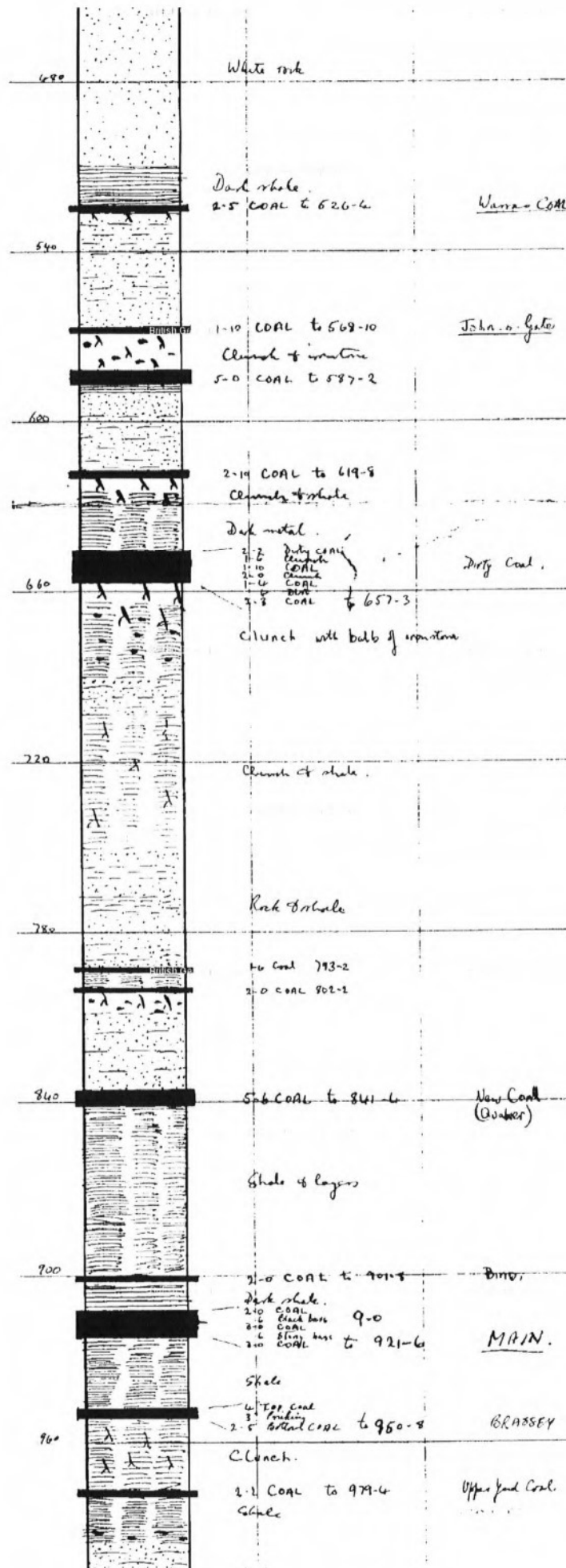
42. (121/36N.W./2). Overton. Exact site unknown.
Surface c.200 O.D. Bore 340½. (Thom, 1919).

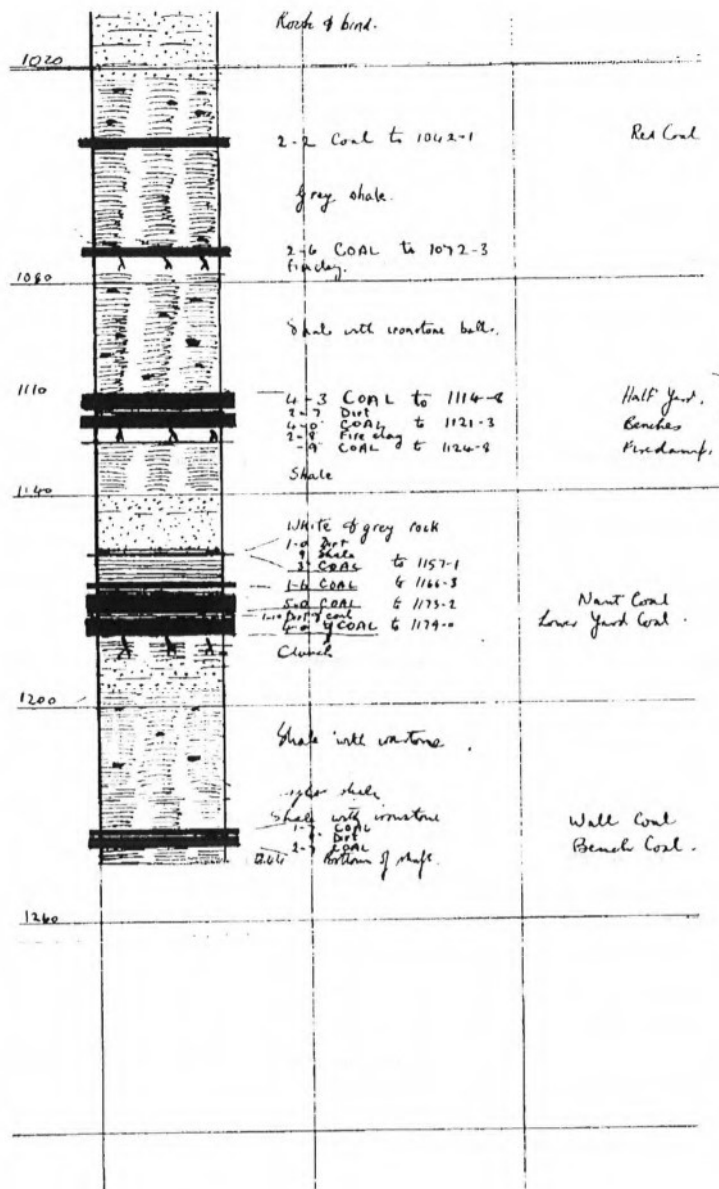
Drift	Clay, sand & gravel	...	198	198
L.M.S.	Red sandstone with grey layers	...	142½	340½

43. (121/40N.W./1). Chirk: R.D.C. Bores, (formerly Chirk Water Co.), 380 yds. N.W. of New Hall. Public supply for Chirk Rural District Council.
Surface c.550 O.D. Two bores.

(a). No. 1 Bore: Ref. Wrexham Mem. II, p.205. Bore 300 x 8 in. to 3 in. Lining tubes to 180. R.W.L. overflows. Yield (1933) 1,200 to 3,500 g.p.h. Yield (1934) 24,000 g.p.d. (1912).
(b). No. 2 Bore: Bore 581½. Yield (overflows) 200 g.p.h. Anal. Hardness 17.0. (P. 8.6: T. 8.4). (Brydon, 1935).









**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

BGS ID: 20308590 : BGS Reference: SJ24SE689

British National Grid (27700) : 329251,343620

[Report an issue with this borehole](#)

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APPENDIX E

Previous Investigation GSL

TRIAL PIT 1

NGR: 329240, 343525

Depth (m)	Strata
0.00 – 0.12m	Grass over loose dark brown black slightly gravelly SAND. Gravel is fine to medium sub-angular to angular of brick and mudstone (MADE GROUND)
0.12 – 0.40m	Very stiff orangish brown slightly sand gravelly CLAY. Gravel is fine to coarse sub-angular to angular of mudstone and Coal. (MADE GROUND -Colliery Spoil))
0.40 – 1.10m	Very dense dark grey slightly sandy clayey fine to coarse sub-angular to angular GRAVEL of mudstone with high cobble content. Cobbles are sub-angular to angular of mudstone. (MADE GROUND-Colliery Spoil)

Notes

1. Pit sides stable,
2. Dimensions 1.20m x 0.70m,
3. Final Depth 1.1m (Terminated due to density) reattempted as TP1A,
4. No groundwater encountered,

TP1



Trial pit 1 - Spoil



TRIAL PIT 1A

NGR: 329247, 343532

Depth (m)	Strata
0.00 – 0.20m	Grass over loose black gravelly SAND. Gravel is fine to medium sub-angular to angular of mudstone. (MADE GROUND – Colliery Spoil))
0.20 – 2.00m	Loose orangish brown very gravelly SAND. Gravel is fine to coarse sub-angular to angular of mudstone, sandstone and brick, with occasional lenses (0.10 x 0.60m) of soft brown sandy gravelly clay. (MADE GROUND – Colliery Spoil)

Notes

1. Pit sides stable,
2. Dimensions 1.30m x 0.70m,
3. No groundwater encountered

TP1A



TP1A - Spoil



TRIAL PIT 2

NGR: 329250, 343552

Depth (m)	Strata
0.00 – 0.30m	Grass over loose black slightly gravelly SAND. Gravel is fine to medium sub-angular to angular of mudstone. (MADE GROUND – Colliery Spoil)
0.30 - 2.10	Loose orangish brown sandy fine to coarse sub-angular to angular GRAVEL of mudstone and burnt Shale. (MADE GROUND – Colliery Spoil)
2.10 – 2.30m	Soft black sandy gravelly CLAY. Gravel is fine to coarse sub-angular to angular of mudstone, burnt shale and brick. Occasional sub-angular cobbles of mudstone noted. (MADE GROUND – Colliery Spoil)

Notes

1. Pit sides unstable from 0.50m,
2. Dimensions 1.25m x 0.70m,
3. Groundwater not encountered.



TP2 - Spoil



TRIAL PIT 3

NGR: 329218, 343605

Depth (m)	Strata
0.00 – 0.15m	Grass over loose dark brown sandy gravelly SILT. Gravel is fine to medium of mudstone with occasional rootlets. (MADE GROUND)
0.15 – 1.80m	Loose dark grey sandy fine to coarse sub-angular to angular GRAVEL of mudstone and burnt Shale. Occasional sub-rounded to sub-angular cobbles of mudstone noted. (MADE GROUND – Colliery Spoil)
1.80 – 2.00m	Very dense black slightly sandy fine to coarse sub-angular to angular GRAVEL of Carbonaceous mudstone and coal. Occasional sub-rounded cobbles of Carbonaceous mudstone noted (MADE GROUND – Colliery Spoil)

Notes

1. Pit sides stable,
2. Dimensions 1.30m x 0.70m,
3. Final Depth 1.80m (unable to progress further due to machine size.)
4. No groundwater encountered.

TP3



TP3 – Spoil



TRIAL PIT 4

NGR: 329218, 343605

Depth (m)	Strata
0.00 – 1.70m	Dense becoming loose at 0.70m and then very dense from 1.20m light grey slightly sandy fine to coarse sub-angular to angular GRAVEL of mudstone with high cobble/boulder content. Cobbles/Boulders are sub-angular to angular of mudstone. (MADE GROUND – Colliery Spoil)
1.70 – 1.90m	Firm dark grey silty slightly sandy slightly gravelly CLAY. Gravel is fine sub-rounded to rounded of mudstone and coal. Occasional organic content noted (MADE GROUND – Colliery Spoil)

Notes

1. Pit sides stable,
2. Dimensions 1.20m x 0.70m,
3. Groundwater not encountered.

TP4



TP4 – Spoil



TP4 – Mudstone boulders

