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**For the attention of: Kate Glover – Case Officer**

Merthyr Tydfil County Borough Council

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

13<sup>th</sup> January 2026

Dear Ms Glover

**Re: Planning application P/26/0005**

**Outline application for up to two dwellings (all matters reserved) at 21 Winch Fawr Park, Heolgerrig, Merthyr Tydfil**

Thank you for your notification of 13 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation 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.

The Coal Authority response: **Fundamental Concern**

I have reviewed the site location plan, the proposals and supporting information submitted and available to view on the LPA website and can confirm that the application site falls majority within the defined Development High Risk Area.

The Coal Authority's information indicates that a coal seam outcrops to the north of the site, dipping in a southern direction beneath the site, which may have been worked in the past. In addition, our records also indicates that the northwestern part of the site lies in an area where underground coal mining has taken place at shallow depth. Voids and broken ground associated with such features may pose a risk to ground stability and public safety.

We are aware that a report relating to coal mining matters was produced for a different development on site. Based on appropriate range of sources and information and off-site boreholes data, the report appears to conclude that the risk of instability posed to the proposed development by shallow coal mining legacy is low. We must highlight that there has been a significant elapsed since the production of the report and is in the context of a proposal for a single dwelling.

Therefore, in accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit an up to date, development specific Coal Mining Risk Assessment to support their planning application or confirmation from the report author of the original Coal Mining Risk Assessment report (Dr Malcolm Blandford of Blandford Consulting) that they remain satisfied that the conclusions of his 2010 report remains applicable to the scheme of development currently proposed. As no relevant information has been submitted at this time, the Coal Authority's Planning & Development Team **OBJECTS** to this application.

**Please draw the applicant's attention to the fact that the Coal Mining Risk Assessment needs to interpret and assess the coal mining risks present and should be based on up-to-date information on the recorded coal mining features on site. If the applicant merely submits a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report, obtained from [www.miningremediation.co.uk](http://www.miningremediation.co.uk) or a similar product from private land search suppliers, this will not overcome our objection to the planning application.**

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely

*Bradley Shelton*

**Bradley Shelton**

**Apprentice Town Planner**

### **General Information for the Applicant**

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal

mining legacy risks are available from [www.miningremediation.co.uk](http://www.miningremediation.co.uk). A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development.

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. A list of professional institutions of competent bodies can be found at: [www.gov.uk/planning-applications-coal-mining-risk-assessments](http://www.gov.uk/planning-applications-coal-mining-risk-assessments).

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 Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at: [www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property).

## **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.