
From: planningconsultation@coal.gov.uk
Sent: 16 November 2021 07:42
To: Planning
Subject: P/21/0366, LAND BETWEEN, 26 GELLIGAER ROAD, AND THE FARM SHOP, GELLIGAER ROAD, TRELEWIS
Attachments: P 21 0366 - TCA Response.docx

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Dear David Cross

Following the planning consultation on 26 October 2021, please find attached our comments on the above application.

If you would like to discuss any of the issues raised, please contact us.

Regards

Planning and Local Authority Liaison team

T: 01623 637119

E: planningconsultation@coal.gov.uk

W: <https://www.gov.uk/coalauthority>

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RTPI

Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Mr D Cross – Case Officer
Merthyr Tydfil County Borough Council

[By Email: planning@merthyr.gov.uk]

16 November 2021

Dear Mr Cross

PLANNING APPLICATION: P/21/0366

Erection of 4 detached dwellings with associated parking at Land; Land Between, 26 Gelligaer Road, And The Farm Shop, Gelligaer Road, Trelewis

Thank you for your notification of 26 October 2021 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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

I have reviewed the proposals and confirm that part of the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicates that a coal seam of workable thickness outcrops to the north / northwest of the site that may have been historically worked at shallow depths beneath parts of the site. This could affect the safety and stability for the redevelopment of this site.

The planning application is accompanied by two Reports:

- Mining Risk Assessment, 24 March 2017 prepared by Blandford Consulting; and
- Mining Risk Assessment & Geotechnical Report, September 2020 prepared by Dr J Stewart Noake, Engineering Geologist and Mining Consultant.

The above Reports have been informed by an appropriate range of historical, geological and coal mining information. Both Reports identify that there is only one shallow coal seam present beneath the site (Mynyddislwyn Seam) at an estimated depth of c. 40m that has been identified as being too deep to pose a risk of surface subsidence.

However due to the large geological faults present within the locality, Blandford Consulting inform that this could affect the structural integrity of the proposed development and recommendations have been made that exploratory drilling is required in order to ensure that no faulting passes through the site. Section 7.4 informs that this should also confirm the position with regard to old workings in the Mynyddislwyn Seam. Dr Noake also identifies that there are several minor faults recorded below the site in the Mynyddislwyn Seam workings beneath the site.

Mine Gas

Section 7.2.3 of the Blandford Consulting Report considers that the risk from mine gases is extremely low to negligible but it would be prudent to monitor any exploratory boreholes for evidence of mine gases. Dr Noake informs that in order to prevent the build-up of any gases, an impermeable polythene barrier should be placed below all new concrete foundation areas.

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

Sustainable Drainage

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the applicant, based on the professional opinion of Blandford Consulting / Dr Noake Engineering Geologist and Mining Consultant, are sufficient for the purposes of the planning system and meets the requirements of Planning Policy Wales paras. .6.9.23 – 28). The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design will be required as part of any subsequent building regulations application.

It is requested that the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

**Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority**

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI
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 on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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 advisers for this development in relation to ground conditions and the acceptability of development.