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For the attention of: Mr G Sterio – Case Officer
Neath Port Talbot County Borough Council

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

29th July 2026

Dear Mr Sterio

Re: P2026/0470 - Details to be agreed in association with condition 7 (Specification and Schedule for Treatment of Mine Workings) of planning application P2022/0517 dated 4/4/2023; Foel Trawsnant, Bryn, Port Talbot

Thank you for your notification of the 20th July 2026 seeking the views of the Coal Authority on the above.

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.

Following our previous comments on application P2022/0517 we note the inclusion of Condition 7, which requires the following:

No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing intrusive site investigations for the mine entries and shallow coal workings which shall include the following:

- a) the submission of a report of findings arising from both of the intrusive site investigations;*
- b) the submission of a layout plan which identifies appropriate zones of influence for the mine entries on site, and the definition of suitable 'no-build' zones;*

*c) the submission of a scheme of treatment for the mine entries on site for approval;
(d) the submission of a scheme of remedial works for the shallow coal workings for a approval;
and
The scheme as approved, including any remedial works identified by the site investigations shall be undertaken in accordance with the approved details.*

The submission is supported by a Specification and Schedule for Treatment of Mine Workings, dated July 2026 and prepared by Pell Frischmann. This sets out the areas of concern, the works proposed to be undertaken to investigate coal mining legacy and these works required to address the risks these pose, if found to be present. It is noted that this document has been informed by the appended Mining Risk Assessment Summary.

The intrusive site investigations should be designed and undertaken by competent persons and should be appropriate to assess the ground conditions on the site in order to establish the coal-mining legacy present and the risks it may pose to the development and inform any remedial works and/or mitigation measures that may be necessary.

The applicant should note that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property. Please note that any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of any Permit application.

The Planning team at the Coal Authority would have no objection to the LPA discharging relevant criteria of Condition 7, subject to any necessary remedial works being undertaken on site, as required by the last point of the condition wording.

Please could the following informative notes be drawn to the applicants attention.

1 - Ground Investigations

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 Mining Remediation Authority, since such activities can have serious public health and safety implications. Failure to obtain permission to enter or disturb our property may result in the potential for court action. Application forms for permission and further guidance can be obtained from: [:www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

[Coal mining permit terms and conditions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

2 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

3 – Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

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

Yours sincerely

Melanie Lindsley

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & 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.

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 advisors for this development in relation to ground conditions and the acceptability of development.