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**For the attention of: Ms A. Davies – Case Officer**

Neath Port Talbot County Borough Council

[By email: [planning@npt.gov.uk](mailto:planning@npt.gov.uk)]

26 January 2026

Dear Ms Davies

**Re: Application P2026/0021**

**Section 73 application to vary condition 2 (approved plans and documents), Condition 5 (scheme of tree planting) and Condition 7 (scheme detailing footpath) of Planning Permission P2024/0196 granted on 08/11/2024 at Gellinudd Hospital, Lon Catwg, Gellinudd, Pontardawe, Neath Port Talbot, SA8 3DX**

Thank you for your notification of 23 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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**

As you are aware, the application site falls marginally within the defined Development High Risk Area (DHRA). Our information indicates that a coal seam outcrops at or close to the surface towards the eastern edge of the site, dipping in an easterly direction away from the site. This coal seam may have been worked in the past. Such workings can pose a risk to ground stability and public safety.

Despite the site lying partly within the DHRA, you will recall from our consultation response letter of 24 April 2024 regarding planning application P2024/0196 that we raised no objection to the original proposal and did not request the imposition of any conditions on any planning permission issued. This was on the basis that the proposed care units and associated development would be sited entirely outside the DHRA, i.e. within the Development Low Risk Area, with only landscaping being within the DHRA.

We understand that the applicant is seeking to vary conditions attached to the approved consent to enable development to proceed in accordance with revised details. We note that it remains the case that built development is sited clear of the DHRA with no significant foundations/groundworks proposed within the DHRA. As such, the Coal Authority's Planning & Development Team wishes to raise **NO OBJECTION** to the current application.

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

Yours sincerely

*James Smith*

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

### **Disclaimer**

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