

Our Ref: MTCL/14795/Letter1

Your Ref:

Contact: Mathew Lake

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1st May 2019

Neath Port Talbot County Borough Council – by email

For the attn. of Mr Steven Jenkins

Dear Steven,

**Planning Consultation P2019/0397 - LLYS WERN CAEWERN NEATH NEATH PORT
TALBOT SA10 7PR**

Further to your email dated 1st May 2019, I consider the risk to the development from possible mine gas to be very low / negligible. This is on the basis of the following:

- The Coal Authority report states that they have no record of a mine gas emission requiring action. The surrounding residential development would unlikely have any gas protection measures given their age and would therefore be susceptible to any potential mine gas. The absence of any record of mine gas emissions for the area would suggest the likelihood is negligible.
- The shallowest set of workings are located between 40 and 50m beneath the site and are dipping 4°-10° down towards the north. No direct pathways have been identified between the workings and the site (i.e faults, historic boreholes, grouting holes, etc). Any gas migrating from the workings will likely follow the path of least resistance, which is considered to be the dip / bedding of the geology until the gas reached outcrop. The shallowest seam outcrops 380m south of the site which is a considerable distance to impact the development.
- The air shaft recorded 129m south of the site is a significant distance away from the site and is not deemed to have an impact of the development. Again gas will take the path of least resistance and travel vertically up the shaft where the gas will be dispersed close to ground level. It is unlikely that gas will travel 129m horizontally through clay based superficial Till.
- The existing proposals are required to have basic radon protection measures. The proposed radon barrier is capable of providing the required protection measures for CS2. It is my opinion that this will be sufficient to mitigate the small risks posed from mine gas emissions.

I trust that the above is to your satisfaction, however, if you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely
for: Terra Firma (Wales) Ltd



Mr Mathew Lake

Annex A
Soil Chemical Test Results