

**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 24:-**

**DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM
OPERATORS**

PRIOR APPROVAL NOT REQUIRED

Name and address of the applicant

Signal Infrastructure UK Limited
450 Longwater Avenue
Green Park
Reading
RG2 6GF

Name and address of the agent

Ryan Marshall
WHP Telecoms Limited
1A Station Court
Station Road
Guiseley
Leeds
LS20 8EY

DATE REGISTERED: 28 June 2023

APPLICATION NO: P2023/0475

LOCATION: Water Street , Margam, Neath Port Talbot , SA13 2PA

PROPOSAL: Prior Notification for a proposed telecommunications Phase 8
Monopole 15m high mast and associated ancillary works.

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.

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

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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

Due to the location of the application site, it is considered that the development would have no unacceptable impacts on the character or visual amenity of the area. As such, prior approval for the siting and design of the telecoms installation is not required in this instance.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 8 August 2023