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For the attention of: Marlene Ferreira – Case Officer

Merthyr Tydfil County Borough Council

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

8 July 2025

Dear Marlene

Re: P/25/0167

Detached two storey dwelling; land at Six Bells Estate, Heolgerrig – FURTHER INFORMATION RECEIVED

Thank you for your notification of 3 July 2025 seeking the further views of the Coal Authority on the above.

The Coal Authority response: **Material Consideration**

You will recall that we previously recommended the imposition of a planning condition to ensure the undertaking of intrusive investigations and any necessary remediation. This was based on the professional opinions of the competent person's Coal Mining Risk Assessment (dated June 2015) from Terra Firma Ltd.

Notwithstanding the above, we now note the submitted Validation Report (19 May 2024, prepared by Rhondda Geotechnical Services), which accompanies the planning application, the content of which has been informed from the results of intrusive investigations undertaken. The Report confirms that no shallow coal mine workings were encountered underlying the building, with only intact coal seams encountered and sufficient competent rock cover above all those seams subsequent. Consequently, on the basis that the Report

concludes that the proposed building is not at risk of instability the Coal Authority **is able to revise its previous recommendation and now has no objections to this planning application (unconditionally).**

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 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.

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



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