



FIGURE 16

SURFACE OF DEVENSIAN TILL AT THE BASE OF THE STRIP



FIGURE 17
VIEWS OF THE SITE STRIP INSIDE THE SITE BOUNDARY

COAL MINING ISSUE		YES	NO	R.A?
SHALLOW RECORDED WORKINGS			X	
SHALLOW UNRECORDED WORKINGS		X		X
MINE ENTRIES		X		X
FISSURES			X	
GAS EMISSIONS			X	
SURFACE HAZARDS			X	
SURFACE MINING			X	
FUTURE MINING LICENSE		X		X

3. SITE SPECIFIC COAL MINING RISKS

From the table above it can be seen that three issues require a risk assessment for this site. The possibility of shallow unrecorded workings under the site, mine entries and the threat posed by future licensing.

To first briefly deal with the issues marked NO on the table:-

- a) There are no recorded shallow workings under the site. Archive material including abandonment plans and the Memoirs have been searched thoroughly to reach this conclusion.
- b) The C.A. report states there are no fissures, surface hazards or lines of geological weakness affected by underground mining under the site. Neither have there been any damage notices nor subsidence claims within 50 metres of the site. The C.A. report states there have been no recorded gas emissions within the area surrounding the site.
- c) There has never been any surface (opencast) mining on, or near the site. This leaves three items requiring risk assessment-future mining under the site, mine entries within influencing distance of the site and unrecorded shallow workings under the site.

MINING LICENSES

Firstly future mining. The consultant's report states there is a permit in existence for future underground mining without offering any further detail. After a conversation with Helen Bennett in the permit department it was discovered that there were two licenses involved. One from Cefn Parc had been revoked some years ago. The second was from the Unity Mine in Glyneath. The mine has been in the hands of receivers for three years. The license is currently one of the assets the receivers hope to sell. In the unlikely event of a buyer being

found, and the mine reopening, it is still inconceivable that workings would reach the site. The site is situated fifteen kilometres from the mine entrance. It would appear that the mine owners held a license covering most of West Glamorgan.

MINE ENTRANCES

The mine entrances closest to the site, shown in Figure 3 have been discussed in detail in section 2c/d. The adit and air shaft (refs. 281192-015 AND 281192-016 respectively) associated with the Golden Seam to the north of the site are at a distance of approximately 30m. and 45m. respectively from the site boundary. The C.A. do not dispute this, and Figure 3, from the C.A. shows them at this distance from the site. The seam, and hence the adit entrance and workings, dip to the north away from the site. They cannot therefore influence site stability. This leaves the solitary shaft ref. 281192-076. In the original C.M.R.A. it was suggested that this shaft could have been the staple pit shown in Figure 5B, and mistakenly entered on C.A. records. In the C.A. response to this it was stated that this was not possible as it was 23m away. The shaft position shown on the site boundary has been the subject of an intrusive investigation. This investigation was thorough, and yet uncovered no trace of the shaft. It is informative to look further into the evidence for the existence of this shaft.

It has been freely admitted by the C.A. that there is only a single source of evidence for this. This source is the West Wales Shaft Register (the name is a slight misnomer as it includes all mine entrances, not just shafts). This is a crude hand-drawn diagram of N.C.B./British Coal liabilities sketched onto National Grid map SS89SW, with the original author unknown. Darren Moody has been kind enough to send a copy of the original. An extract is reproduced as Figure 18 overleaf. The inaccuracies are immediately apparent. The map is at 1:10,000 scale which is rather small, and not ideal. The site has been outlined in blue. The red circles mark the positions of the mine entrances, as actually recorded on the base O.S. map. Even though the hand drawn circles are greater than 20m across when scaled, they still manage to sometimes completely miss the target. To insist that 110 on the shaft register (281192-076) could not represent the staple pit because it is "23m away" does not stand up to scrutiny in these circumstances. Some of the other mine entrance positions on this small extract have a larger margin of error.

Bryn remains fairly rural in character, and virtually all of the mine entrances recorded in the area can still be readily identified by a combination of spoil heaps and collapse/subsidence features. There is absolutely no trace of shaft

281192-076, either under the stripped area, or as a surface feature further east into the adjacent land.

The supposed shaft position also begs the question, what was its purpose if it were a surface feature? As seen on the C.A. map it is south of the west-east coal seam outcrops, which dip northwards. The next seam down in the stratigraphic sequence is the Two Foot Nine (known locally as the Finery). This was worked from outcrop well south of the village. However, beneath the site the combination of dip and topography would mean the seam would be *at least* 100m deep. It is inconceivable that a 100m deep shaft could be sunk in that area leaving no trace on the landscape or the historic record. It is difficult not to conclude that it is indeed the staple shaft shown on the Geological Survey Sheet. Whatever it represents, it does not exist within the zone of influence of the site, as proved by the intrusive investigation.

SHALLOW SEAMS

To summarise the information on shallow seams, the 1964 Memoirs correlate the Golden Seam with the Lower Pentre, as indeed do the C.A. on their interactive viewer (see Figure 4B). The only difference between the interactive viewer and the Survey Sheet is that the C.A. insist the Gorllwyn (Caedavid/Cockshot) crosses the site, whilst the Survey record that it either dies out or is split into thin unworkable leaves. The earlier (1903) Memoirs are quite clear that the Cockshot correlates with the Caedavid. The later (1964) Memoirs use the standardisation applied after the war which correlates *both* local names (Caedavid/Cockshot) with the Gorllwyn. Likewise, the Golden is correlated with the Two and a Half in the earlier Memoirs and *both* are then correlated with the Lower Pentre after the Nationalisation of the mines and the adoption of the Aberdare naming system for the Lower and Middle Coal Measures.

So the present situation is that the C.A. claim the Gorllwyn runs across the site based on a 1905 map *of a different seam* (the Golden). This appears (on the old map) to follow the supposed outcrop of the seam stratigraphically below it, which does indeed equate to the Gorllwyn i.e. above the Cockshot Rock which is itself accurately mapped. However, the later, more comprehensive survey information claims The Gorllwyn is locally absent, and backs this claim up with abundant observational evidence. This is also backed up by the total absence of any evidence of mining on the supposed outcrop. This can be contrasted with the many levels driven on the Golden Seam in the vicinity of the site, and with levels driven on the Gorllwyn at distance east and west of the site. Figures 5B and 12 show workings just to the west of the site dating from 1951, which

establish the position of the Golden Seam in relation to the site without doubt. The spoil heaps are still visible, and the alignment of them means that the Golden Seam could not possibly cross the site.

It is clear the 1905 map has the Golden Seam in the wrong place, and that would appear to be the only evidence the C.A. have for a seam in that location, preferring the older map over the newer version. In order to try and get a definitive answer, the B.G.S. were contacted, since they are the source of both maps. Their response is below:-

“Richard Davies has recently been in contact with me regarding which version of our 1:10 560 or 1:10 000 scale geological maps should be considered the most useful to understand the geology of the Bryn area of south Wales. This area falls within the "New Series Sheet area 248".

I would advise that the latest version of the geological map should be used. In the case of the Bryn area, this would be the 1:10 560 scale map: Glamorgan Sheet XXV NE, published in 1959.

The production of this map would have included a review of the historical geological map (Published in 1905) and will have been updated using evidence from new geological surveying and recent mining activity. Interestingly, the 1959 map would likely have been published at a time of renewed activity in the coalfield during and after the Second World War and the recent Nationalisation of the coal mines in 1947 which may have been sources of additional information.

The geology illustrated in the Glamorgan Sheet XXV NE geological map, along with other sheets which map up the Geological sheet 248 are described in the Pontypridd and Maesteg memoir of which the 3rd edition was published in 1964.

I hope that this helps and if I can be of any further help with this, please feel free to contact me. My contact details are given below.”

Thanks
Rhian

RhianKendall,FLS,FGS,CGeol
Geologist/Daearegwraig

British Geological Survey - Cardiff Office / Arolwg Daearegol Prydain -
SwyddfaCaerdydd

Cardiff University, Main Building, Park Place, Cardiff. CF10 3AT

Tel/Ffôn:02921674280

E-mail/E-bost:rhnd1@bgs.ac.uk

Website/Gwefan: www.bgs

From the comments above, it would appear clear that the British Geological Survey have every confidence in the evidence from the 1947/49 survey that the Golden Seam outcrops just north of the site, and the *conjectural horizon* of the Gorllwyn Seam crosses the site in the position shown on the C.A. viewer. However, in the vicinity of the site the Gorllwyn seam is either totally absent or represented by three thin, widely separated seams. Either way there is no risk from shallow mineworkings being present because the Gorllwyn seam is described as unworkable. This is in marked contrast to its description in the Memoirs from elsewhere in the area where it was formerly economically important.

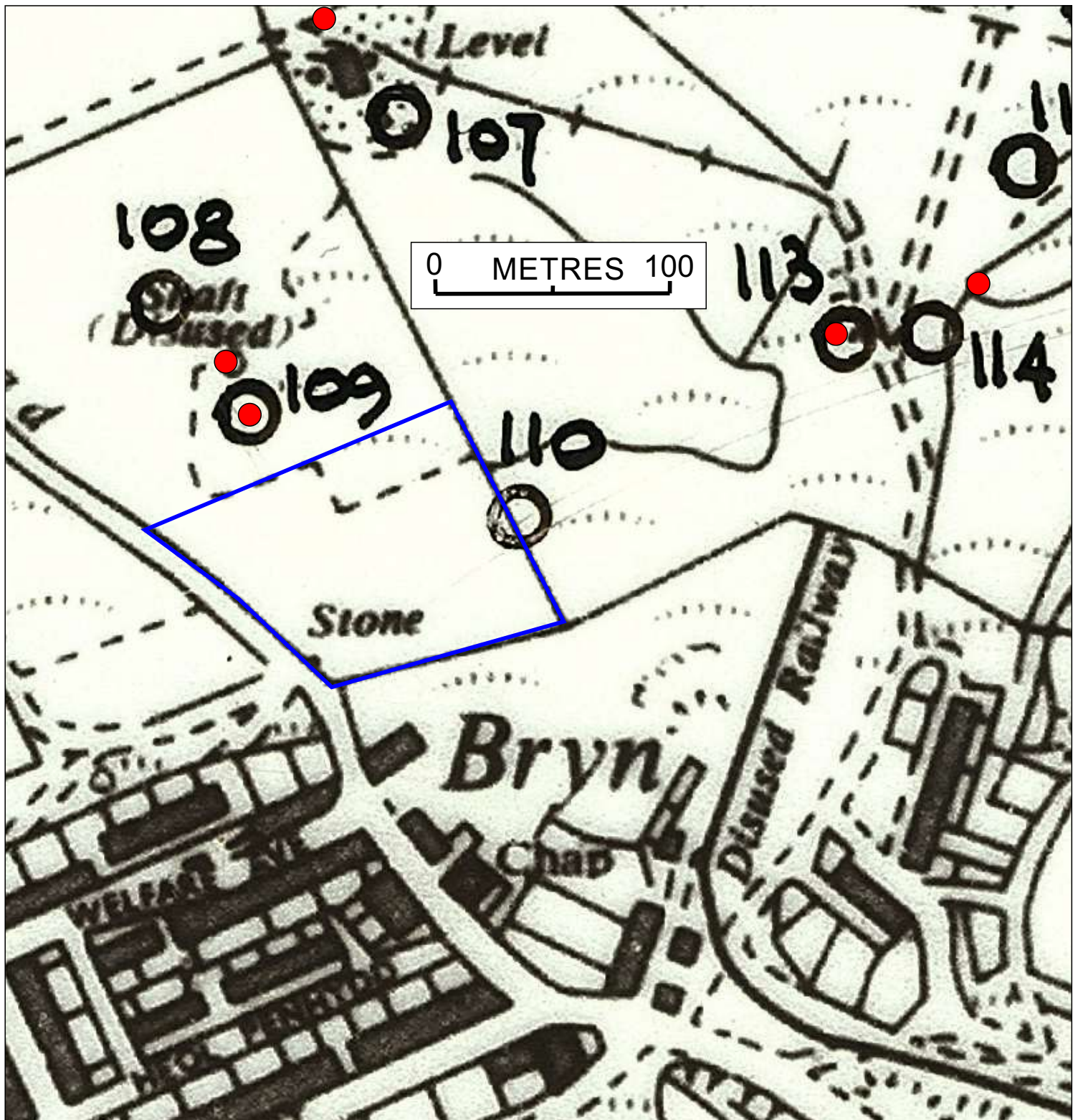
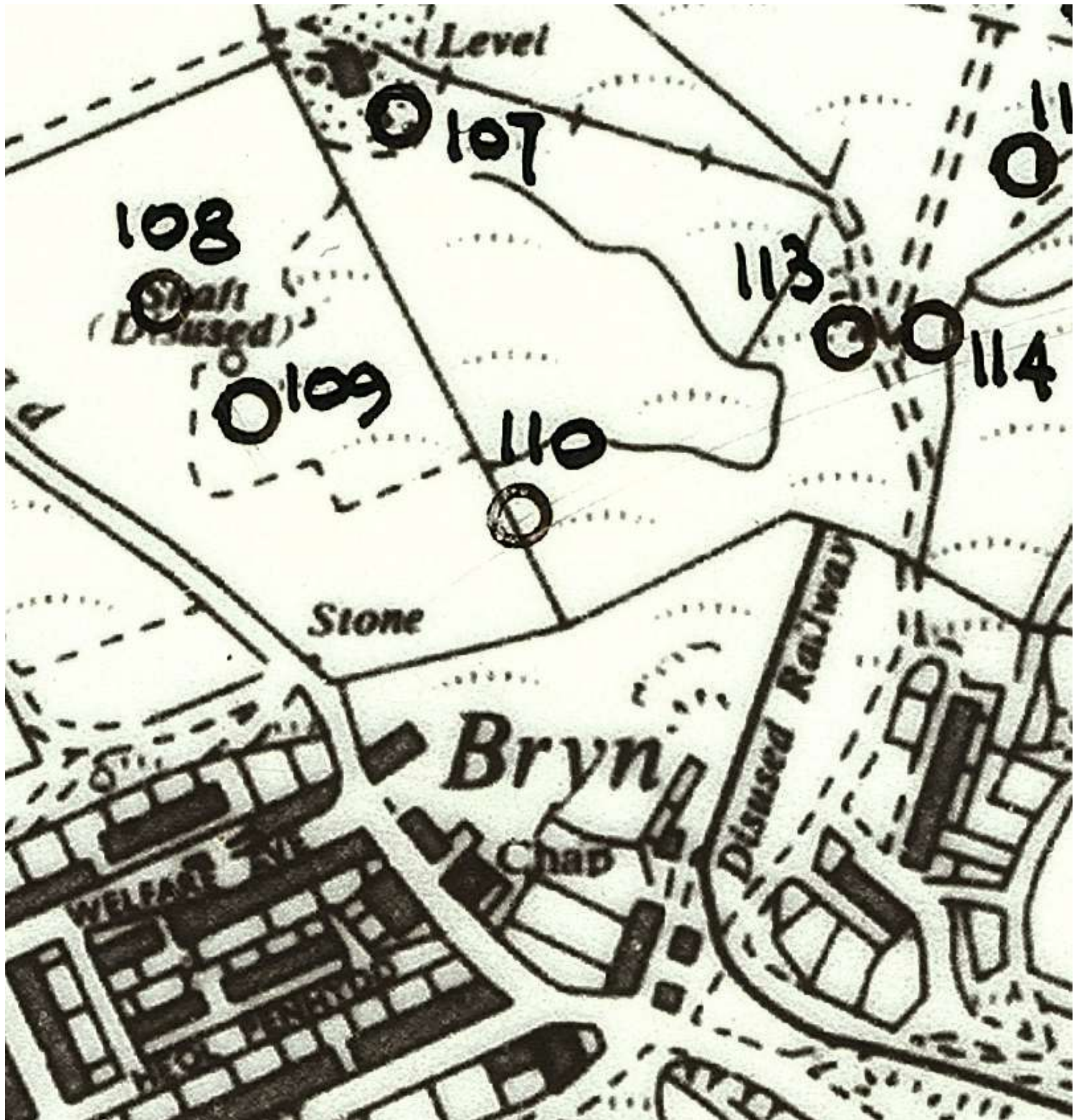


FIGURE 18

EXTRACT OF 6" WEST WALES SHAFT REGISTER FROM THE C.A. NOTE THE SCALE AND DISCREPANCIES IN HAND DRAWN POSITIONS WITH FEATURES ACTUALLY MARKED ON THE O.S. MAP.

SHAFT 108 IS 40m OFF POSITION, LEVEL 107 IS AT LEAST 50M OFF POSITION, LEVEL 109 IS ON POSITION. LEVEL 113 IS ON POSITION, LEVEL 114 IS 20M OFF POSITION AND TWO OTHER LEVELS IN THE IMMEDIATE AREA OF 113/114 ARE NOT MARKED. THE MAP IS A CRUDE, HAND DRAWN SKETCH OF THE APPROXIMATE LOCATION OF NCB LIABILITIES. 110 COULD CERTAINLY BE INCLUDED BY ERROR.



Extract of West Wales 6" Shaft Register showing approximate position of shaft 281192-076 (110)

4. MITIGATION STRATEGY

It is not proposed to offer any specific engineering or building location mitigation strategy for the proposed development. The intrusive investigation for the shaft location would count as a mitigation strategy has already been completed. There was no trace of a mine shaft within influencing distance of the site. An intrusive investigation to investigate a non-existent coal seam would impose a completely unnecessary (and expensive) financial burden on the applicant. This assessment has proved that such an investigation would be completely unwarranted.

5. CONCLUSION

This risk assessment has presented abundant evidence from comprehensive research that there is no risk to ground stability posed by coal mining legacy issues at the site. The threat posed by a mineshaft has been the subject of an intrusive investigation and has proved to be groundless.

Secondly, the seam shown by the C.A. report outcropping across the site (and therefore underlying part of the site) does not exist at a workable thickness, if at all. There is simply no evidence to support the presence of the seam (Gorllwyn) outcropping at ground level as is shown in the C.A. Consultant's Report. In fact all available evidence proves the opposite. The Caedavid or Upper Cockshot (the earlier name for the seam) was an economically important seam east and west of the site respectively. During the heyday of shallow coalmining around the village of Bryn the fact that the seam was locally absent was clearly discovered. The stratigraphic succession was well known by that time. If the seam was there it would undoubtedly have been exploited. This knowledge has fed into the Geological Survey Memoir, the third edition of which was published in 1964, using information gathered from local mining records and intense, thorough fieldwork. In particular the study of spoil from long abandoned adits formed a major part of the 1947-49 survey. The Golden seam has been proved to outcrop north of the site, not on the site, and also does not correlate with the Gorllwyn. Therefore there is no need for a part of the site to be classified as Development High Risk (See Figure 19 overleaf), and no reason for the Coal Authority to object to planning permission being granted for the proposed development.

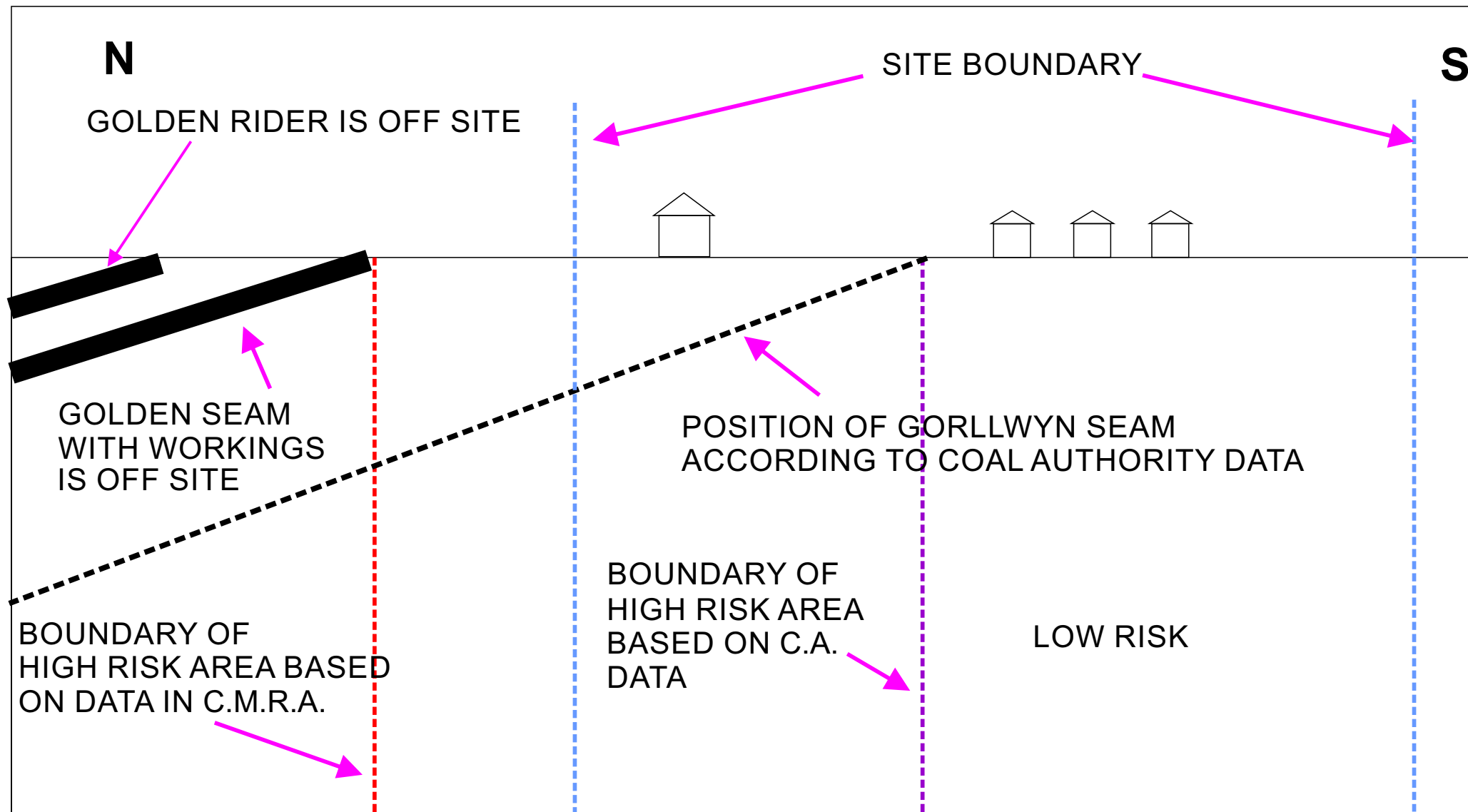


FIGURE 19

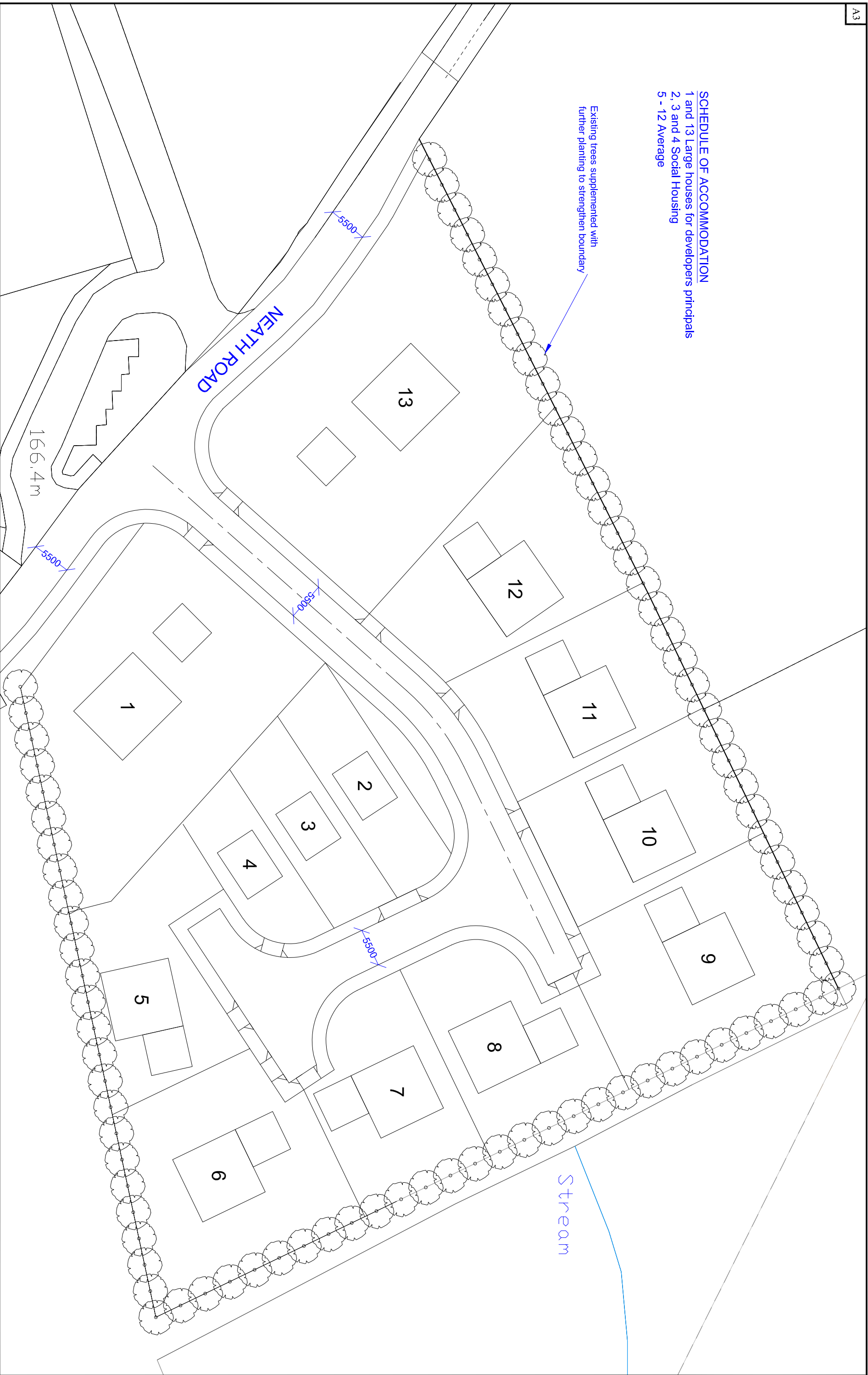
A NORTH SOUTH SECTION OF THE SITE SHOWING THE REASON FOR THE COAL AUTHORITY DEVELOPMENT HIGH RISK RATING AND AN ALTERNATIVE BOUNDARY SUPPORTED BY THE DATA PRESENTED IN THE C.M.R.A.

APPENDIX 1

SITE PLANS

SCHEDULE OF ACCOMMODATION
1 and 13 Large houses for developers principals
2, 3 and 4 Social Housing
5 - 12 Average

Existing trees supplemented with
further planting to strengthen boundary



NOTES

Project: Garwen View Development at former Bryn
County Primary School
Neath Road Bryn, Port Talbot SA13 2RS

Title: Indicative Site Layout

PLANABUILD
8 Ely Court, Francis Street
Tonyrefail,
CF39 8EP
Tel: 01443 674935
Email: planabuild@btinternet.com
© Drawing Copyright Planabuild 2017

REV.	DESCRIPTION	DATE	Scale	1:500	Date	16/05/2017	MP
			Drawn				

APPENDIX 2

COAL AUTHORITY MINING REPORT



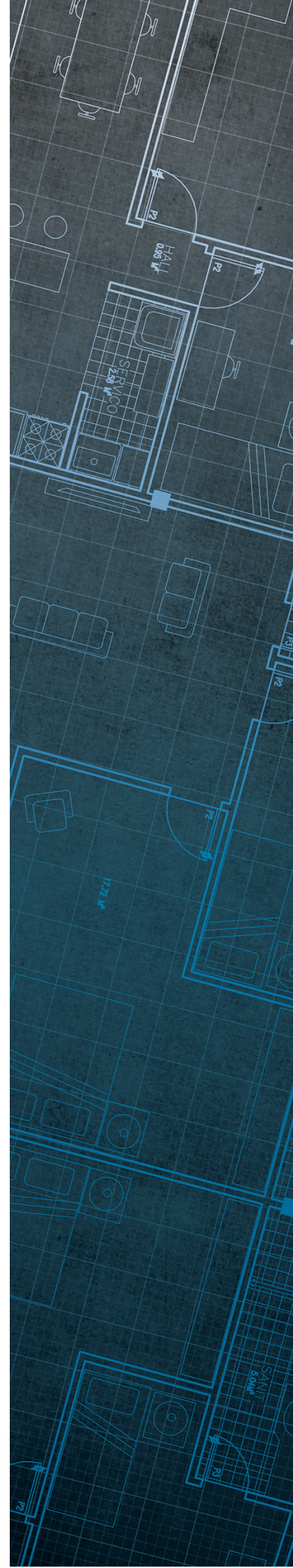
The Coal
Authority

Consultants Coal Mining Report

Bryn County Primary School
Neath Road
Bryn
Port Talbot
Neath Port Talbot
SA13 2RS

Date of enquiry:	22 February 2018
Date enquiry received:	22 February 2018
Issue date:	22 February 2018

Our reference:	51001797105001
Your reference:	R geotech



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Richard Davies

Enquiry address

Bryn County Primary School
Neath Road
Bryn
Port Talbot
Neath Port Talbot
SA13 2RS

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

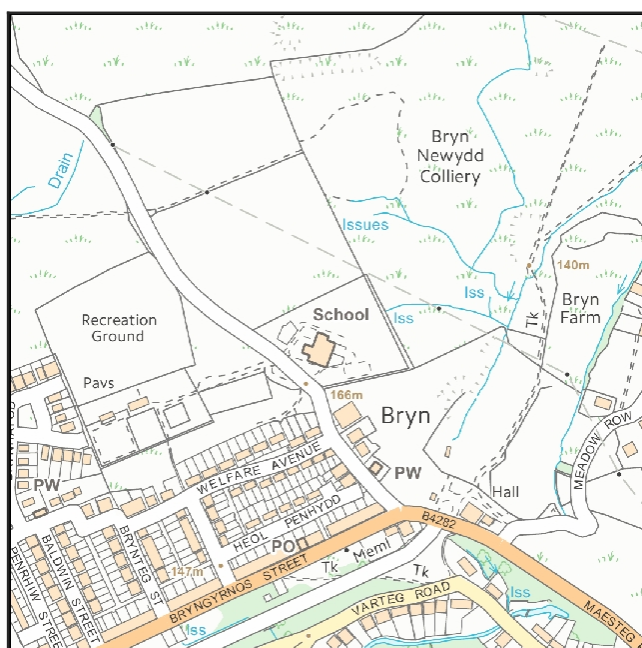
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	LOWER PENTRE	Coal	4Z8F	48	North	22.1	South	80	1899
BRYN	FIVE FOOT	Coal	4Z7Q	358	Beneath Property	0.0	East	198	1910
BRYN	FIVE FOOT GELLIDEG	Coal	4Z7T	499	North-East	8.6	North	122	1927

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Adit	281192-015	281406 192535		Coal	
Shaft	281192-016	281415 192554		Coal	
Shaft	281192-076	281530 192489		Coal	

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

SW104	SWR2093	SW705
SWR3447	SWA693	5875
14412	SW511	SWR2009

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
GORLLWYN	Coal	Yes	Within	N/A	72

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

Status	Licence type	Distance (m)	Direction
Future	Underground	37.6	North

See Section 4 for further information.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is in an area where a notice to withdraw support was given in 1942.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Coal mining licensing

The report has highlighted that the site is close to a Coal Authority license area for coal mining operations. Please contact us if you require further information.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	22 February 2018
Issued to	RICHARD DAVIES 56 MEYLER STREET THOMASTOWN TONYREFAIL RHONDDA CYNON TAFF CF39 8EA
Property search for	BRYN COUNTY PRIMARY SCHOOL NEATH ROAD BRYN PORT TALBOT NEATH PORT TALBOT SA13 2RS
Reference number	51001797105001
Date of issue	22 February 2018
Cost	£101.70
VAT @ 20%	£20.34
Total received	£122.04
VAT registration	598 5850 68

APPENDIX 3

C.A. CORRESPONDENCE



**The Coal
Authority**



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Matthew Fury – Case Officer
Neath Port Talbot County Borough Council

[By Email: planning@npt.gov.uk]

5 June 2018

Dear Mr Fury

PLANNING APPLICATION: P2018/0342

New dwelling with detached garage plus alterations to access and driveway (Unit 2) at Site of Former Bryn Primary School, Neath Road, Bryn, Neath Port Talbot, SA13 2RS

Thank you for your consultation letter of 15 May 2018 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department for Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Material Consideration

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority's information suggests that a coal seam outcrops across the application site, which may have been worked in the past.

The planning application is supported by a Coal Mining Risk Assessment report (7 April 2018, prepared by Rhondda Geotechnical Services). The report acknowledges that the Coal Authority has identified that a coal seam outcrops across the site. Nevertheless, based upon a review of appropriate sources of coal mining and geological information along with an exchange of correspondence with the Coal Authority's Information Management Team, the report author is satisfied that no coal seam outcrops across the

site and that coal mining legacy issues pose no risk to ground stability at the site. As such, intrusive works to investigate mining legacy are not considered to be necessary.

Given the clearly expressed professional opinions of the report author regarding the stability of the site in respect of coal mining legacy, the Coal Authority wishes to raise **no objection** to the planning application. In the interests of public safety we would however recommend that the following wording is included as an Informative Note within the Decision Notice:

If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/coalauthority

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

James Smith

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

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.



**The Coal
Authority**



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200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Jon Waters
Planabuild

[By Email: Planabuild@btinternet.com]

17 May 2019

Dear Mr Waters

PRE-APPLICATION ENQUIRY: EDDIESTAR LTD

Proposed residential development of 12 dwellings at Former Primary School, Neath Road, Bryn, Neath Port Talbot, SA13 2RS

I refer to your email of 16 April 2019 seeking the views of the Coal Authority regarding the above matter.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response:

The proposed hybrid application site falls within the defined Development High Risk Area. Therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to development proposals for the site.

The Coal Authority records indicate that a mine entry (shaft, CA ref. 281192-076) is present within the site, adjacent to the eastern boundary. We hold no details of any treatment of this coal mining related feature. This shaft would be within the part of the site for which outline planning permission is to be sought, in the vicinity of Plots 7 and 8 as shown on the proposed Indicative Site Layout plan. In addition, our information indicates that a coal seam outcrops across the site which may have been worked in the past.

It is a requirement of Planning Policy Wales that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. As such, in accordance with the approach agreed with the Local Planning

Authority, any future planning application for the proposed development needs to be accompanied by a Coal Mining Risk Assessment report.

We note that a Coal Mining Risk Assessment report (7 April 2018, prepared by Rhondda Geotechnical Services) has been produced to support the proposed redevelopment of the site for residential purposes.

Based upon a review of various sources of coal mining and geological information along with an exchange of correspondence with the Coal Authority's Information Management Team, the report author considers that no coal seam outcrops across the site and that the mine shaft is an underground staple shaft which does not reach surface. On this basis, he concludes that coal mining legacy issues pose no risk to ground stability at the site and, as such, intrusive works to investigate mining legacy are not necessary.

Given that the conclusions of the Coal Mining Risk Assessment report conflict with the Coal Authority's records, I have sought comments on the report from my colleague Darren Moody in our Information Management Team.

With reference to the outcropping coal seam, Mr Moody has commented that irrespective of seam names, the coal seam outcrop that runs through the site is recorded as the Golden vein (proven) on the 1900 1/10560 scale Geological Plan. The Golden vein is the same as the 'Two and a half' seam that is recorded (conjectured) to outcrop immediately north of the site on the 1951 1/10560 scale Geological. The 1900 Ed. does not appear to have been reviewed as part of the Coal Mining Risk Assessment. As such, the discrepancy between the 1900 and 1951 Editions should be addressed and it should be demonstrated why it is considered that the conjectured outcrop (1951 Ed.) is more reliable than the proven outcrop (1900 Ed.).

With reference to the recorded mine entry, Mr Moody has acknowledged that the only recorded source for this shaft is the former NCB West Wales 6" Records. The original source cannot be located. The Coal Mining Risk Assessment assumes that the staple shaft shown on the 1959 Geological (original source abandoned mine plan SWA693) has been misinterpreted to be shaft 281192-076. It is clear from both the Geological map and SWA693 that this feature (approx. 23m to the north of 281192-076) is a staple pit and unlikely to have been captured as a shaft to surface. Although the original source for shaft 281192-076 cannot be traced, the Coal Authority considers it incorrect to assume that this is the same feature as the staple pit recorded to be some 23m away.

We take this opportunity to highlight that building over or within the influencing distance of a mine entry can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. Our adopted policy regarding new development and mine entries which can be found at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

For the reasons detailed above, the Coal Authority does not consider that the Coal Mining Risk Assessment report satisfactorily discounts the possibility that unrecorded shallow workings and shaft 281192-076 are present beneath/within the

proposed application site. As such, should the proposed hybrid planning application be accompanied by this report in its original form, the Coal Authority is likely to raise an objection to the proposed scheme of development.

Any future planning application for residential development at the site should therefore be accompanied by a revised Coal Mining Risk Assessment report which addresses the specific points of concern outlined above.

I trust that the above comments are useful, however, please do not hesitate to contact me if you would like to discuss these matters further.

Yours sincerely

James Smith

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Planning Liaison Manager

Information for the Applicant

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority for consultation purposes in relation to this specific pre-application consultation. 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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.