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26/07/2021

For the attention of Nicola Lake, Neath Port Talbot Council Planning

Re: P2021/0438 Traveller Site Pontrhydyfen

Dear Nicola

I can confirm I have visited the site at Pontrhydyfen a couple of weeks ago. It is my belief that a Coal Mining Risk Assessment is not necessary for this development. I base this decision on Part A of the Exemptions List in the Coal Authority publication Risk Based Approach to Development Management (Version 3 2014). This makes specific reference to the change of use of a building being exempt from requiring a C.M.R.A. The conversion of the existing stable block to a dayroom will involve no alterations, extensions or built development to the existing building. As a dayroom the building will not be permanently occupied. It is a laundry/washroom and is not residential in the Coal Authority definition of the word. It is therefore on List A of exemptions from

There is no incentive to me to claim the development is exempt. In fact the opposite is true. If a C.M.R.A. was necessary it would be me writing it. It is of course your prerogative to insist on a C.M.R.A. even if the development is on the exemption list. If you require further clarification on anything please do not hesitate to contact me on 07729143008 or richarddavies56@hotmail.com

Regards

Richard

