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For the attention of: Rebecca Owens – Case Officer

Merthyr Tydfil County Borough Council

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

29 May 2025

Dear Ms Owens

Re: P/25/0148

Omission of front glazed extension approved under planning permission P/24/0141, alteration of roof (from gabled to mono-pitched), recladding of external elevations and other external alterations; Units 5 To 8, Phoenix Industrial Estate, Goat Mill Road

Thank you for your notification of 22 May 2025 seeking the views of the Coal 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: **Material Consideration**

As you are aware, the Coal Authority were consulted as part of the planning process for the now approved development: P/24/0141 at the site as the site lies within the Development High Risk Area, as defined by the Coal Authority. The Coal Authority raised no objections to the proposed development subject to the LPA imposing a suitably worded condition to secure the undertaking of intrusive site investigations to confirm the exact ground conditions present within and within influencing distance of the site; as identified by Geoinvestigate Limited, report author of the Coal Mining Risk Assessment Report (G24229, 15 January 2025) submitted in support of the application. We are pleased to note that the LPA imposed such conditions (Condition 3 and 4).

We acknowledge that this current proposal is to enable amendments to the approved scheme.

Whilst the Planning team at the Coal Authority have no objections to the updated scheme, as no discharge of condition application has yet been submitted to the LPA, it is requested that the previously worded conditions be re-imposed on any new planning permission granted.

If you would like to discuss this matter further, please contact me on the above number.

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 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.