
From: planningconsultation@coal.gov.uk
Sent: 15 November 2021 09:11
To: Planning
Subject: P/21/0293 RECONSULTATION, THE MARSHALLS, LEWIS SQUARE, ABERCANAID, MERTHYR TYDFIL, CF48 1YL
Attachments: P 21 0293 RECONSULTATION - TCA Response.docx

WARNING THIS IS AN EXTERNAL EMAIL

External attachment warning, although this email has been scanned for threats, please take extra care before opening attachments from unrecognised senders.

Dear Mr D Cross

Following the planning consultation on 02 November 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>

Making a better future for people and the environment in mining areas. Like us on Facebook or follow us on Twitter and LinkedIn.

<P>

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



The Coal
Authority



INVESTOR IN PEOPLE



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]

15 November 2021

Dear Mr Cross

PLANNING APPLICATION: P/21/0293

Retention of replacement of storage unit at The Marshalls, Lewis Square, Abercanaid, Merthyr Tydfil, CF48 1YL - RECONSULTATION

Thank you for your consultation email of 2 November 2021 seeking the further views of the Coal Authority on the above planning application.

The Coal Authority Response: Material Consideration

As you are aware, the application site falls within the defined Development High Risk Area. The Coal Authority's information indicates that the application site is located in an area where coal seams outcrop at or close to the surface, which may have been worked in the past.

In addition, our records indicate that there are a number of mine entries surrounding the new building. The nearest is adit 305204-034, located immediately to the north east of the application site, with its potential zone of influence/instability extending into the site. This feature is connected with past ironstone mining activity and, as such, it falls outside the remit of the Coal Authority to provide comment on the implications posed by this feature to development proposals.

You will recall that the Coal Authority objected to the proposal in our initial consultation response letter of 26 August 2021 due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed to the proposed development by coal mining legacy. We are therefore pleased to note that the applicant has now submitted a Coal Mining Risk Assessment report (26 October 2021, prepared by Blandford Consulting) in support of their application.

Based on a review of coal mining and geological information, including the results of a borehole investigation carried out in the locality, the report author is able to conclude that shallow underground mining activity (both coal and ironstone) poses no risk to the development at the site.

The report acknowledges the presence of mine entries surrounding the site. It notes that the nearest coal mine entry is shaft 305204-033, c.17m to the west, which was treated in 2010. The report author is satisfied that any collapse zone derived from the shaft would not extend to the application site. They also acknowledge the presence of the recorded ironstone adit but are satisfied that the collapse zone from the adit would not extend to the building currently under consideration.

The report author is satisfied that no particular mitigatory measures are required in the foundations of the building to mitigate against risks from mining legacy. Nevertheless, they indicate that they been advised that the building has been constructed with pad foundations, and go on to state "*this foundation option is appropriate in so far as the risk from the mining history of the area is concerned.*"

Mine Gas

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.

SuDS

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's Planning & Development Team considers that the Coal Mining Risk Assessment report and professional opinions contained therein are sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development in terms of coal mining related land

stability matters. The Coal Authority therefore **withdraws its objection** to the development. However, further more detailed considerations of ground conditions and foundation design may be required as part of any building regulations application for the development.

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

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 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.