

Coal Mining Risk Assessment Exception Statement



Job No. 1276

Revision -

Applicant:

Caren Jones

The Celtic Lodge, 36 Westernmoor Road, Neath. SA11 1BZ

Site Address:

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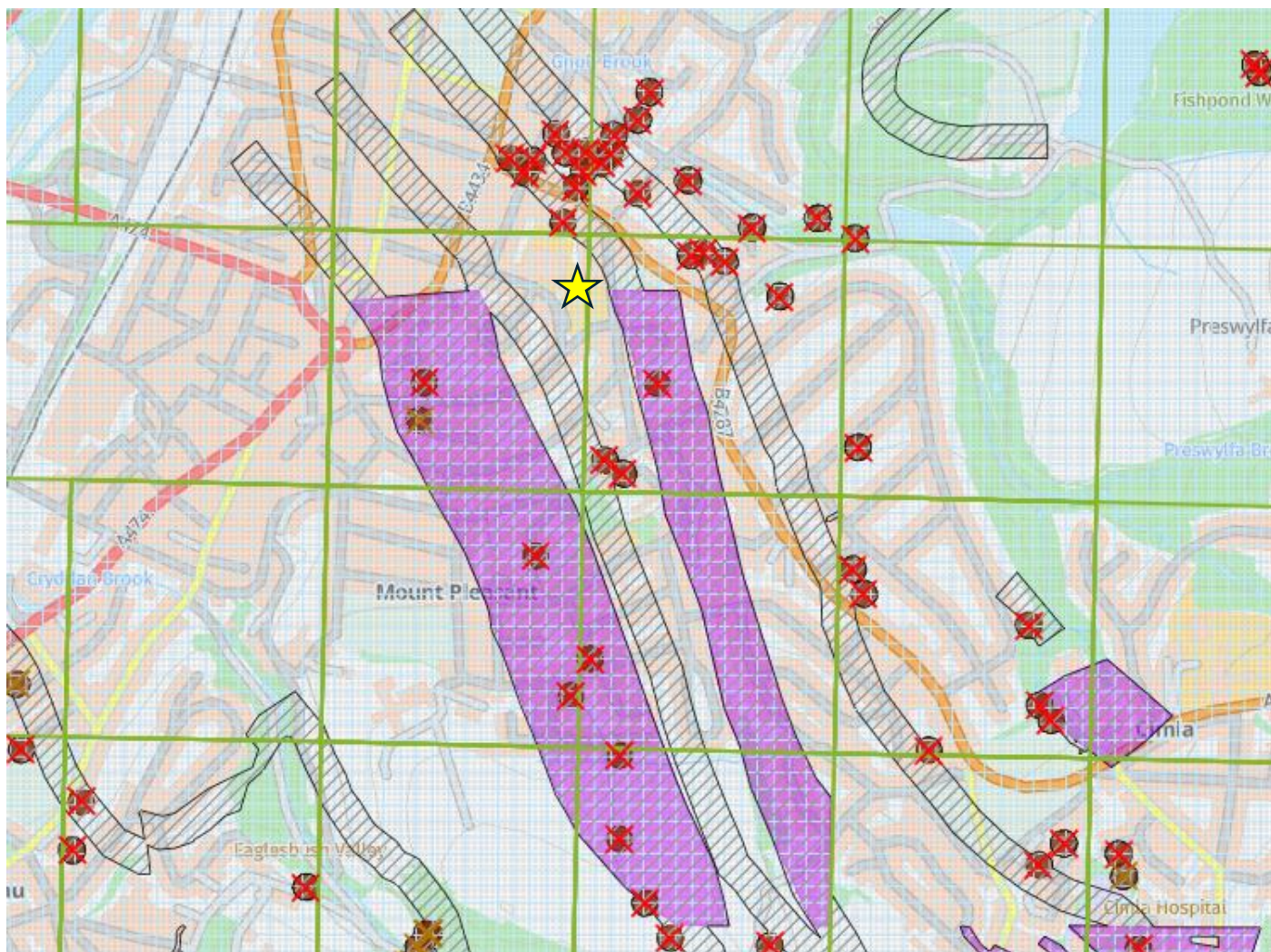
Scope of works:

The application related to the Retention of raised decking, gazebo, privacy screen fencing, and access ramp that were built in 2024 & 2026.

Site Context and Desktop Review

Further to the Council's recent correspondence regarding validation requirements, a detailed review of the Coal Authority's Interactive Map Viewer has been conducted. The online mapping confirms that the application site is situated within a designated Development High Risk Area.

This designation is entirely expected given the extensive, rich industrial mining history characteristic of Neath and the wider regional area. However, while the overarching geographic area is categorized as high risk, the specific nature of the proposed development dictates that a formal risk assessment is unnecessary.



Extract from Mining Remediation Authority Map Viewer

Justification for CMRA Exemption

A formal Coal Mining Risk Assessment has not been submitted in support of this application because the proposed works directly align with the official UK Government planning guidance, Planning applications and Coal Mining Risk Assessments.

[Planning applications and Coal Mining Risk Assessments - GOV.UK](https://www.gov.uk/guidance/planning-applications-and-coal-mining-risk-assessments)

Under this guidance, the proposed development qualifies for a statutory exemption under Part B – Exempt by Nature of Development:

- **Exemption Category:** *"Erection of buildings or structures with minimal foundations or groundworks."*
- **Specified Examples:** The guidance explicitly lists decking, alongside smoking shelters and building canopies, as a typical example of development falling under this specific exemption category.
- **Official Justification:** The government framework confirms that the standard justification for not requiring a CMRA for this tier of development is the "Minimal disturbance of ground."

Construction Context

The construction of the proposed raised timber decking involves negligible ground intrusion, requiring only localized supporting posts rather than deep, continuous structural foundations. As there will be no deep excavations, extensive groundwork operations, or significant structural loads placed upon the site, the development poses zero risk to underground coal mining legacy features.

Consequently, the local planning authority is respectfully requested to apply the standard exemption as detailed in Part B of the Coal Authority's guidance and waive the requirement for a CMRA for this application.

Signed: Gary Seymour

Dated: 25th June 2026