
From: planningconsultation@coal.gov.uk
Sent: 06 September 2021 15:50
To: Planning
Subject: INV P/21/0301, ORCHARD HOUSE, GWERNLLWYN ROAD, DOWLAIS
Attachments: INV P 21 0301 - TCA Response.docx

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Dear Rebecca Owens

Following the planning consultation on 24 August 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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For the Attention of: Ms R Owens – Case Officer
Merthyr Tydfil County Borough Council

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

06 September 2021

Dear Ms Owens

PLANNING APPLICATION: P/21/0301

Creation of new vehicle and pedestrian access off highway, boundary walls and associated change of use of parcel of land to form part of residential unit; Orchard House, Gwernllwyn Road, Dowlais

Thank you for your notification of 24 August 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 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.

However on a further review of our records whilst the site is within an area of recorded shallow mine workings, these relate to ironstone workings and not coal mine workings. As the Coal Authority's remit only extends to former coal mining activity, we cannot advise definitively whether ironstone workings will cause any land instability / public safety issues.

In addition to the above, a coal seam (GARW VEIN) of workable thickness outcrops within the southern part of the site only, that may have been historically worked at shallow depths beneath the existing and proposed access road.

However, when considering the nature of this particular development proposal, it does not appear that this proposal will require substantial foundations or earthworks. On this basis we do not consider that requiring a Coal Mining Risk Assessment would be proportionate to the scale and nature of the development proposed in this particular case and **do not object** to this planning application.

However, the Coal Authority does recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is 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 coal mining 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.