

GroundSolve Ltd

Consulting Geotechnical, Engineering Geology and Environmental Engineers.

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REF: 2417/NRP/PhaseIIMining/mjs

Phil Hughes
Freedom Land Development Ltd
Chapter House
5a Ffordd Dolgoed
Mold Flintshire CH7 1PE

7th December 2020

Dear Phil,

RE: NORTH ROAD, PONCIAU: PHASE II MINING

With regard to the Coal Authority letter dated 17th November 2020.

GroundSolve Ltd (GSL) have already undertaken a desk study of the Phase II section of the development. This confirmed that mining is an issue at the site, with the Bryn Yr Owen colliery, No 1 and No 2 shafts on site. There is also a third shaft just off the site boundary. A Coal Consultants report has already been obtained for the site.

At present no investigation of these shafts has been undertaken, as the site has not been purchased and is currently heavily overgrown. However, their location is fairly well known, as they are on primary source information such as historical and mine plans.

The original development layouts had the proposed development close to the shafts. However, the layout has been changed based on the findings of the desk study. It will also be reviewed when the search for the shafts confirms their location and condition. Treatment for the shafts will also be recommended. The revised layout is attached.

The desk study has also obtained all of the opencast plans that surrounded the site and past site investigation on Phase I, immediately south of the Phase II development. This has confirmed that the Fireclay sequence of coals has been worked at depths of between 14 and 16m beneath the site.

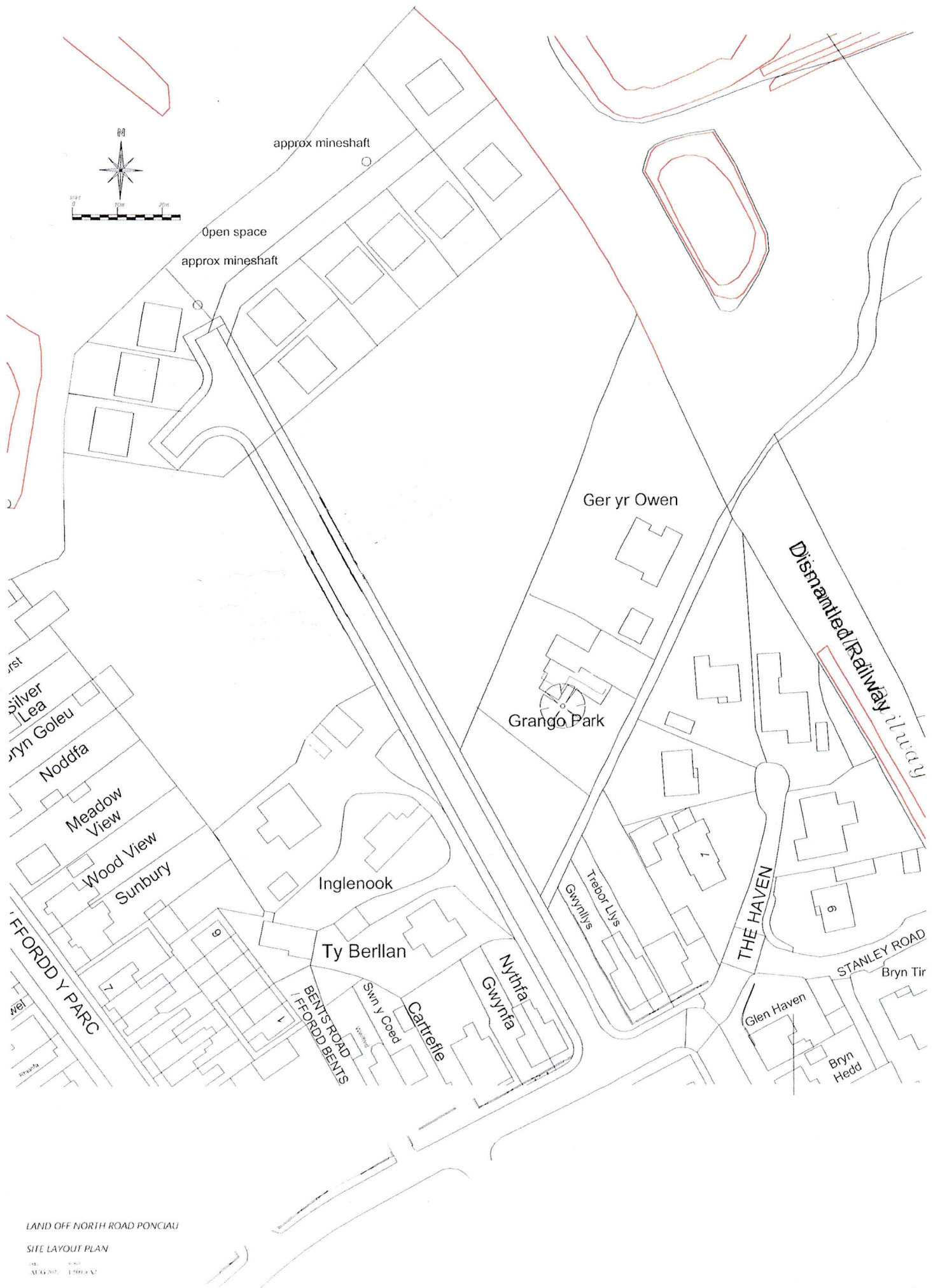
Again, this will be confirmed by site investigation and recommendations presented for the development.

We trust this is satisfactory, should you have any queries please call Mike Scott on 01244 661361.

Yours sincerely



Mike Scott



LAND OFF NORTH ROAD PONCIAU

SITE LAYOUT PLAN

DATE: 15/01/12
AUG 2012: 15/01/12