
Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



Contents

1.	Introduction	1
2.	Overview of Pre-Application Consultation	2
3.	Response to Notifications and Consultation	6
4.	Conclusion	9

Appendices

1. List of Addresses of Owners of Adjoining Land
2. Notices to Specialist Consultees
3. Notice to owners and occupiers of adjoining land, community consultees and displayed by site notice
4. Site Notice Declaration and Photos
5. Consultation Responses

1. Introduction

- 1.1. This Pre-Application Consultation Report has been prepared on behalf of St. Modwen Developments Ltd to accompany a full planning application for engineering works to the Crymlyn Tip, Coed Darcy. The description of development is as follows:

‘Engineering works to Crymlyn Tip including installation of a low permeability wall, localised reprofiling and placement of restoration soils.’

- 1.2. This Pre-Application Consultation Report and the consultation process have been undertaken in accordance with legislation contained within the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (the “DMPWO”).
- 1.3. The legislation requires all applicants of major developments to undertake a statutory Pre-Application Consultation, making available a final draft version of the application at least 28 days before the submission of the formal planning application. The draft application should be made available to specialist consultees, community consultees and members of the public through making the draft planning application documents available online and displaying site notices.
- 1.4. Having undertaken Pre-Application Consultation, applicants are then required to produce, and submit as part of the application, a Pre-Application Consultation Report which includes:
- Information about the method of public notification and how both community consultees and specialist consultees were made aware of the application.
 - A copy of the notice given to owners and occupiers of adjoining land.
 - A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements.
 - Copies of all notices provided to councillors, town and community councils and specialist consultees.
 - A list of addresses that notices were served.
 - A summary of issues raised in response to the statutory publicity (responses from members of the public), an overview of whether these issues have been addressed and, if so, how they have been addressed.
 - Copies of responses received from specialist and statutory consultees with an explanation of how each response has been addressed.

2. Overview of Pre-Application Consultation

- 2.1. This section details how the Pre-Application Consultation was undertaken with reference to the legislative requirements.

Public Notification

- 2.2. Part 1A, Paragraph 2C (1) (a) of the DMPWO states that the applicant must publicise the proposed application by:

Giving requisite notice:

- By site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and
- In writing to any owner or occupier of any land adjoining the land to which the proposed application relates.

- 2.3. St. Modwen Development Ltd are the landowners of the vast majority of the land surrounding the site. A Land Registry search was undertaken to determine any other owners and occupiers of adjoining land. A list of surrounding land owners is included in Appendix 1, they were given requisite notice of the draft planning application submission in accordance with the Pre-Application Consultation process.

- 2.4. The site notice displayed is required to contain all the information set out in the form contained in Schedule 1B of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Site notices are required to be displayed in both English and Welsh.

- 2.5. In accordance with this guidance, 10 site notices (5 English and 5 Welsh) were displayed close to the application site on 20 November 2023. A copy of the site notices are included at Appendix 3. A declaration confirming that the site notices were displayed in accordance with the statutory requirements alongside photographs of the notices in situ and a plan identifying their location are included in Appendix 4.

Publication of the Draft Planning Application

- 2.6. Part 1A, Paragraph 2C (1) (b) of the DMPWO states that the applicant must publicise the proposed application by:

Making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in sub-paragraph (a) or article 2D are given:

- Any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required;
- A plan which identifies the land to which the proposed application relates;

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



- Any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;
- In the case to which article 7 applies, the design and access statement; and
- Any particulars or evidence required by the local planning authority.

2.7. A full online copy of the draft planning application was made available on a hosted Savills webpage for the duration of the 28 day consultation. Even though the consultation has now closed, the website can still be viewed here:

<https://sites.savills.com/CrymlynTip>

2.8. The following documents were made available:

- Planning Application Form
- Cover Letter
- Plans
 - Site Location Plan (dwg no. 04020-B-921-P1)
 - Crymlyn Tip – Planning Boundary (dwg no. 04020-B-916-P3)
 - Proposed Newt Ponds (dwg no. 4020-SK-913-P0)
 - Proposed Barrier Wall Installation (dwg no. D1870/23/5289/05)
 - Network of Abstraction and Reinjection Wells (dwg no. D1870/23/5289/06)
 - Cross Section Location Plan (dwg no. D1870/23/5289/09)
 - Long Section Through Ash Bund (dwg no. D1870/23/5289/10)
 - Cross Sections – Page 1 of 2 (dwg no. D1870/23/5289/11a)
 - Cross Sections – Page 2 of 2 (dwg no. D1870/23/5289/11b)
 - Topographical Survey Compound Area – Llandarcy (Sheets 1-3) (dwg no. LST22028_D001)
 - Proposed Final Levels (dwg no. D1870/23/5289/08)
 - Landscape Plan (ref. 04020-B-922-P1)
- Ground Conditions Summary (ref. 04020-PJA-23-XX-TN-R-0091)
- Construction Method Statement (ref. 04020-PJA-23-XX-TN-R-0092)
- Ecological Assessment (9011M.EcoAss.dv5) and separate Summary Note
- Remediation Implementation Plan (ref. R1870/23/5260)

2.9. Computer facilities to access the draft planning application pack were available at the Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath, SA10 6LH.

2.10. All of the notices provided the email and postal address for Savills to which any comments should be sent to.

Community Consultees

2.11. Part 1A, Paragraph 2D of the DMPWO refers to 'consultation before applying for planning permission'. This requires the applicant to have engaged with any community consultees (such as local/community/ward Councillors) and given requisite notice in writing of the proposed application.

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



2.12. Notices were sent to the following community consultees:

- Councillor Clarke and Councillor Phillips
- Coedffranc Town Council

2.13. A copy of the notice sent to community consultees is included within Appendix 3.

Specialist Consultees

2.14. Part 1A, Paragraph 2D of the DMPWO requires the applicant to have engaged with any specialist consultees. Schedule 4 of the DMPWO explains in which cases specialist consultees should be informed. Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee notice in writing of the proposed application, enclose relevant information or a link to access the information and allow 28 days for the specialist consultee to respond.

2.15. In line with Schedule 4, notices were sent to the following specialist consultees on 20 November 2023:

- Natural Resources Wales

2.16. Notices were also sent to the following specialist consultees on 23 January 2024:

- Neath Port Talbot Highways
- Coal Authority
- Fire Authority

2.17. A copy of full responses from specialist consultees is included in Appendix 5.

2.18. The following non-statutory defined specialist consultees were also notified - Neath Port Talbot Council.

Pre-application Consultation Reports

2.19. Part 1A, paragraph 2F of the DMPWO states that where an applicant has been required to carry out pre-application consultation and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of:

Requirement	PAC Report Cross-Reference
(a) How the applicant complied with section 61Z of the 1990 Act	This is demonstrated through this report
(b) Any response to the consultation from any person consulted under section 61Z(3) or (4) of the 1990 Act	See section 3 and Appendix 5

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



(c) The account taken of those responses	See section 3
--	---------------

2.20. The pre-application report must also include:

Requirement	PAC Report Cross-Reference
(a) A copy of the notice referred to in article 2C(1)(a)(i)	See Appendix 3
(b) A declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article	See Appendix 4
(c) A list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons	See Appendices 1 and 3
(d) Copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3)	See Appendices 2 and 3
(e) A summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been address, and, if so, how	See section 3
(f) Copies of all responses received from specialist consultees with an explanation of the account taken of each response	See section 3 and Appendix 5

3. Response to Notifications and Consultation

- 3.1. This section of the Pre-Application Consultation Report summarises all responses received through public notification and consultation process undertaken.
- 3.2. A copy of full responses from specialist consultees is included at Appendix 5 with a summary in the table below:

Respondent	Summary of Response	Applicants Comments
Natural Resources Wales (NRW)	It is unclear from the information provided how much GCN habitat (terrestrial and aquatic) is to be lost to the proposals and how much is to be created. As part of any subsequent application full details of all mitigation should be provided. An overarching long term conservation strategy including detail of long-term funding of habitat management for great crested newts should be prepared to support any application. The strategy should consider and demonstrate that the proposals are consistent with and joined up with the conservation strategy for the wider Coed Darcy site. A Construction Environmental Management Plan (CEMP) should be produced to outline embedded measures to minimise/avoid impacts on the noted breeding bird species.	A comprehensive mitigation strategy will be submitted and will ensure a joined up approach between all three applications comprising this one, the NSR (P2023/0514) and the outline application (P2021/1193). This is to be provided early in the New Year, once the application has been submitted to NPT. Whilst a standalone GCN Conservation Strategy has not been prepared, the information submitted within the Ecological Assessment and summary note does provide details of mitigation and enhancement measures. As above, the conservation strategy for this application is being prepared in combination with the wider Coed Darcy site to ensure consistency. A Construction Method Statement has been submitted with the planning application which accompanies the Remediation Implementation Plan (RIP) to 'signpost' the relevant sections of the RIP that fulfil the requirements of a Construction Method Statement. It is anticipated that a planning condition will be attached to any planning permission for the works which will require the submission and approval of a CEMP covering the information required by NRW.

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



	Conditions are recommended to be attached to any permission, these include conditions relating to: • A CEMP • Land affected by contamination • Contamination verification report • Long term monitoring plan • Unsuspected contamination	The approach to conditioning further works is welcomed. However, the precise wording is to be agreed with NPT post-submission.
Mid and West Wales Fire and Rescue Service	The site plans of the above proposal have been examined and the Fire and Rescue Authority have the following comments: • The Fire Authority has no comment to make on access for fire appliances or water supplies. • The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.	It is noted that the Mid and West Wales Fire and Rescue Service has no objection to the proposed development.
The Coal Authority	The site falls partly within the defined Development High Risk Area. Our records indicate that underground coal mining has taken place within two coal seams at shallow depth beneath the site. In addition, our information indicates that a number of coal seams are recorded to outcrop within the site, which may have been worked in the past. The submission of an appropriate document which details any coal mining features present at shallow depth and an assessment of the potential risks posed, both to the development and to site operatives, is recommended to be submitted with the application. Subject to the submission of such a document, the Coal Authority's Planning & Development team is unlikely to raise an objection to an application for the proposed development.	Considerable assessment work has been undertaken historically to understand the implications of the works proposed. A coal outcrop is recorded as being present at depth beneath the site but there are no recorded shafts within the Tip works area. The Tip has been positioned over this area for circa 80 years and is subject to a formal Environmental Permit approved by NRW.

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



- 3.3. No responses were received from local residents during the PAC process. This was not unexpected due to the nature and location of the application proposals, not least because the tip is in private ownership and is not used by members of the public for recreational purposes.

4. Conclusion

- 4.1. This Planning Application Consultation Report has been produced on behalf of St. Modwen Developments Ltd to accompany an application for *“Engineering works to Crymlyn Tip including installation of a low permeability wall, localised reprofiling and placement of restoration soils.”*
- 4.2. This report is a statutory requirement as defined in the Town and Country Planning (Development Management Procedure) Order 2012.
- 4.3. All consultee comments received during the consultation period have been considered and addressed as part of this Report.
- 4.4. The previous sections of this Report and the appendices that follow on from this conclusion demonstrate that Pre-Application Consultation has been undertaken in full compliance with national guidance set out in the Development Management Procedure (Wales) (Amendment) Order 2016.

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



Appendix 1 – List of Addresses of Owners of Adjoining Land

List of Adjoining Landowners

Name	Address Line 1	Address Line 2	Address Line 3	Postcode
Ms McCarthy	76 Fairwood Drive	Baglan	Port Talbot	SA12 8NU

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



Appendix 2 - Notice to Specialist Consultees

SCHEDULE 1 Article 4.(4)
Pre-application notices

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLE 2D**

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Crymlyn Tip, Coed Darcy, Neath.

I give notice that St. Modwen Developments Ltd are intending to apply for planning permission for *engineering works to Crymlyn Tip including installation of a low permeability wall, localised reprofiling and placement of restoration soils.*

A copy of the proposed application; plans; and other supporting documents can be viewed online at <https://sites.savills.com/CrymlynTip>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Mr Nick Matthews at planningconsultation@savills.co.uk by 18th December 2023.

Signed



Date 20th November 2023

ATODLEN 1 Erthygl 4.(4)
Hysbysiadau cyn-ymgeisio

ATODLEN 1C Erthygl 2D

HYSBYSIAD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn Tip Crymlyn, Coed Darcy, Castell-nedd.

Rwyf yn hysbysu bod St. Modwen Developments Ltd yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer *gwaith peirianyddol i Tip Crymlyn gan gynnwys gosod wal athreiddedd isel, ail-broffilio lleoledig a lleoli priddoedd adfer.*

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill ar gael i'w harchwilio ar lein yn <https://sites.savills.com/CrymlynTip>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at Mr Nick Matthews, ar planningconsultation@savills.co.uk erbyn yr 18^{eg} o Ragfyr 2023.

Llofnod



Dyddiad 20^{eg} o Dachwedd 2023

SCHEDULE 1 Article 4.(4)
Pre-application notices

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLE 2D**

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Crymlyn Tip, Coed Darcy, Neath.

I give notice that St. Modwen Developments Ltd are intending to apply for planning permission for *engineering works to Crymlyn Tip including installation of a low permeability wall, localised reprofiling and placement of restoration soils.*

A copy of the proposed application; plans; and other supporting documents can be viewed online at <https://sites.savills.com/CrymlynTip>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Mr Nick Matthews at planningconsultation@savills.co.uk by 20th February 2024.

Signed



Date 23rd January 2024

ATODLEN 1 Erthygl 4.(4)
Hysbysiadau cyn-ymgeisio

ATODLEN 1C Erthygl 2D

HYSBYSIAD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn Tip Crymlyn, Coed Darcy, Castell-nedd.

Rwyf yn hysbysu bod St. Modwen Developments Ltd yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer *gwaith peirianyddol i Tip Crymlyn gan gynnwys gosod wal athreiddedd isel, ail-broffilio lleoledig a lleoli priddoedd adfer.*

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill ar gael i'w harchwilio ar lein yn <https://sites.savills.com/CrymlynTip>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymatebion yr ymgynghoriad at Mr Nick Matthews, ar planningconsultation@savills.co.uk erbyn yr 20^{fed} o Chwefror 2024.

Llofnod



Dyddiad: 23^{ain} o Ionawr 2024

Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



Appendix 3 - Notice for owners and occupiers of adjoining land, community consultees and displayed by site notice

SCHEDULE 1 Article 4.(4)
Pre-application notices

SCHEDULE 1B Article 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of the adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representation to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Crymlyn Tip, Coed Darcy, Neath.

I give notice that St. Modwen Developments Ltd are intending to apply for planning permission for *engineering works to Crymlyn Tip including installation of a low permeability wall, localised reprofiling and placement of restoration soils.*

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at <https://sites.savills.com/CrymlynTip> and computer facilities are available to view this information online at Skewen Library, Carnegie Hall, Evelyn Road, Skewen, Neath, SA10 6LH between the hours of 9:30am to 12:30pm and 2.00pm to 5:30pm Monday, Tuesday, Thursday and Friday and 9.30am to 12.30pm on Saturday.

Anyone who wishes to make representations about this proposed development must write to the agent Mr Nick Matthews at planningconsultation@savills.co.uk or Savills, Embassy House, Queens Avenue, Bristol, BS8 1SB, by 18th December 2023.

Signed



Date 20th November 2023

ATODLEN 1 Erthygl 4.(4)
Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthygl 2C & 2D

HYSBYSEBIAD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

HYSBYSEBIAD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO
HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gennych gael eu gosod yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn Tip Crymlyn, Coed Darcy, Castell-nedd.

Rwyf yn hysbysu bod St. Modwen Developments Ltd yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer *gwaith peirianyddol i Tip Crymlyn gan gynnwys gosod wal athreiddedd isel, ail-broffilio lleol a lleoli priddoedd adfer.*

Gallwch archwilio copïau o'r canlynol:

- Y cais arfaethedig
- Y planiau; a
- Dogfennau ategol eraill

Ar-lein ar <https://sites.savills.com/CrymlynTip> hefyd mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar-lein yn Llyfrgell Sgiwen, Carnegie Hall, Ffordd Evelyn, Sgiwen, Castell-Nedd, SA10 6LH rhwng 9:30y.b i 12:30y.p a 2:00y.p i 5:30y.p, Dydd Llun, Dydd Mawrth, Dydd Iau a Dydd Gwener a rhwng 9:30y.b i 12:30y.p Dydd Sadwrn.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at yr asiant: Mr Nick Matthews ar planningconsultation@savills.co.uk neu at Savills, Embassy House, Queens Avenue, Bristol, BS8 1SB, erbyn yr 18^{eg} o Ragfyr 2023.

Llofnod

Dyddiad 20^{eg} o Dachwedd 2023

Appendix 4 - Site notice declaration and photos

Site Notice Declaration

I/we declare that a site notice was displayed in accordance with the statutory requirements.

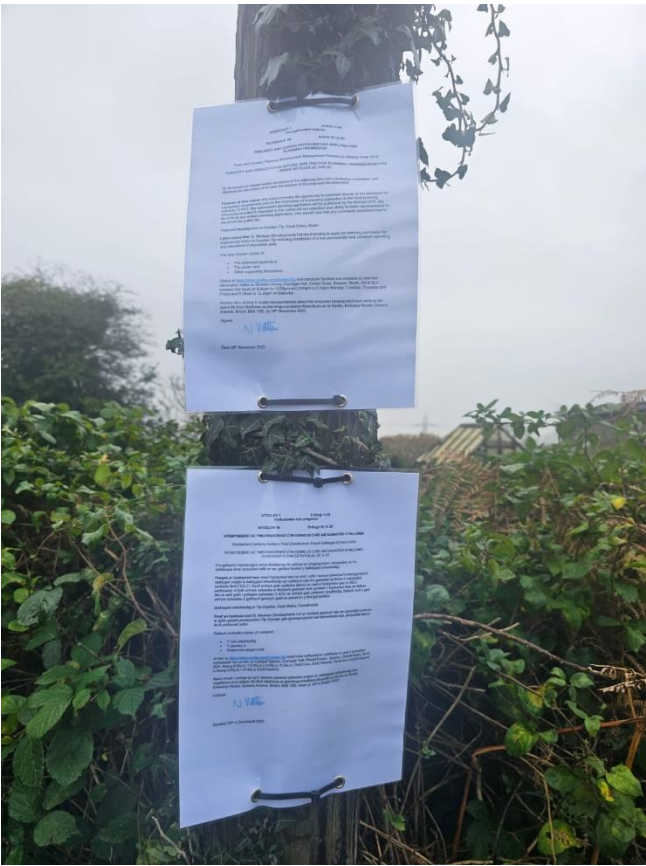
Signed: SAVILLS

Name: Savills UK (Ltd)

Date: 20 November 2023

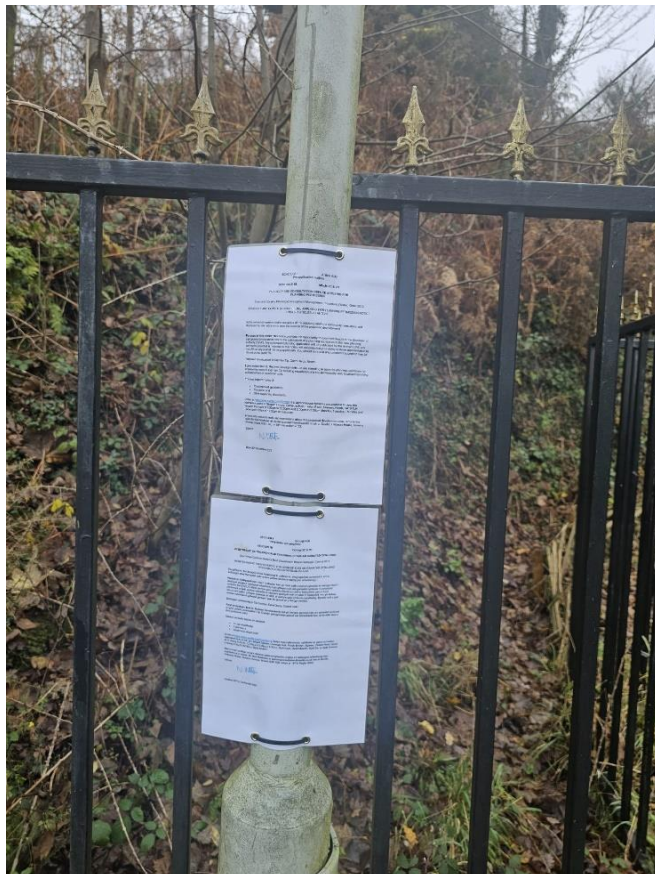
Site Notice Location Map



Site Notice Location (shown on map above)	Site Notice Photographs
Location 1	



Location 2



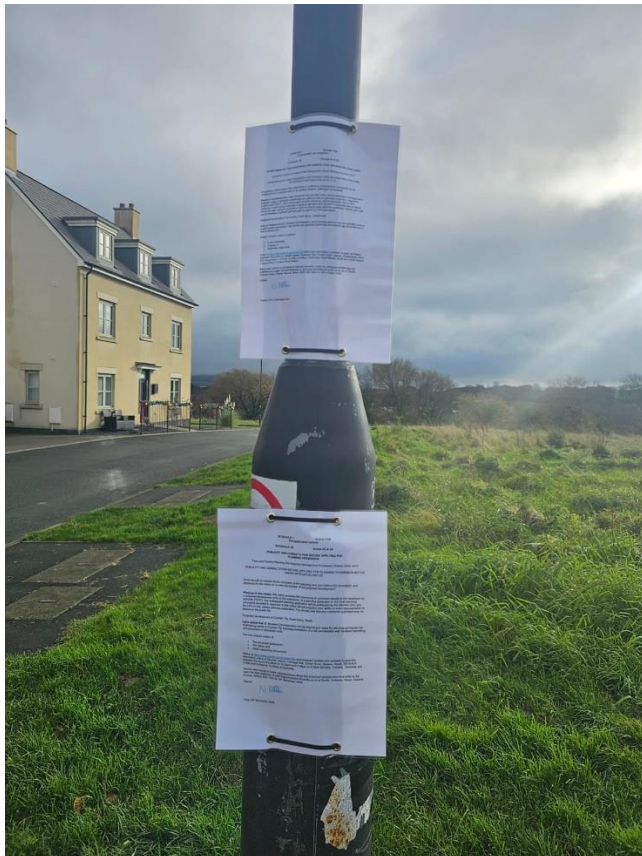


Location 3





Location 4





Location 5





Pre-Application Consultation Report

Crymlyn Tip, Coed Darcy



Appendix 5 - Consultation Responses

Ein cyf/Our ref: CAS-243202-C2D9
Eich cyf/Your ref: Crymlyn Tip

Alison Murrell
Planner
Savills
Kingston House
Blackbrook Park Avenue
Taunton
TA1 2PX

Dyddiad/Date: 18 December 2023

Annwyl Syr/Madam/Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: ENGINEERING WORKS TO CRYMLYN TIP INCLUDING INSTALLATION OF A LOW PERMEABILITY WALL, LOCALISED REPROFILING AND PLACEMENT OF RESTORATION SOILS

LLEOLIAD/LOCATION: CRYMLYN TIP, COED DARCY, NEATH

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 20 November 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding European Protected Species. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include the following conditions on any planning permission: Without the inclusion of these conditions we would be likely to object to the planning permission.

**Condition 1 - Pollution Prevention – Construction Environmental Management Plan
Condition 2- Land Contamination**

Protected Species

We have reviewed the following information submitted in support of the application:

- Coed Darcy, Llandarcy, Neath. '*Ecological Assessment, The Tip*'. Report Ref: 9011M.EcoAss.dv5, dated November 2023 by Ecology Solutions
- 9011M: The Tip, COED DARCY, LLANDARCY, NEATH. Technical Summary Note: Ecology, by Ecology Solutions, November 2023

We advise that additional information is provided in order to determine the potential impacts of the scheme upon great crested newts.

Great crested newt

The wider Coed Darcy site is a nationally important site for Great Crested Newt (GCN). We note from the Ecological Assessment referred to above that, following surveys undertaken in 2021, 2022 and 2023, GCN have been recorded from 1 waterbody (PB) on the application site and from 2 waterbodies just outside the application boundary (Proto 1 and Proto 2). It has been estimated that there is a likely medium population present. We consider that this local population forms a part of the wider meta population associated with the overall Coed Darcy site.

It appears from the information submitted that, ponds Proto 1 and Proto 2 will be safeguarded from development. However, waterbody PB is proposed to be removed to facilitate remediation works, and the proposals will directly impact on terrestrial habitats likely to be used by the species for foraging, sheltering and dispersal to the wider environment. In addition, we note that full access to every waterbody on the application site was not possible in some instances for reasons of health and safety and, therefore, bottle trapping was not undertaken. Therefore, GCN may be present in waterbodies which were not surveyed.

We note the mitigation and enhancement measures outlined in Sections 5.3.39 to 5.3.42 of the Ecological Assessment, and Sections 18 to 26 of the Technical Note, which include proposals for exclusion, capture and translocation, which we welcome. However, it is unclear from the information provided how much GCN habitat (terrestrial and aquatic) is to be lost to the proposals (including waterbodies which were not surveyed) and how much is to be created (terrestrial and aquatic). Due to the important population of GCN on the nearby main Coed Darcy site, we would expect any subsequent application to include full details of all mitigation to be provided.

Therefore, based on the above, we advise that an overarching long term conservation strategy including detail of long-term funding of habitat management for great crested newt should be prepared in support of this application. We advise that this strategy considers and demonstrates that the proposals are consistent with and joined up with the conservation strategy for the wider Coed Darcy site.

We advise that the Great Crested Newt Conservation strategy include the following:

- Build upon the principles outlined in; Coed Darcy, Llandarcy, Neath. '*Ecological Assessment, The Tip*'. Report Ref: 9011M.EcoAss.dv5, dated November 2023 by Ecology Solutions and, 9011M: The Tip, COED DARCY, LLANDARCY, NEATH. Technical Summary Note: Ecology, by Ecology Solutions, November 2023.
- Detailed plans showing, the amount and location of habitat to be lost/habitat to be created/areas to be retained, which should identify the extent and location on appropriate scale,
- Details of protective measures to be taken to minimise the impacts,
- Details of timing, phasing and duration of construction activities and conservation

- measures,
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development,
- Details of initial aftercare, long-term maintenance and management,
- Actions to be taken in event previously unidentified species/habitat features are found,
- Persons responsible for implementing the works,
- Details of measures to prevent or reduce incidental capture or killing.

Whilst we do welcome the consideration given to GCN in the Ecological Assessment, without the above information we are unable to confirm whether the extent and nature of the proposed mitigation measures for GCN are adequate.

European Protected Species – Legislation and policy

Great crested newts, as well as their breeding sites and resting places, are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where this species is present and where a development proposal is considered likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The proposed works to be authorised satisfy an appropriate derogation purpose, which in the case of development are for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

These requirements are translated into planning policy through Planning Policy Wales (PPW) Edition 11 dated February 2021, sections 6.4.22 and 6.4.23 and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). To avoid developments with planning permission subsequently not being granted a licence. The planning authority should take them into account when considering development proposals where a European Protected Species is present.

Ornithology

We advise that a Construction Environmental Management Plan (CEMP) is produced to outline embedded measures to minimise/avoid impacts on the noted breeding bird species. We recommend that works should be carried outside of the bird breeding season. If this is not possible, we recommend that the CEMP includes details of appropriate pre-commencement surveys, particularly but not exclusively for Breeding Cetti's Warblers, and provision of appropriate stand-off distances/buffers for any nests/territories identified.

Protected Sites

From the information provided, we consider that the proposals may affect the Crymlyn Bog Special Area of Conservation (SAC) and Ramsar. The Local Planning Authority are required

to undertake an assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Pollution Prevention

Due to the proximity of the development and hydrological link to Crymlyn Bog SAC and Ramsar we advise that all appropriate pollution prevention measures are implemented on site during the construction of the development. We therefore advise that a Construction Environment Management Plan is secured by condition on any permission granted.

Condition 1: Construction Environment Management Plan

No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

Land Contamination

Based on the submitted information outlining the proposed activities including (but not limited to) contaminant management (dissolved phase and free phase), hydrogeological management, excavation and reprofiling of tip materials and the installation of monitoring infrastructure we would recommend the following conditions:

Condition 2: Land affected by contamination

No development, suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site

A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 3: Contamination verification report

Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 4: Long term monitoring plan

Prior to the operation of the development, a long-term monitoring plan for water quality and land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years)
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Justification: A water quality and land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on water quality and groundwater quality.

Condition 5: Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Please note NRW are currently involved in on-going permit surrender conversations with the applicant/operator. We currently have on-going significant concerns over the Controlled Waters Risk Assessment which has been submitted under permitting. Whilst we acknowledge the planning and permitting regimes are entirely separate, there are recurring themes which underly and which are considered relevant under both regimes. From the information submitted under permitting, we do not consider the site to be in a condition where the applicant can progress to permit surrender and tip restoration. The subsequent submission of additional information is therefore likely to amend the proposed activities for the site. This in turn has the potential to affect the proposed activities outlined above under the tip restoration planning application.

Flood Risk

The planning application proposes less vulnerable development . The application site falls within partially Zone C2 of the Development Advice Map (DAM) contained in TAN15 (2004).

However, at this location the Flood Map for Planning (FMfP) is the best available information on flood risk. The FMfP identifies the application site to be in Flood Zone 1, meaning there is less than a 0.1% chance of flooding in a given year.

On this basis, we have no objection to the application as submitted.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lisa Jones

Gynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Ffôn/Phone: 0300 065 3264

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

Planning Department
Neath Port Talbot
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG

*Gofynner am/
Please ask for:*

*Rhif Est/Extn.
No.*

E-bost/E-mail:

*Fy Nghyf/My
Ref:*

Dyddiad/Date:

Watch Manager Adrian Hall

6611

bregs@mawwfire.gov.uk

AJH/CW/00349872

24 January 2024

Dear Sir,

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

RE: Proposed development at Crymlyn Tip, Coed Darcy, Neath.

APPLICATION NUMBER: N/A

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development :

- The Fire Authority has no comment to make on access for fire appliances or water supplies.
- The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

<https://www.ukfrs.com/index.php/promos/16847>

Y Pencadlys, Heol Llwyn Pisgwydd, Caerfyrddin, Sir Gâr, SA31 1SP
Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP

post@tancgc.gov.uk
mail@mawwfire.gov.uk

0370 60 60 699

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adam J Hall'.

Watch Manager A Hall
Authorised Fire Safety Regulator
On behalf of the Mid and West Wales Fire and Rescue Authority

Encs.

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Mr N. Matthews

Savills

[By email: planningconsultation@savills.co.uk]

20 February 2024

Dear Mr Matthews

Re: Pre-Application Consultation: Crymlyn Tip, Coed Darcy

Engineering works to Crymlyn Tip including installation of a low permeability wall, localised reprofiling and placement of restoration soils at Crymlyn Tip, Coed Darcy, Swansea

Thank you for your notification of 23 January 2024 seeking the views of the Coal Authority on the above matter.

The subject site falls partly within the defined Development High Risk Area. Our records indicate that underground coal mining has taken place within two coal seams at shallow depth beneath the site. In addition, our information indicates that a number of coal seams are recorded to outcrop within the site, which may have been worked in the past. Such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

The Planning & Development Team at the Coal Authority understands that the proposed reprofiling works are intended to ensure the long-term stability of the tip, to aid drainage and to provide a more natural appearance.

We wish to clarify that the Coal Authority does not provide comment upon matters relating to tip stability in our role as a statutory consultee in the planning process. As such, in its consideration of any future planning application, the relevant LPA would need to seek its own technical advice regarding this matter.

Notwithstanding the above, whilst it does not appear that the proposal would result in any 'built' development, we note that it will entail significant engineering works within the parts of the site which fall within the Development High Risk Area. We therefore consider that it would be prudent to provide consideration, with any formal submission, of the coal mining features present at shallow depth and an assessment of the potential risks posed, both to the development and to site operatives.

Subject to the submission of an appropriate document which satisfactorily addresses the above matter, the Coal Authority's Planning & Development Team is unlikely to raise an objection to an application for the proposed development.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.