

Mared Jones

From: Elise Power
Sent: 12 June 2025 14:55
To: Chris Davies
Cc: Nicola Lake; Matthew Griffiths; Owen Francis; Gareth Barton; Rob Peters; Maddie Williams; Mared Jones
Subject: EAF - Coal Mining Condition 57
Attachments: FW: [External] FAO Chris MacArthur. Tata Steel, Port Talbot. (Ref P2024/0711) Coal Authority Comments

Hi Chris,

As discussed in the meeting earlier, we have reviewed Condition 57 (coal mining) on the decision notice and identified that the wording does not align with the text that was agreed with the Coal Authority (now Mining Remediation Authority) during determination of the EAF application.

The table below compares the wording that was agreed with the CA and the final condition on the decision notice. Changes have been highlighted in yellow. The majority of these changes are clarifications that are supported, with the exclusion of the condition trigger (in red). We propose that the original trigger of ‘prior to commencement of the superstructure’ is more appropriate. This is the trigger that was agreed with the CA in the attached correspondence and the trigger in Full condition 18 (coal mining). It is the only practicable wording that works for the Tata programme in implementing the development.

If you are agreeable, we will submit an NMA application to vary the wording of condition 57 to:

‘No commencement of construction of the superstructure of any hereby approved buildings or structures for each phase of development as defined by Condition 39 shall commence until a scheme is submitted to and approved in writing for proposals to mitigate the potential risk of coal mining subsidence. The scheme shall include:

- i. The undertaking of an appropriate scheme of intrusive site investigations for the mine entries and any potential shallow coal workings;*
 - ii. The submission of a report of findings arising from the intrusive site investigations, including the results of any gas monitoring;*
 - iii. The submission of a layout plan which identifies suitable ‘no-build’ zones, for the mine entries.*
- Based on the results of the intrusive site investigation referred to in (i) and any identified mitigation and remediation measures to address land instability arising from coal mining legacy, the approved scheme shall be fully implemented in accordance with a schedule of works which will form part of the submitted scheme.’*

DRAFT – AGREED WITH COAL AUTHORITY	CURRENT – ON APPROVED DECISION NOTICE
OUTLINE No commencement of construction of the superstructure of proposed buildings shall commence until a scheme is proposed to mitigate the potential risk of coal mining subsidence. The scheme shall include: 1. The undertaking of an appropriate scheme of intrusive site investigations for the mine entries and any potential shallow coal workings; 2. The submission of a report of findings arising from the intrusive site investigations, including the results of any gas monitoring; 3. The submission of a layout plan which identifies suitable ‘no-build’ zones, for the mine entries. 4. Based on the results of the intrusive site investigation referred to in (2) the implementation	OUTLINE (57) <i>In support of the submission of the first reserved matters application for each phase of development as defined by Condition 39, full details of a scheme of intrusive site investigation for the mine entries and shall[ow] coal workings shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include a report of findings arising from the intrusive site investigations including the results of any gas monitoring, and the submission of a layout plan identifying suitable ‘no build’ zones for the mine entries and the details of remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, in order to ensure that the site is safe and stable for the development</i>

of remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary.	<i>proposed in that phase. The development within that phase shall be carried out in accordance with the approved details."</i>
FULL No commencement of construction of the superstructure of proposed buildings shall commence until a scheme is proposed to mitigate the potential risk of coal mining subsidence. The scheme shall include: 1. The undertaking of an appropriate scheme of intrusive site investigations for any potential shallow coal workings; 2. Based on the results of the intrusive site investigation referred to in (1) the implementation of remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary	FULL (18) <i>No commencement of construction of the superstructure of any hereby approved buildings or structures shall commence in a construction phase as approved under Condition 4, until a scheme is submitted to and approved in writing for proposals to mitigate the potential risk of coal mining subsidence. The scheme shall include:</i> <i>i. The undertaking of an appropriate scheme of intrusive site investigations for any potential shallow coal workings.</i> <i>Based on the results of the intrusive site investigation referred to in (i) and any identified mitigation and remediation measures to address land instability arising from coal mining legacy, the approved scheme shall be fully implemented in accordance with a schedule of works which will form part of the submitted scheme."</i>

Kind regards

Elise

Elise Power
Associate Director

Turley

Mobile: +44 7557 265695

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



Think of the environment, please do not print unnecessarily

This e-mail is intended for the above named only, is strictly confidential and may also be legally privileged. If you are not the intended recipient please do not read, print, re-transmit, or delete any attachments. Instead, please notify the sender and then immediately and permanently delete it. Turley bank account details will not change during the course of an instruction and we will not change bank account details via email. If you are in any doubt, please do not send funds to us electronically without speaking to a member of our team first to verify our account details. We will not make payments into an incorrect bank account. Turley is a trading name of Turley Associates Ltd, registered in England and Wales Registered No 2235387 Registered Office 6 Atherton Street, Manchester, M1 2JL. Terms and Conditions