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For the attention of: Gareth Davies – Case Officer

Merthyr Tydfil County Borough Council

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

11th October 2026

Dear Mr Davies

Re: Planning Application P/26/0136

Dormer bungalow; Builders Yard, Elwyn Drive, Twynyrodyn - 4TH RECONSULTATION

Thank you for your notification of 9 September 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority response: **Material Consideration**

The Planning team most recently responded to this application in a letter pot the LPA dated 5th August 2026 and requested a development and site specific Coal Mining Risk Assessment be submitted in support of the application.

We note that this application is accompanied by a Intrusive Coal Mining Risk Assessment report prepared by Terra Firma Wales, dated 9th September 2026. The report has been based upon a review of coal mining and geological information. The report author comments that a geotechnical site investigation comprising three rotary boreholes was undertaken in March

2023. The works were undertaken under Coal Authority permit reference 26363.

They go on to detail that “no evidence of any coal or ironstone mining was identified, such as voids, or backfilled workings.” And they conclude in their professional opinion “that there are no mining related ground instability risks to the proposed housing at the site.

The Coal Authority Recommendation to the LPA

The Coal Authority's Planning & Development Team considers that the content and conclusions of the a Intrusive Coal Mining Risk Assessment report to be 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. The Coal Authority therefore **withdraws its objection** to the proposed development. However, further more detailed considerations of ground conditions and foundation design may be required as part of any subsequent building regulation application.

Should planning permission be granted for this proposal, we request that the following wording is included as an Informative Note on any decision notice:

Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

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.

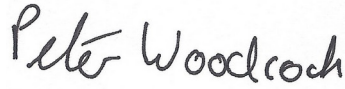
SuDS

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.

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

Yours sincerely,



Peter Woodcock | BSc (Hons), AssocRTPI
Assistant 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 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.

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 advisors for this development in relation to ground conditions and the acceptability of development.