



The Coal
Authority



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RTPI

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For the Attention of: Ms R Owens – Case Officer
Merthyr Tydfil County Borough Council

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

13 April 2022

Dear Ms Owens

PLANNING APPLICATION: P/22/0066

Erection of 4 no. dwellings (2 no. detached and 1. no pair of semi-detached) including demolition of existing office building with stores; Builders Yard & Premises, Elwyn Drive, Twynyrodyn, Merthyr Tydfil, CF47 0NW: Re-consultation

Thank you for your notification of 04 April 2022 seeking the views of the Coal Authority on further information submitted in support of the above planning application.

The Coal Authority Response: Substantive Concern

As you are aware, the Coal Authority objected to this planning application in our previous letter to you dated 04 April 2022 as no Coal Mining Risk Assessment had been submitted to assess the risk to the proposed development from former coal mining activity recorded at this site.

We note that the applicant has now submitted a CON29M coal mining report, 01 April 2022. This is factual reports only and this information does not provide any assessment of the potential risks posed to the development proposal by past coal mining activity (probable unrecorded shallow coal mining: Section 1 of the Report). The Coal Authority therefore **maintains its objection** to this planning application.

The coal mining information within the above CON29M coal mining report should be used as the basis for a Coal Mining Risk Assessment Report (CMRA). The CMRA should assess whether or not past mining activity poses any risk to the development proposal and, if 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". Links to the relevant professional institutions of competent bodies can be found at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

The Coal Authority would be very 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

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.