

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995
SCHEDULE 2, PART 6:-**

**AGRICULTURAL BUILDINGS AND OPERATIONS
PRIOR APPROVAL NOT REQUIRED**

Name and address of the applicant

Mr Peter Richards
Wernddu Uchaf Farm
Wernddu Road
Alltwen
Pontardawe
Neath Port Talbot
SA8 3JA

DATE REGISTERED: 15 July 2022

APPLICATION NO: P2022/0612

LOCATION Wernddu Uchaf Farm, Wernddu Road, Alltwen, Pontardawe,
Swansea, Neath Port Talbot, SA8 3JA

PROPOSAL Prior Notification application for a proposed agricultural building,
cladded with box profile metal or Yorkshire boarding to 1.2
metres and concrete stock wall panels above and fibre cement
sheets to roof for storage of farm machinery and hay

Informatives

1 The proposed development lies within an area that has defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible

be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

2 The developer is advised that further more detailed consideration of ground conditions and/or foundation design may be required as part of any subsequent building regulations application due to Coal Mining Legacy issues.

3 The proposed development is bordered/crossed by a HSE PADHI Pipelines (Ref: 28 Feeder Zone: Middle). The developer must consult with the owner / operator of this pipeline(s) before any development (including the raising or lowering of ground levels) commences on site in order to establish if the proposed development is appropriate in this location having regard to this constraint or located within any related safety zones which may prevent/limit development.

4 The proposed development is bordered/crossed National Grid Gas Pipeline. The developer must consult with the owner/operator of this pipeline(s) before any development (including the raising or lowering of ground levels) commences on site in order to establish if the proposed development is appropriate in this location having regard to this constraint or located within any related safety zones which may prevent/limit development.

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HAS DETERMINED THAT THE PRIOR APPROVAL OF THE SITING OR APPEARANCE OF THIS PROPOSED DEVELOPMENT WILL NOT BE REQUIRED.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 10 August 2022