
Plas Power Solar and Energy Storage Project

4.3 Environmental Statement Volume 3: Appendices

Part 7 of 14

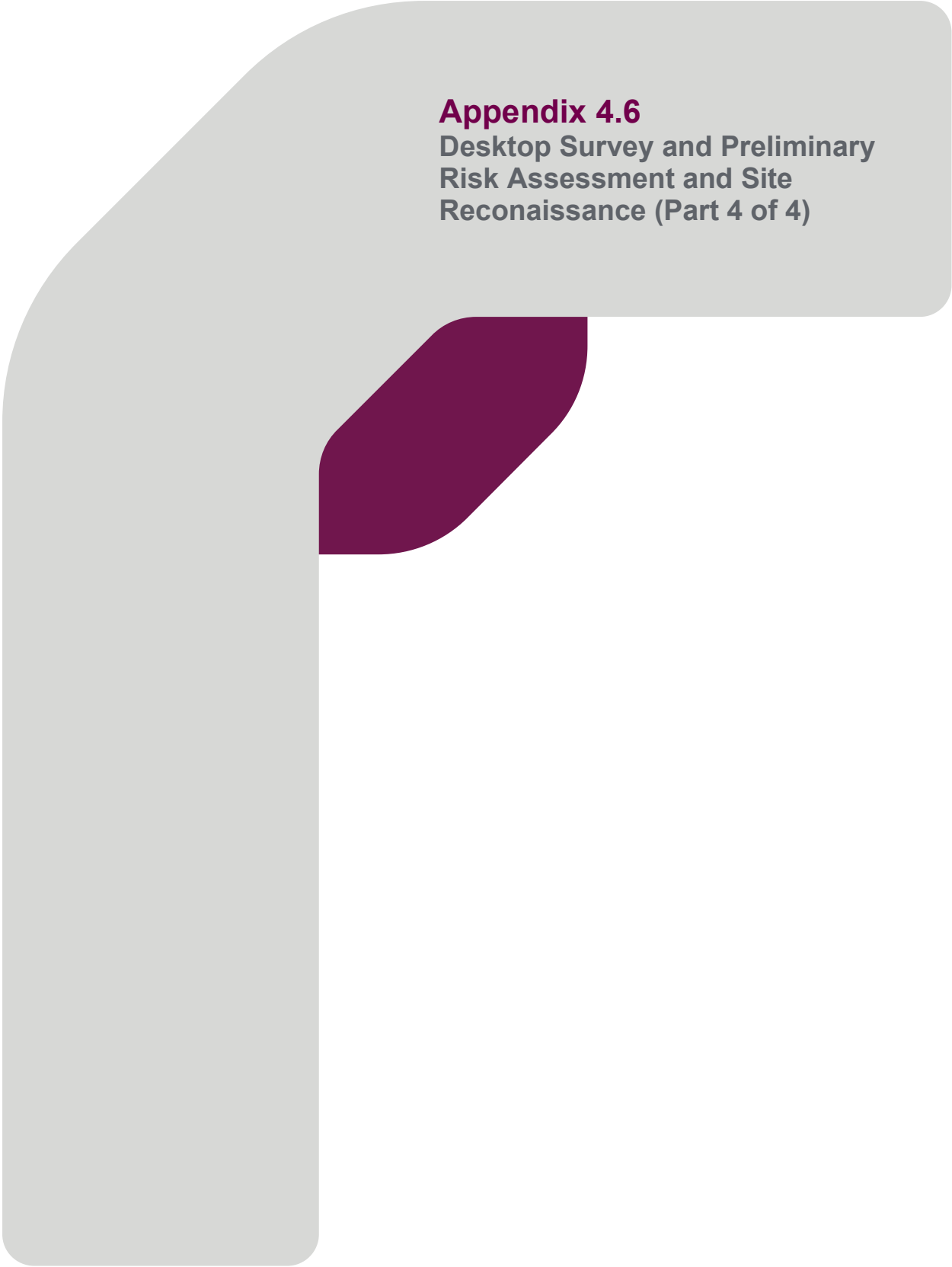
February 2024

DNS Ref: DNS/3253253

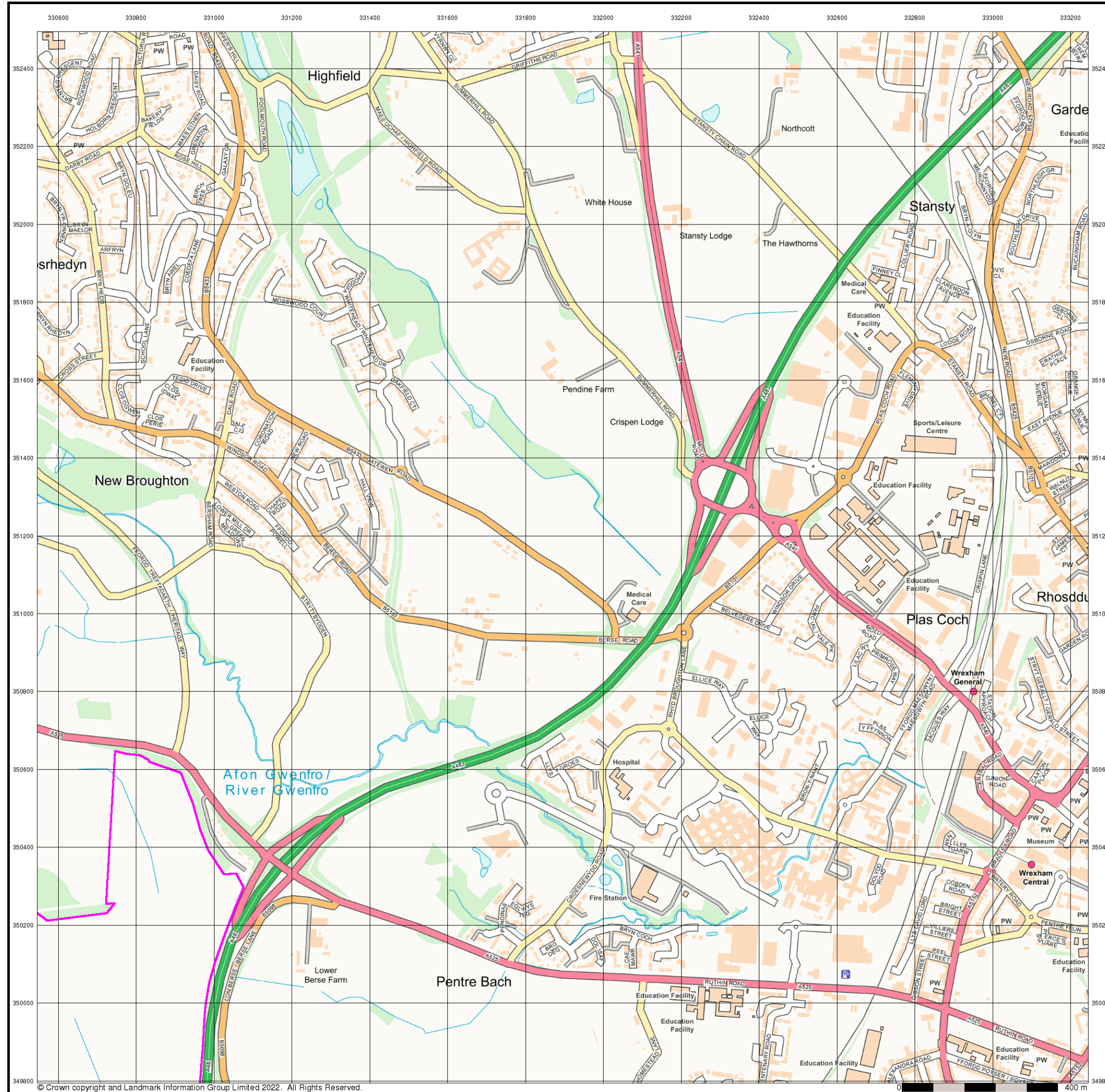


Schedule of appendices included in this document

Document Ref	Document Title
4.3.14	Appendix 4.6 Desktop Study, Preliminary Risk Assessment and Site Reconnaissance (Part 4 of 4)
4.3.15	Appendix 4.7 Cumulative Developments



Appendix 4.6
Desktop Survey and Preliminary
Risk Assessment and Site
Reconnaissance (Part 4 of 4)



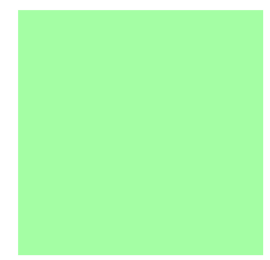
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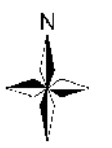
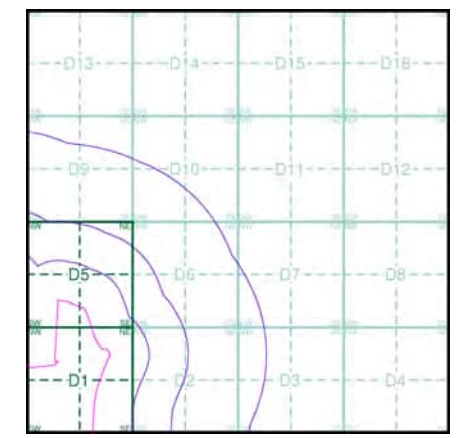
Street View
Published 2022
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice D



Order Details

Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 1000

Site Details

Site at 330330, 350090



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site (Buffered Point)
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

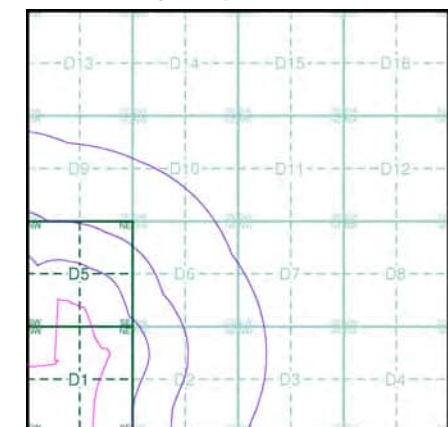
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice D



Order Details

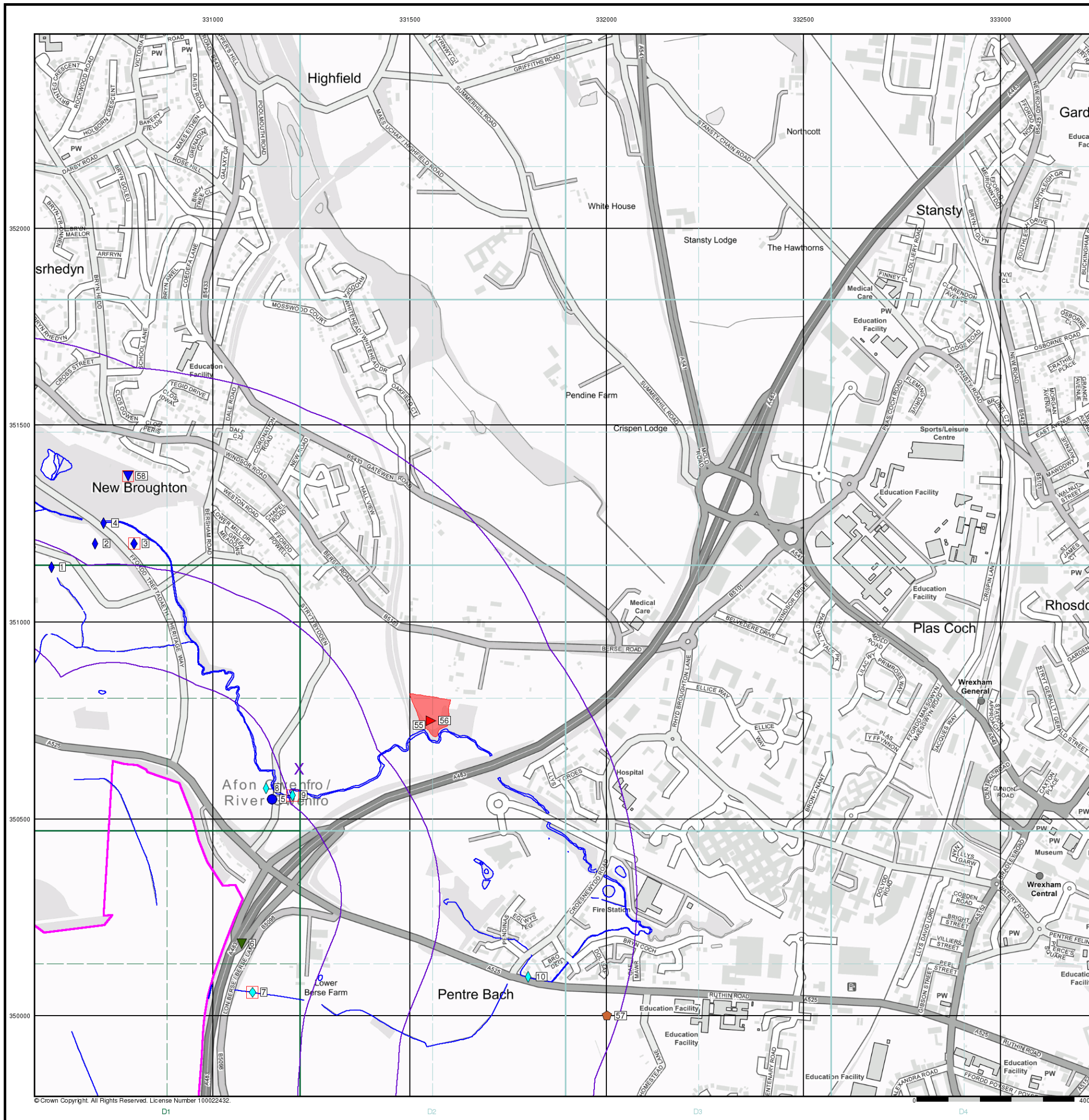
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 Slice: D
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 Search Buffer (m): 1000

Site Details

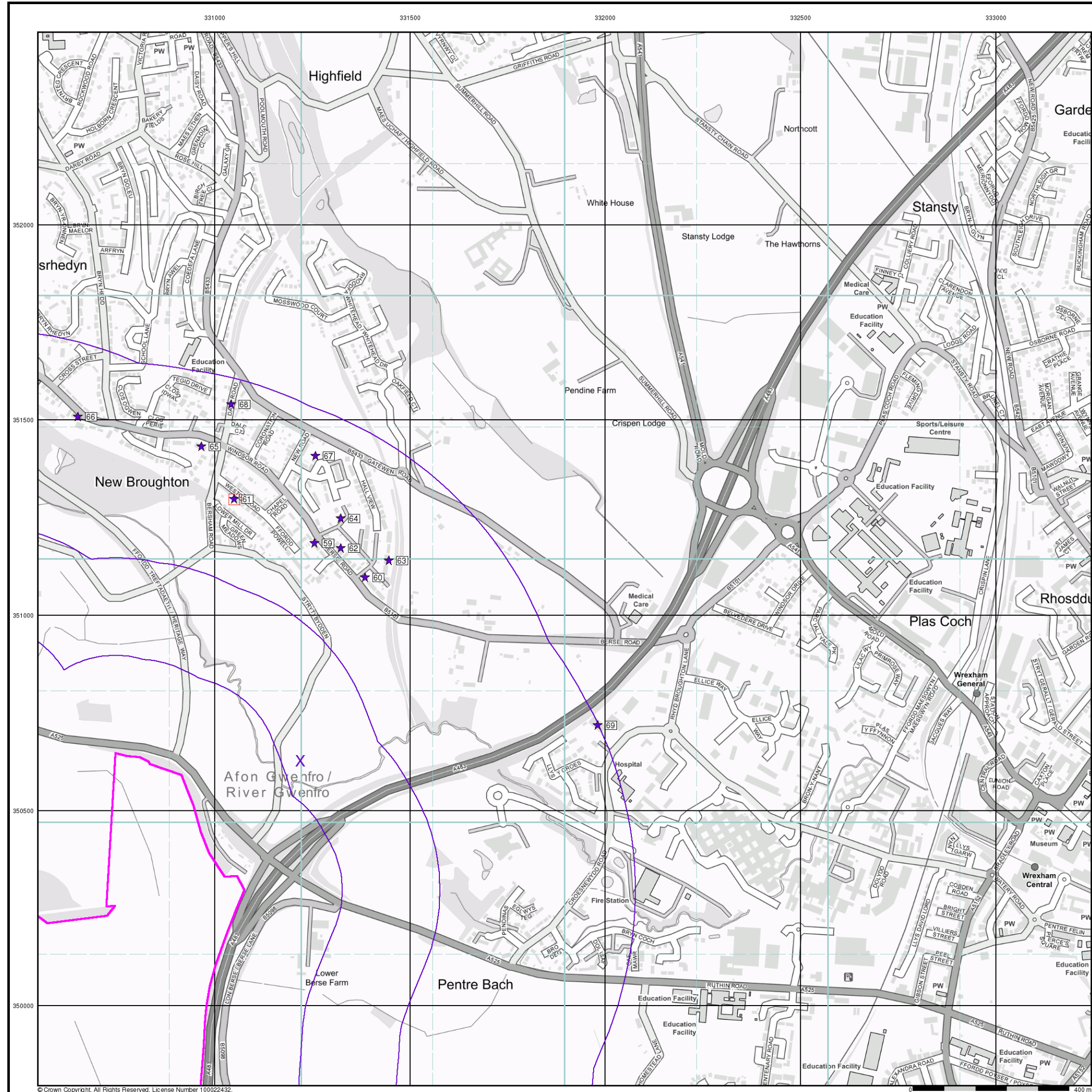
Site at 330330, 350090



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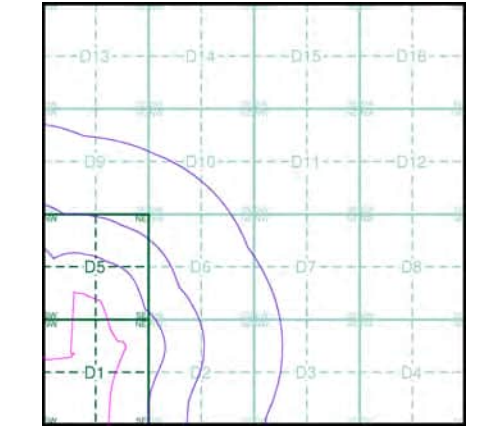


RPS

Industrial Land Use Map

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Slice
 - Map ID
- Industrial Land Use**
- Contemporary Trade Directory Entry
 - Fuel Station Entry
 - Gas Pipeline
 - Underground Electrical Cables

Industrial Land Use Map - Slice D

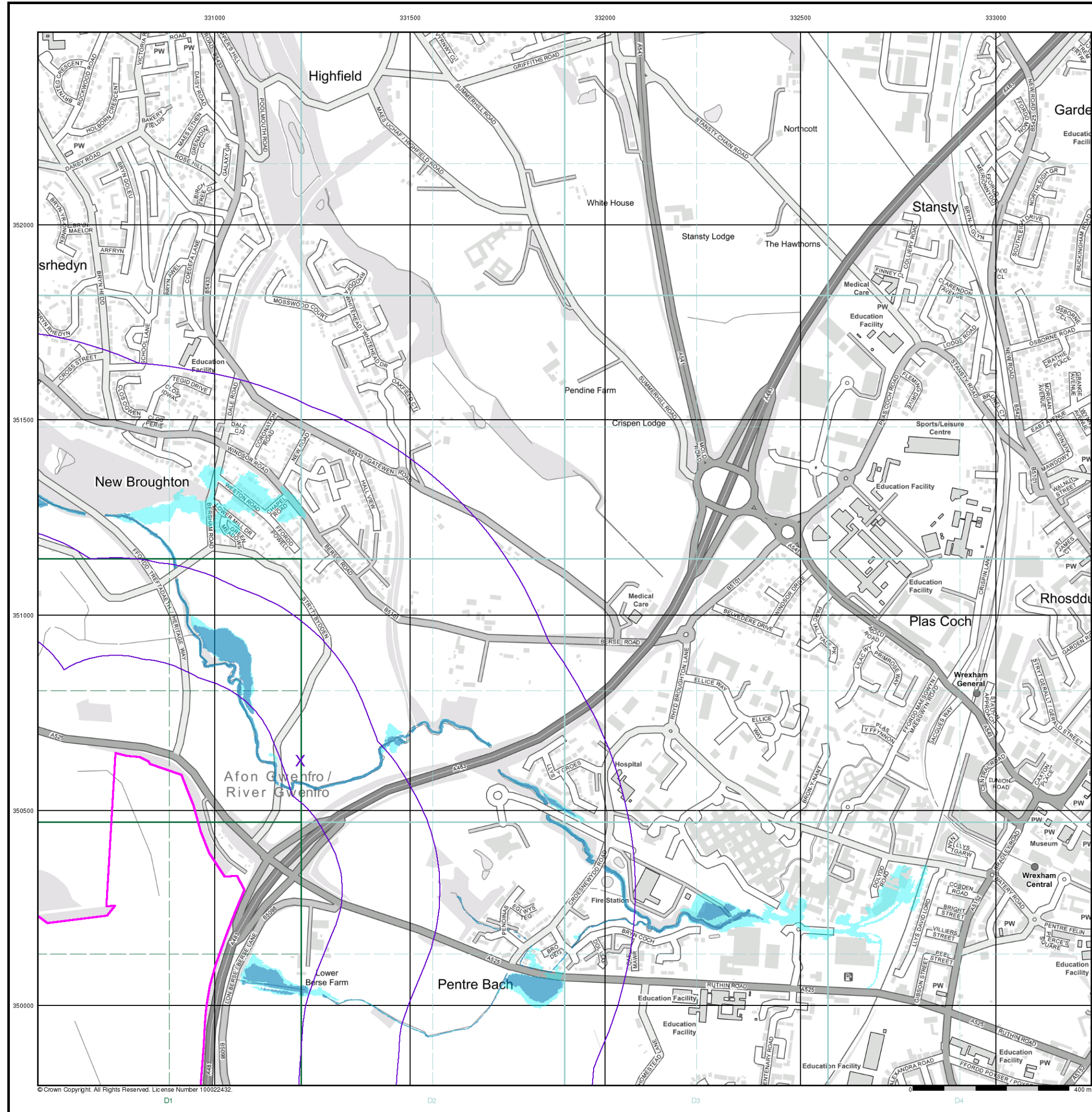


Order Details

Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 1000

Site Details

Site at 330330, 350090



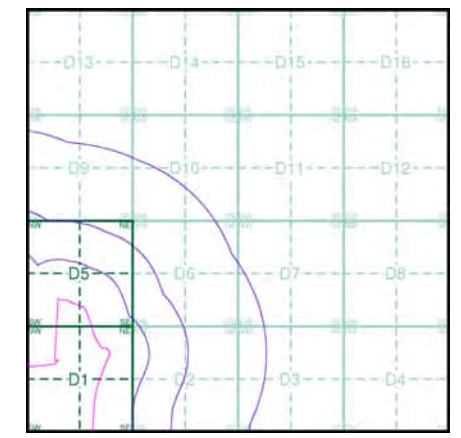
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice D



Order Details

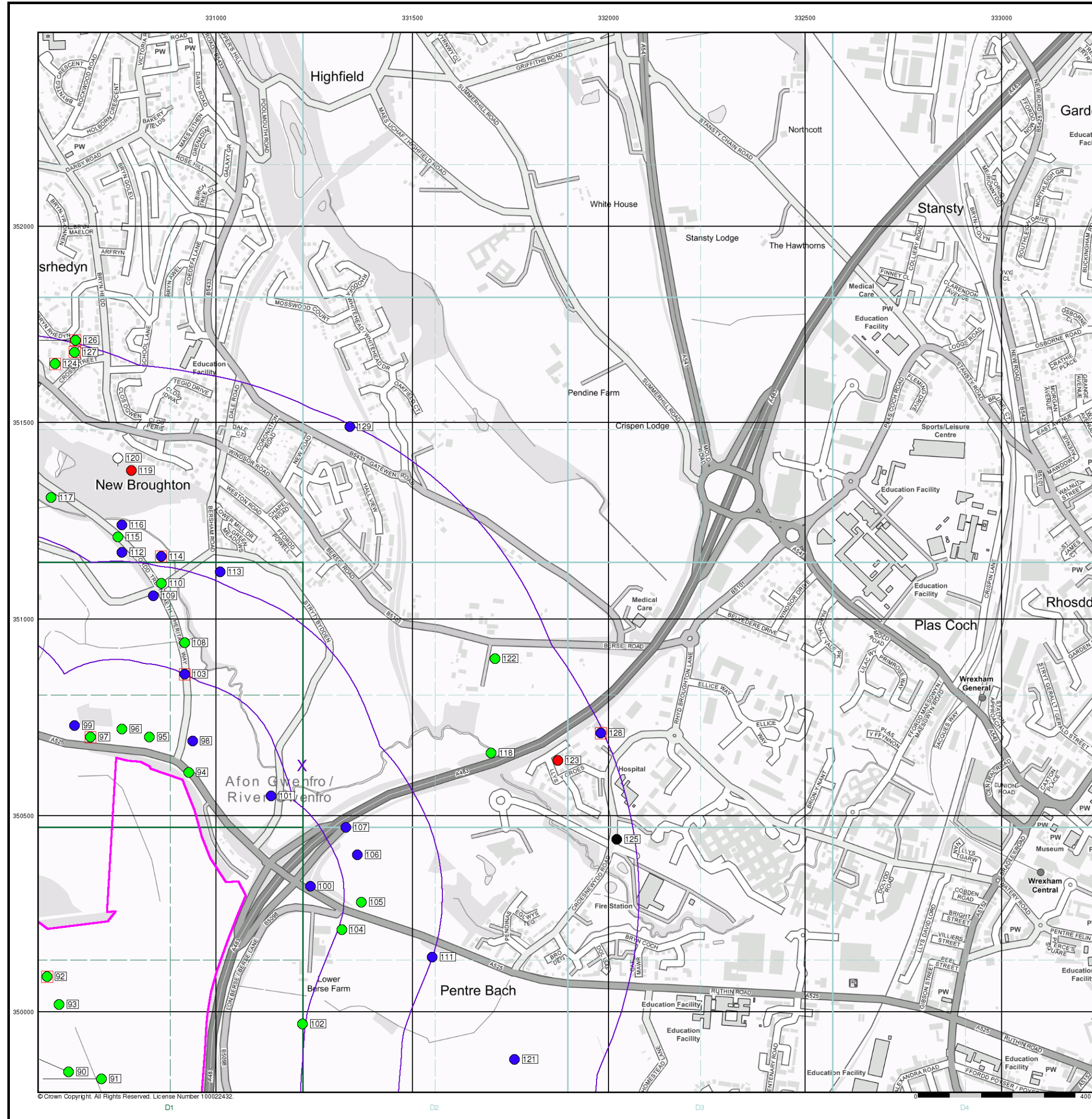
Order Number: 291151542_1_1
 Customer Ref: JER8537
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General

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- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

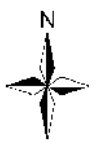
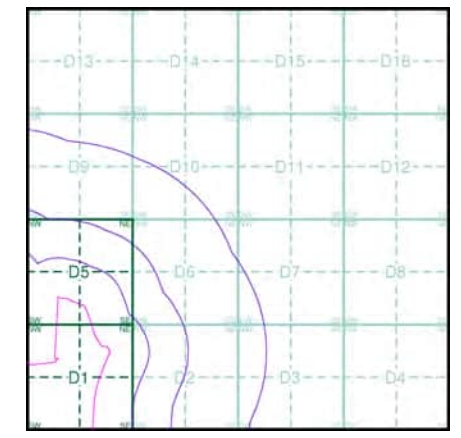
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice D



Order Details

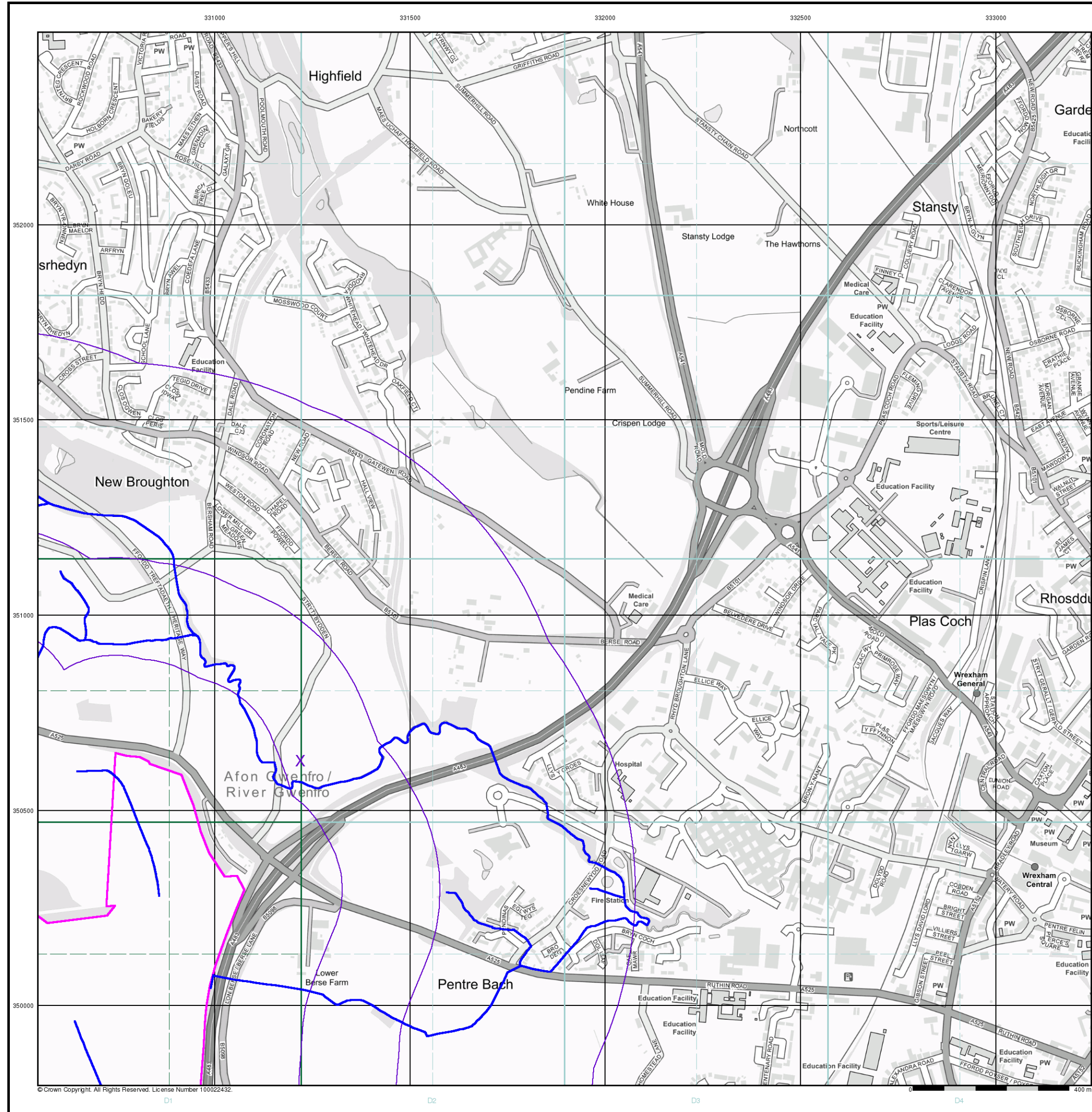
Order Number: 291151542_1_1
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 National Grid Reference: 331220, 350630
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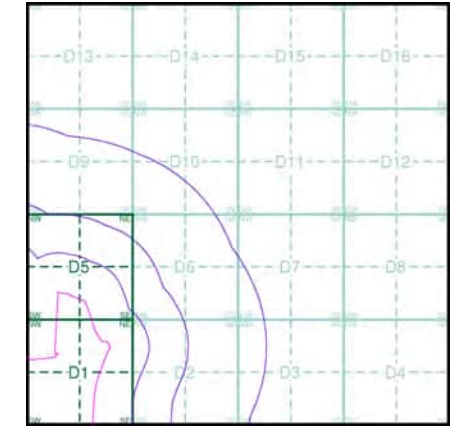
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- | | | | |
|--|--------------|--|-------------------------|
| | Canal | | Drain |
| | Reservoir | | Other |
| | Foreshore | | Lake |
| | Marsh | | Transfer |
| | Tidal River | | Lock Or Flight Of Locks |
| | Inland River | | Sea |

OS Water Network Map - Slice D



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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Co. Burgh Bdy.
BP BS Boundary Post or Stone **P.C.B** Police Call Box
B.R. Bridle Road **P** Pump
E.P Electricity Pylon **S.P** Signal Post
F.B. Foot Bridge **SL** Sluice
F.P. Foot Path **Sp.** Spring
G.P Guide Post or Board **T.C.B** Telephone Call Box
M.S Mile Stone **Tr.** Trough
M.P M.R Mooring Post or Ring **W** Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D Fn Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap
MS Mile Stone **W** Well
NTL Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

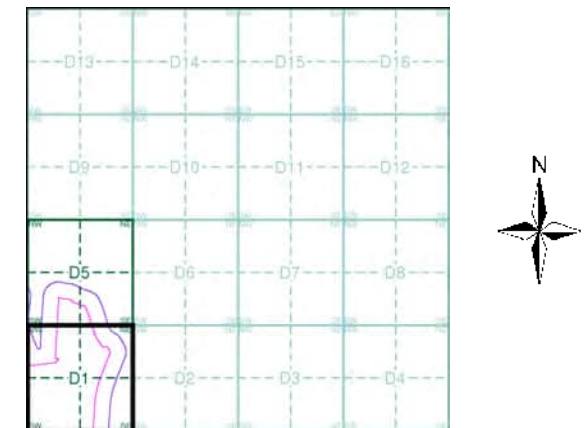
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cis Cistern **Ppg Sta** Pumping Station
Dismtd Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station
EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Denbighshire	1:2,500	1872	2
Denbighshire	1:2,500	1899	3
Denbighshire	1:2,500	1912	4
Ordnance Survey Plan	1:2,500	1962 - 1963	5
Ordnance Survey Plan	1:2,500	1976 - 1977	6
Additional SIMs	1:2,500	1989	7
Large-Scale National Grid Data	1:2,500	1992	8
Additional SIMs	1:2,500	1992	9
Large-Scale National Grid Data	1:2,500	1993	10

Historical Map - Segment D1



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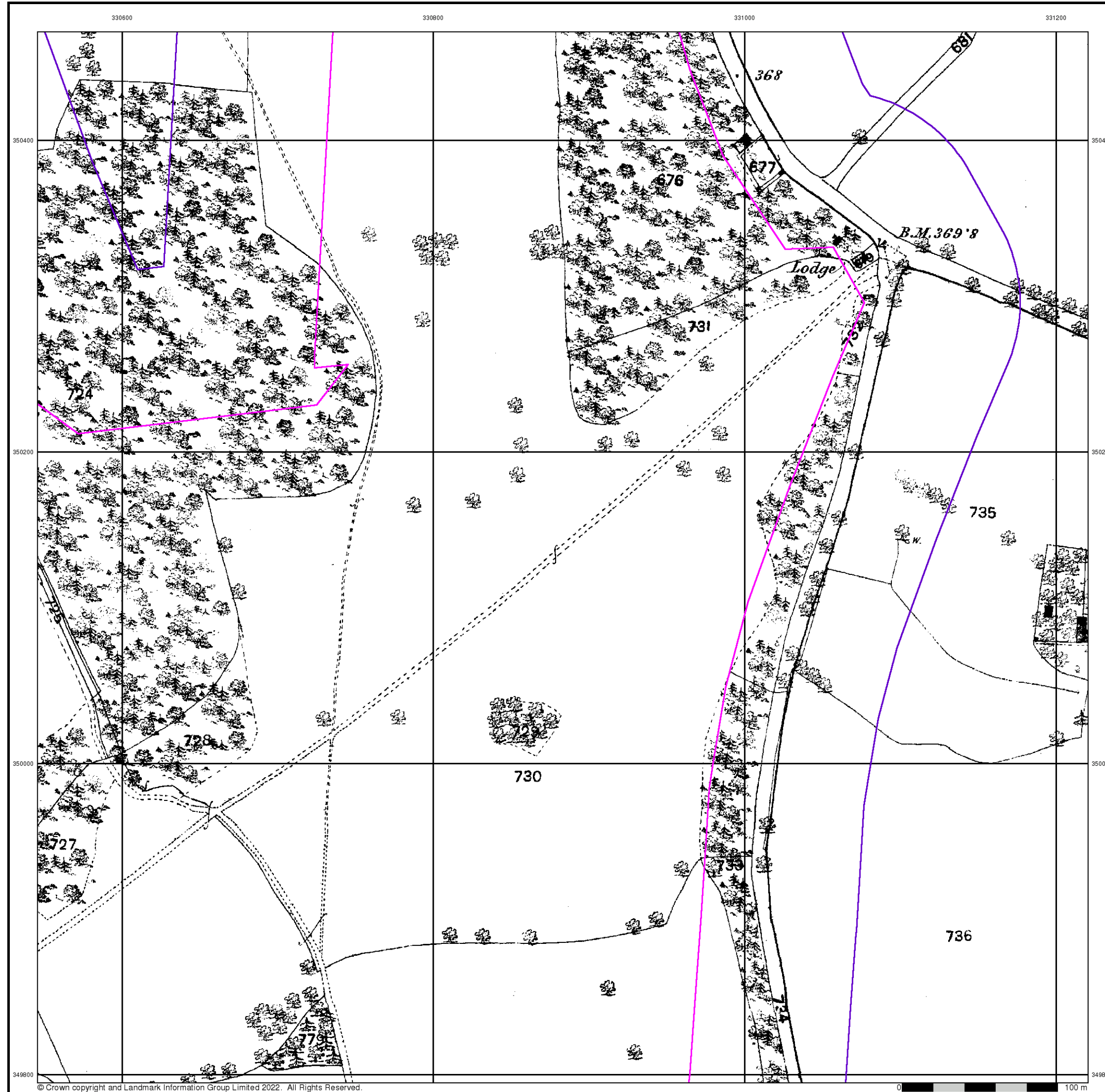
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details

Site at 330330, 350090



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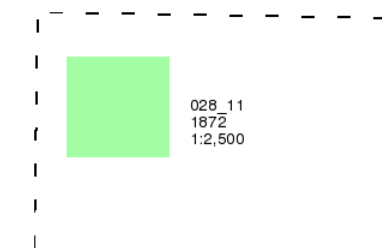
Denbighshire

Published 1872

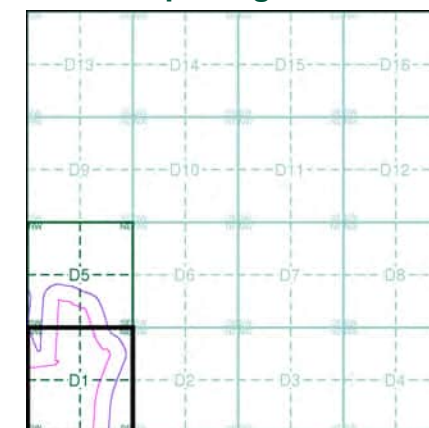
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment D1



Order Details

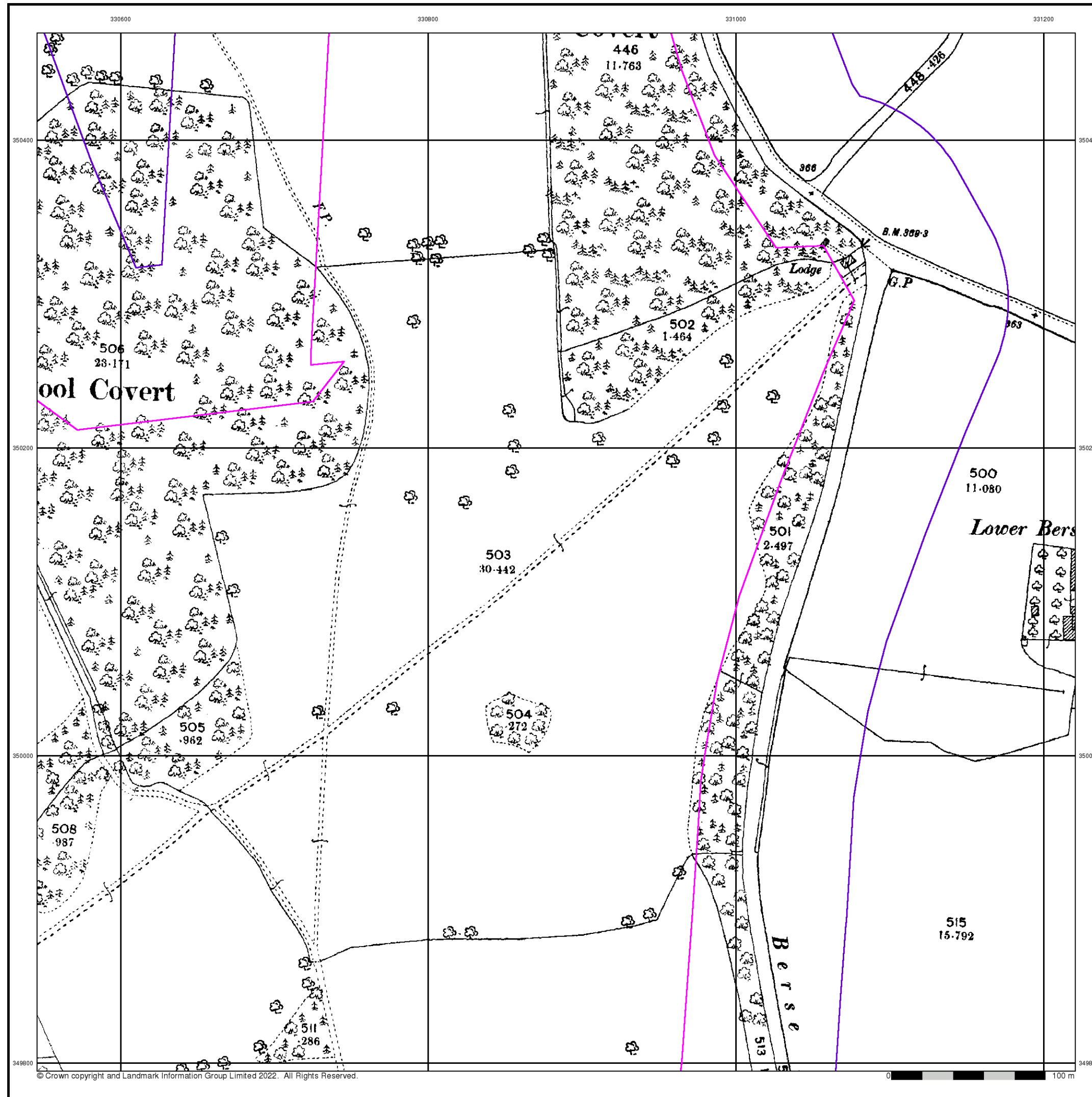
Order Number: 291151542_1_1
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Site Details

Site at 330330, 350090



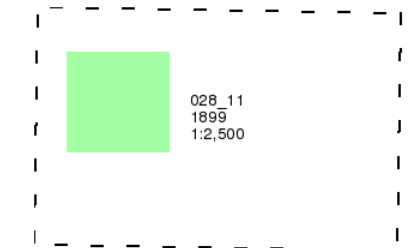
Tel: 0844 844 9952
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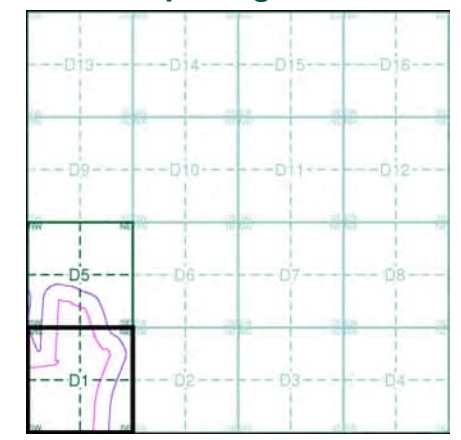
Denbighshire
Published 1899
Source map scale - 1:2,500

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Map Name(s) and Date(s)



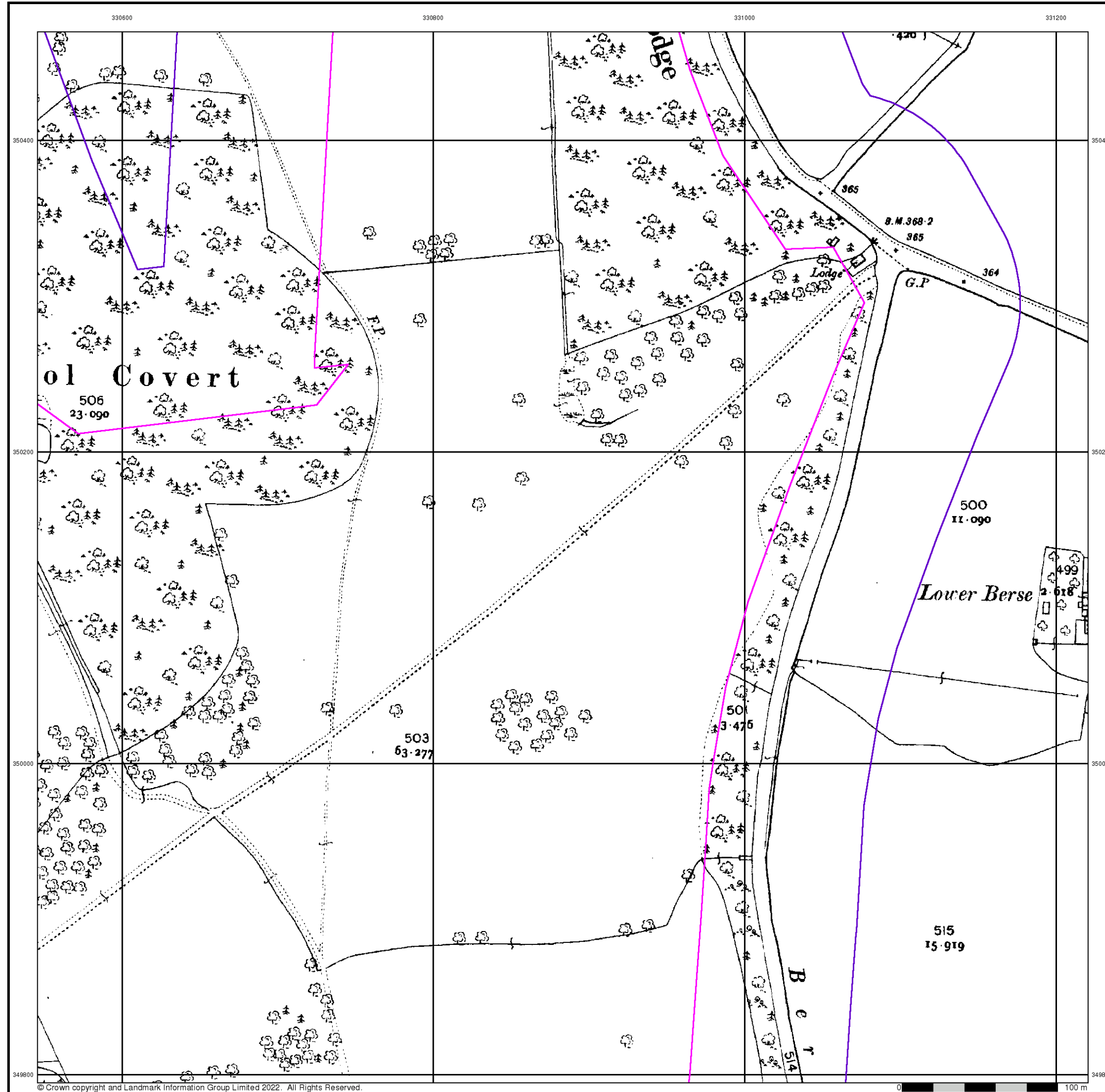
Historical Map - Segment D1



Order Details
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 Customer Ref: JER8537
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 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details
 Site at 330330, 350090

Landmark
 INFORMATION GROUP
 Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



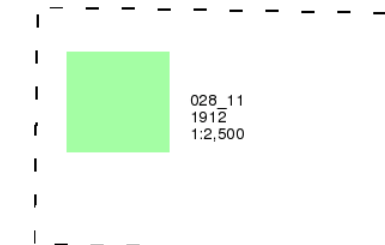
Denbighshire

Published 1912

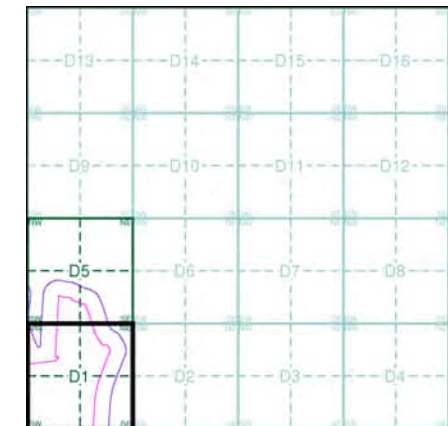
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Map Name(s) and Date(s)



Historical Map - Segment D1



Order Details

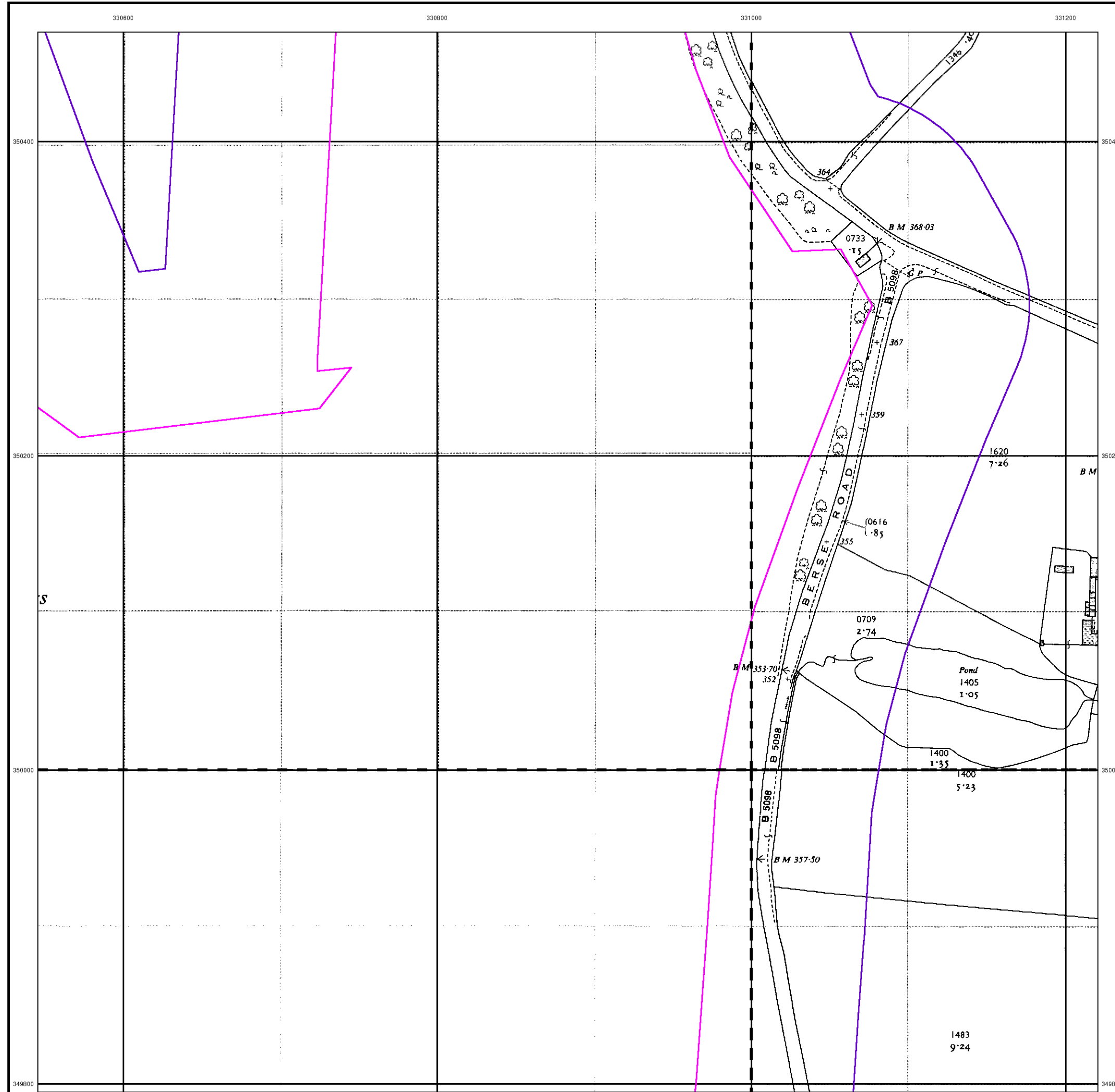
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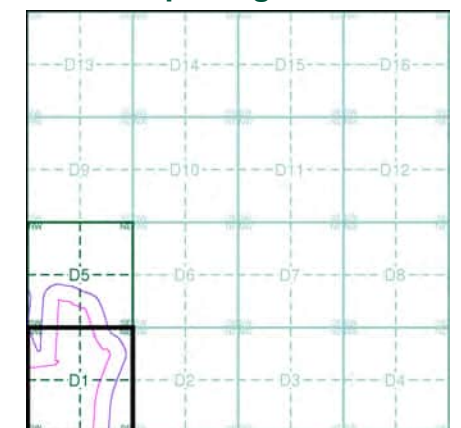
Ordnance Survey Plan
Published 1962 - 1963
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ3050 1963 1:2,500	SJ3150 1963 1:2,500
SJ3049 1962 1:2,500	SJ3149 1962 1:2,500

Historical Map - Segment D1



Order Details

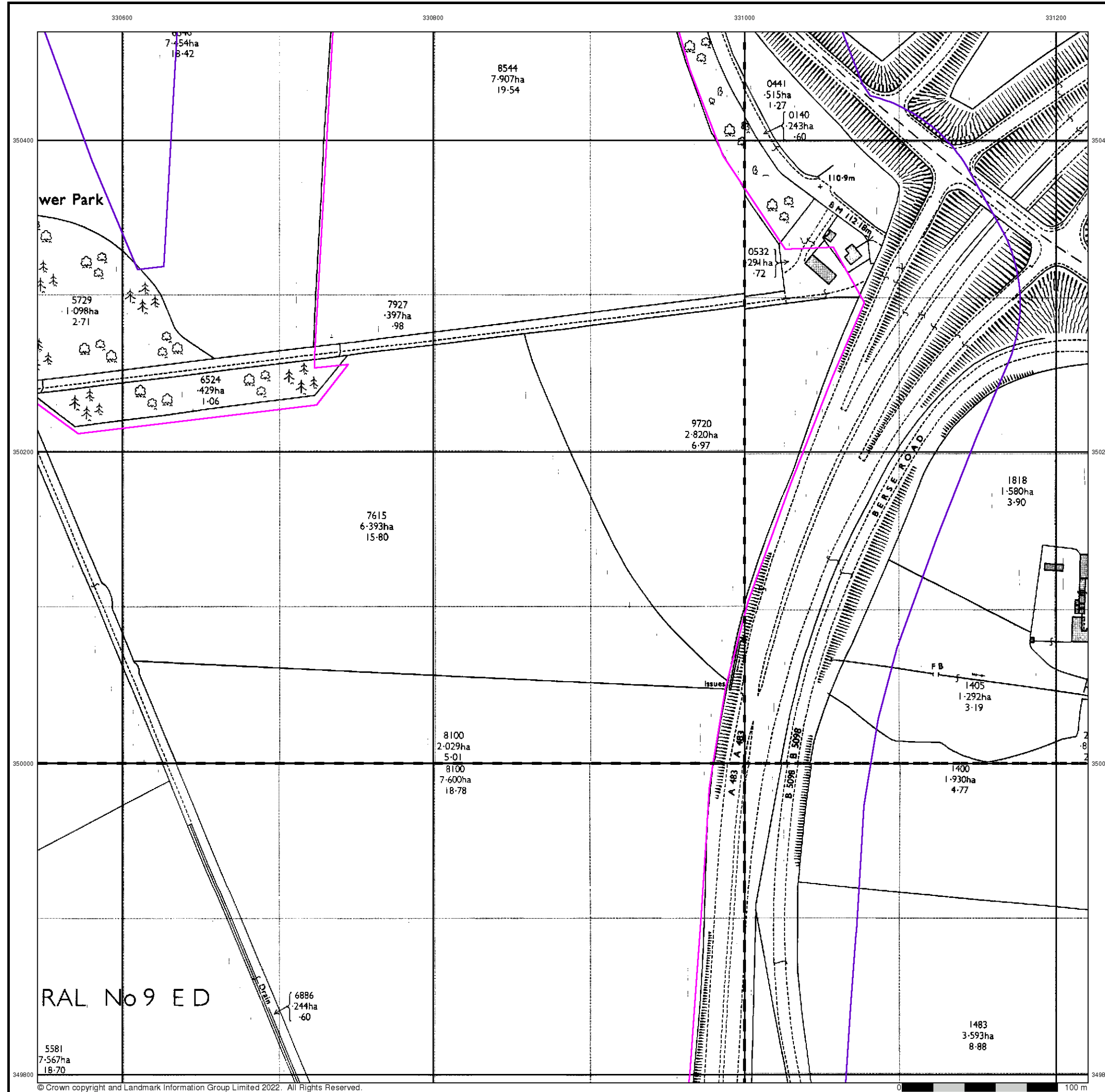
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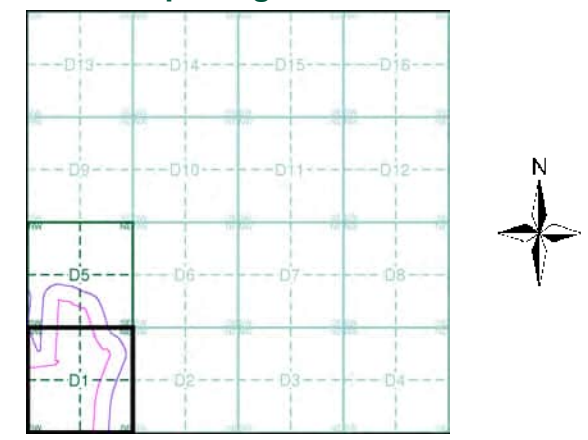
Ordnance Survey Plan
Published 1976 - 1977
Source map scale - 1:2,500

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Map Name(s) and Date(s)

SJ3050 1976 12,500	SJ3150 1976 12,500
SJ3049 1977 12,500	SJ3149 1977 12,500

Historical Map - Segment D1



Order Details

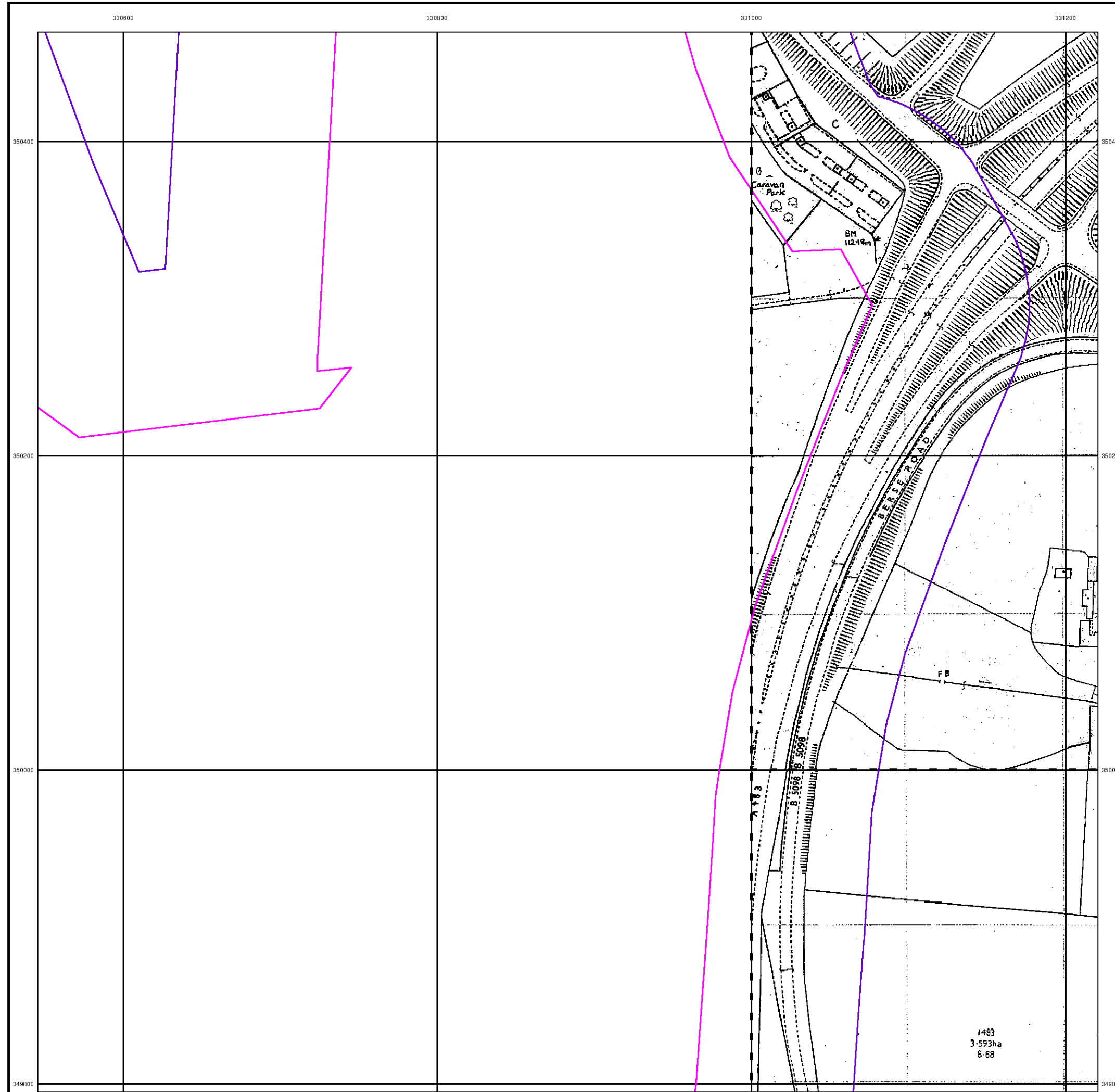
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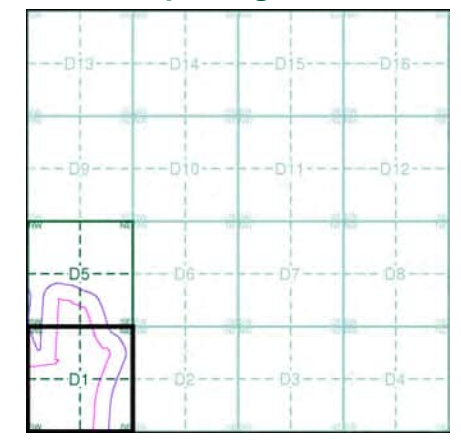
**Additional SIMs
Published 1989
Source map scale - 1:2,500**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ3150	1989	1:2,500
SJ3149	1989	1:2,500

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Large-Scale National Grid Data

Published 1992

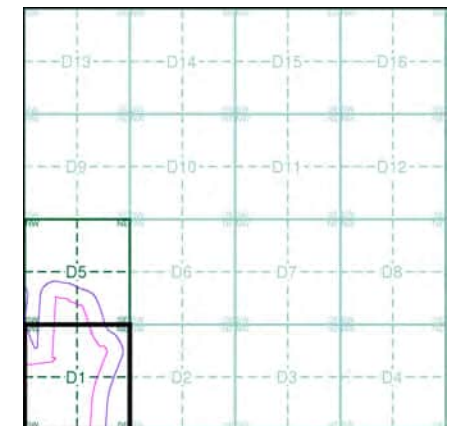
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ3050 1992 1:2,500	SJ3150 1992 1:2,500
SJ3049 1992 1:2,500	SJ3149 1992 1:2,500

Historical Map - Segment D1



Order Details

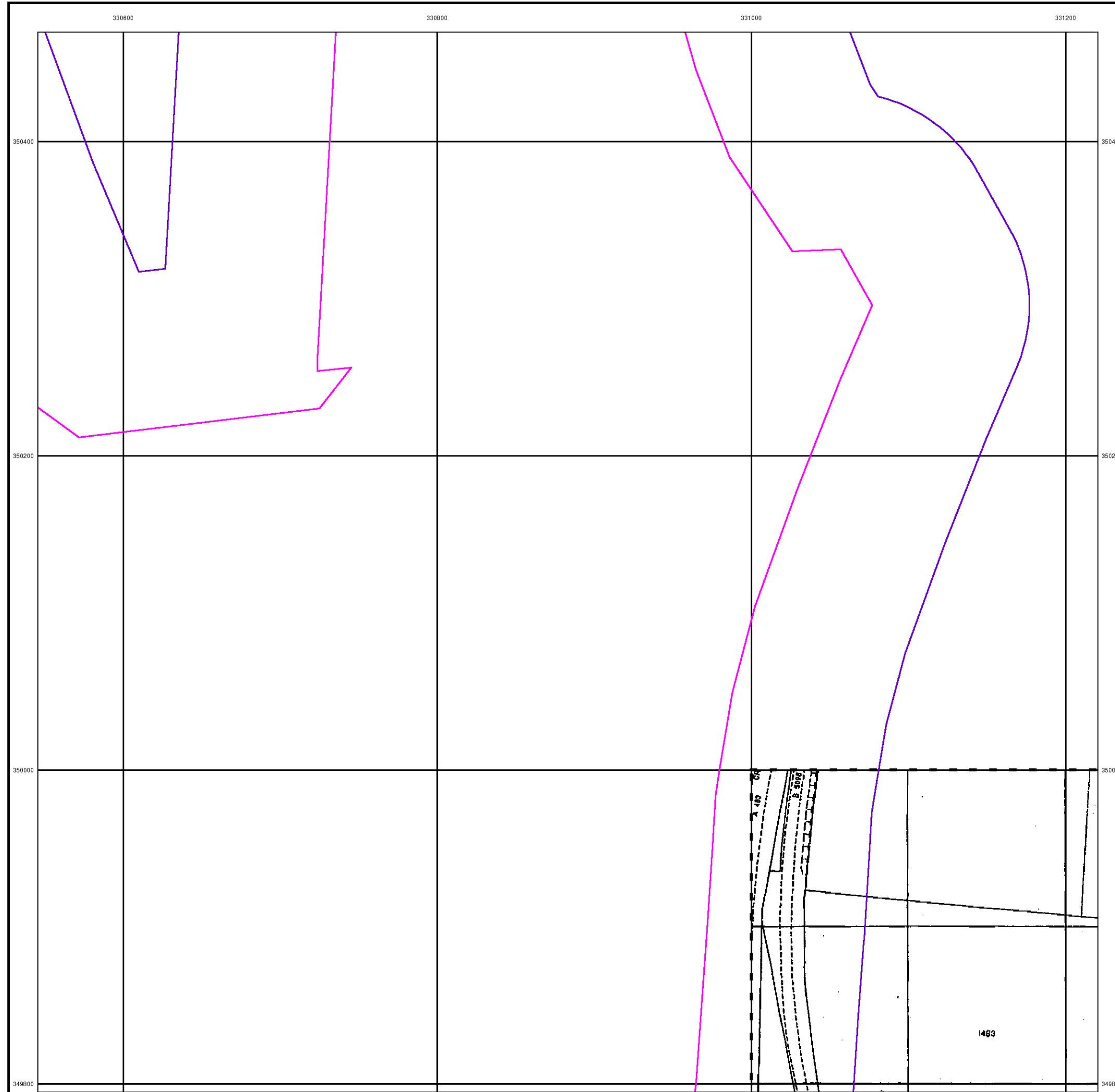
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details

Site at 330330, 350090



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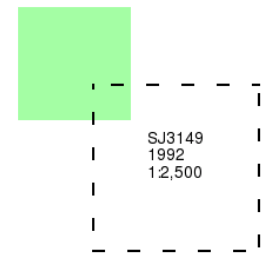
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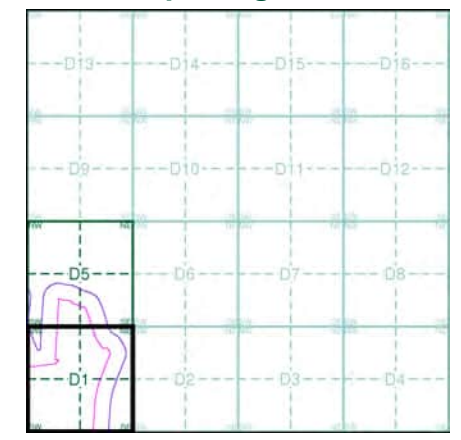
**Additional SIMs
Published 1992
Source map scale - 1:2,500**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

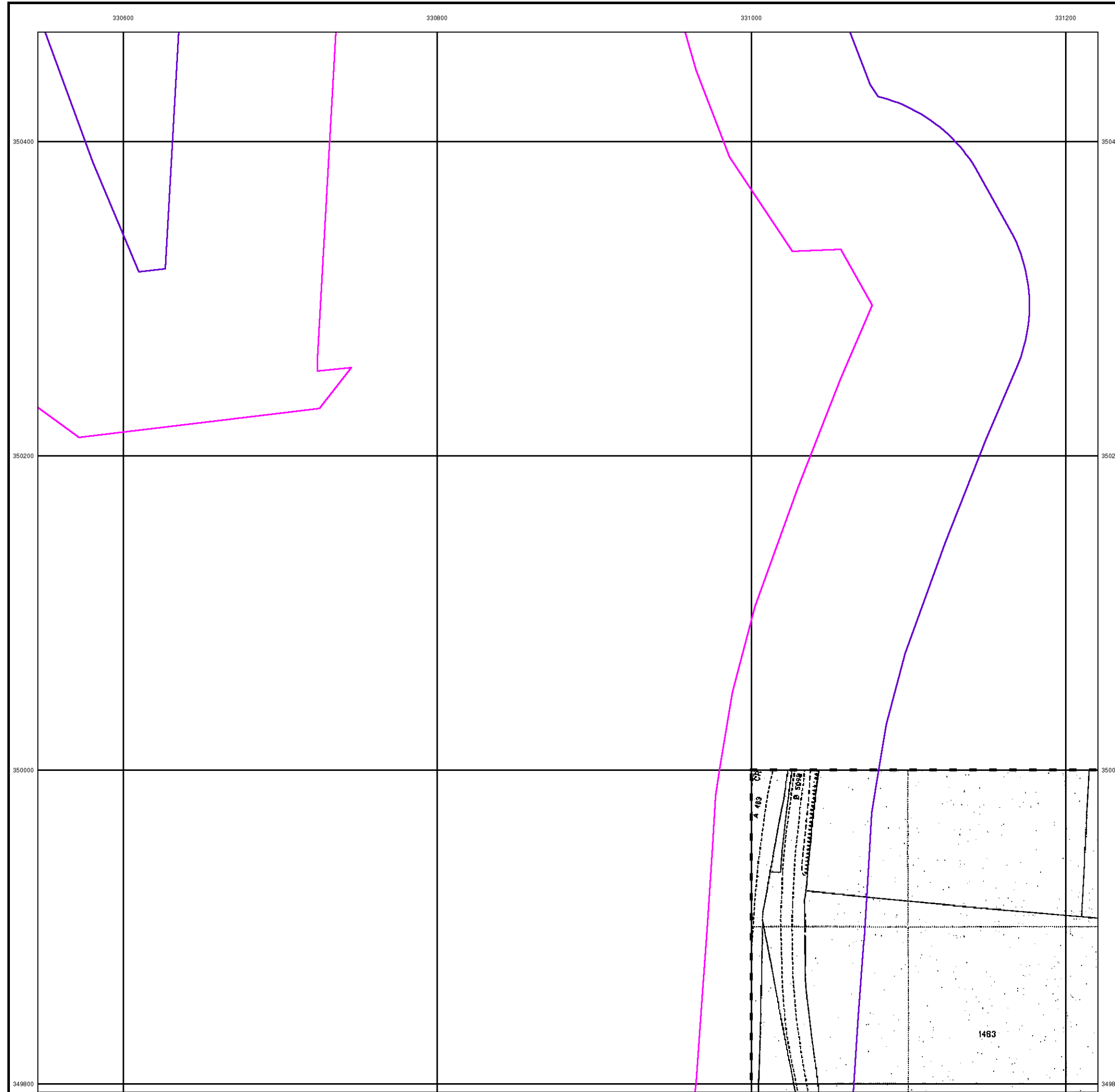


Historical Map - Segment D1



Order Details
 Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details
 Site at 330330, 350090



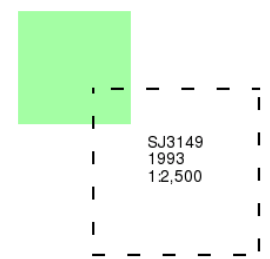
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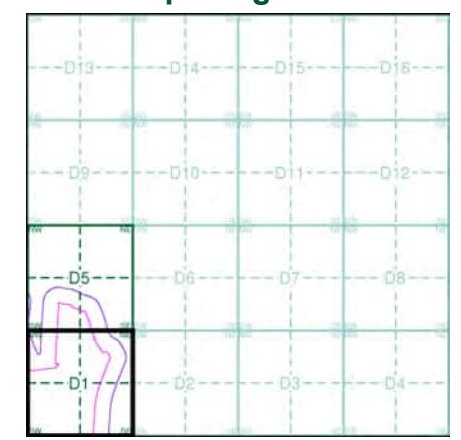
Large-Scale National Grid Data
Published 1993
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment D1



Order Details

Order Number: 291151542_1_1
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Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**
Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**
Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**
Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**
Cutting **Embankment**
Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
County Borough Boundary (England)
Co. Boro. Bdy.
County Burgh Boundary (Scotland)
Co. Burgh Bdy.
BP BS Boundary Post or Stone **P.C.B** Police Call Box
B.R. Bridle Road **P** Pump
E.P Electricity Pylon **S.P** Signal Post
F.B. Foot Bridge **Sl** Sluice
F.P. Foot Path **Sp.** Spring
G.P Guide Post or Board **T.C.B** Telephone Call Box
M.S Mile Stone **Tr.** Trough
M.P M.R Mooring Post or Ring **W** Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**
Cliff **Slopes** **Top**
Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**
Electricity Transmission Line
County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
London Borough Boundary
Symbol marking point where boundary mereing changes
BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D Fn Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap
MS Mile Stone **W** Well
NTL Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

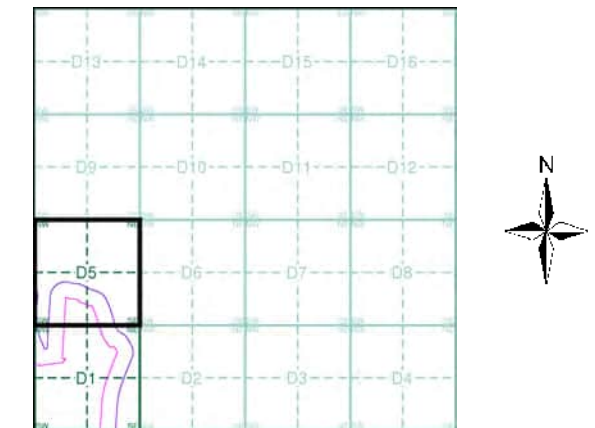
Cliff **Slopes** **Top**
Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**
Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**
Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**
Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**
B.M. 231.60m Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**
Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)
Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cis Cistern **Ppg Sta** Pumping Station
Dismtd Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station
EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Denbighshire	1:2,500	1872 - 1874	2
Denbighshire	1:2,500	1899	3
Denbighshire	1:2,500	1912	4
Denbighshire	1:2,500	1939	5
Ordnance Survey Plan	1:2,500	1963	6
Ordnance Survey Plan	1:2,500	1974 - 1976	7
Additional SIMs	1:2,500	1983 - 1989	8
Additional SIMs	1:2,500	1989	9
Large-Scale National Grid Data	1:2,500	1992 - 1993	10
Large-Scale National Grid Data	1:2,500	1994	11

Historical Map - Segment D5



Order Details

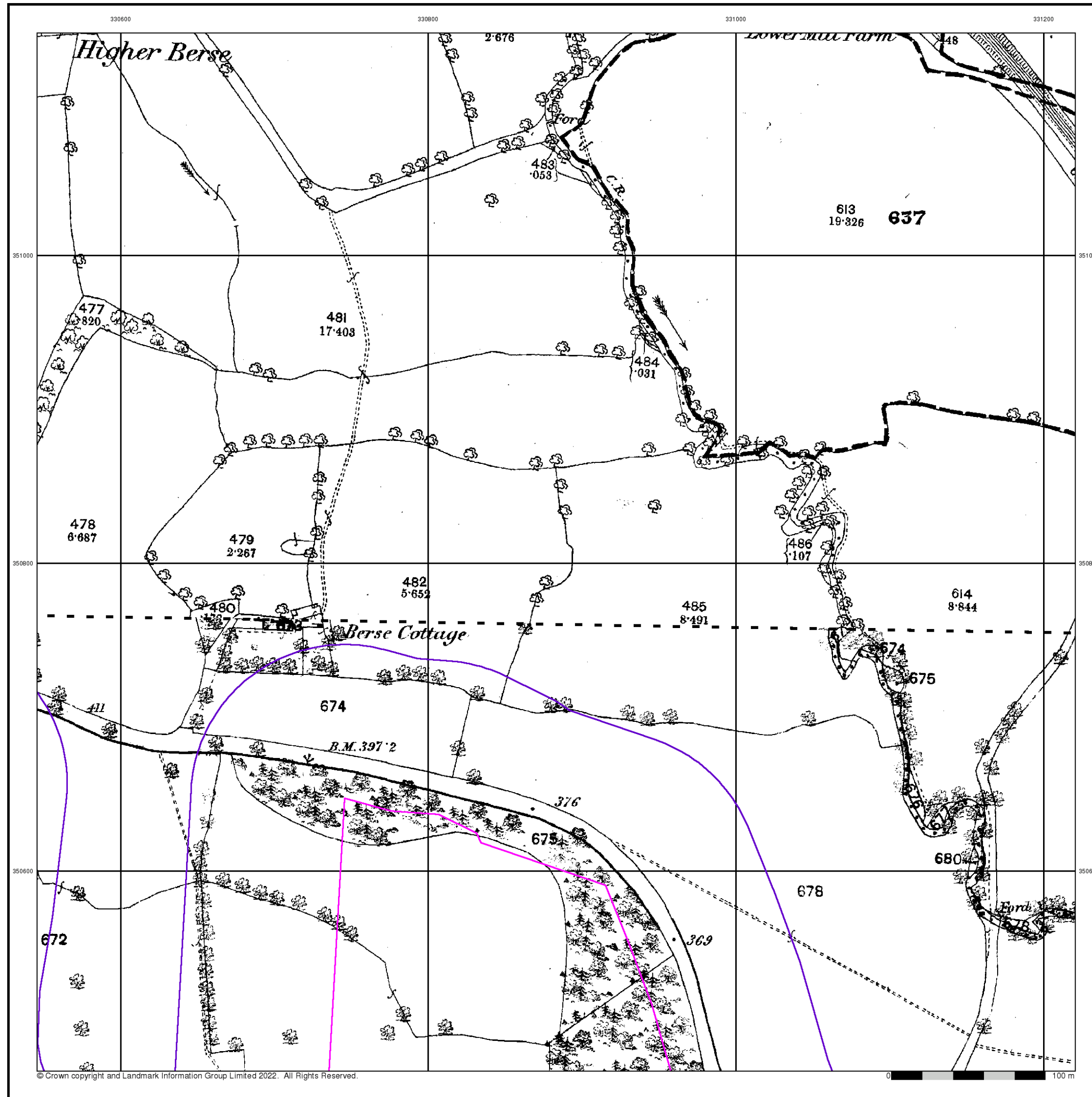
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details

Site at 330330, 350090



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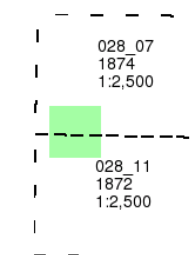
Denbighshire

Published 1872 - 1874

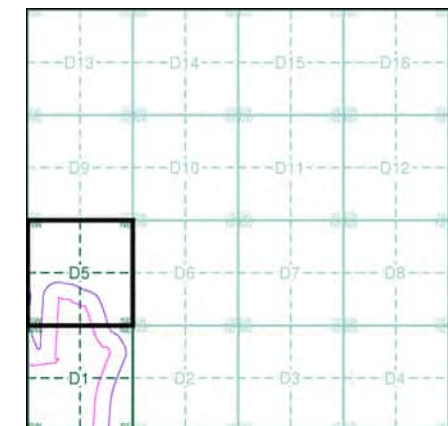
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment D5



Order Details

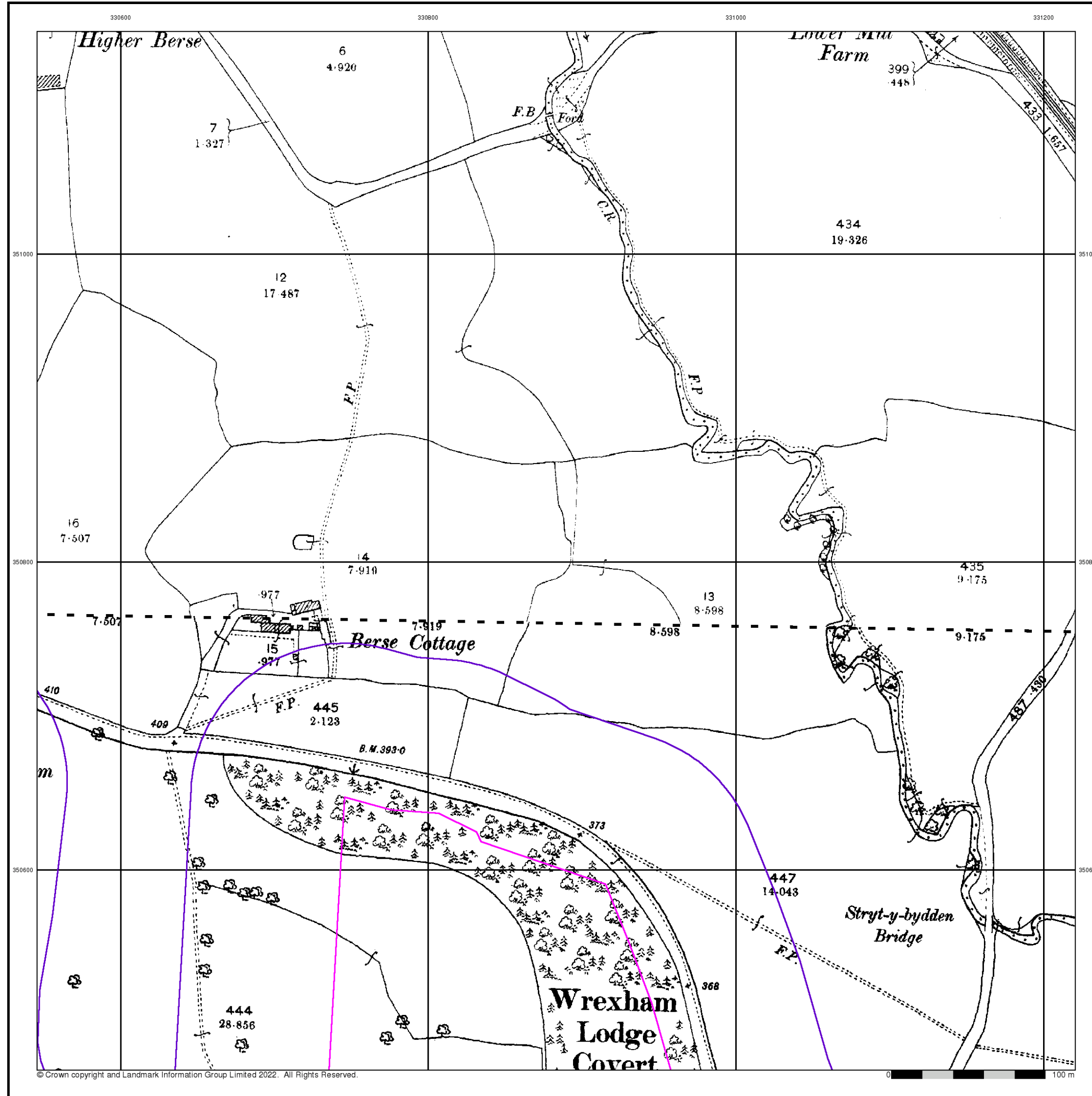
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
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Site Details

Site at 330330, 350090



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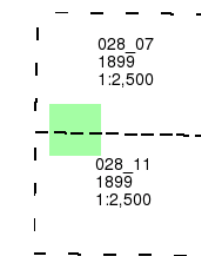
Denbighshire

Published 1899

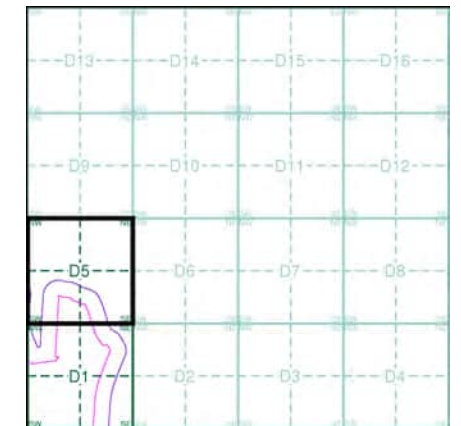
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment D5



Order Details

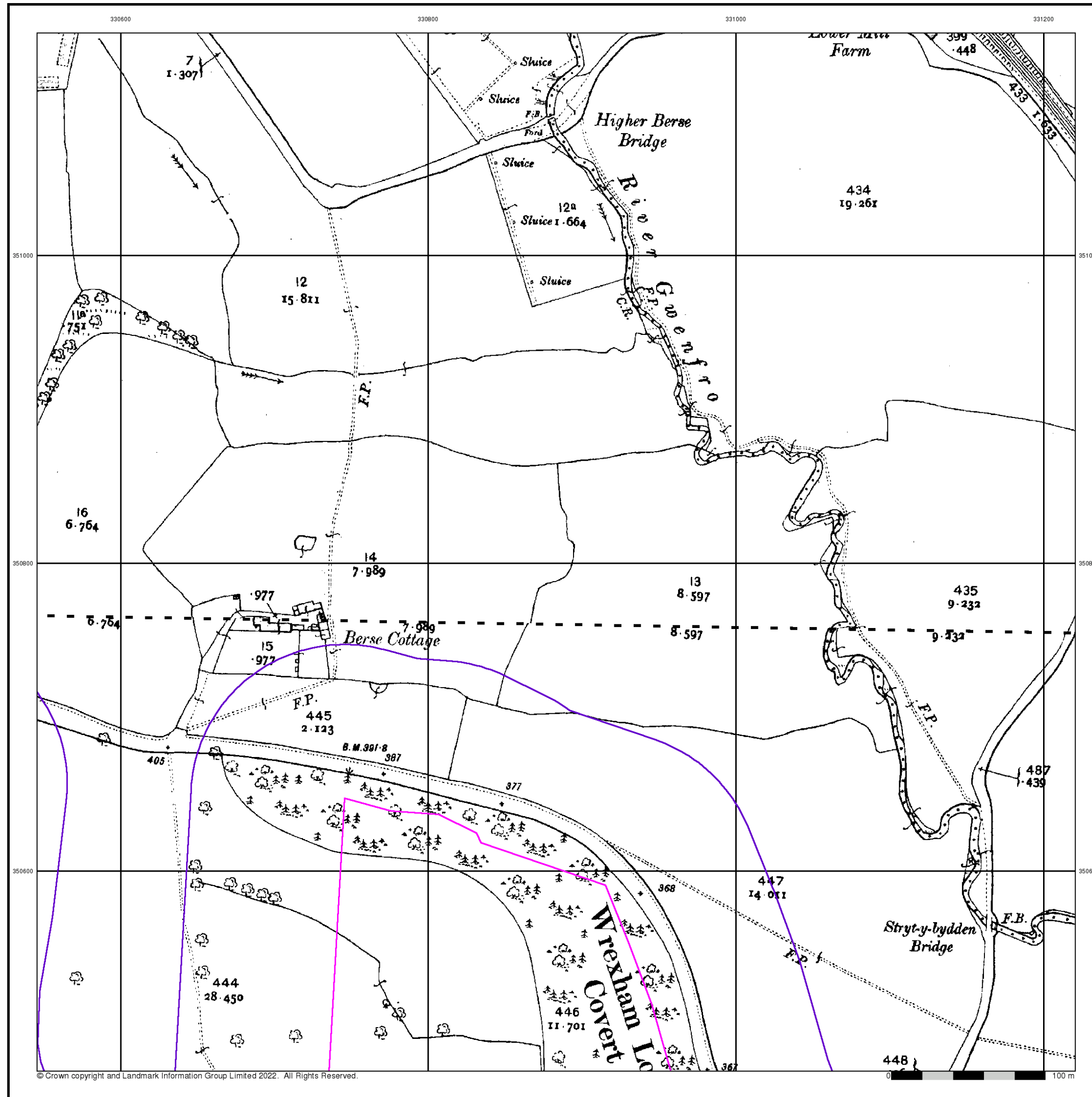
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details

Site at 330330, 350090



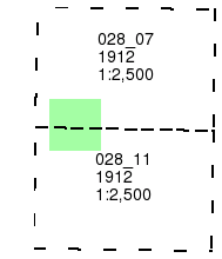
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



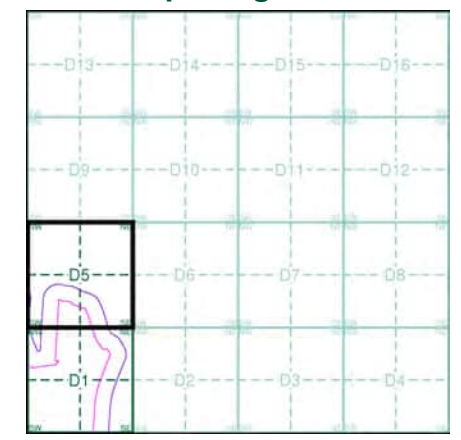
Denbighshire
Published 1912
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



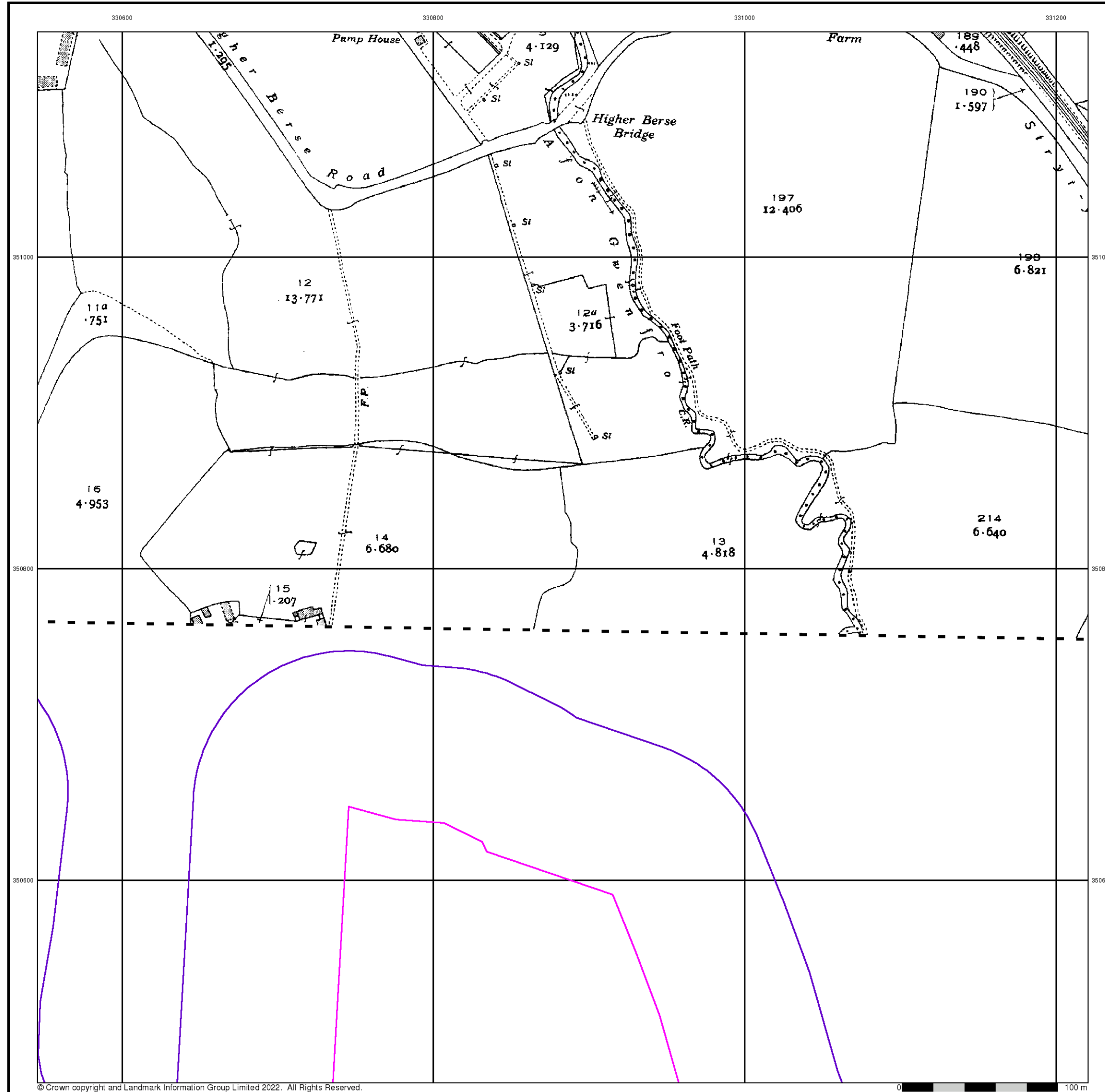
Historical Map - Segment D5



Order Details
 Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details
 Site at 330330, 350090

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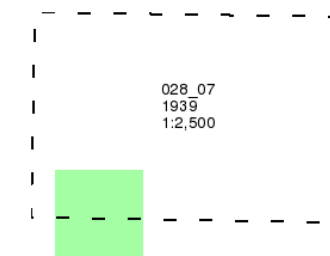
Denbighshire

Published 1939

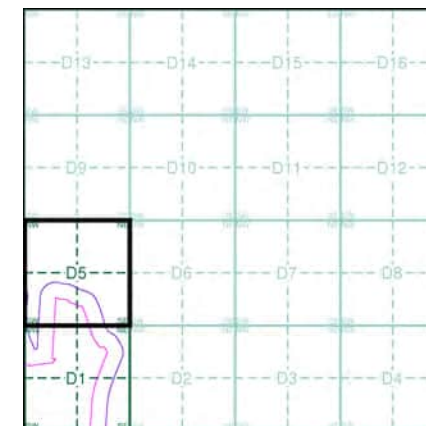
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment D5



Order Details

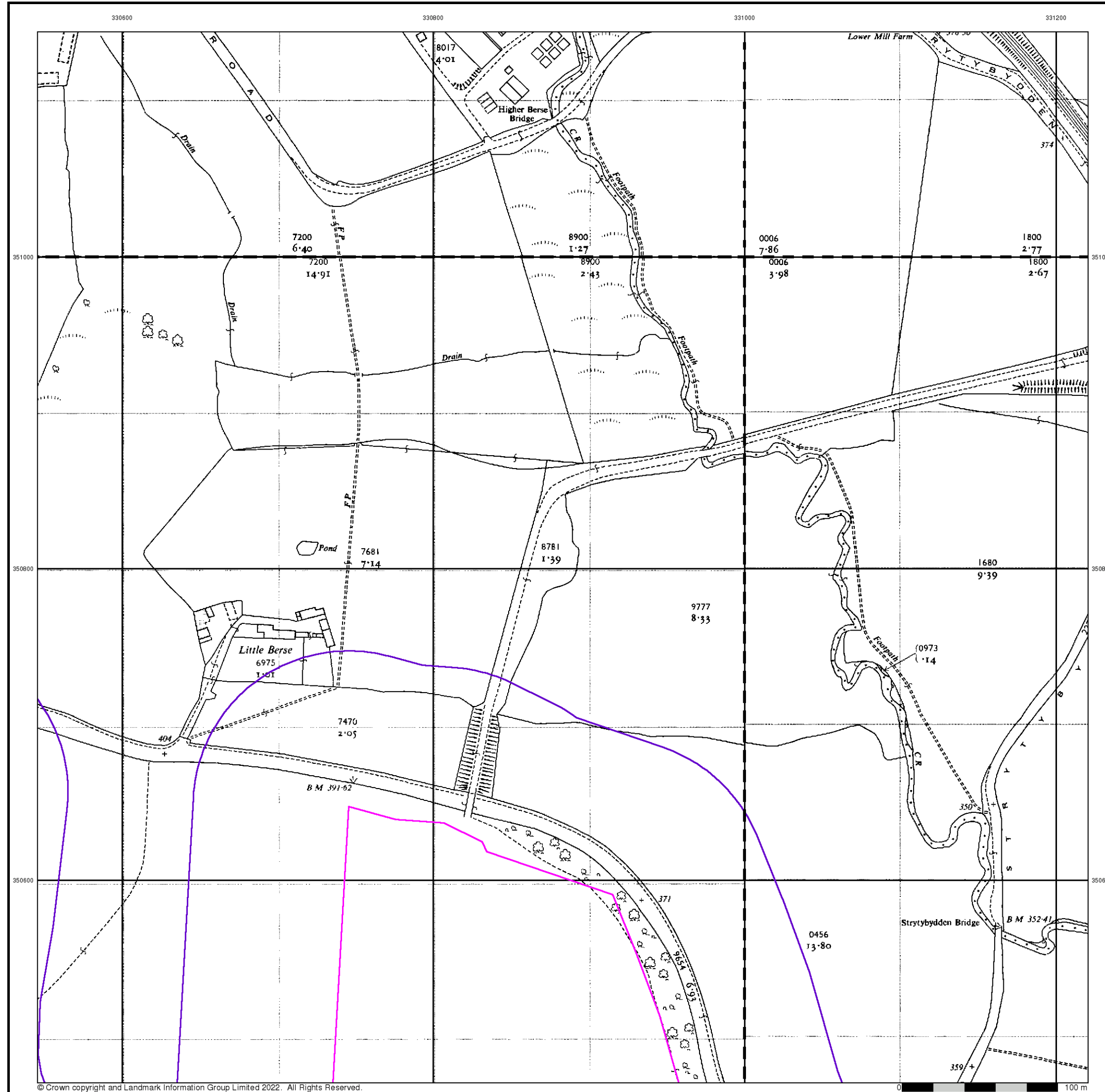
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

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Ordnance Survey Plan

Published 1963

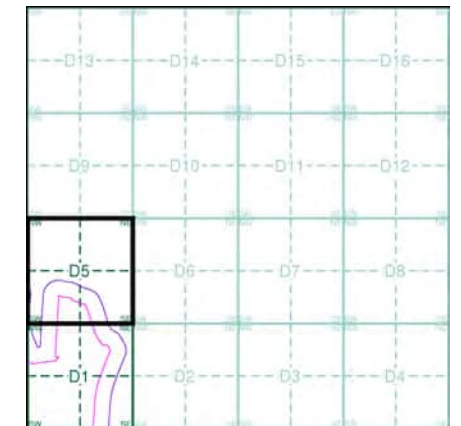
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ3051 1963 12,500	SJ3151 1963 12,500
SJ3050 1963 12,500	SJ3150 1963 12,500

Historical Map - Segment D5



Order Details

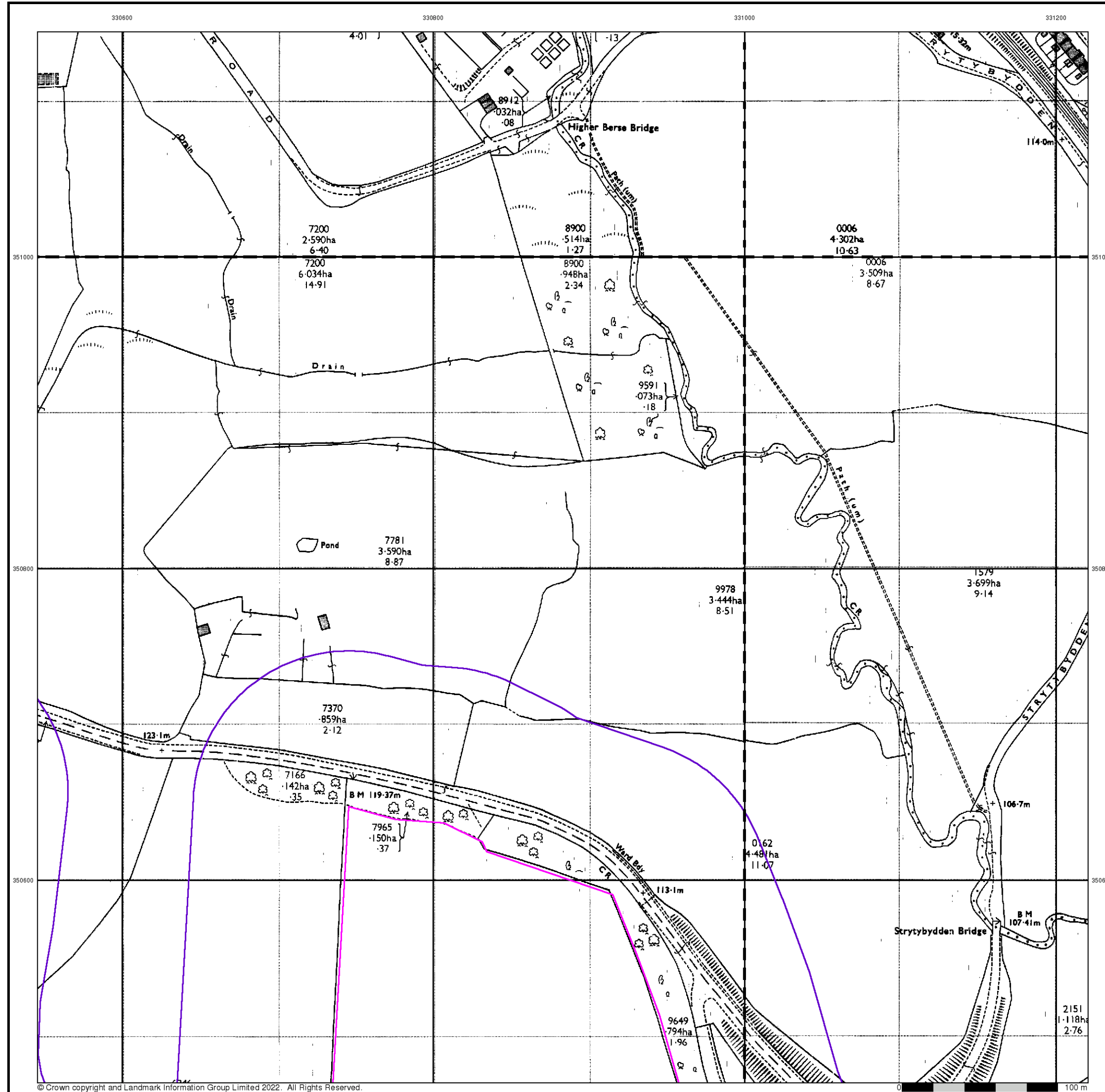
Order Number: 291151542_1_1
 Customer Ref: JER8537
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 Slice: D
 Site Area (Ha): 145.64
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Site Details

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Ordnance Survey Plan

Published 1974 - 1976

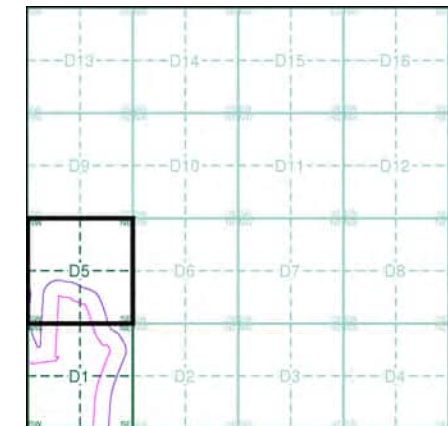
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ3051	SJ3151
1974	1974
12,500	12,500
SJ3050	SJ3150
1976	1976
12,500	12,500

Historical Map - Segment D5



Order Details

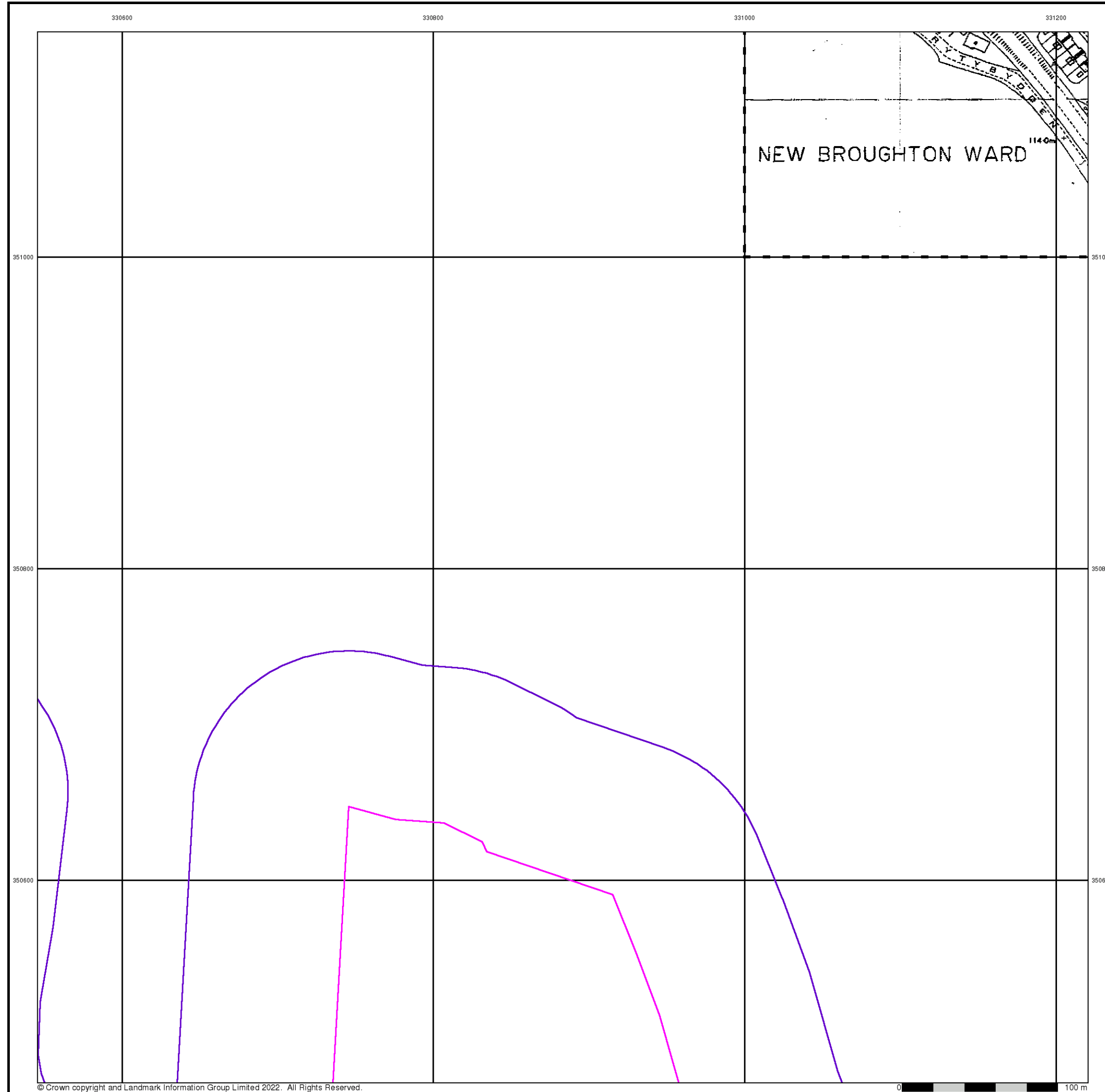
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
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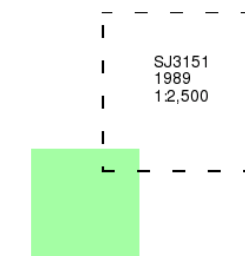
Additional SIMs

Published 1989

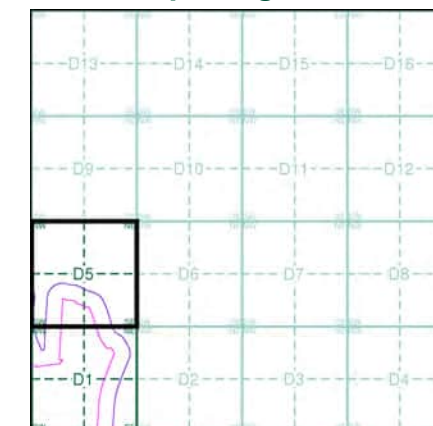
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment D5



Order Details

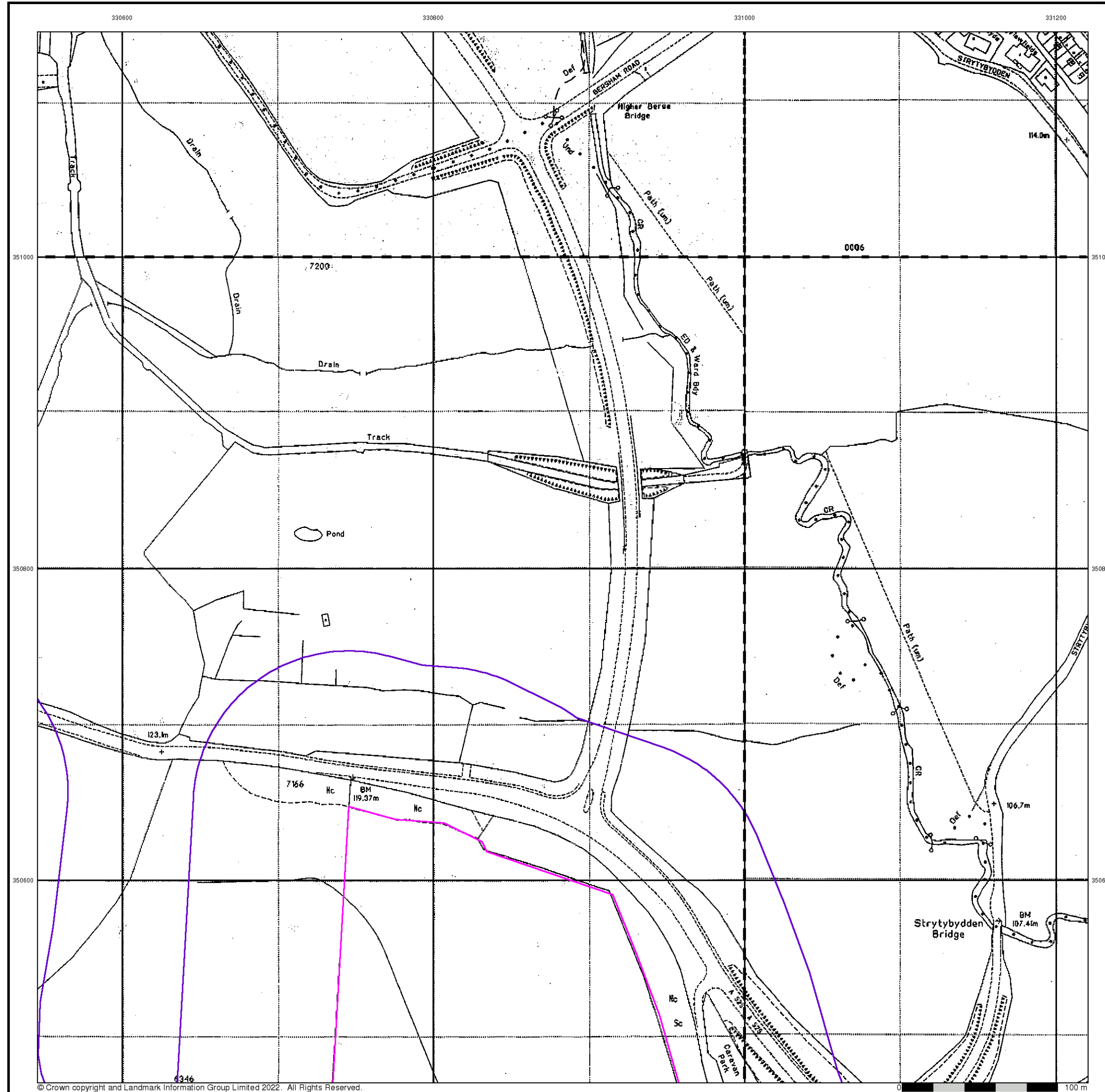
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

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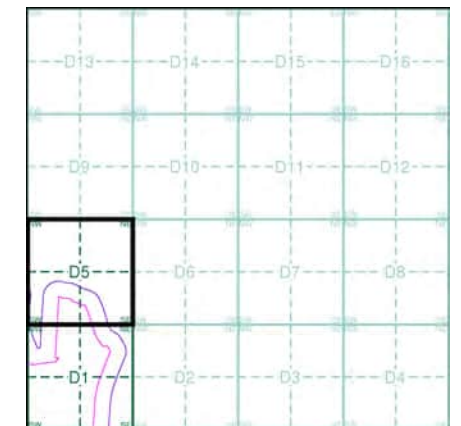
Large-Scale National Grid Data
Published 1992 - 1993
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ3051 1993 1:2,500	SJ3151 1993 1:2,500
SJ3050 1992 1:2,500	SJ3150 1992 1:2,500

Historical Map - Segment D5



Order Details

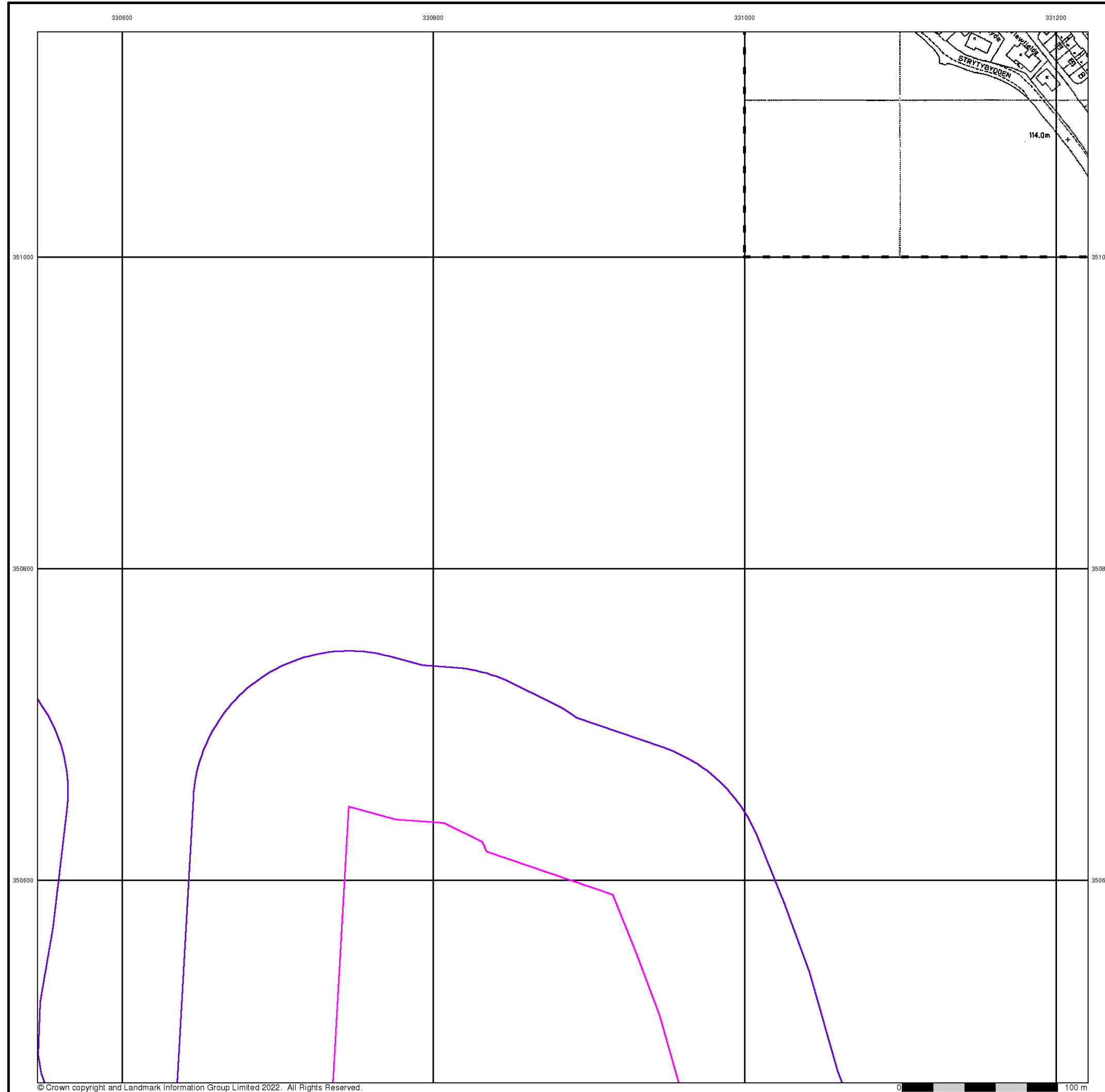
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details

Site at 330330, 350090



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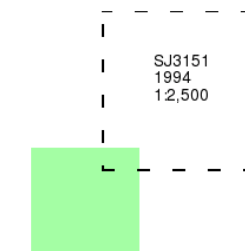
Large-Scale National Grid Data

Published 1994

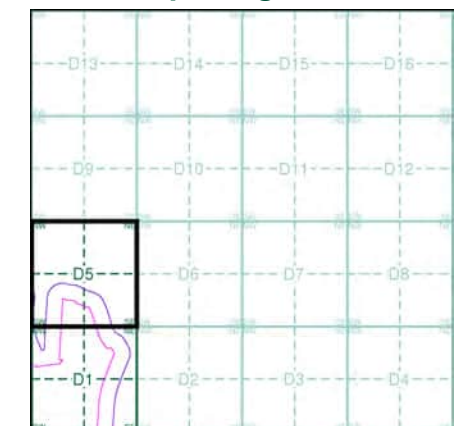
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment D5



Order Details

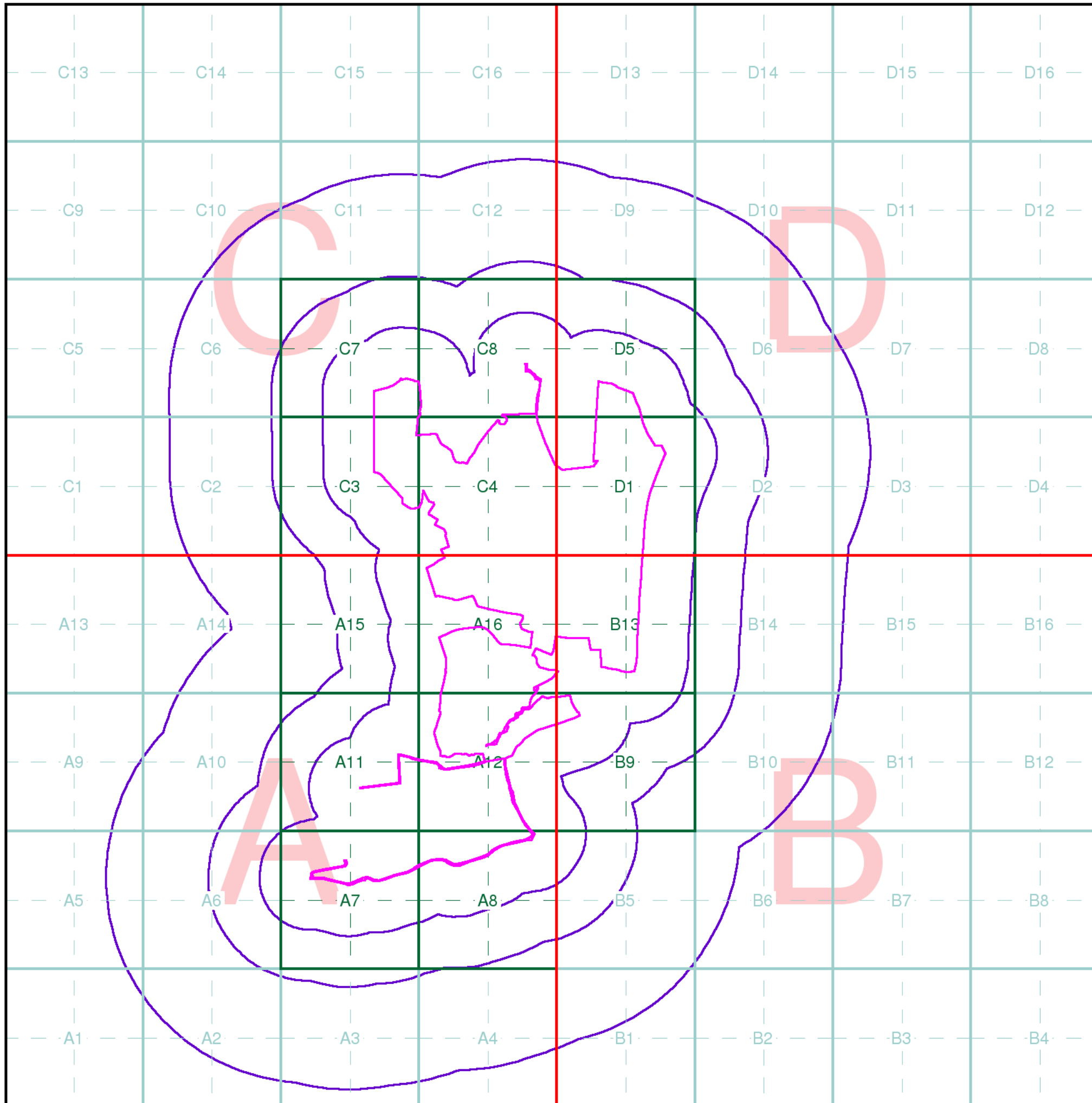
Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 331220, 350630
 Slice: D
 Site Area (Ha): 145.64
 Search Buffer (m): 100

Site Details

Site at 330330, 350090



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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr G Chapman, RPS Consulting Services Ltd, 260 Park Avenue, Aztec West, Almondsbury, Bristol, BS32 4SY

Order Details

Order Number: 291151542_1_1
 Customer Ref: JER8537
 National Grid Reference: 330390, 349790
 Site Area (Ha): 145.64
 Search Buffer (m): 1000

Site Details

Site at 330330, 350090

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Appendix D
BGS BOREHOLE LOG RECORDS



SJ 25 SE 42 2971 5077 East of Coedpoeth 1st No. (2)

Surface level (+157.2m) +516ft
Water struck at +151.2m
Shell and auger 8-in (203 mm) diameter
April 1977

Overburden 6.0 m
Mineral 2.5 m
Bedrock 0.5 m +

LOG

Geological classification	Lithology	Thickness m	Depth m
	Soil	0.1	0.1
Boulder Clay	Clay, brown to dark brown, stony, plastic becoming hard at the base	5.9	6.0
Glacial Sand and Gravel	Gravel Gravel: fine and coarse with cobbles, subangular sandstone with quartzite and some chert, siltstone, volcanics and a trace of quartz Sand: fine, medium and coarse	2.5	8.5
Coal Measures	Sandstone, yellow-brown	0.5+	9.0

GRADING

Mean for deposit percentages			Depth below surface (m)	percentages						
Fines	Sand	Gravel		Fines	Sand			Gravel		
				-1/8	+1/8-1/4	+1/4-1	+1-4	+4-16	+16-64	+64
6	30	64	6.0-7.0	3	5	9	13	15	25	30
			7.0-8.0	9	6	11	13	26	17	18
			8.0-8.5	5	6	12	17	17	38	5
			Mean	6	6	10	14	20	24	20

COMPOSITION

Depth below surface (m)	Percentages by weight in +8 mm fraction						
	Quartz	Quartzite	Sandstone	Limestone	Other sediments	Igneous	Chert, flint
6.0-8.5	Trace	18	75	—	3	1	3

42

IGS 1536 (1159) 2000 1/76

Institute of Geological Sciences

Sheet 1 of 2

Borehole Reg No: SJ 25 SE 42 Temp borehole No: SJ 25 SE 8 Nat Grid Ref: 2971 5077 Locality: West of Barn Hill Surface level: m O.D. (ft O.D.) Drilled by: Strata Drill type: Shell Hole diameter: 8" Depth(s) bailed: 1m - 9m Date started: 12 April 1977 Date finished: 12 Ap. Recorded by: R Stancysyn	Classification of ground	Thickness m	Nature
	overburden	6.0	Glacial till
	mineral bedrock	2.5 0.5	" gravel Sandstone.

Remarks

- Explanation
- ▽ Groundwater depth first encountered
 - a▽ Morning water level
 - p▽ Evening water level
 - ==== Casing depth
 - Borehole depth
 - w Water sample
 - U, sample; solid ornament shows fraction recovered
 - Spot disturbed sample
 - Bulk sample
 - S.P.T. Standard Penetration Test

Geological Classification	Description of Strata	Sampling	Sample Nos	Water level	Drilling and Casing progress
	topsoil	0.1			
Glacial till	Light orangish brown, soft to firm and plastic CLAY with sand and pebbles upto 50mm. Small proportion of coal fragments, about 2-10mm. Still predominantly CLAY with more sand. Greater percentage volume of pebbles, especially mid-range, 16mm & just larger. Colour darkening Gradation to grey, firm to hard CLAY with pebbles, most numerous in size 8-16mm.	2.6	SS *		
Glacial	GRAVEL - upto 150mm cobbles, mostly clastic types sst & siltst, predominantly angular. Sand - coarse grade relatively abundant. Est. % 80 / 5 / 15 / F 5 (washed out) Same GRAVEL, v. large pebbles sub-rounded. Volume of coarse sand increased. Est % 60 / 30 / 10	6.0 7.0 8.0	CL 255 CL 256		



Borehole Reg No:
Temp. borehole No:

25 SE 8

SJ25SE42

Sheet 2 of 2

Geological Classification	Description of Strata	Sampling	Sample Nos	Water level	Drillin and Car-progre:
Glacial	Same GRAVEL - v. many of smaller pebbles angular Perhaps broken up bedrock	8.0	CL 257		
	Definite bedrock - yellowish brown hard sst, pieces mostly small, all angular.	8.5 9.0			
	Drilling stopped at 9m.				

FORM P 70
 SERIES 680

Section of PLAS POWDER PARK BOREHOLE

Purpose TO PROVE COAL MEASURES

Exact Site E 330 138.0
N 350 214.0

Level at which ~~shaft~~ bore commenced relative to O.D. 125.73 m or ~~ft~~
~~drift~~

Date of sinking or boring AUGUST - SEPTEMBER 1979

Sinker or borer NCB

B-INCH MAP	B/H REGD. NO.
SJ35SW (County, Sheet and Qtr.)	46
ST 35 SW (Nat. Grid, Sheet & Qtr.)	502

Attach tracing from a map or sketch map if possible

CONFIDENTIAL
 This sample is now stored
 536
 21/10/92

*Delete as appropriate

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA	THICKNESS		DEPTH	
		ft*	m	ft*	m
	NO SAMPLES	10	-	10	-
COAL	80%, black smooth nodular 20%	5	-	15	-
Sand	coarse angular light grey gravelly sand with 10% COAL	5	-	20	-
Sand	coarse angular grey gravel with trace COAL	5	-	25	-
Sandstone	light grey, medium grained, with a trace of COAL fragments in top 15'	50	-	75	-
Siltstone	medium grey, medium grained	5	-	80	-
Mudstone	medium grey, slightly silty	5	-	85	-
Mudstone	light and medium grey, slightly silty	5	-	90	-
Sandstone	light grey, fine grained	5	-	95	-
Mudstone	medium grey, silty	5	-	100	-
Siltstone	medium grey, fine grained	5	-	105	-
Sandstone	light grey, medium grained	20	-	125	-
Mudstone	medium grey, slightly silty	15	-	140	-
Sandstone	light grey, medium grained	10	-	150	-
Siltstone	medium grey, medium grained	5	-	155	-
Mudstone	medium grey, slightly silty with 20% COAL fragments	5	-	160	-
Mudstone	medium grey, slightly silty	10	-	170	-

FORM P 71
 SERIES 680

6-INCH MAP	B -
SJ35SW	46

Section of PLAS POWER PARK BOROUGH

*Delete as appropriate

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA	THICKNESS		DEPTH	
		ft*	in*	ft*	in*
	CORES START @			199	4
	Sandstone light grey, medium grained, massive sand shaly	3	8	203	00
	Siltstone medium to dark grey, laminated	-	5	203	5
	Sandstone light grey, medium grained, massive, with some occasional silty wisps and laminae	17	3	210	8
	Sandstone light grey, medium grained, calcareous with large silty mudstone clasts	2	4	223	00
	Sandstone light grey, medium grained, massive	5	7	228	7
	Siltstone medium to dark grey, medium grained, laminated	1	3	229	10
	Sandstone light grey, medium grained, massive, with some occasional dark grey calcareous laminae and thin sandy threads below 255'	43	2	273	00
	Siltstone dark grey, fine grained, firm with rare plant fragments and some mudstone alternations below 275'	6	1	279	01
	Mudstone medium grey, smooth, weak, highly laminated	-	11	280	00
Seatearth	Mudstone, medium grey, with a few thin shaly, smooth with numerous lenticular surfaces and numerous roots	1	8	281	8
Seatearth	Mudstone medium grey with a few thin shaly, slightly silty, occasional lenticular surfaces, numerous roots and ironstone nodules	1	6	283	2
	Mudstone medium grey, silty, firm and rather poorly bedded with some roots, with a 6" massive sphaeroidal ironstone band @ 286' 3" with a strong sphaeroidal ironstone band 6" @ 287' 4", passing into:	4	10	288	00

FORM P 71
 SERIES 680

6-INCH MAP	B/M
SJ35SW	46

Section of PLAS POWELL PARK BOREHOLE

*Delete as appropriate

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA	THICKNESS		DEPTH	
		ft*	in*	ft*	in*
	Brought forward			288	00
Mudstone	medium grey, silty, moderately well bedded, with some large ironstone lentils below 290' 6"	5	4	293	4
Mudstone	dark grey, slightly silty, with some lithic impure	1	2	294	6
Mudstone	medium to dark grey, slightly silty to silty with some plant fragments, becoming silty towards base and passing into:	2	6	297	00
Siltstone	medium grey, fine to medium grained, faintly laminated, with some comminuted plant debris, with numerous small ironstone lentils and nodules in base 5"	11	8	308	8
Siltstone	dark grey, coarse grained, strongly laminated,	—	8	309	4
Siltstone	medium to dark grey, fine grained with occasional diffuse ironstone lentils with occasional large plates and some thin sandy swags with a 1" sandstone band @ 317' 7" passing into @	10	8	320	00
Mudstone	dark grey, silty, with some plant fragments	2	3	322	3
Siltstone	dark grey, fine to medium grained, with dark grey carbonaceous laminae and comminuted plant debris	5	4	327	7
Mudstone	dark grey, slightly silty with numerous pyritiferous and spherules and tubules for 5" @ 328' 3"	1	2	328	9
Mudstone	dark grey, somewhat, with numerous pale yellow pebbles and pyritiferous tubules, EUPHEMITES @ 329' 8" EUPHEMITES @ 330' 2" and @ 331' 3" and @ 332' 0" and @ 332' 3" with numerous ironstone lentils below 333' 0"	5	10	334	7



FORM P 71
 SERIES 680

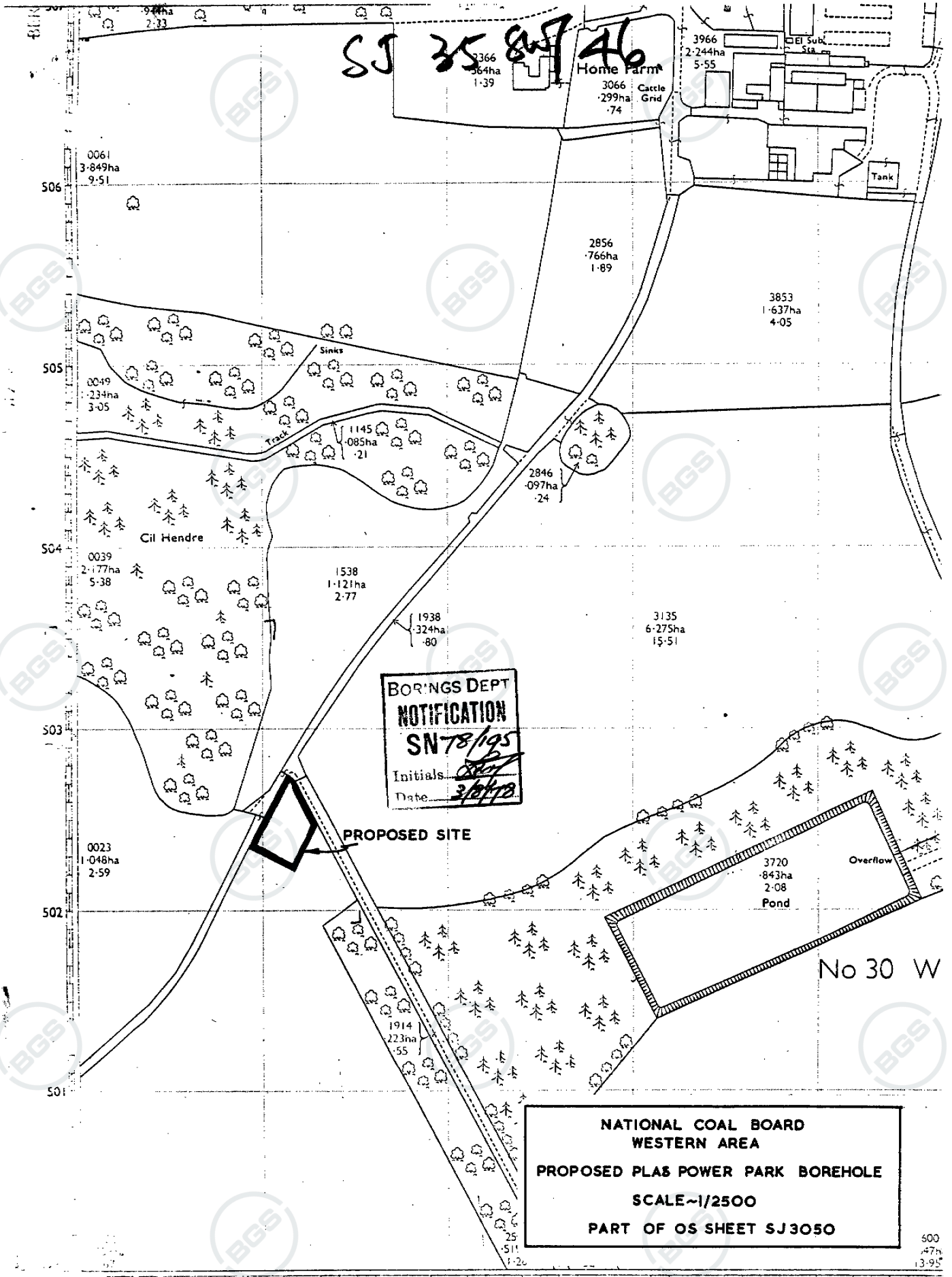
6-INCH MAP	B/F
SJ35SW	46

Section of PLAS POWER PARK BOREHOLE

*Delete as appropriate

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA	THICKNESS		DEPTH	
		ft*	in*	ft*	in*
	Brought forward			334	7
COAL	Inferior: part, fractured and slightly fragmentary	1	9	336	4
Mudstone	black, carbonaceous slightly silty with rare FISH debris	2	1	338	5
COAL	Inferior: part Dip 8°	3	0	341	5
SEALEATH	Mudstone medium fine grey, smooth, weak and kinked	-	5	341	10
SEALEATH	Mudstone medium grey, slightly silty	3	6	345	4
SEALEATH	Siltstone medium grey, fine to medium grained, passing into:	-	8	346	00
Siltstone	medium grey, medium grained, finely laminated,	-	9	346	9
Mudstone	medium grey, silty, moderately fine, finely micaceous, passing into:	3	3	352	00
Siltstone	medium grey, fine grained with some large flat fragments and rare conchoidal nodules	1	7	354	11
Sandstone	light grey, fine and massive	1	7	356	6
	TOTAL DEPTH			356	6
	Borehole sealed in accordance with PI 1977/9 with 36 bags Shallow Oilwell cement and 6 bags baryte				

CEFN



BORINGS DEPT NOTIFICATION
SN78/95
 Initials: *[Signature]*
 Date: *3/2/95*

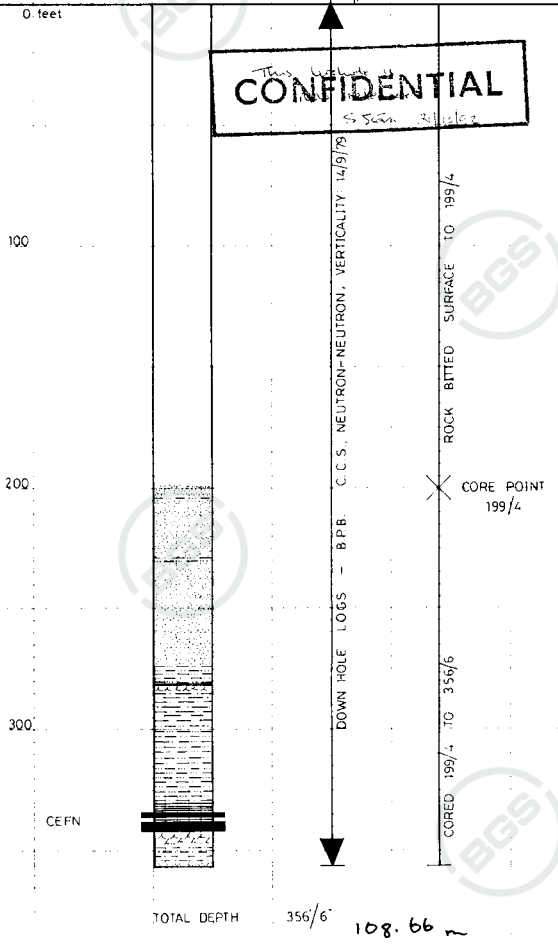
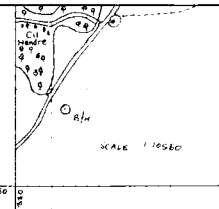
**NATIONAL COAL BOARD
 WESTERN AREA
 PROPOSED PLAS POWER PARK BOREHOLE
 SCALE ~1/2500
 PART OF OS SHEET SJ3050**

SS 35 SW/46

PLAS POWER PARK SJ 35 SW

-- MAY 1981

NATIONAL GRID REFERENCE
E 330 138 N 350 214
STARTING LEVEL, 125.73 m A.O.D.
DRILLED BY N.C.B. TEAM
DATE AUGUST-SEPTEMBER 1979
SCALE 1:480



Appendix E
CON29 COAL MINING REPORTS

Plas Power Solar Farm Area 1,

Professional opinion

Inc. integrated mine entry interpretive assessment

Site plan



Search results

- | | |
|---|---|
| <p> 1. Past underground coal mining
Identified page 4</p> <hr/> <p> 2. Present underground coal mining
Not identified</p> <hr/> <p> 3. Future underground coal mining
Not identified</p> <hr/> <p> 4. Shafts and adits (mine entries)
Not identified</p> <hr/> <p> 5. Coal mining geology
Not identified</p> <hr/> <p> 6. Past opencast coal mining
Not identified</p> <hr/> <p> 7. Present opencast coal mining
Not identified</p> <hr/> <p> 8. Future opencast coal mining
Not identified</p> | <p> 9. Coal mining subsidence claims
Identified page 6</p> <hr/> <p> 10. Mine gas emissions
Not identified</p> <hr/> <p> 11. Emergency Call Out incidents
Not identified</p> <hr/> <p> 12. Withdrawal of support
Not identified</p> <hr/> <p> 13. Working facilities orders
Not identified</p> <hr/> <p> 14. Payments to copyhold owners
Not identified</p> <hr/> <p> Cheshire Brine
Not identified</p> |
|---|---|

Coal mining (CON29M) assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Coal mining subsidence claims.



Coal mining

Subsidence claims

A subsidence claim has been identified within 50m of the property. Whilst no further searches are required, it should be noted that in the event of coal mining settlement or subsidence occurring the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

Next steps for consideration:

- A visual inspection of the property by a suitably qualified and experienced person may be of value in identifying any currently identifiable mining related settlement or subsidence effects.

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

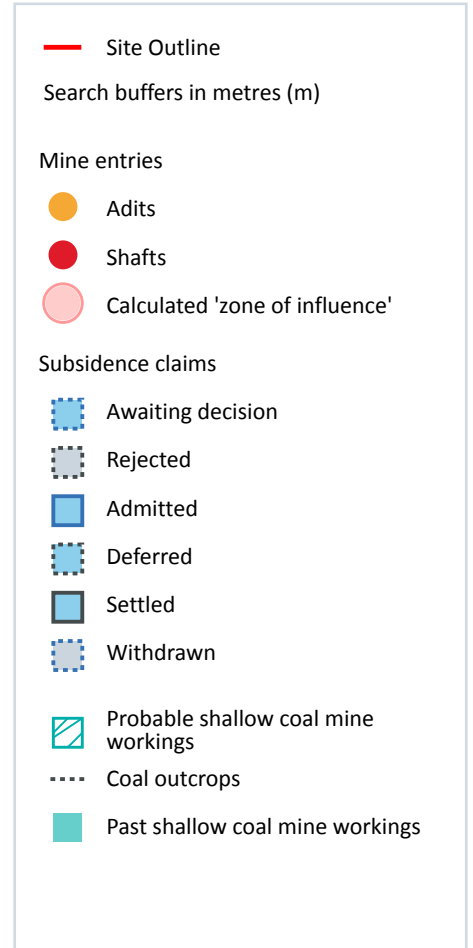
This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through <https://www.ricsfirms.com/>.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Coal mining (CON29M)



Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.





The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property lies within the potential zone of influence of recorded workings in 6 seam(s) of coal. The most recent underground working in the area was in 1938. These workings lie between 35 metres and 190 metres. Any ground movement due to this coal mining activity should have stopped.**

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?



- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

- 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. Shafts and adits (mine entries)



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- 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



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

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

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie 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 claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

Distance	Type	Reference	Address	Claim date	Status	Status reason	Claim value
18 m	TCA	S36184-CI	AGRICULTURAL LAND OFF SMITHY ROAD SOUTHSEA WREXHAM CLWYD	19/10/1995	02 - Rejected	-	-

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Responsible persons have not given notice agreeing that there is a remedial obligation or accepted that a claim would lie against them.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Remedial obligation or claims have not been discharged.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?



- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**



14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**



CON29M notes and guidance

This report is prepared in accordance with [The Law Society Guidance Notes 2018](#); under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

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 telephoning 0345 762 6848. Further information can be found on their website:

www.groundstability.com.

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).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 01273 257 755, or via email: info@groundsure.com.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.



CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure Limited and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Limited prior to any re-use. Due to data collection methods and processing time, there may be a period of up to 1 week between the Coal Authority updating their data and it appearing within the Groundsure report.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.



Conveyancing Information Executive and our terms & conditions

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <https://www.groundsure.com/terms-and-conditions-april-2023/>

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.



[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com
01273 257 755

Ref: GS-A99-WV6-FRZ-GSU
Your ref: JER8537_PO23-0265
Grid ref: 329828 350973

Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:



1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:



- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



CON29M (2018) Commercial Coal Mining Search

Passed

Search Acumen
The Maidstone Studios
New Cut Road Vinters Park
Maidstone
Kent ME14 5NZ

Mining Searches UK
Highburrow Lane
Wilson Way
Pool Industrial Estate
Redruth
Cornwall
TR15 3RN
T: 01209 218861
E: search@miningsearchesuk.com
W: www.miningsearchesuk.com

Date: July 17 2020
Our Reference: SO220192
Your Reference: 12534157

LAND AT PLAS BUCKLEY NULL, BERSHAM, WREXHAM, LL14 4LW

OPINION

Mining Searches UK considers the property to be acceptably free from coal mining related risk.

No further action is required with regards to past coal mining.

1. PAST UNDERGROUND COAL MINING

The property lies within the potential zone of influence of recorded workings in 7 seam(s) of coal. The most recent underground working in the area was in 1972. These workings lie between approximately 35 and 350 metres below surface

2. PRESENT UNDERGROUND COAL MINING

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

3. FUTURE UNDERGROUND COAL MINING

The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

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. SHAFTS AND ADITS (MINE ENTRIES)

No coal mine entries are recorded to lie within 20 metres of the property.

5. COAL MINING GEOLOGY

No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. PAST OPENCAST COAL MINING

The property is indicated to lie within the boundary of an opencast site from which coal was removed by opencast methods prior to the issue of licencing from the Coal Authority (pre-1994).

7. PRESENT OPENCAST COAL MINING

The property does not lie within, or within 200 metres of the boundary of current opencast site

8. FUTURE OPENCAST COAL MINING

The property does not lie within, or within 800 metres of the boundary of a future site for which a licence to remove coal by opencast methods has been granted.

9. COAL MINING SUBSIDENCE CLAIMS

Mining Searches UK have no evidence of a damage notice or subsidence claim for the property since 31st October 1994.

Mining Searches UK have no evidence of damage notices or subsidence claims within 50 meters of the property boundary since 31st October 1994.

There are no current Stop Notices delaying the start of remedial works or repairs to the property.

Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. MINE GAS EMISSIONS

No mine gas emissions are recorded within the property.

11. EMERGENCY SURFACE HAZARD CALL OUT INCIDENTS

No Emergency Surface Hazard Call Out procedures are recorded against the property.

12. WITHDRAWAL OF SUPPORT

The property lies within an area where a notice of entitlement to withdraw support has been published. Notices were issued in 1946, 1967, 1974 and 1976.

13. WORKING FACILITIES ORDERS

The property is not in an area where a court order has been issued.

14. PAYMENTS TO OWNERS OF FORMER COPYHOLD LAND

The property does not lie within Former Copyhold Land.

NOTES AND GUIDANCE

This search is based on, and limited to, the data supplied by the Coal Authority at the time of production.

These enquiries are the Law Society's CON29M Coal Mining search enquiries and are used with permission of the Law Society.

The Law Society's CON29M Coal Mining search enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London, WC2A 1PL.

The Law Society has no responsibility for information provided in response to CON29M Coal Mining search enquiries within this report or otherwise.

As with all mining records there is no guarantee or assurance of reliability or accuracy. Mining Searches UK cannot be held responsible for any omissions or errors in the information upon which our interpretation has been based.

Mining records vary in document age, reliability, reproduction, quality of the original record, the reason for the production of the original document, skill of the original surveyor and accounting for the accuracy of the available surveying equipment at the time of production. It must be accepted that the information is subject to interpretation. Alternative interpretations may be possible.

In any area, sporadic, un-surveyed and ancient mine workings can exist, and unrecorded mine workings can never be ruled out. Mining Searches UK cannot be held responsible for any settlement or subsidence problems as a result of a property being affected by unrecorded mining features.

If the property is subject to future development it would be prudent to seek appropriate technical advice concerning past coal mining activity before any works are undertaken.

The Coal Authority should be consulted before any work is undertaken that intersects, disturbs or in any other way interferes with any coal, coal mines or coal mine entries.

Developers should be aware that the investigation or disturbance of coal seams, coal mine entries or former coal mines has the potential to generate and/or displace underground gasses and these present a risk both under and adjacent to the development.

The Coal Authority should be consulted before any work is undertaken that intersects, disturbs or in any other way interferes with any coal, coal mines or coal mine entries.

Developers should be aware that the investigation or disturbance of coal seams, coal mine entries or former coal mines has the potential to generate and/or displace underground gasses and these present a risk both under and adjacent to the development.

If the property is subject to development, a suitable mining investigation may be required to satisfy planning or building regulation conditions. If development is being considered, contact Mining Searches UK for further advice.

This report is suitable for conveyancing purposes and is undertaken on behalf of the client, their mortgagees and legal advisers.

This mining search only considers the coal extraction risk. It is not considered to be an environmental, ecological, contaminated land, archaeological survey or natural ground hazard assessment.

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 DTI leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0845 762 6848.

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).


The Coal Authority emergency telephone number at all times is 01623 646333

Address:
 LAND AT PLAS BUCKLEY NULL
 BERSHAM
 WREXHAM
 LL14 4LW

Search Information
 Reference: SO220192
 Author: Benjamin Oldcorn
 Date: 2020-07-17





Legend:

 Property

Coal Mining Data

 Subsidence claim

 Indicated shallow underground coal workings

 Recorded shallow underground coal workings

 Coal crop


Mine entries


 Adit


 Shaft

Background OS:

 Road

 Building

 Woodland

 Landform

CONSUMER INFORMATION WITH COMPLAINTS PROCEDURE

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Cornwall Mining Services Limited, trading as Mining Searches UK, Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, 01209 218861, search@miningsearchesuk.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information
- included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE COMPLAINTS PROCEDURE.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Paul Raglan, Managing Director, Mining Searches UK, Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, Tel: 01209 218861, Email: search@miningsearchesuk.com.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall, TR15 3RN, 01209 218861, search@miningsearchesuk.com.

Coal Mining Report Insurance Policy

The Schedule

Policy Number:	Z1810039
Premium:	£1.40 inclusive of Insurance Premium Tax at 12%
Property:	The property which is the subject of the attached Coal Mining Report
Limit of Indemnity:	£100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the Commencement Date
Commencement Date:	
You/Your:	<ol style="list-style-type: none">1. A purchaser of the Property2. A lender providing a Mortgage in connection with a purchase of the Property3. A lender providing a Mortgage by way of a re-mortgage of the Property

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy.

Insured Use:	The continued use of the Property as a single house or flat or a single commercial premises
Market Value:	the value as determined by a surveyor appointed by agreement between You and Us or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors.
Mortgage:	a mortgage or charge secured on the Property by an institutional mortgage lender.
Coal Mining Report:	the coal mining report attached to this policy
Search:	an official search comprising a search in form CON29M (or other officially substituted forms) being mining searches relating to coal and brine in the area in which the Property is situated.
We/Our/Us:	Zurich Insurance plc A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

- a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:
 - i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
 - ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.
- b) If **You** do not comply with clause a) of this condition **We** may:
 - i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
 - ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.
- c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:
 - i) if **We** would not have provided **You** with any cover **We** will have the option to:
 - 1) avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 - 2) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
 - ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
 - iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.
- d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Report** but which was not revealed by the **Coal Mining Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Our Right to Cancel for Non Payment of Premium

If the **Premium** due under this policy has not been paid in accordance with the premium payment and settlement terms notified to **You** or the insurance adviser who arranged the policy for **You** **We** will have the right to cancel this policy by notifying **You** in writing either directly or via such insurance adviser. In the event of cancellation, premium equal to 50% of the full policy

Premium will be due to **Us** for the period that **We** are on risk. However, in the event of a loss or occurrence prior to the date of termination which gives rise to a valid claim under this policy, the full policy **Premium** will be payable to **Us** and we will not pay any claims until the full policy **Premium** has been paid to **Us**.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:
 - i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
 - ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
 - iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
 - iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
 - v) provide all information and assistance that **We** may require to help defend and settle the claim.
2. **We** are entitled to:
 - i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
 - ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.
3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.
4. If **You** or anyone acting on **Your** behalf:
 - a) makes a fraudulent or exaggerated claim under this policy; or
 - b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
 - c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
 - d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or

- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

- 5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.
- 6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

- 1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
- 2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the **Property** address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
- 3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources.

We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our "legitimate interests". It is in our legitimate interests to collect your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that

we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

- associated companies including reinsurers, suppliers and service providers;
- introducers and professional advisers;
- regulatory and legal bodies;
- survey and research organisations;
- credit reference agencies;
- healthcare professionals, social and welfare organisations; and
- other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

- regulatory and legal bodies;
- central government or local councils;
- law enforcement bodies, including investigators;
- credit reference agencies; and
- other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

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- to access your data (by way of a subject access request);
- to have your data rectified if it is inaccurate or incomplete;
- in certain circumstances, to have your data deleted or removed;
- in certain circumstances, to restrict the processing of your data;
- a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
- to object to direct marketing;
- not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
- to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database.

We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



Appendix F
GENERAL NOTES

General Notes

RPS Consulting Services Ltd

Phase 1 - Environmental Risk Assessment / Desk Study Environmental Review

1. A "desk study" means that no site visits have been carried out as any part thereof, unless otherwise specified.
1. This report provides available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the Client.
2. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources.
3. The accuracy of maps cannot be guaranteed and it should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.
4. No sampling or analysis has been undertaken in relation to this desk study.
5. Any borehole data from British Geological Survey sources is included on the basis that: "The British Geological Survey accept no responsibility for omissions or misinterpretation of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation".
6. Where any data supplied by the Client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by RPS for inaccuracies in the data supplied by any other party.
7. This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in legislation may necessitate a re-interpretation of the report in whole or in part after its original submission.
8. The copyright in the written materials shall remain the property of the RPS Company but with a royalty-free perpetual licence to the Client deemed to be granted on payment in full to the RPS Company by the Client of the outstanding amounts.
9. The report is provided for sole use by the Client and is confidential to them, their professional advisors, no responsibility whatsoever for the contents of the report will be accepted to any person other than the Client. [Unless otherwise agreed]
10. These terms apply in addition to the RPS "Standard Terms & Conditions" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms & Conditions the said Standard Terms & Conditions shall prevail.) In the absence of such a written contract the Standard Terms & Conditions will apply.



Appendix 4.7
Cumulative Developments

APPENDIX 4.7 CUMULATIVE SCHEMES

Plas Power Solar and Energy Storage Project Environmental Statement

February 2024

4 CUMULATIVE SCHEMES

- 4.1 In relation to cumulative effects, the Scoping Direction issued by Planning and Environment Decisions Wales (PEDW) on 17 October 2023 did not state any cumulative developments which should be assessed in the ES.
- 4.2 No further large-scale developments have been identified during the EIA process and therefore, this ES considers the following cumulative schemes:
- Land South Of, Berse Road, Caego, Wrexham, LL11 6TP (P/2023/0221) – erection of 47 dwellings and associated infrastructure (Pending Determination)
 - Lower Berse Farm, Ruthin Road (A525), Wrexham – strategic development of 1,500 homes (Pre-Application Consultation)
 - Legacy National Grid Substation, Bronwylfa Road, Talwrn, Wrexham, LL14 4HY (P/2023/0175) – Installation and operation of battery storage facility and ancillary development (Approved)
 - Legacy National Grid Substation, Bronwylfa Road, Talwrn, Wrexham, LL14 4HY – 1,025 MW Energy Storage System (Pre-Application Consultation)
 - DNS/3237973 – Bersham Energy Plant (Pre-Application)
- 4.3 Appendix 4.7.1 includes a location plan of the cumulative assessments listed above together with the proposed location of the Plas Power Solar and Energy Storage Project.

Land South Of, Berse Road, Caego, Wrexham

- 4.4 Land South of Berse Road is a proposed residential development of 47 dwellings. The site is approximately 500m to the north of the Plas Power site (north of the A525). The proposed site access is off Berse Road.
- 4.5 A planning application for the proposal is currently under determination (reference: P/2023/0221) and as of September 2023 consultation responses in respect of the proposed development had been received from NRW, WCBC Affordable Housing, WCBC Public Protection, Welsh Water and WCBC Contaminated Land.
- 4.6 Information in relation to this proposed development has been taken from WCBC's website: <https://planning.wrexham.gov.uk/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=74047&KeyText=Subject>
- 4.7 An indicative masterplan of the proposed development is included as Appendix 4.7.2.

Lower Berse Farm, Ruthin Road, Wrexham

- 4.8 Redrow is currently proposing a new strategic development east of the A483 and south of the A525. The proposed development is for a new community-led neighbourhood, delivering in the region of 1,500 homes. The site is allocated for housing in WCBC's Emerging Local Development Plan.
- 4.9 A planning application for the proposed development was submitted in September 2023. Fur
- 4.10 Information in relation to this proposed development has been taken from WCBC's website: <https://planning.wrexham.gov.uk/planning/search-applications#VIEW?RefType=GFPlanning&KeyNo=74743&KeyText=Subject>
- 4.11 An indicative masterplan of the proposed development is included as Appendix 4.7.3.

Legacy National Grid Substation, Bronwyfya Road, Talwrn, Wrexham

- 4.12 On 24 July 2023, planning permission was granted for the installation and operation of a battery storage facility and ancillary development at the Legacy National Grid Substation, Bronwyfya Road under reference P/2023/0175. The Legacy Substation is the proposed point of connection for the Plas Power Solar and Energy Storage Project.
- 4.13 The proposed development provides for 30 battery banks (single stacked), 15 battery inverters, a switch gear unit, an auxiliary transformer compound and a client control room. It is a revision to a previously approved scheme, the previously approved scheme being larger than the current scheme. The applicant is Pelagic Energy.
- 4.14 Information in relation to this proposed development has been taken from WCBC's website: <https://planning.wrexham.gov.uk/planning/search-applications?civica.query.FullTextSearch=P%2F2023%2F0175#VIEW?RefType=GFPlanning&KeyNo=74004&KeyText=Subject>
- 4.15 The approved General Arrangement Plan is included as Appendix 4.7.4.

Legacy National Grid Substation, Bronwyfya Road, Talwrn, Wrexham

- 4.16 The Innova i public consultation exercise for a proposed Energy Storage System (ESS) to be connected to Legacy Substation was completed in Q4 2023. The proposed development is still at pre-application stage.
- 4.17 The development site covers approximately 37 acres located in fields to the east of the Legacy Substation and west of the A483. It is currently proposed that the development will be situated across two fields either side of the B5097.
- 4.18 The proposed development is currently at pre-application stage with a planning application expected to be submitted in Q1/Q2 2024. Further details can be found at the consultation website: <https://innova.co.uk/projects/legacy-ess/>
- 4.19 An indicative site plan of the proposed development is included as Appendix 4.7.5.

DNS/3237973 – Bersham Energy Plant

- 4.20 The Bersham Energy Plant is a 30 MW energy plant and reclamation scheme currently at the pre-application stage. It is registered as a Development of National Significance (DNS) and a Screening Direction was issued by the Planning Inspectorate (now PEDW) in October 2019. The Screening Direction confirmed that the proposed development is EIA development.
- 4.21 There is no further publicly available information in respect of this proposed development since the issuing of the Screening Direction.
- 4.22 An indicative site plan of the proposed development is included as Appendix 4.7.6.

Cumulative Schemes – Timeline

- 4.23 The table below sets out an indicative timeline for the implementation of the identified cumulative schemes based on information available. An assessment of the likely overlap of construction / operation periods of the cumulative developments identified and the Plas Power Solar and Energy Storage Project are also set out in the table below.
- 4.24 The indicative construction programme for Plas Power assumes commencement on site in Q1 2025 and assumes a completion date of Q2 2026.

Development	Timeline for implementation
Land South of Berse Road	Given that the planning application for Land South of Berse Road has been submitted and is currently pending determination, it is likely that a decision will be made by the end of 2023. Allowing a further 6 months for approval of reserved matters and discharge of conditions, work is likely to commence on site Q3 2024. It is therefore likely that there will be some overlap between the construction of this cumulative development and the Plas Power Solar and Energy Storage Project. Consequently, the cumulative assessment has considered both construction and operational effects.
Lower Berse Farm (Redrow)	The planning application for this development was submitted in September 2023. Allowing for a 6-12-month determination period and then allowing a further 18 months for approval of reserved matters and discharge of conditions, work is unlikely to start on site until Q4 2025/Q1 2026. It is therefore likely that there will be an overlap in the construction periods of the Redrow scheme and Plas Power Solar and Energy Storage Project will be minimal. The cumulative assessment therefore focuses on construction and operation effects.
Pelagic Power BESS	This development was approved in July 2023. There are no pre-commencement conditions and therefore it can be assumed that construction will have either commenced or will commence imminently. Allowing a 6-12-month construction period, it is likely that the development will be operational at the commencement of the construction of the Plas Power Solar and Energy Storage Project. Therefore, only the operational effects have been considered in the cumulative assessment.
Innova ESS	It is anticipated that a planning application will be submitted in Q1/Q2 2024. Allowing 12 weeks for determination, and then an additional 12 weeks for discharge of any pre-commencement conditions, it is likely that construction will commence in Q1 2025. Assuming a 6-12 month construction period, it is likely that there will be some overlap between the construction of this cumulative development and the Plas Power Solar and Energy Storage Project. Consequently, the cumulative assessment has considered both construction and operational effects.
Bersham Energy Plant	A Scoping Direction Request has not yet been submitted for this development. It can therefore be assumed that there would be at least 12-months before submission of DNS application would be possible. Assuming a further 12-month determination period, it is unlikely that construction would commence until Q4 2025. There is therefore the potential for some overlap of construction periods. Consequently, the cumulative assessment considers construction and operational effects.



Appendix 4.7.1
**Cumulative Development
Location Plan**



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Legend

- Residential Development - Lower Berse Farm (Redrow) (Pre-Application Consultation)
- BESS 30no. units - Legacy Substation (Pelagic Energy) (P/2023/0175 - Approved)
- BESS 1,025 MW - Land at Berseham (Innova) (Pre-Application Consultation)
- Residential Development - Land South of Berse Road (P/2023/0221 - Pending Consideration)
- Berseham Energy Plant (30MW) - Berseham Bank Colliery Tip (Berseham (Glenside) Ltd) (Pre-Application Consultation)
- Plas Power Solar Farm

NOTES

All site boundaries are approximate



Rev	Description	Date	Initial	Checked



2 Callaghan Square, Cardiff, CF10 5AZ
 T: 02920 668 662 E: rpsca@rpsgroup.com

Client **Lightsource bp**

Project **Plas Power Solar Farm**

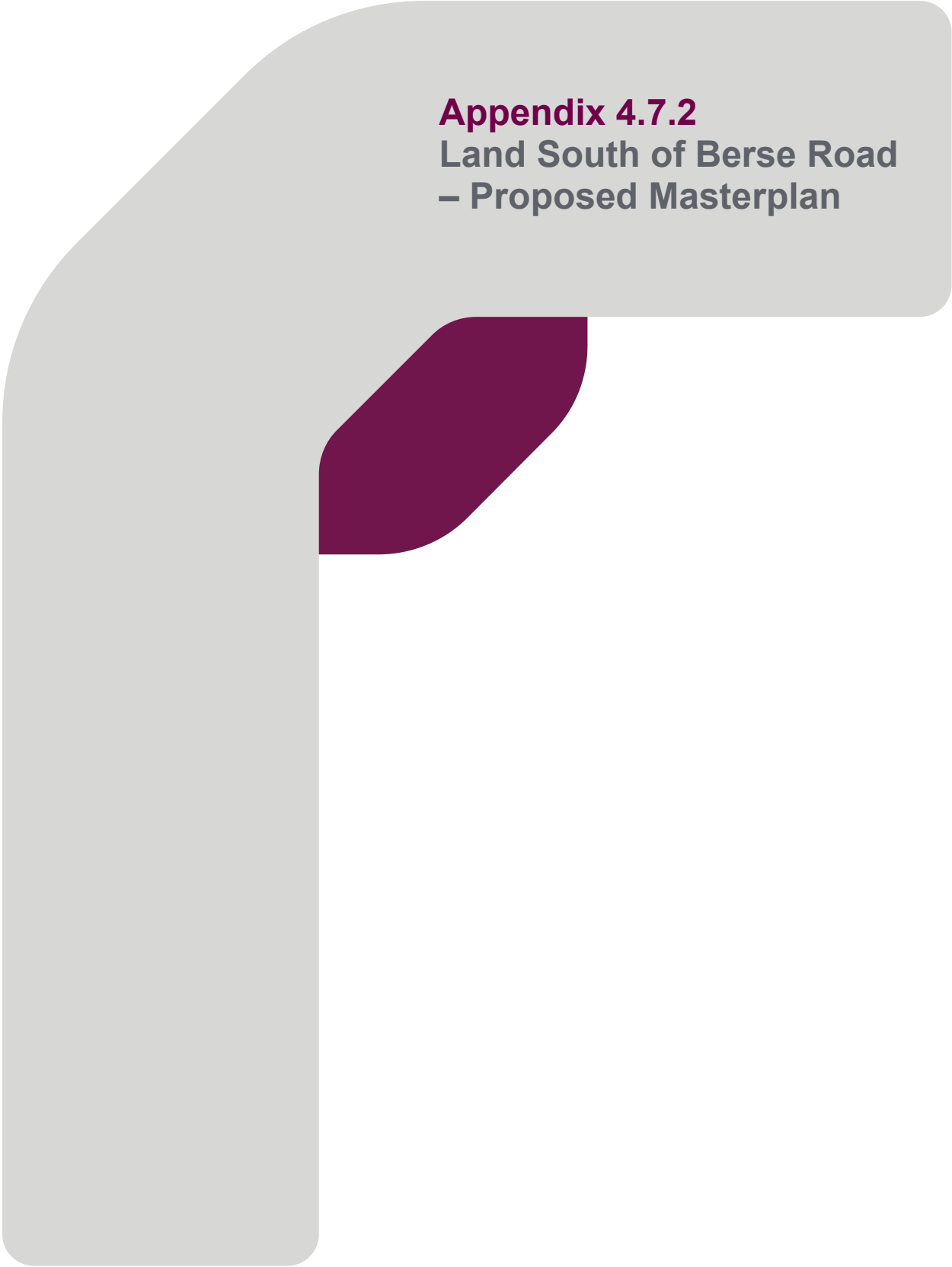
Title **Cumulative Schemes**

Status **Planning** Drawn By **EA** PM/Checked by **AL**

Job Ref **JPW1473** Scale @ **NTS** Date Created **August 2023**

RPS Drawing/Figure Number **JPW1473-DNS-007** Rev **-**

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Appendix 4.7.2
Land South of Berse Road
– Proposed Masterplan

DEVELOPMENT INSIDE LDP AREA ALLOCATED FOR HOUSING = 1.74 HECTARES
 27.6 HOUSES PER HECTARE

1731m² - AREA OF LANDSCAPE BUFFER / SABS FEATURES AND FOOT PATH DIVERSION.
 3584m² - AREA OF USEABLE P.O.S.



HOUSE TYPE	TOTAL
 2P1B COTTAGE APARTMENT	x 12
 4P2B HOUSE	x 20
 5P3B HOUSE	x 1
 5P3B CORNER UNIT	x 12
 7P4B HOUSE	x 2
 SUDS FEATURES	47

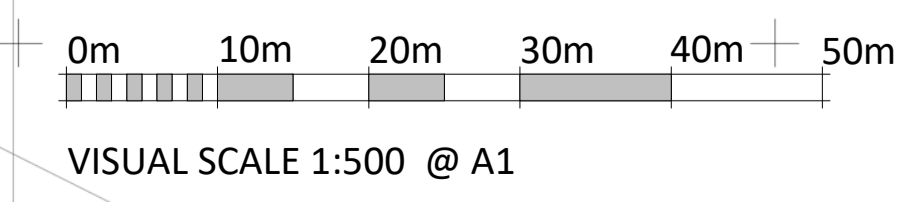
REV	DESCRIPTION	DATE	BY
H	REVISED RED LINE BOUNDARY	11/08/23	GT
G	VISIBILITY SPLAY ON INTERNAL JUNCTIONS AND ADDITIONAL PARKING ADDED	20/04/23	OR
F	AMENDMENTS TO PLOTS 9-14	27/02/23	OR
E	TREES TO SOUTH WEST OF SITE ADDED	19/01/23	OR
D	FFL ADJUSTED	17/01/23	IO
C	UPDATED LANDSCAPE LAYOUT ACCORDING TO LANDSCAPE REPORT	03/01/23	OR
B	MINOR AMENDMENTS TO PLOT 9-20 AND TO ROAD BETWEEN PLOT 8-9	16/12/22	OR
A	SITE MIX KEY ADDED	14/12/22	OR

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PROJECT
BERSE RD, WREXHAM
 for ADRA CYF.

DRAWING TITLE
SITE MASTERPLAN
OPTION 4

SCALE	DATE	DRAWN	CHECKED
1 : 500 @ A1	11/07/22	OR	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C1091	010	H	



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PRINTED: 11/08/2023 13:59:59



Appendix 4.7.3
Lower Berse Farm –
Proposed Masterplan



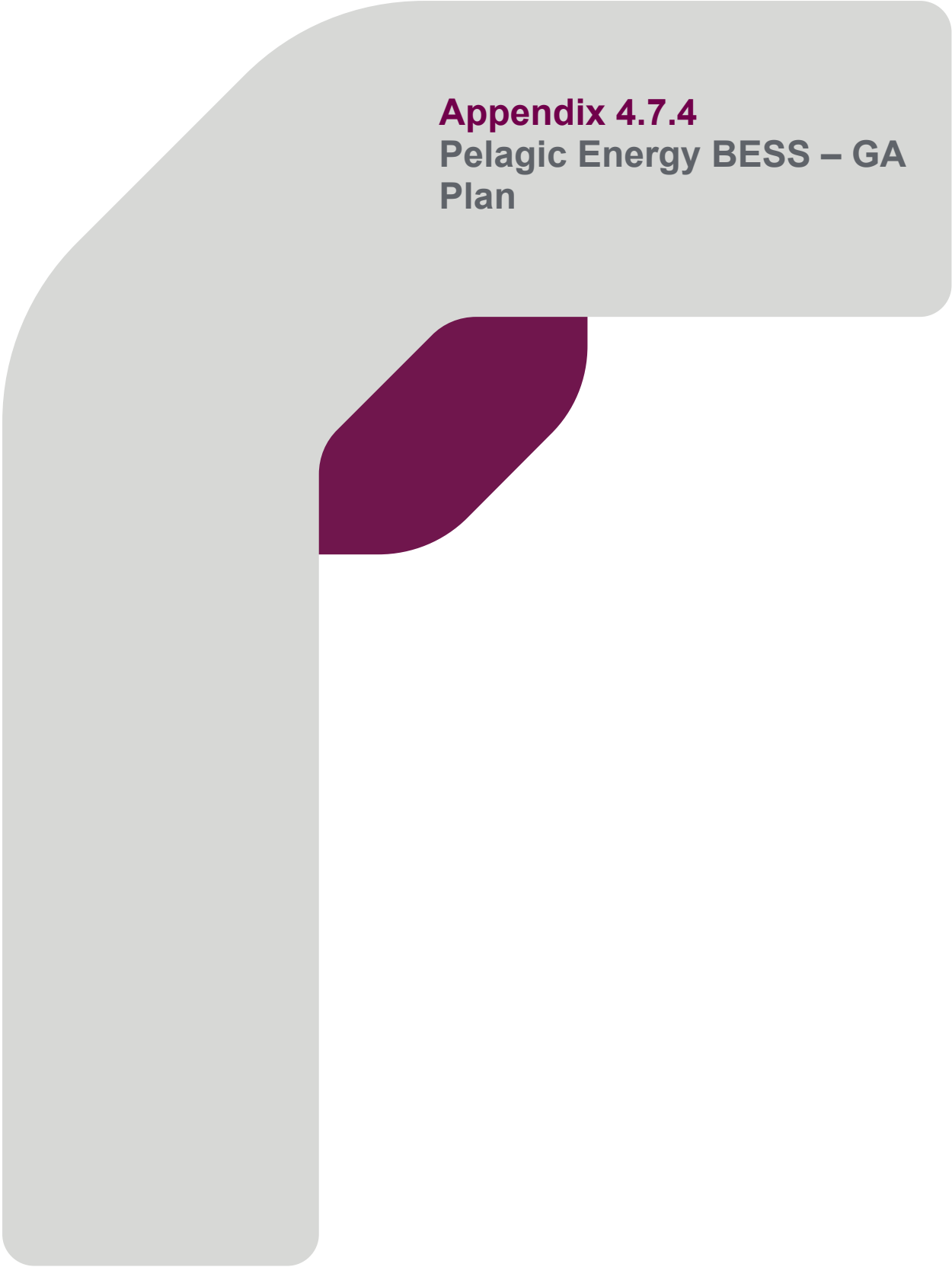
Key

Existing

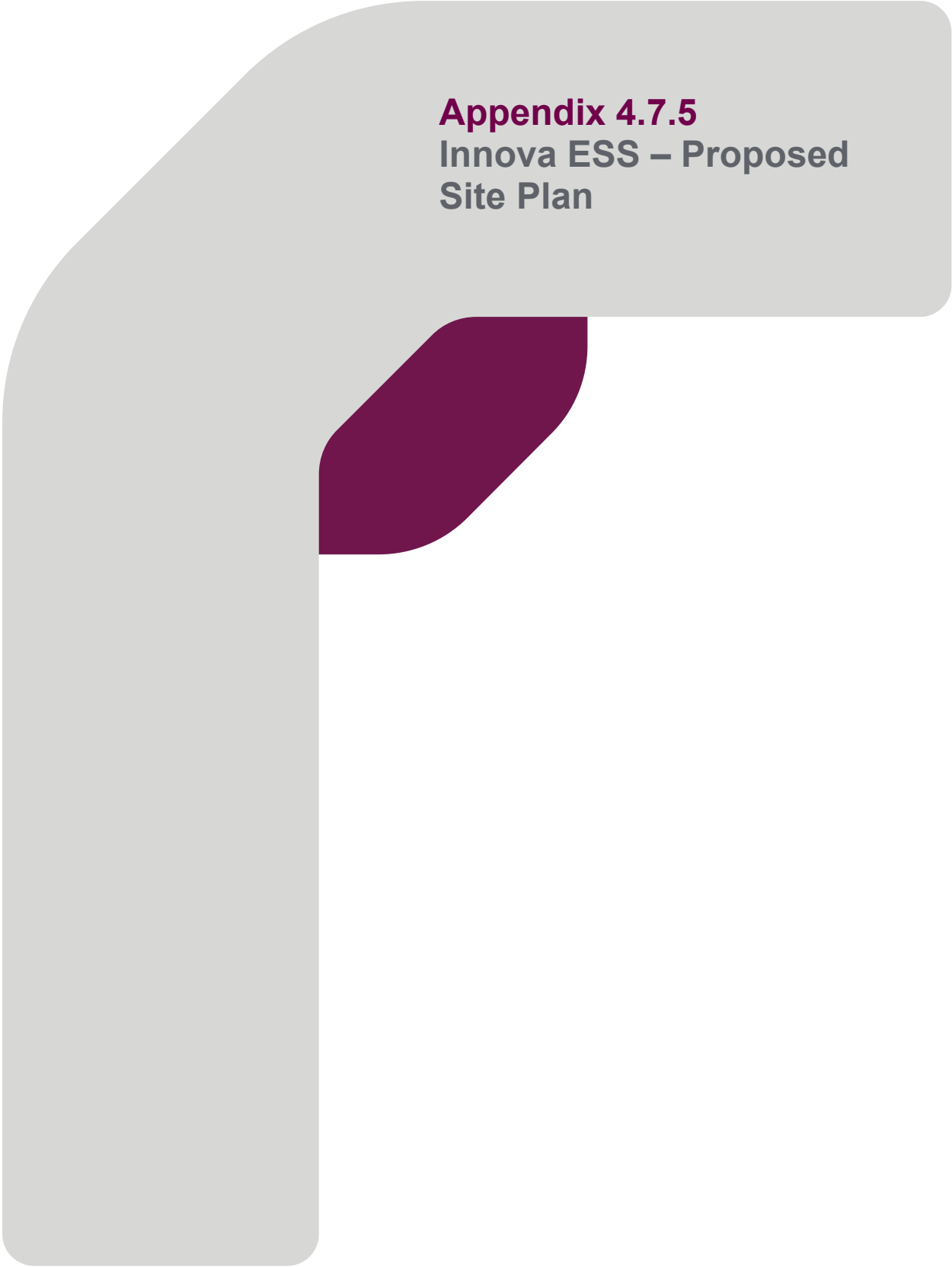
- Application Boundary (72.85ha)
- Trees/Woodland
- Hedgerow
- Watercourse
- Public Right of Way (PRoW) Footpath
- Public Right of Way (PRoW) Bridleway
- Public Right of Way (PRoW) BOAT

Proposed

- Residential Development in the region of 1,500 dwellings (37.57ha)
- Potential Waste Water Treatment Works with 50m Easement or Residential Development or Residential Development within the region of 90 dwellings - Development Parcel O (2.55ha)
- 2FE Primary School site (1.62ha)
- Local Centre with possible nursey, shops, cafe, public house and community facilities subject to viability (1.46ha)
- Telecom Mast Exclusion Zone
- Spine Road with Tree Avenue, Landscape Verge
- Secondary Road/Shared Drive
- Emergency Access
- Footpath
- Footpath Cycleway
- Footpath Cycleway Off Road
- Public Open Space (15.98ha)
- Strategic Open Space (7.89ha)
- Drainage Attenuation (1.96ha)
- Tree Planting
- Hedgerow Planting
- Neighbourhood Equipped Area for Play (NEAP)
- Multi Use Games Area (MUGA)
- Locally Equipped Area for Play (LEAP)
- Local Area for Play (LAP)



Appendix 4.7.4
Pelagic Energy BESS – GA
Plan



Appendix 4.7.5
**Innova ESS – Proposed
Site Plan**

Legacy Energy Storage System Proposal

We are currently preparing a planning application for an Energy Storage System on land at Bersham, near Rhosyllen.

The proposal will enable up to 1,025MW of electricity to be charged or discharged when needed to balance the supply and demand of energy in the grid. The proposal will be connected to the nearby Legacy National Grid substation.

Site Location

The ESS is proposed to be located in fields to the east of the National Grid substation and west of the A483. It is currently proposed that the development will be situated across two fields either side of the B5097.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) will be delivered on-site through planting along the site boundaries and other appropriate areas. The planting plan is currently being established and a BNG assessment will form part of the planning application



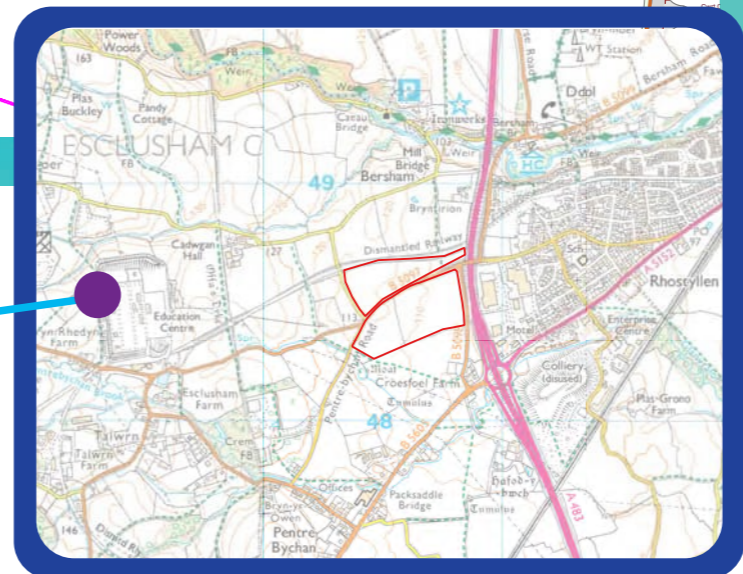
New Vegetation Planting

We will submit a detailed planting plan, which will include extensive landscaping including bolstering of the existing hedgerows. This could include a mixture of new woodland, hedgerows, grassland and shrubs. The exact mix of planting and details will be influenced by public feedback and through discussions with the Local Planning Authority.



Access Proposed Access Points

It is proposed that access to the northern and southern parcels will be from the B5097 and B5098 respectively. These will utilise and improve existing field entrances. The application will be supported by a Construction Traffic Management Plan, which will ensure suitable accesses are provided and that mitigation measures are implemented to reduce the effect of construction traffic on the local highway network.



Point of Connection

The proposal will connect to the nearby National Grid substation. We are currently completing technical assessments to determine the most suitable cable route.

Frequently Asked Questions

Do we need energy storage developments?

The UK has a legally binding target to achieve net-zero by 2050 and the Welsh Government has set an ambitious target for Wales to meet 70% of its electricity demand from Welsh renewable electricity sources by 2030. This results in many low carbon and renewable developments being needed across the UK. Intermittency of renewables is a key characteristic to overcome, with their dependency on weather and the time of day. ESS, like this proposal, are leading the way in balancing demand and providing flexibility to the supply of electricity in terms of where it can be stored, and when it can be utilised. As well as allowing additional cheap indigenous renewable electricity, more energy storage will also avoid costly grid reinforcement, prevent wasted energy and reduce gas produced electricity.

What do ESS do?

The ESS will be able to charge up and store electricity during times of oversupply on the network. During periods of peak demand, or during unexpected drop in generation, the ESS is able to export electricity back into the national grid. The system can operate without delay and can play a role in maintaining grid frequency and stability.

Why do we need to develop the ESS here?

The nearby Legacy National Grid substation has available capacity and infrastructure to allow this project to be connected and will have an important role with new offshore wind planned off the coast of Wales. The land is available for development with an engaged landowner. The positioning of the site is required to be near the National Grid substation to enable a short cable connection, minimising transmission losses.

Why do we need a substation?

A new substation is required between the ESS and the National Grid substation. This would step up / step down the voltage between the site and grid network and will be connected via an underground cable.

How is this linked to renewable energy generation?

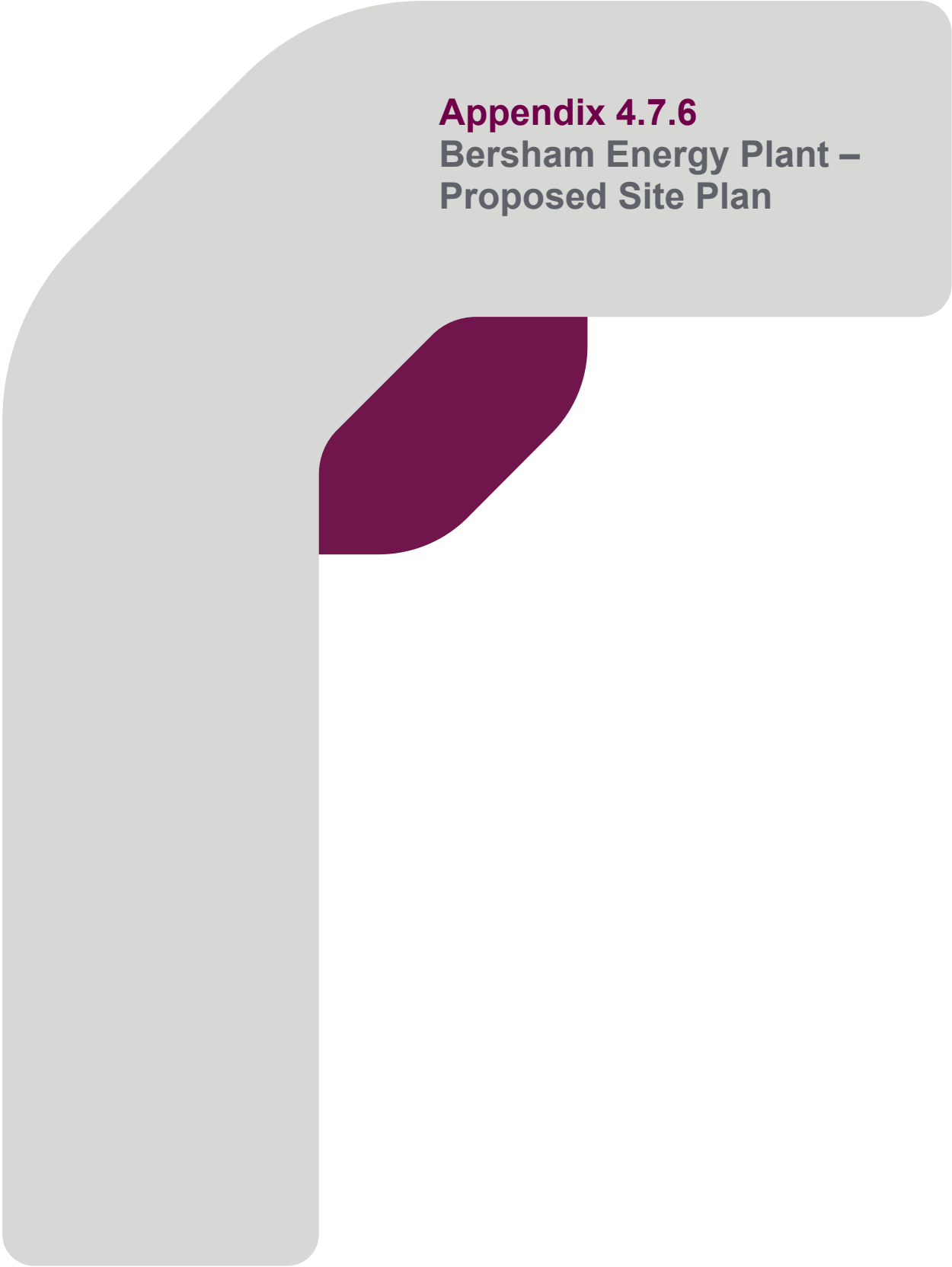
The proposal allows for energy to be stored at times of low demand and released at times of high demand. Renewable energy generation is intermittent and ESS help to balance the grid by storing electricity at times of peak demand. Energy storage allows us to make better use of our existing electricity supplies and for electricity generated from renewable energy sources to be fully utilised.

Will it emit noise?

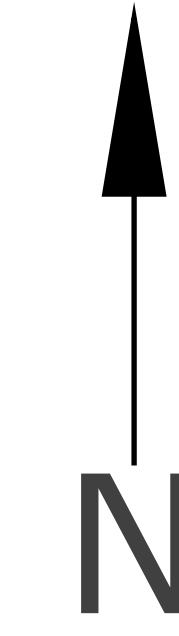
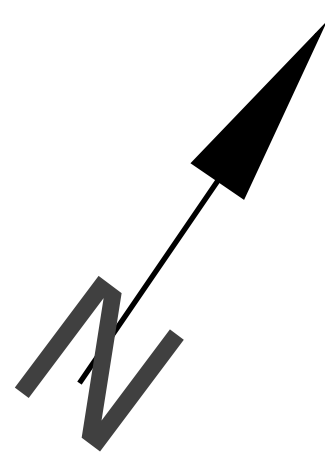
The equipment will emit noise. We are currently working with our noise consultants to confirm the most appropriate layout and any mitigation measures to ensure the noise emissions from the site do not cause significant impacts.

How safe is the ESS?

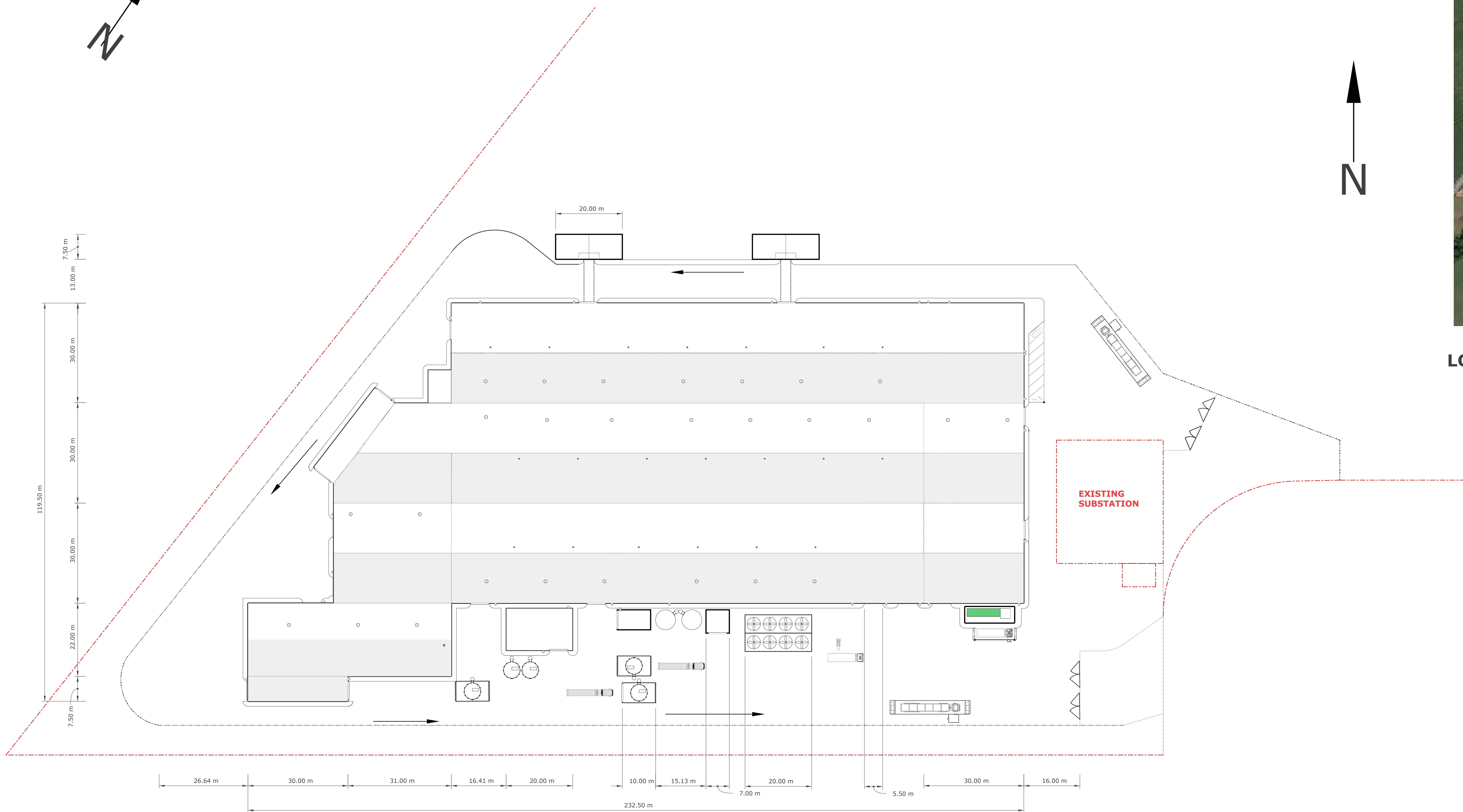
ESS are a safe technology and there are many sites across the UK operating today. The development will incorporate a number of embedded safety mitigation measures to ensure the development operates safely and in accordance with regulatory requirements and the requirements of the local Fire Service.



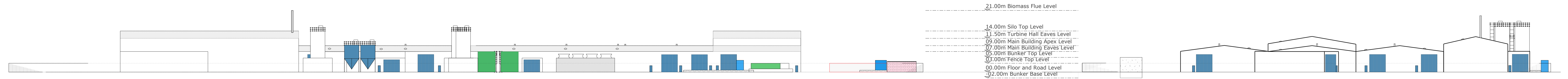
Appendix 4.7.6
Bersham Energy Plant –
Proposed Site Plan



LOCATION PLAN VIEW - PROPOSED PLANT
Not to Scale



PLAN VIEW - PROPOSED PLANT
SCALE 1:500



ELEVATION FROM SOUTH EAST DIRECTION - PROPOSED PLANT
SCALE 1:500

ELEVATION FROM SOUTH WEST DIRECTION - PROPOSED PLANT
SCALE 1:500

BIO MASS DELIVERY ENCLOSURE

BIO MASS BUILDING

BIO MASS FLUE

PRODUCT SILO

BLOCK MAKING MATERIAL SILOS

PRODUCT SILOS

FIRE WATER TANK

COOLING WATER BREAK TANK

COOLING WATER PUMP BUILDING

COOLING TOWERS

MAIN BUILDING

MATERIAL STORAGE AND WORKSHOP

WEIGHBRIDGE KIOSK

TURBINE HALL

AUXILIARY FUEL TANK

EXISTING SUBSTATION ENCLOSURE

WEIGHBRIDGE KIOSK

EXISTING SUBSTATION BUILDING

FEED BUNKER

BERSHAM TOU PLANT	
PLANT LAYOUT 20 TOU 'T' WITH PC PLASTIC PROCESSING AND BIOMASS SITE PLAN AND PROFILE	
DWG. No.: ENERJ8_D_M_BERPNT_0002_5	V5
SCALE 1:500	A0

