



RHONDDA
GEOTECHNICAL
SERVICES

COAL MINING RISK ASSESSMENT
NEATH PORT TALBOT C.B.C.
PRE-PLANNING CONSULTATION
PROPOSED RESIDENTIAL DEVELOPMENT
GILFACH RHAIDD FARM
YSTRADGYNLAIS
SA14 6RS

14/08/2025

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COAL MINING RISK ASSESSMENT

1. INTRODUCTION

This Coal Mining Risk Assessment (henceforth C.M.R.A.) has been produced for Terraperma who are acting as planning agents for an application to Neath Port Talbot L.P.A. (henceforth N.P.T.). The application is on behalf of Mr Simon Cometson and is for the construction of a Low Impact dwelling under the Welsh Government One Planet Development Policy. This is a concept where people live on their own land with a minimal environmental footprint. The development is described as follows:-

- A small dwelling house (65m²) with a small detached access deck and composting toilet
- Two ancillary buildings (a store with solar PV on the roof - 26 m² and a packing shed 25 m²)
- Two polytunnels.
- The main dwelling will be built to comply with the caravan act (i.e. will be removable) and will be suspended above the ground on screw pile footings.
- A hardstanding and two containers which already exist
- The 'access' to the dwelling and the ancillary buildings will be across the field on foot from the hardstanding.
- The exception will be during construction, when vehicles which will drive up the field to drop of materials. But most of the build will be using simple small equipment and largely by hand.
- So, there will not be a paved road constructed up the site.

Plans of the proposed development are attached as Appendix 1. A small section of the site* appears to be within a Coal Authority designated Development High Risk Area. With such a classification the C.A. would become statutory consultees for any planning application. It could be argued that much, if not all the development could possibly qualify for exemption list B as non-permanent structures with minimal groundworks. Certainly, no permanent concrete footings are involved, but there will be excavation for a pond. N.P.T. have insisted a C.M.R.A. is produced to accompany and validate the formal planning application.

Richard Davies BSc. (Hons), MSc., F.G.S. of Rhondda Geotechnical Services was commissioned as the competent person to prepare a C.M.R.A. of the proposed

development site. The purpose of this is to provide the L.P.A. with information on possible coal mining and an assessment of its impact on the ground stability of the site. The C.M.R.A. has gathered all the available information and used it to identify any coal mining risks and then to quantify them. It will then suggest, if necessary, any mitigation measures to satisfy the L.P.A. that the site is or can be made safe and stable in line with national guidelines. This will be done in line with the template and recommendations of the C.A. document Guidance for Welsh L.P.A.s (Version 4, 2017).

The site is centred on grid reference 275930,209020 and is at an average elevation of 265m A.O.D. The site sits on Mynydd Allt y Grug, a high ridge above the Swansea Valley. The site location can be seen overleaf in Figure 1. Two existing field boundaries define the southern and western boundaries. At present the site is a typical upland rough grazing field.

*The red line planning application boundary differs from the C.M.R.A. boundary. The red line boundary encompasses the existing hardstanding and containers plus the non-paved track across the field. These do not require a C.M.R.A. "The site" for the purposes of this C.M.R.A. encompasses only the built development and is clearly defined in Figures 2A and 2B. This is a rectangular area measuring approximately 80m x 40m. The rectangle contains all the new development, including the non-buildings (pond, reed bed etc). One raised vegetable bed has been added since the boundary for the C.M.R.A. was drawn up, but this will be exempt from requiring inclusion in the C.M.R.A.

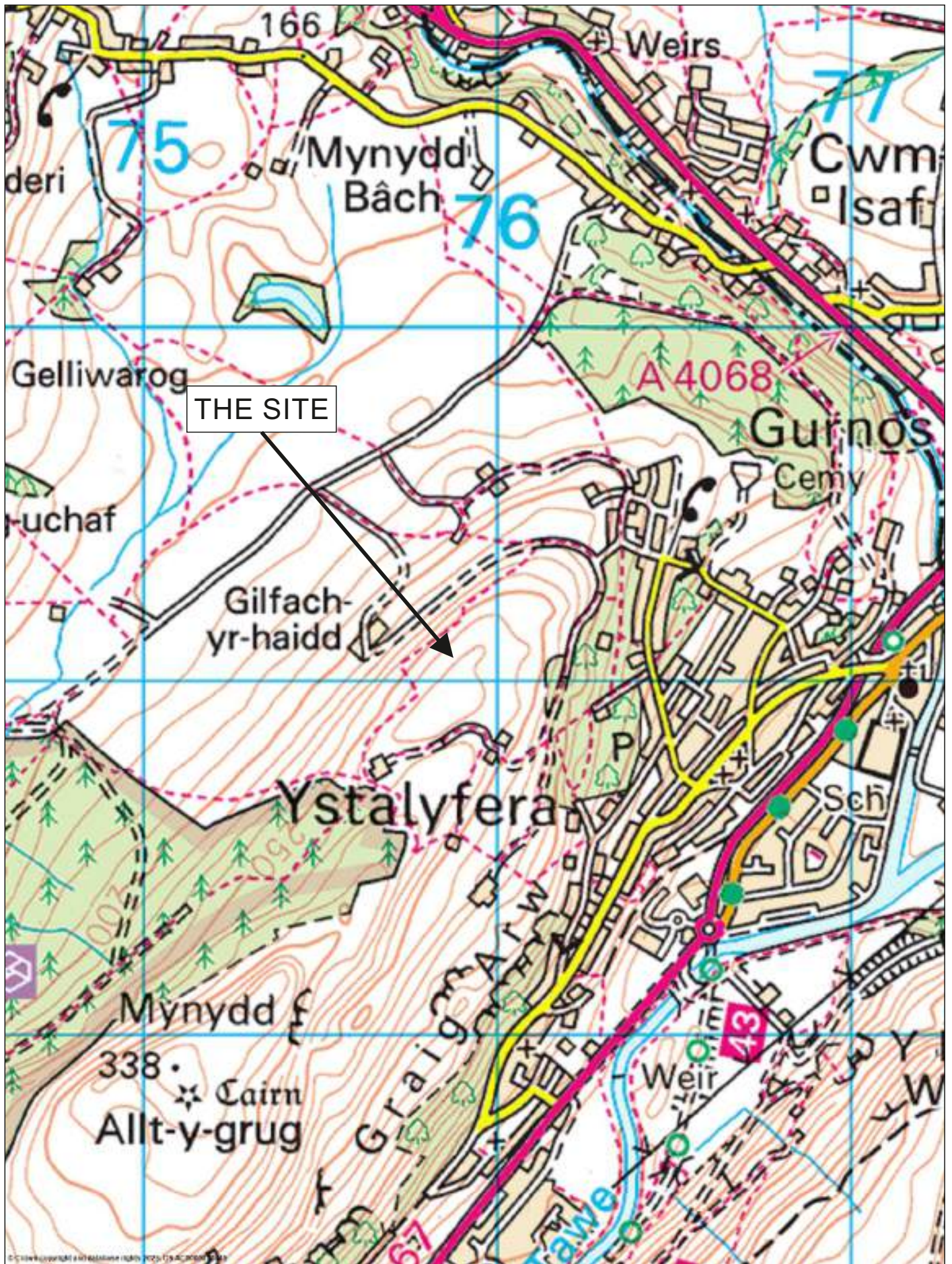


FIGURE 1
SITE LOCATION

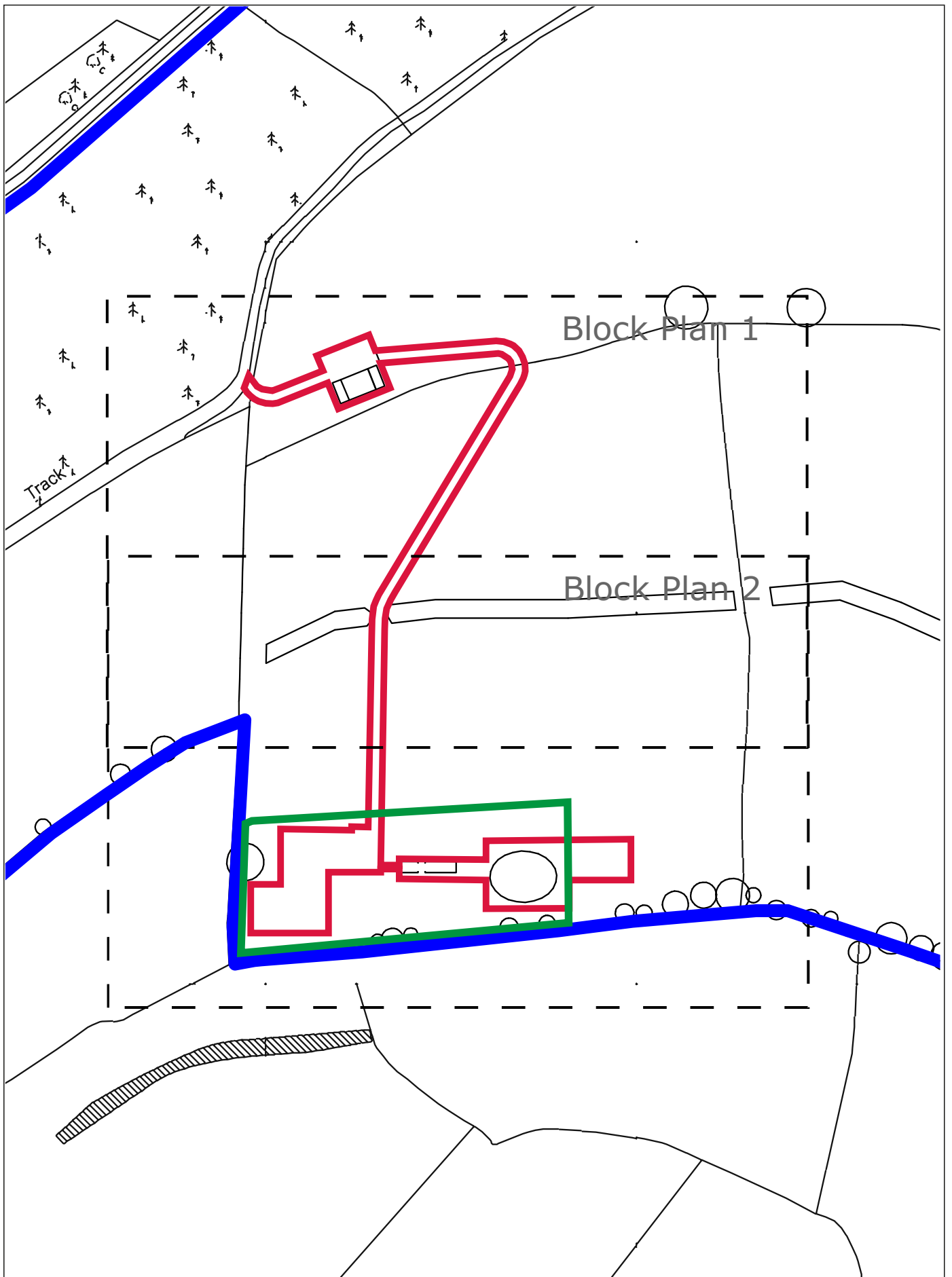


FIGURE 2A

RED LINE BOUNDARY FOR THE PLANNING APPLICATION. THE GREEN LINE ENCLOSURES THE AREA COVERED BY THE C.M.R.A.

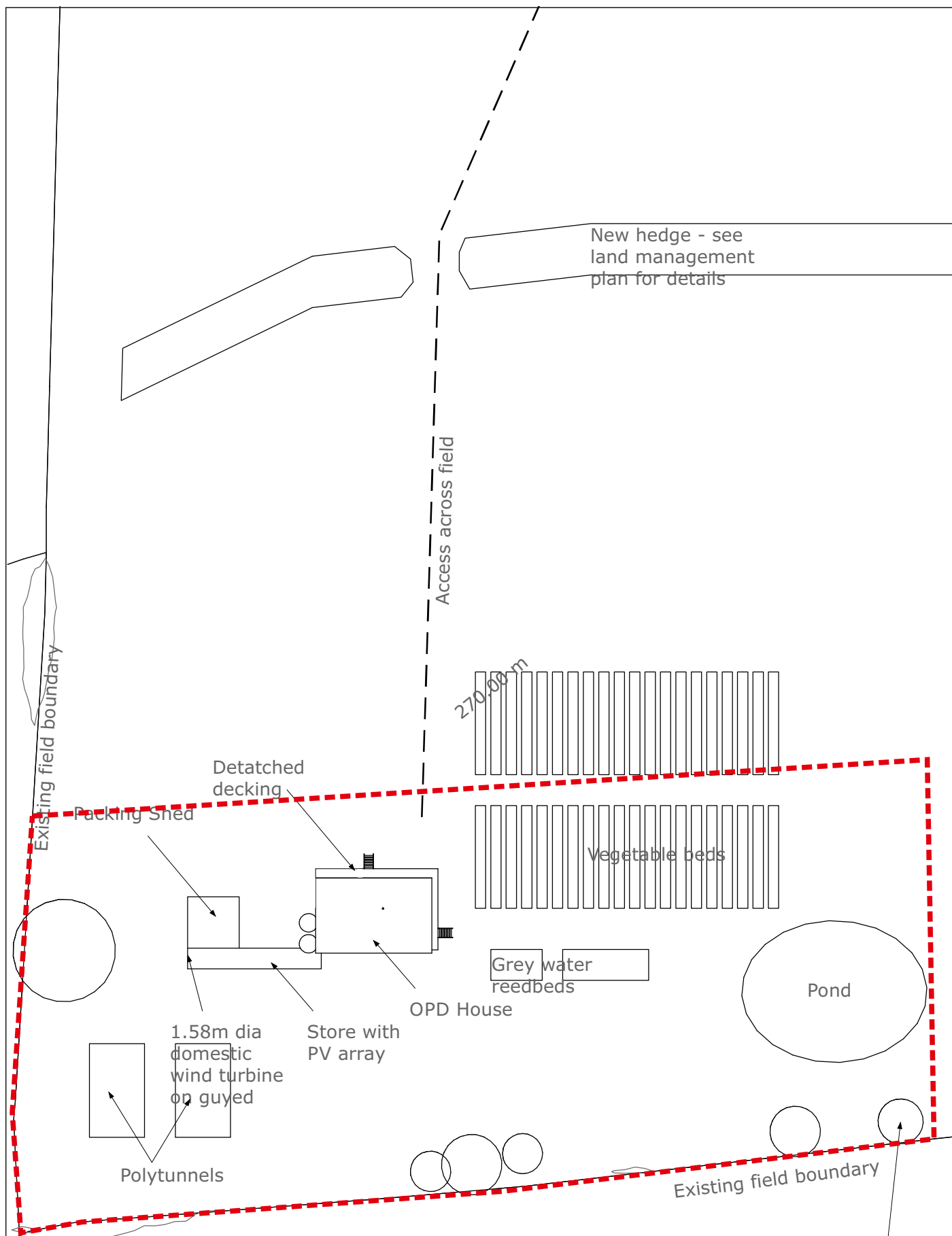


FIGURE 2B

SITE LAYOUT OF NEW ONE PLANET DEVELOPMENT AT GILFACH RHAIDD FARM. THE RED LINE SHOWS THE C.M.R.A. BOUNDARY.

2. SOURCES OF INFORMATION

- a) Coal Authority Consultants Report ref MR-510035288001.
- b) The C.A. interactive viewer.
- c) The 6" to the mile Geological Survey sheet SN70NE (1959-60 revisions plus 1964 additions pub. 1973).
- d) The Memoirs of the Geological Survey of The South Wales Coalfield, part VII, The Country around Ammanford (first edition, 1907).
- e) British Coal Rationalised Development Plan 07/D/SN/70NE
- f) Historical Ordnance Survey Map Glam. III.9, 1:2500 scale, 1899 with 1913 revision.

2a) The Consultants Report states that there is recorded underground coal mining beneath the site in four coal seams. These are:-

Upper Nine Foot 383m deep, extraction thickness 2.7m and last worked in 1932.

Lower Nine Foot 417m deep, extraction thickness 1.1m and last worked in 1950.

Upper Gellideg 496m deep, extraction thickness 0.76m and last worked in 1940

Gellideg 496m deep, extraction thickness 0.69m and last worked in 1937

The report goes on to say the C.A. believe there are no shallow unrecorded workings or shallow spine roadways beneath the site. There are no mine entries within 100m of the site boundary. An extract of the Summary of Findings map is shown as Figure 3. Two coal seam outcrops are shown with a southwest-northeast orientation. Both are unnamed and are 26.5m and 48.5m north of the site boundary. The report claims both are workable. There are no faults, fissures or breaklines recorded on the site. There are extensive opencast workings marked in Figure 3. At their closest these are approximately 170m from the northwest corner of the site.

In section 2 the report states there have been no site investigations within 50m of the site boundary. There are no surface hazards that have required remedial

action within 50m of the site boundary. The C.A. has received no damage notices or subsidence claims for properties within 50m since October 1994 (i.e. since the formation of the C.A. to take liability for legacy mining issues). There are no records of gas emissions requiring action within 500m of the site boundary. Section 3 states there is no licensing for present or future coal mining within 200m. There are no Section 46 notices or Withdrawal of Support notices. In Section 4 the Consultants Report states that potential risks have been identified and should be investigated further. It then goes on to recommend technical advice is sought before beginning work on site. The report also warns that the fact there have been no recorded gas emissions does not mean that mine gas is not present. It recommends the risk should be addressed and assessed. All these facts will feed into the later quantitative risk assessment. The Consultants Report is attached in Appendix 2.

2b) The C.A. interactive viewer contains a vast amount of information from various sources, particularly on the mining data window. An extract from the planning window can be seen in Figure 4. The hatched areas are classed as Development High Risk. The site is squeezed between two linear areas of Development High Risk. One or both possibly intrude into the site boundary. At this scale it is hard to say. The L.P.A. have a G.I.S. at a far larger scale. There are multiple other linear areas of Development High Risk north and south of the site. The mauve colour signifies these are 20m buffer zones around coal seam outcrops. The blue areas are areas of recorded shallow mining. the nearest are over 200m away. The brown circular areas are mine entry zones of influence. The nearest is 300m away. The plain grey hatched areas are surface (opencast) mining. The closest of these correspond with the areas marked in Figure 3.

To fully understand why sites have a high-risk status it is informative to study the Coal Mining Data window. There are multiple datasets which can be turned on and off. The datasets often contain information on mine entries that is not contained in the Consultants Report. An extract from the Mining Data Window is reproduced as Figure 5 overleaf. For clarity only two sets of data are turned on in Figure 5- seam outcrops and mine entries. The brown lines are coal seam outcrops. Other seam outcrops close to the site but further than 100m away are shown. It is useful to have an appreciation of these to fully understand the local geology. This in turn influences the coal seam geometry and the potential risk from mining to the site. The C.A. seam codes have been added to the seams outcropping to the northwest of the site and a single outcrop very close to or within the southern site boundary. In many cases the seam names are muddled

and unhelpful in C.A. data on the South Wales Coalfield. The further west in the coalfield a site is, the more pronounced is the confusion. According to the C.A. Seam Directory the labelled seams are as follows:-

SW0701 HAFOD

SW0741 LOWER PINCHIN

SW0761 UNNAMED

SW0771 UNNAMED

SW0781 TORMYNDD

Leaving aside the correct identities of these outcrops for the moment, several pieces of information can be obtained from the viewer. The seam codes are ascending in numerical order to the southeast. The contour lines show a ridgelike hillside with the seam outcrops looping round it to repeat on the other side of the hill. However, the outcrops are not parallel to the contours and the relationship between the two indicates a strata dip to the south.

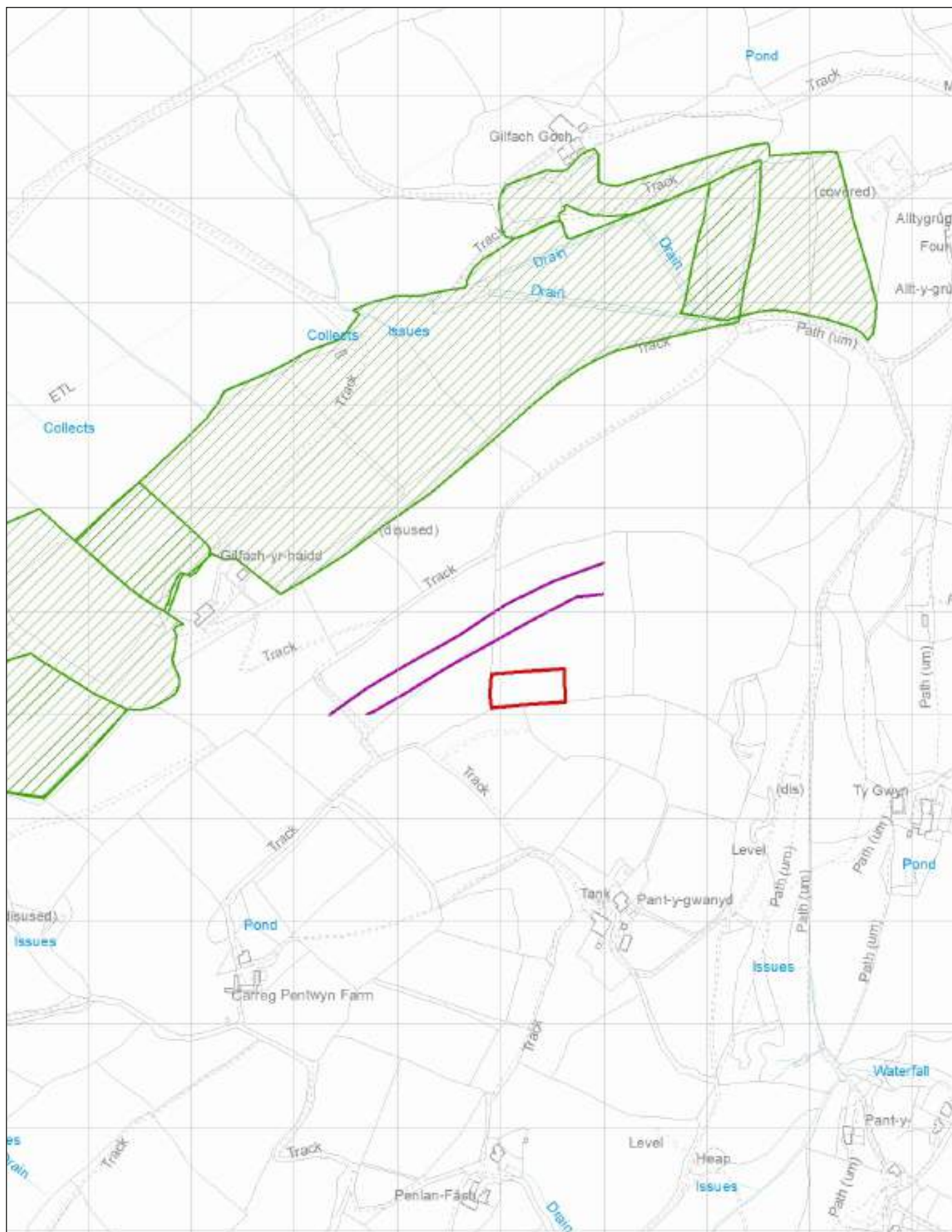


FIGURE 3

SUMMARY OF FINDINGS MAP FROM THE CONSULTANTS REPORT.

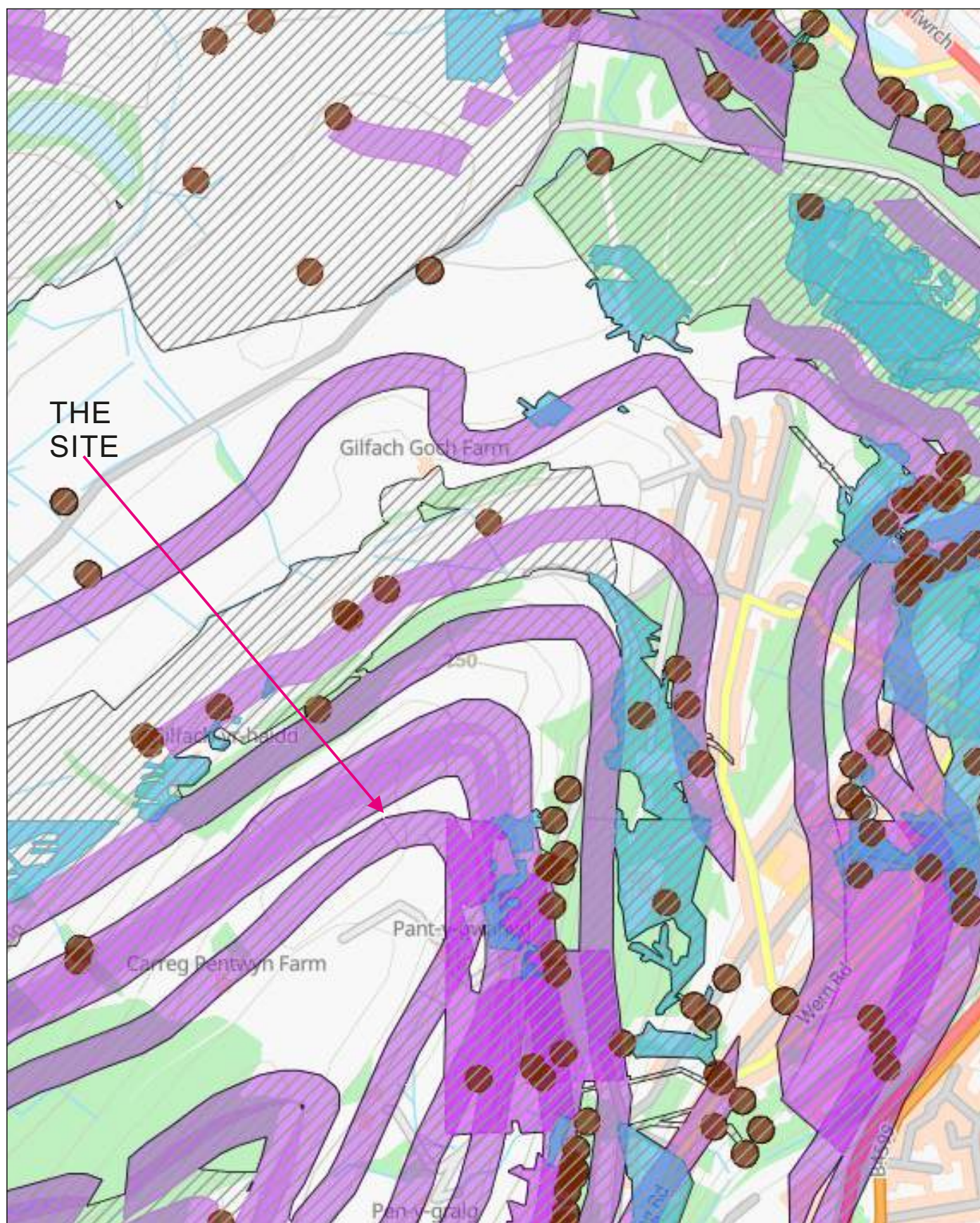


FIGURE 4
COAL AUTHORITY INTERACTIVE VIEWER, PLANNING WINDOW.
HATCHED AREAS ARE DEVELOPMENT HIGH RISK.

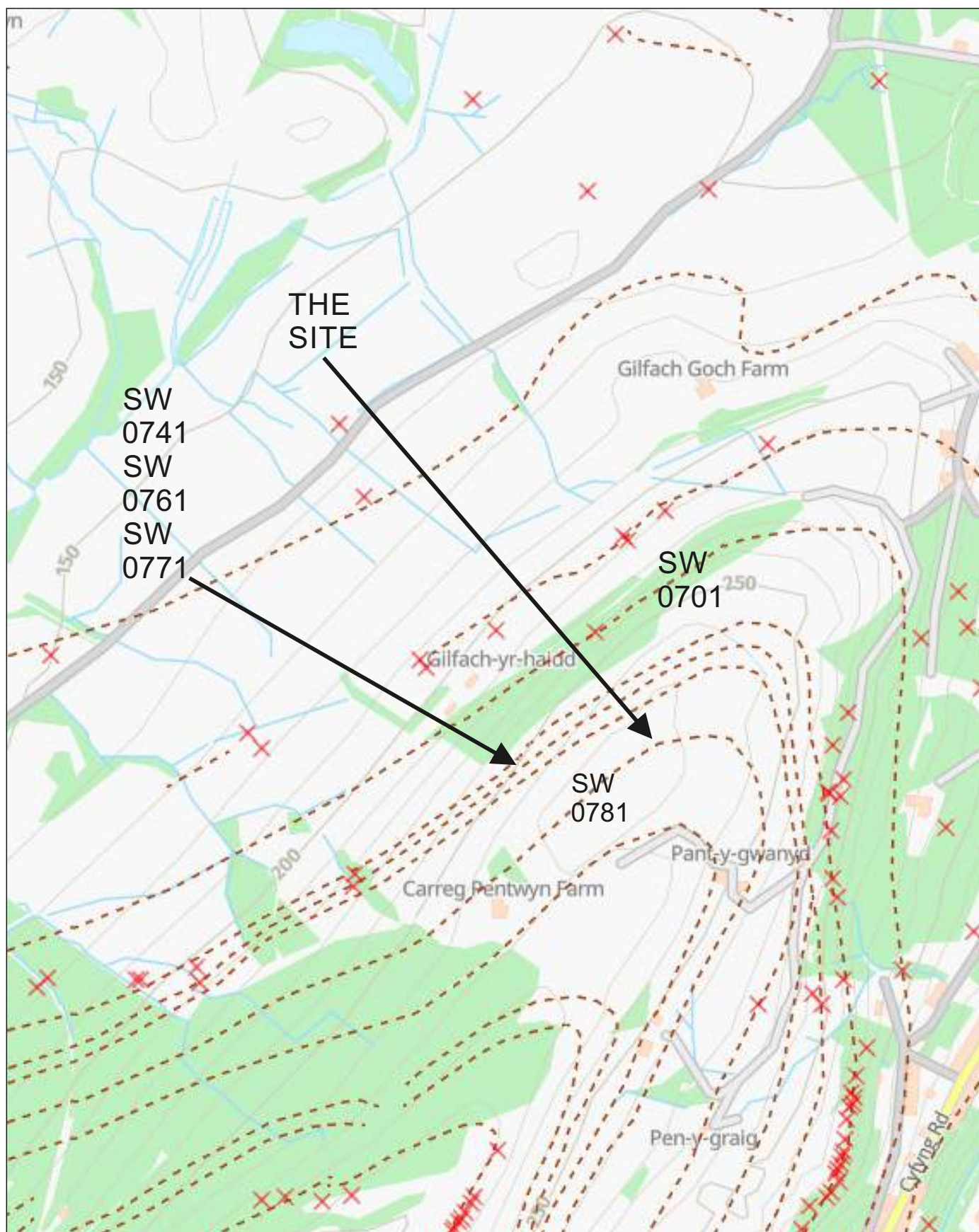


FIGURE 5

C.A.VIEWER, MINING DATA WINDOW. RED CROSSES ARE MINE ENTRIES, BROWN LINES ARE SEAM OUTCROPS

2c, d and e) The six inch to the mile Geological Survey sheet SN 70NE covers the area around the site. The surface features around the site have remained unchanged since the O.S. base map was published in 1964. This means the field boundaries can be used to position the site with far more accuracy than was possible on the Interactive Viewer. The 1959-60 revision (published in 1973) of the Geological Survey is reproduced as Figure 6. A section of the stratigraphic column from the map is shown in Figure 7 with the approximate site level marked. It is always useful to study the survey sheets in conjunction with the Memoirs. Used together, the six-inch survey sheets and the Memoirs are an invaluable source of much detailed geological information on any area. Much of this has been obtained from mining records. Due to the very high economic importance of the area, extensive government funded geological surveys of the South Wales Coalfield have been carried out in the past. These were completed in 1845, 1899 and 1954 respectively. The Ammanford Memoirs have not been revised since 1907. This is not necessarily a setback. Since there has been no shallow mining in the vicinity of the site for over 100 years, they provide a valuable insight into past activity from a more contemporaneous standpoint.

The Survey Sheet shows that the bedrock beneath the site is of Upper Carboniferous (Coal Measure) age. More specifically the site is underlain by a division of the Upper Coal Measures, the Llynfi Sandstone (Ll.S on the map). Formerly known as the “Llynfi Rock” there is an annotation “Paving Stone” adjacent to the site. This is referring to the small quarry immediately south of the site. The low quarry wall is still visible today on Google Earth Pro. The quarry is mentioned in the Memoirs as a horizon of highly fissile sandstone. There are several measured strata dips of between 8°-12° in the surrounding area. The direction of dip is variable, but always southward, confirming the assumption made in the previous section. The coal seam outcrop pattern is similar to Figure 5. That is hardly surprising as the Geological Survey is the primary source for outcrops on the C.A. database, via the British Coal Development Plan. There are far fewer outcrops shown in Figure 6. This is because the Survey concentrates on economically important seams only, together with valuable stratigraphic markers to avoid overcomplicating the map. Two named outcrops are shown, the Lower Welsh and Lower Pinchin. The Geological Survey uses the local seam names which are far more useful when referencing archive material. Any attempt at correlation between the West Wales seam names and the standard Aberdare Succession is fraught with difficulty. Between the two seam outcrops is the Upper Cwmgorse Marine Band. This marks the junction of the Middle Coal Measures (M.C.M.) with the Upper Coal Measures, of which the Llynfi Beds are the basal Member. The stratigraphic column in Figure 7 shows the Lower Welsh to be 1’6” (0.46m) thick. The Lower Pinchin is shown as a group of three closely spaced seams totalling 5’6” (1.68m) of coal, but the thickness of the intervening measures is not specified. By South Wales standards, these are workable thicknesses, but economically, the quality and separation of the seams

would play a major part in their possible exploitation. The Survey Sheet shows several arrowhead symbols (representing adits) on both outcrops. Three are shown on the Lower Pinchin outcrop east of the site and approximately 30m lower down the hillside. The memoirs state the following referring to the northwestern facing slope of the hill the site sits on. "Higher on the hillside are the outcrops of the Welsh, Pinchin and Ynysarwedd. These have been worked to a small degree but appear to have been unremunerative. At Gilfach y Rhaidd Farm the Red Vein comes to the surface with a thickness of 3'11" (1.9m)". On the Survey Sheet the outcrop west of the farm buildings has been opencast from outcrop to a limited degree controlled by the overburden of the steeply rising hillside (see below). The Red Vein is the "Abergorchi (sic.)" in the Consultants Report whilst The Lower Welsh is the "Hafod". This is not merely pedantic but needs to be understood to minimise confusion using archive material including the B.C.D.P.

When there are differences between the C.A. data and the Geological Survey it is beneficial to consult the British Coal Rationalised Development Plan. The British Coal Development Plan was a huge project mainly concerned with estimating coal reserves and land usage for planning opencast mining. The primary source of information was the Geological Survey together with input from geological observations made by N.C.B./B.C. geologists on working opencast sites. A massive amount of further information came from drilling records off prospecting sites dating back as far as 1947 and the formation of the N.C.B. The B.C.D.P O7/D/SN/70 NE has been included as Figure 8. The outcrops of the coal seams are naturally in very similar positions to Figure 5. The outcrops are numbered, not named. Figure 9 is the stratigraphic column. Only the more important seams are named with the proliferation of thin seams beneath and above the site level unnamed for reasons of clarity. The current C.A. seam codes are directly derived from the B.C.D.P. For example, seams 74-77 = SW7041, SW0751, SW0761 and SW0771 with the addition of an extra 0 in front and 1 at the end. These are the same codes as on the Interactive Viewer in Figure 5. However, when the Seam Directory was produced the seam names became confused or even wrong as an attempt at correlation across the entire coalfield was carried out, probably during digitalisation of the paper records.

The magenta hatching indicates areas that were being considered for opencast mining close to outcrop. The northernmost is on the Red Vein. The Notes held by the author show that the N.C.B. had mined 35,896 tons of coal from the area labelled 3. British Coal thought there was 15,000 tons of extractable coal at shallow depth between all outcrops of the Lower Pinchin Group close to the site. The stratigraphic column shows a combined *maximum* coal thicknesses of 5'9". This agrees closely with the Geological Survey, but with up to six partings in the Pinchin Group and highly variable coal thicknesses. These figures were presumably obtained from the Gilfach Goch prospecting site which was drilled at an unknown date.

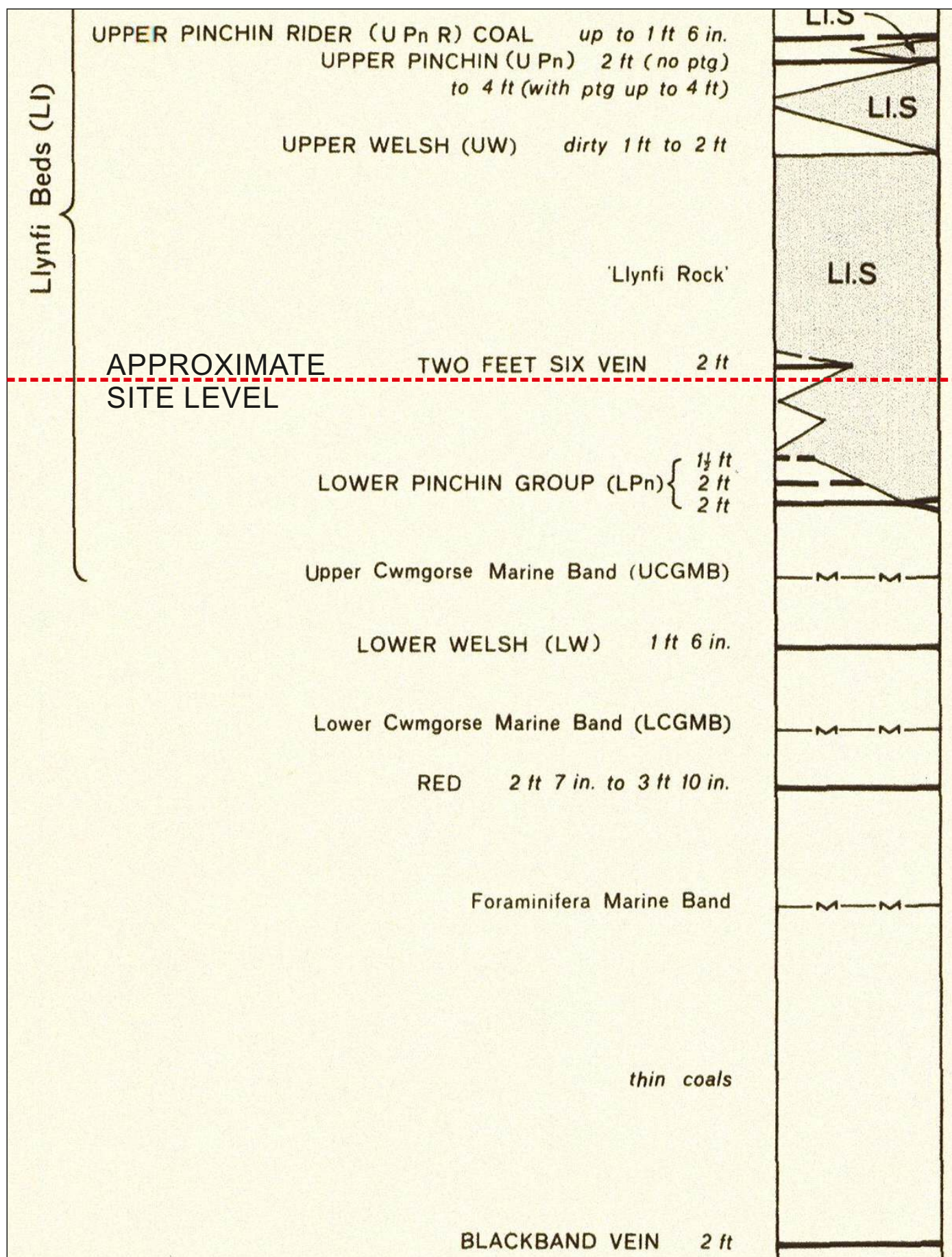


FIGURE 7
SECTION OF THE STRATIGRAPHIC COLUMN FROM SN 70NW.
THE APPROXIMATE SITE LEVEL IS MARKED.

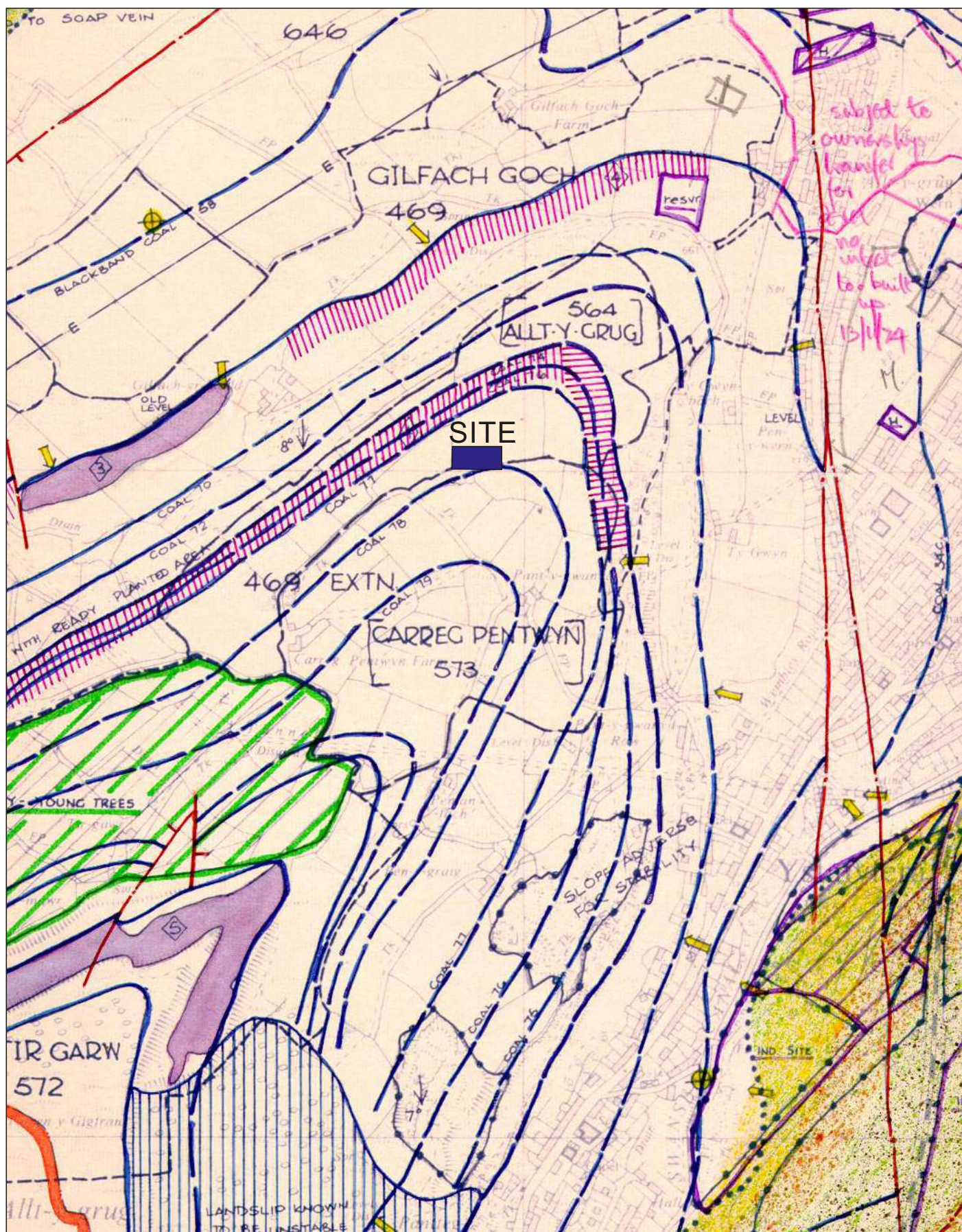


FIGURE 8
SECTION OF BRITISH COAL DEVELOPMENT PLAN O7/D/SN/70 NW
THE SITE IS HIGHLIGHTED IN BLUE.

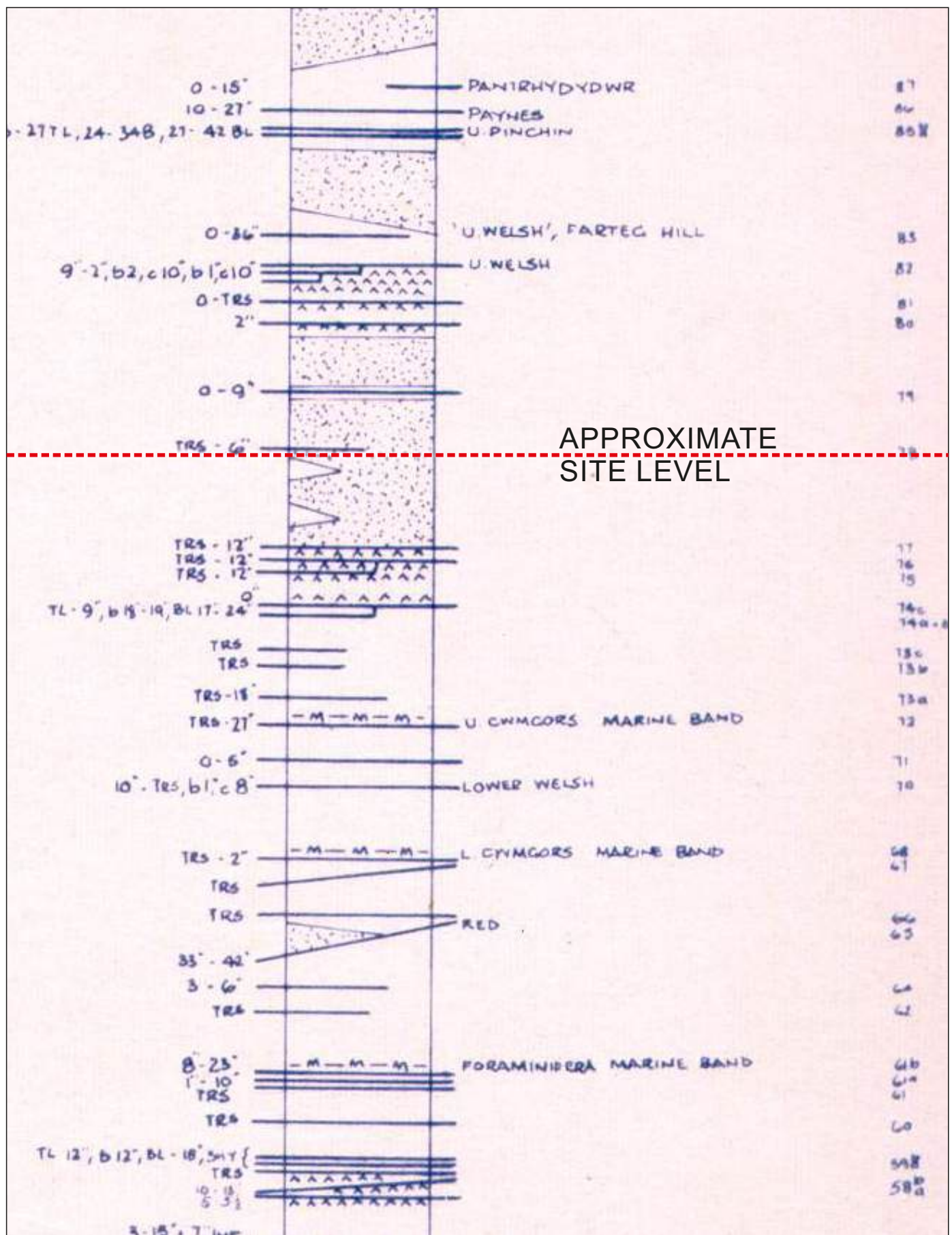


FIGURE 9
SECTION OF THE STRATIGRAPHIC COLUMN FROM O7/D/SN/70 SW.
THE APPROXIMATE SITE LEVEL IS MARKED.

2f) Large scale historical Ordnance Survey maps can prove invaluable in looking for evidence of coal mining activity. Since the first County Series maps were produced in the 1870's nearly all mining features have been recorded, even if they were considered "old" at that time. Since the possibility of unrecorded shallow coal mining is the most important issue in this risk assessment, they are a useful additional source to the geological material. It is virtually impossible to miss the signs of mining in such a rural area. The site has remained completely undeveloped up to the present-day. Even the field boundaries are unchanged from 1899. In contrast to mining areas which have been swallowed up by urban development, spoil heaps, shafts and particularly levels remain over the years. Only the forces of nature slowly soften their appearance. Although the absence of mining features on historical O.S. is not conclusive proof of the absence of shallow mining, it is another thread of evidence. This assessment hinges on the possibility of the Pinchin Compound Seam being worked under the site. The topography and strata dip mean the Lower Welsh and Red Seams would be too deep beneath the site to be of concern. Figure 10 is the 1918 large scale O.S. of the site. The site is outlined. The outcrop of the Lower Pinchin Group is within the red lines according to both the Geological Survey and British Coal. The fields are completely undisturbed. There are some signs of mining highlighted. Two "old levels" (also seen on the 1899 map) are situated on the outcrop of the Lower Welsh Seam. The lack of spoil and proximity to the farmhouses of Gilfach y Rhaidd and Gilfach Goch suggest very small-scale enterprises. These were probably worked seasonally by the farm leaseholders rather than the landowners themselves. Not seen on the 1899 map, the "trial drift" southeast of Gilfach Goch Farm appears to be a more commercial enterprise. There is a small building, probably housing a winch drum with a tramway emerging from the mouth of the drift and extending down to the road to Ystalyfera. The drift is situated on the outcrop of the Red Vein.

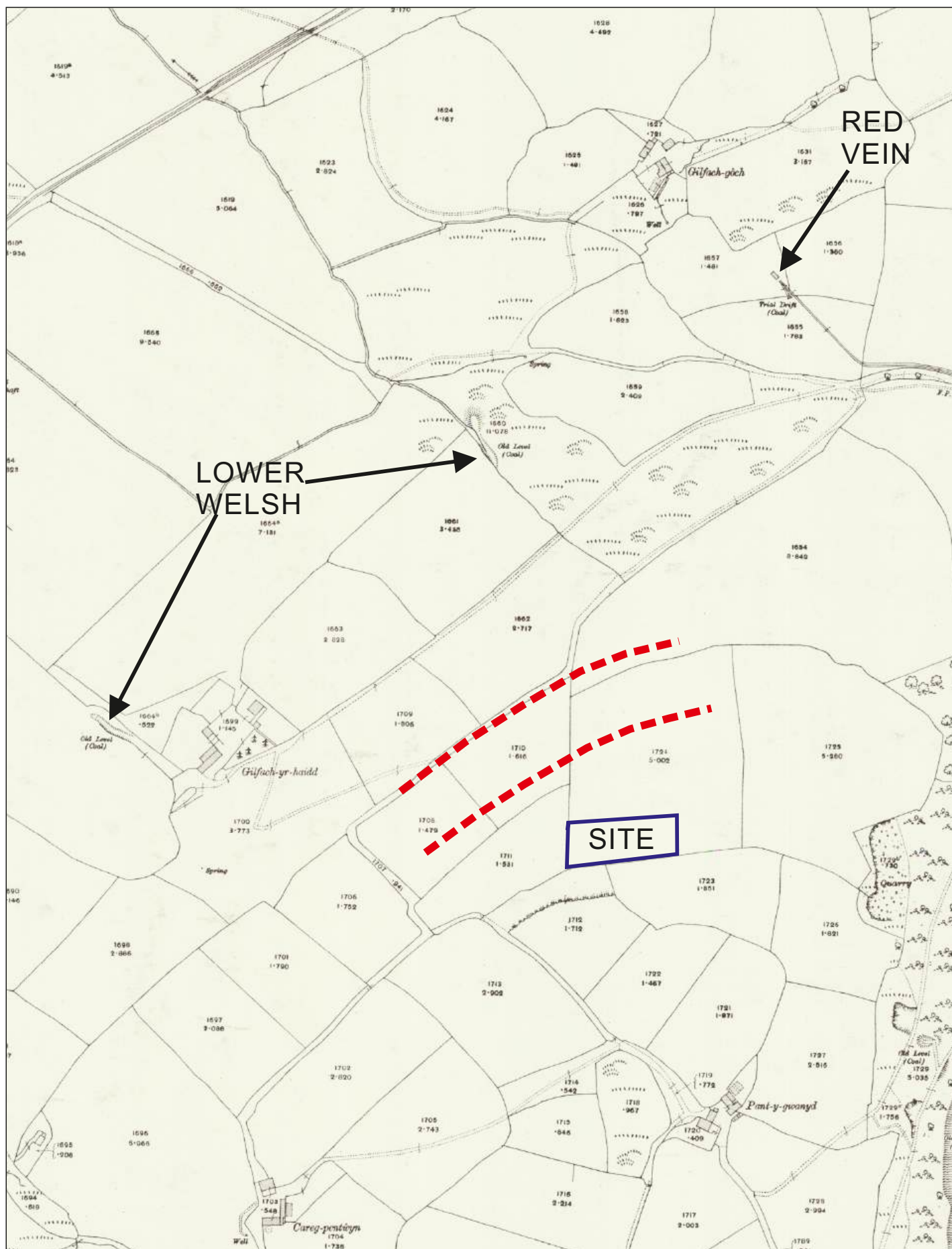


FIGURE 10

1918 1:2500 O.S. WITH MINING FEATURES. THE OUTCROPS OF THE LOWER PINCHIN GROUP WILL BE BETWEEN THE RED LINES

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

3. SITE SPECIFIC COAL MINING RISKS

From the table above it can be seen that only two issues require a risk assessment for this site. The main issue is the possible presence of shallow unrecorded workings under the site. If the presence of workings *was* established, then an in-depth gas assessment would be necessary.

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

- a) There are no recorded shallow workings close to the site. The shallowest recorded workings directly beneath the site are at a depth of 383m and could not possibly affect ground stability at the site. The shallowest workings within a zone of influence of the site are supposedly in the Abergorchi Seam, actually the Red Vein. At a depth of 106m these cannot possibly affect ground stability at the site.
- b) Coal Authority records show all the nearest mine entries to be hillside adits (levels). These are a minimum of 300m from the site. This is far beyond influencing distance as regards ground stability.
- c) The C.A. report states there are no fissures, surface hazards or lines of geological weakness affected by underground mining beneath the site.
- d) There have never been any damage notices nor subsidence claims within 50 metres of the site.
- e) The C.A. report states there have been no recorded gas emissions within 500m of the site but see comment regarding shallow mining.
- f) There has been shallow surface mining (opencast) within 170m the site in the past. There is no possibility of this affecting ground stability at the site. There are no licenses for future mining in existence.

Two Development High Risk Zone possibly intrude a small way into the site from the northwest and southeast. It is likely that neither reaches the footprint of the proposed buildings. The zones are based solely coal seam outcrops. C.A. data does not distinguish between thin, unworkable seams and workable seams. It is the function of a robust C.M.R.A. to do that. Curiously, the SoF map does not show the supposed outcrop very close to, or even within the southeast site boundary. The public access material is not sufficiently accurate to see the seam's exact position. The seam code SW0781 is the Tormyndd (sic) in the C.A. Seam Directory. This is another example of the misguided project to correlate the seams of the South Wales Coalfield. The *Tormynydd* Seam is indeed found within the Llynfi Beds, mainly east of the Vale of Neath Disturbance where it was frequently exploited. The Disturbance effectively cuts the coalfield into two sections with the area west of Neath being much more structurally deformed. The B.C.D.P. data, presumably based on physical evidence (drilling) shows this seam to be only 150mm thick within the former prospecting area. This means it can immediately be discounted as a risk. This now leaves the fact that the compound seam correctly identified as the Lower Pinchin probably underlies the site at a depth <30m. The preceding sections presented desk study evidence about the compound nature of the seam. The Geological Survey shows the seam as a single line for simplicity. The map shows a detailed section of the compound seam in a stream bed 500m southeast of the site. This seam is known to have been worked from hillside outcrops on a very small scale on the northwestern flank of Mynydd Allt y Grug. In Figure 5 these workings are all well to the west of the site. They are all situated next to streams on steeper slopes. The seam can generally be considered unworkable by underground means on this side of the mountain. The dip of the seam into the hillside coupled with the fractured, highly permeable overlying Llynfi Sandstone would mean workings would have required pumping from the outset. This can be contrasted with the outcrop east of the site on the very steep eastern flank of the mountain. Here the mining of the relatively poor-quality seam was more extensive. The recorded workings penetrate the hillside for a limited distance (ref. Figure 4), no doubt aided by gravity drainage. It is telling that there are no air shafts between the two sides of the mountain. These were always walled to stop stock falling in and as a result are always marked on historic O.S. because they were instantly recognisable features. Without ventilation the workings from the east could not possibly reach the site. Additional evidence from historic O.S. shows absolutely no evidence of mining activity at the site, even though the same map shows multiple mining relics elsewhere northwest and east of the site. The risk from shallow mining in the Pinchin can be completely discounted. With this the risk from mine gases can also be discounted. The workings at 383m have no viable pathway to the surface, but more importantly will undoubtedly be flooded.

4. MITIGATION STRATEGY

It is not proposed to offer any engineering or location-based mitigation measures for the proposed development. The reason for this is that there is no possibility of ground instability caused by coal mining legacy issues on the site.

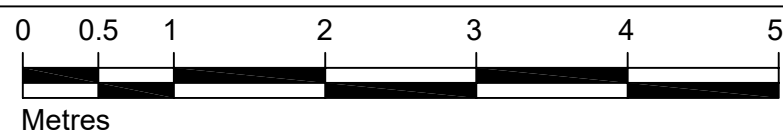
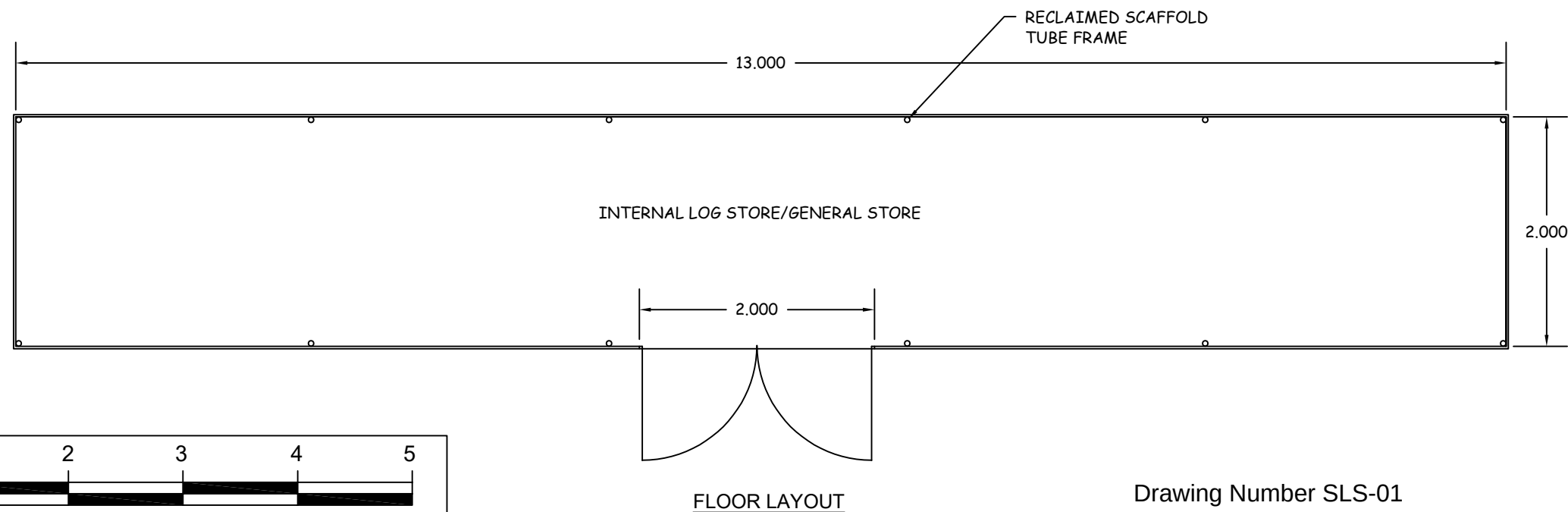
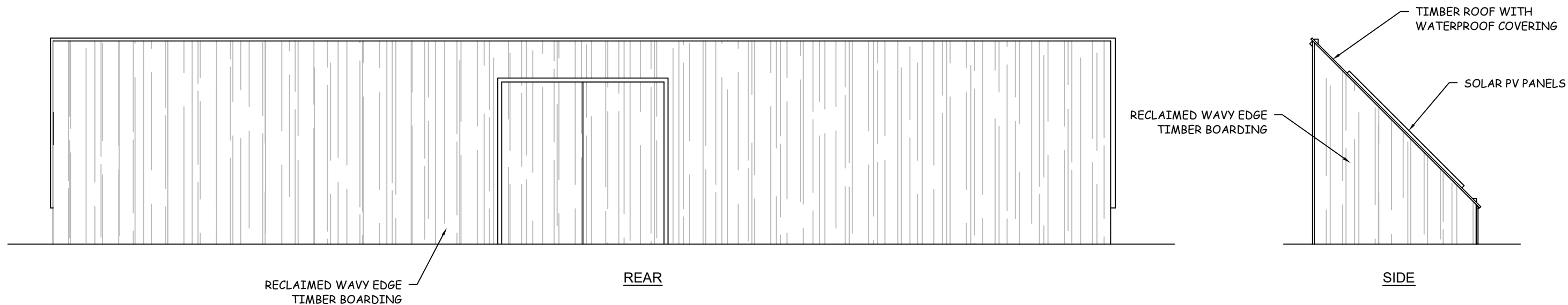
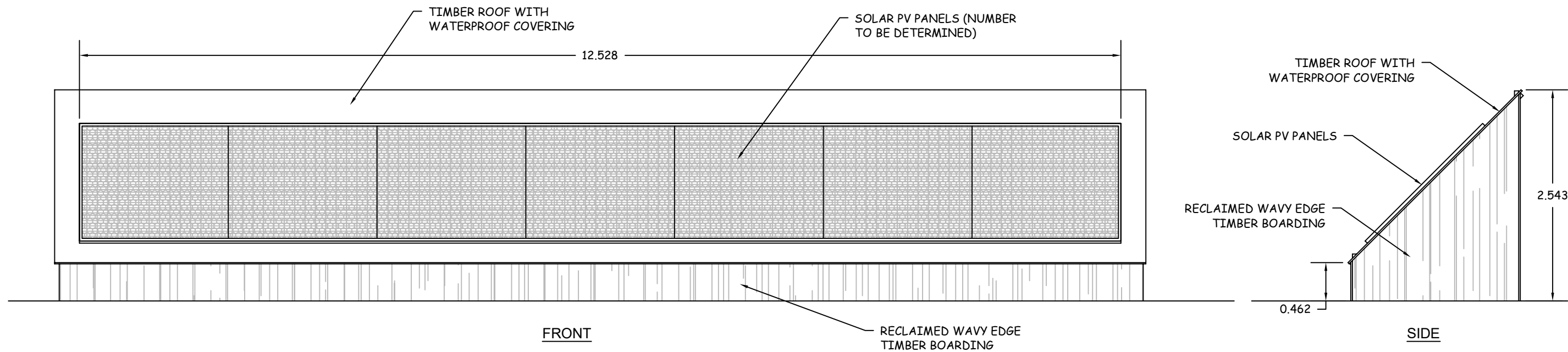
5. CONCLUSION

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. In particular, the risk from shallow unrecorded workings close to, or under the proposed development has been thoroughly examined and discounted. The High Development Risk status of the site is based on the outcrops of coal seams northwest and southeast of the site. The seam outcropping to the southeast is thin and unworkable. A compound seam, the Lower Pinchin, outcrops to the northwest of the site. The seam underlies the site at shallow depth, probably between 10m-20m. The seam has been worked to a limited extent in the locality, but only where conditions are favourable for gravity drainage and ease of transport. Neither of these apply to the site. There is no possibility of shallow workings beneath the site. Therefore, it is the author's opinion that the classification of the site as Development High Risk is unnecessary. Based on the evidence presented in this report, there is no valid reason for the Coal Authority to object to planning permission being granted for the proposed development.

Richard Davies BSc. (Hons), MSc., F.G.S

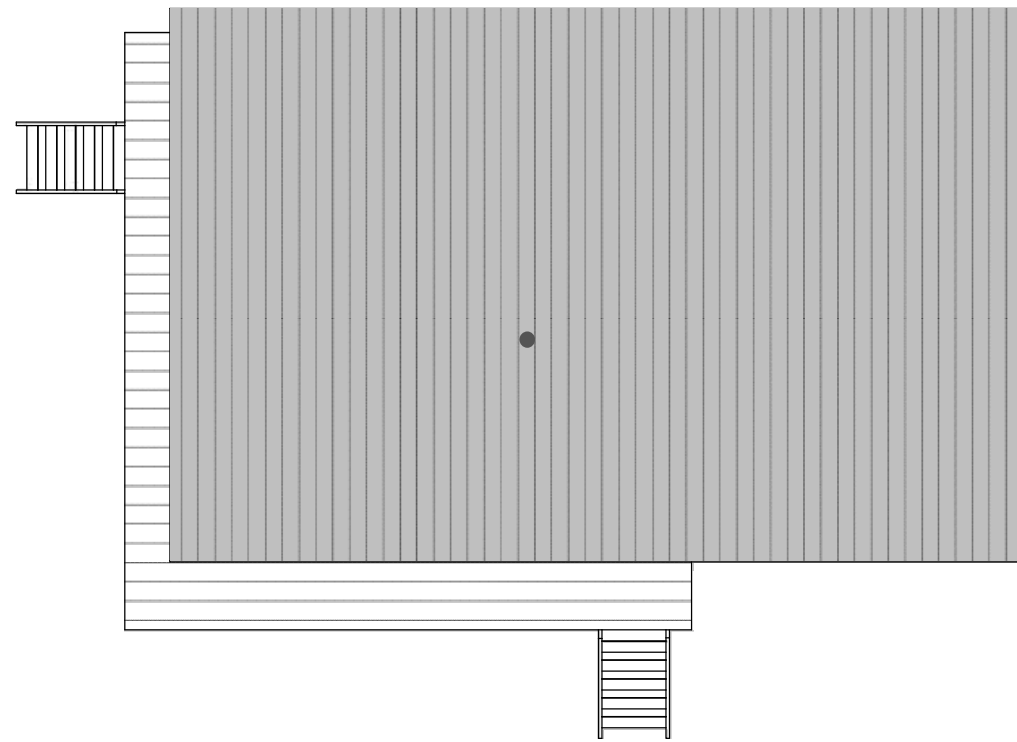
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APPENDIX 1
REPRESENTATIVE PLANS
OF
THE DEVELOPMENT
GILFACH RHAIDD FARM
YSTRADGYNLAIS

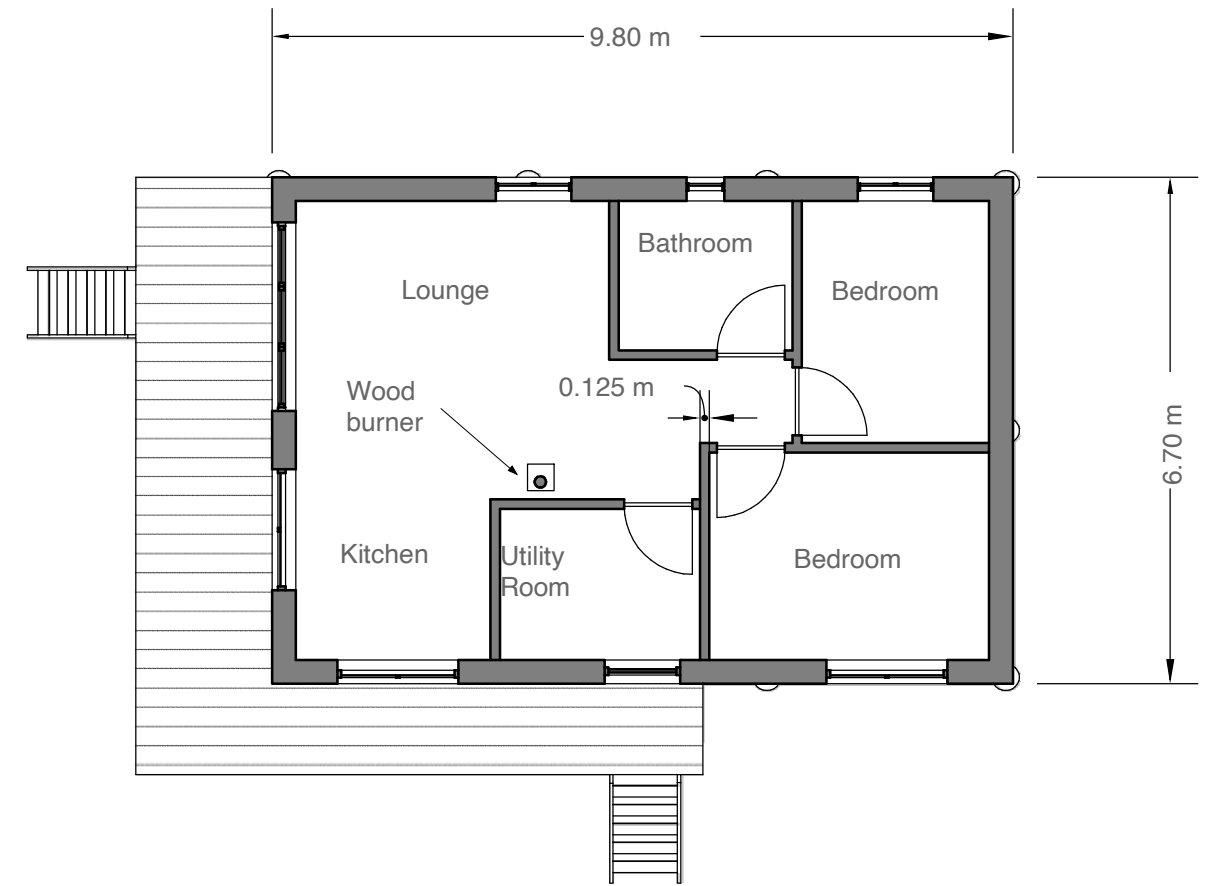


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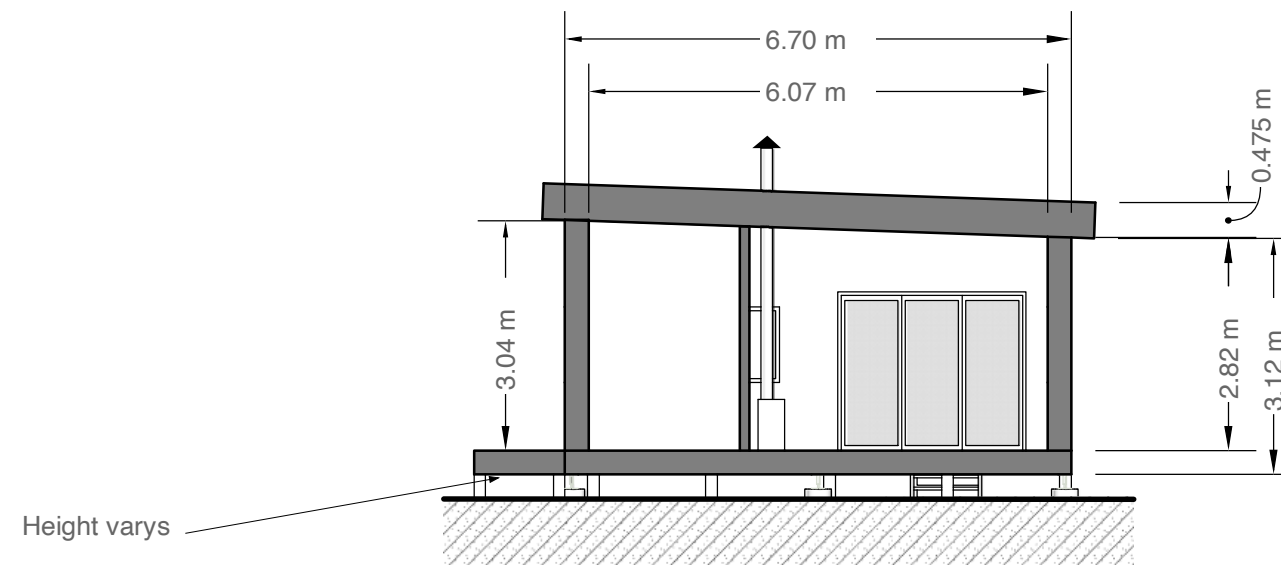
Rev	Description	Date	Initial
<u>Project:</u> PROPOSED OPD DEVELOPMENT, LAND AT GILFACH YR HAIDD FARM, YSTRADGYNLAIS			
<u>Title:</u> SOLAR MOUNT/LOG STORE			
<u>Date:</u>	JANUARY 2025	<u>Drawn:</u>	MIS
<u>Scales(s):</u>	1:50 @ A3	<u>Issue:</u>	
<u>Dwg No:</u>	24/950/07	<u>Revision:</u>	
<u>Disk:</u>	Gilfach_yr_Haidd_Cabin.dwg		
 SGW planning architecture town planning			
69 Walter Road, Swansea. SA1 4QA - Tel: 01792 648380			
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A3			C



Roof Plan



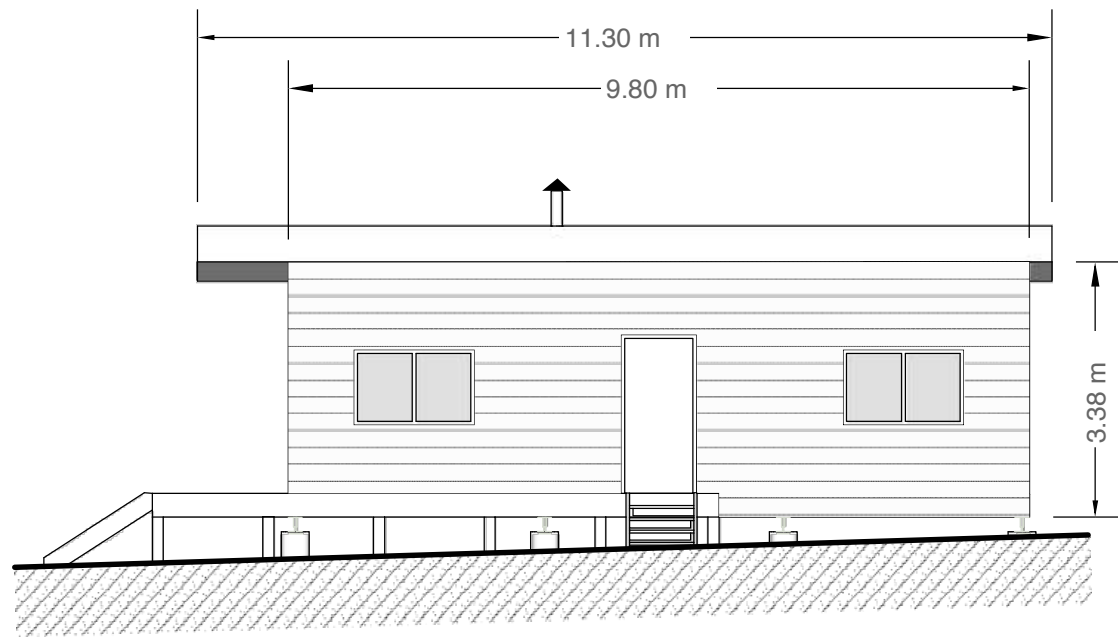
Floor Plan



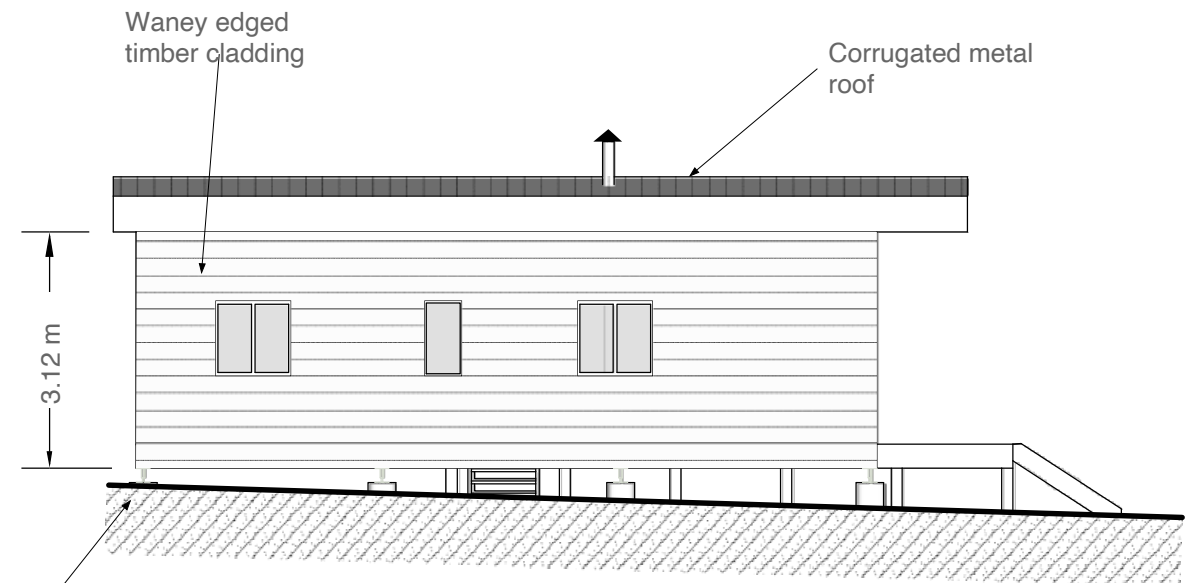
Dwelling Section



Rev	Date	Details	Drw
			
1 BELSHAM COURT . SOUTH ST . TOTNES . DEVON . TQ9 5FZ			
T 01803 363738 E info@terra-perma.co.uk			
PROJECT Gilfach yr Haidd - One Planet Development			
DRAWING Dwelling Plans, Elevations & Sections - Proposed			
CLIENT Simon Cometson			
DRAWN CK	CHECKED	DATE Apr 2025	SCALE 1:100
DRWG No TPG-P-125-P-401	STAGE PLANNING	PAPER SIZE @ A3	
		REV	

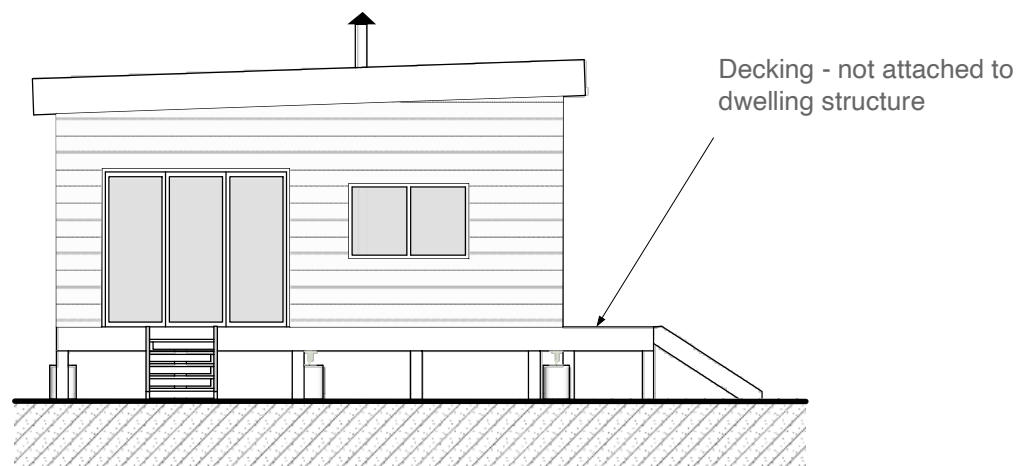


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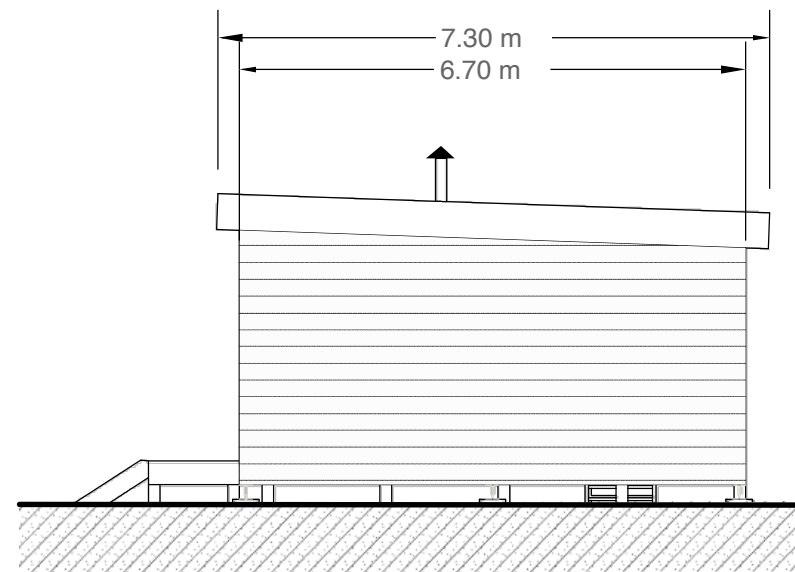


??? Elevation

Indicative foundations - Screw piles to structural engineers specifications



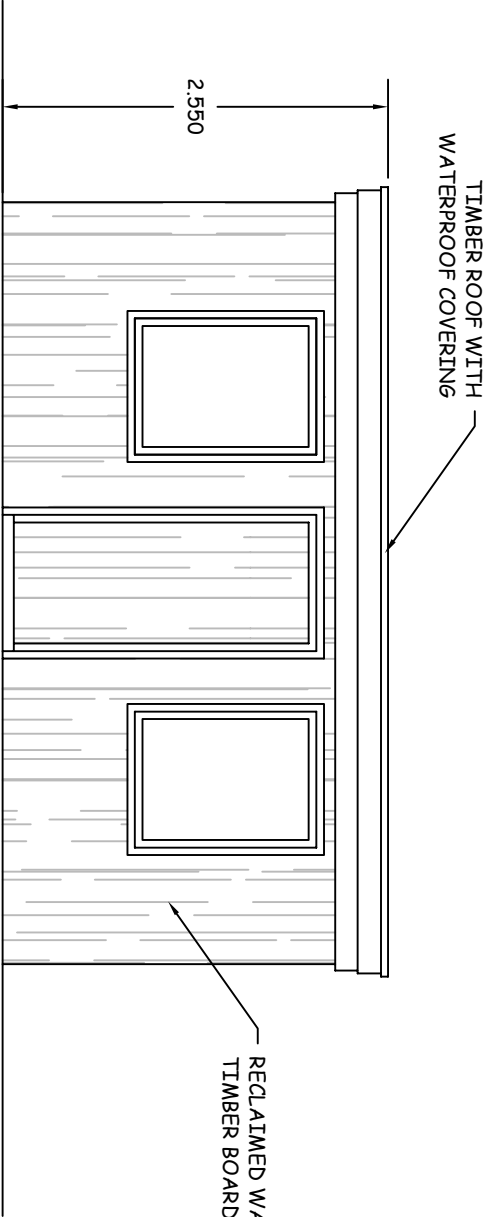
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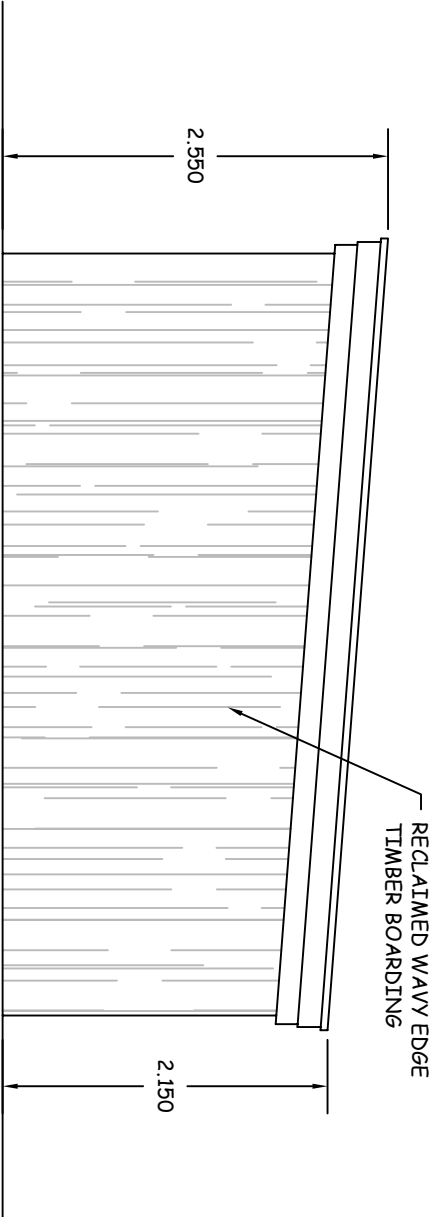
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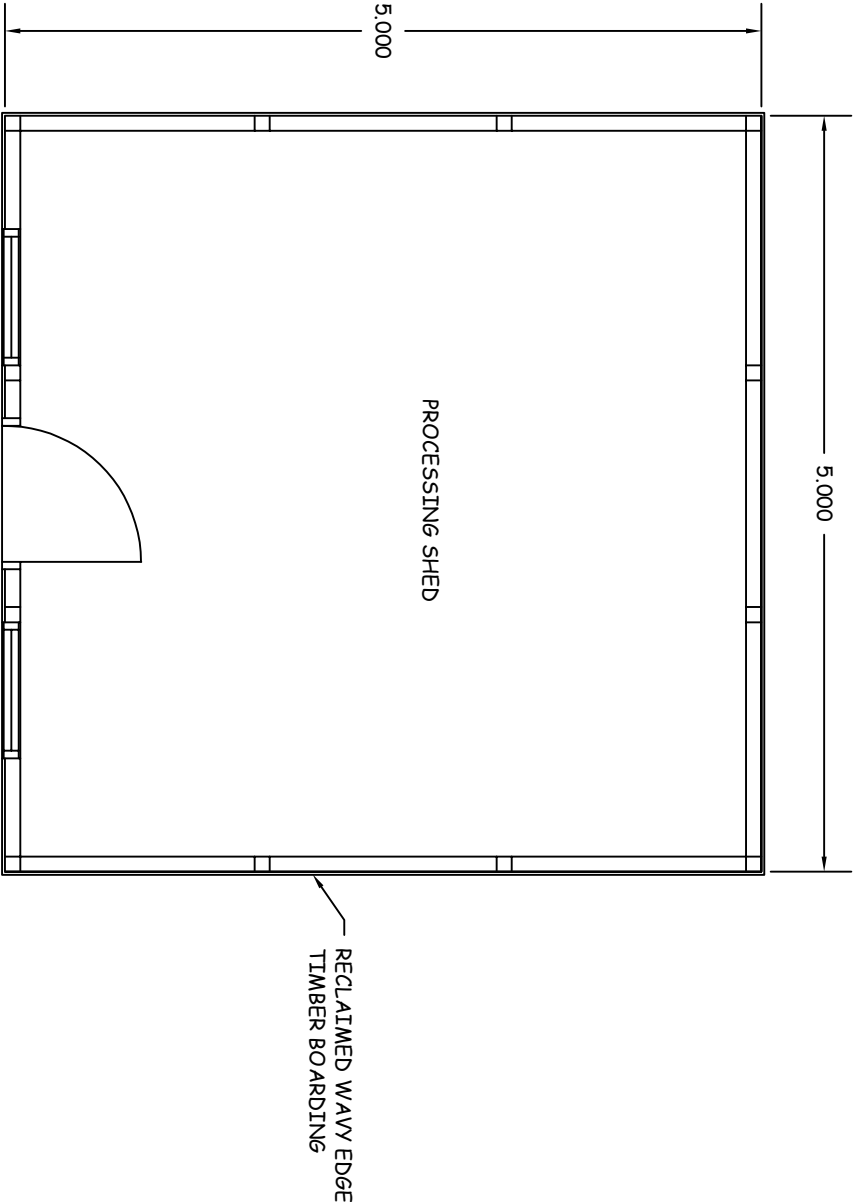
Rev	Date	Details	Drw
			
1 BELSHAM COURT . SOUTH ST . TOTNES . DEVON . TQ9 5FZ			
T 01803 363738 E info@terra-perma.co.uk			
PROJECT Gilfach yr Haidd - One Planet Development			
DRAWING Dwelling Plans and Elevations Proposed			
CLIENT Simon Cometson			
DRAWN CK	CHECKED	DATE Apr 2025	SCALE 1:100
DRWG No TPG-P-125-P-400	STAGE PLANNING	PAPER SIZE @ A3	
		REV	



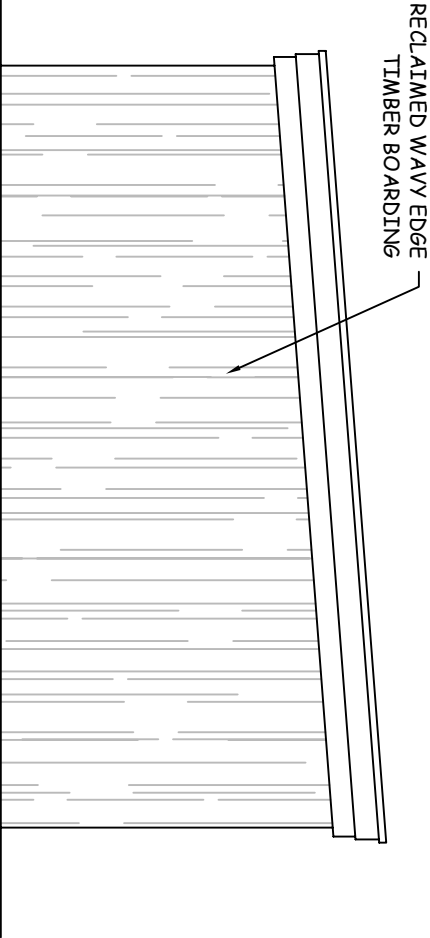
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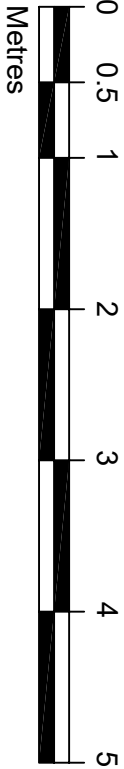
SIDE



FLOOR LAYOUT



SIDE

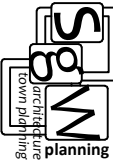


Drawing number PS -01

Rev	Description	Date	Initial
Project: PROPOSED OPD DEVELOPMENT, LAND AT GILFACH YR HAIDD FARM, YSTRADGYNLAIS			
Title: PROCESSING SHED			
Date:	JANUARY 2025	Drawn:	MIS
Scale(s):	1:50 @ A3	Issue:	
Dwg No:	24/950/08	Revision:	
Disc:	Gilfach_Yr_Haidd_Cabin.dwg		

69 Walter Road, Swansea, SA1 4QA - Tel: 01792 648380

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SGW planning
architecture
town planning





APPENDIX 2

COAL AUTHORITY CONSULTANTS REPORT

GILFACH RHAIDD FARM

YSTRADGYNLAIS



The Coal
Authority

Consultants Coal Mining Report

Gilfach Rhaidd Farm
Ystradgynlais
Neath Port Talbot

Date of enquiry:	10 June 2025
Date enquiry received:	10 June 2025
Issue date:	10 June 2025

Our reference:	51003504288001
Your reference:	



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

Gilfach Rhaidd Farm
Ystradgynlais
Neath Port Talbot

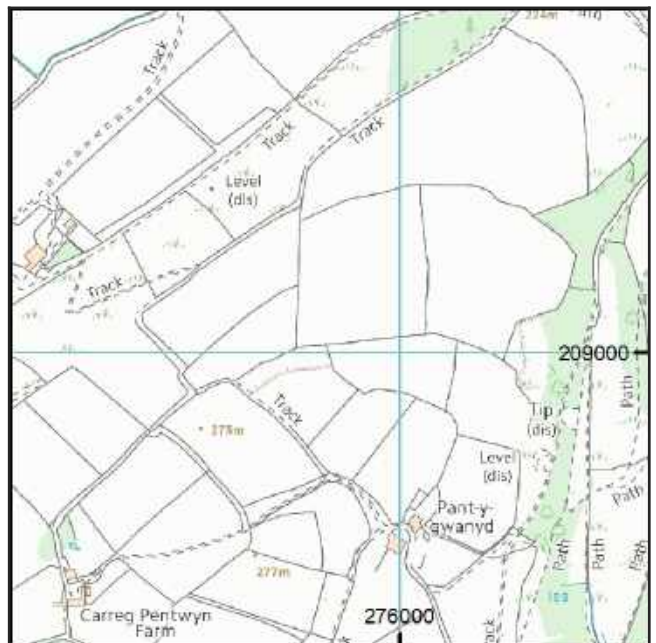
How to contact us

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

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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	ABERGORC HI	Coal	4HQM	106	East	6.7	South	90	1940
PWLLBACH	ABERGORC HI	Coal	4871	110	South	4.3	South	100	1897
unnamed	GORLLWYN	Coal	4HO1	179	North	4.9	South-East	100	1860
unnamed	GORLLWYN	Coal	4GG4	205	North	10.4	South	100	1860
unnamed	LOWER NINE FOOT	Coal	4GFX	362	North-East	7.7	South	86	1940
unnamed	UPPER NINE FOOT	Coal	4HNU	383	Beneath Property	7.9	South	270	1932
unnamed	UPPER NINE FOOT	Coal	4GG5	383	East	6.9	South	270	1934
unnamed	UPPER NINE FOOT	Coal	4HQ3	397	East	0.0	East	270	1880
unnamed	LOWER 9FT BOTTOM LEAF	Coal	4879	402	South	0.0	East	270	1940
unnamed	LOWER NINE FOOT	Coal	4HNS	417	Beneath Property	6.1	South	110	1950
unnamed	LOWER NINE FOOT	Coal	4HQH	418	East	9.4	South	110	1900
unnamed	LOWER NINE FOOT	Coal	4GFW	420	East	5.7	South	110	1940
TIRBACH	LOWER NINE FOOT	Coal	487A	420	South	7.0	South	86	1923
TIRBACH	LOWER NINE FOOT	Coal	4HQG	446	South	9.3	South	110	1900
unnamed	LOWER NINE FOOT	Coal	4HQI	452	South-East	0.0	East	110	1900
unnamed	UPPER GELLIDEG	Coal	4GFR	468	North	10.1	South	76	1939
unnamed	GELLIDEG	Coal	4GFM	471	North	8.8	South	80	1940
unnamed	UPPER GELLIDEG	Coal	4GFQ	494	East	9.8	South	76	1931
unnamed	UPPER GELLIDEG	Coal	4HNZ	496	Beneath Property	10.3	South	76	1940
TIRBACH	UPPER GELLIDEG	Coal	4HQ8	496	East	11.4	South	83	1940
unnamed	UPPER GELLIDEG	Coal	486V	500	South	7.5	South	83	1940
TIRBACH	GELLIDEG	Coal	4HQB	504	East	9.8	South	80	1934

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	GELLIDEG	Coal	4GFL	507	East	6.8	South	80	1940
TIRBACH	FIVE FOOT GELLIDEG	Coal	486T	508	South	9.0	South	80	1940
unnamed	GELLIDEG	Coal	4HNX	508	West	9.9	South	69	1938
unnamed	GELLIDEG	Coal	4HNY	510	Beneath Property	10.0	South	69	1937

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

6101	SWR1533	SWR3217
SWA4001	SWR1537	1327A
SWR1539	SWR1541	12790

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
UNNAMED	Coal	Yes	48.5	North-West	56
UNNAMED	Coal	Yes	26.5	North-West	61

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

Please refer to the "Summary of findings" map (on separate sheet) for details of any opencast areas 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 31 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

None recorded within 200 metres of the enquiry boundary.

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 not in an area where a notice to withdraw support has been given.

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.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

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.

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. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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.