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**For the attention of: Rebecca Owens – Case Officer**

Merthyr Tydfil County Borough Council

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

12 October 2026

Dear Rebecca

**Re: P/26/0207**

**Discharge of condition 10 (site investigation and remediation) of planning permission P/24/0239; land adjacent to Lle Hyfryd, Mount Pleasant, Heolgerrig**

Thank you for your notification of 21 September 2026 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: **Substantive Concern**

Condition 10 of the planning permission states:

*'No development shall commence until:*

*a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity and to locate or discount mine shaft 303206-040; and*

*b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*

*The intrusive site investigations and remedial works shall be carried out in accordance with the approved details.'*

You will note the protracted planning history associated with this site, most notably planning permissions P/16/0099, P/19/0169, P/23/0021 and P/24/0239. More specifically, I direct your attention to the supporting documents, which accompanied those planning applications as referred to below:

- Mining Risk Assessment Report (June 2016, prepared by Terra Firma Ltd; and
- Coal Mining Risk Assessment (March 2025, prepared by Terra Firma Ltd.

In referring to the reports, you will note that both concluded that recorded mine shaft 303206-040 could be present within the planning boundary. This corresponds with the Coal Authority's records, which indicate a departure distance on the shaft of 10m. All this information incurred the imposition of Condition 10 on the current permission, which this application seeks the discharge of.

The applicant has submitted a Validation Report (6 August 2026, prepared by Rhondda Geotechnical Services Ltd) in support of the discharge of Condition 10. Through the undertaking of a borehole investigation, where only intact coal was encountered, the Report can discount any undue stability risks associated with shallow coal mine workings. Consequently, the requirements of Condition 10 a) have been satisfied in part.

Turning to the situation regarding recorded mine shaft 303206-040, we note that no physical investigation of the shaft has occurred and that commentary in Section 5 of the Report states *'the shaft is not on land owned by the client.'* Commentary in Section 7 of the Report appears to verify this by stating *'This leaves the supposed existence of a mineshaft, possibly close to the site.'*

Notwithstanding the above, despite the conclusions made in the previous reports, together with the information detailed on Figures 9 and 10 of the Validation Report, which show the shaft potentially being within the site or under the footprint of the dwelling, we request reasoning from the applicant's agent regarding these disparities. In addition, and whilst we acknowledge the commentary in Section 6 of the Report, which states *'the overlying colliery*

*spoil would make locating it by geophysical survey or excavation extremely difficult', we request further commentary from the applicant's agent as to why this would be so. More specifically, and when considering a depth of only 2.5m of colliery spoil, how both this variable and any other variable would compromise the investigation of shaft, especially when there appears to be so much information potentially placing it within the planning boundary.*

On account of the above, the Coal Authority is **unable to recommend the LPA discharge Condition 10.**

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

Yours sincerely

**Chris MacArthur**

**Chris MacArthur** *B.Sc.(Hons), DipTP, MRTPI*  
**Planning Liaison 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.