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For the attention of: Mr Gareth Davies

Merthyr Tydfil County Borough Council

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

15th May 2026

Dear Gareth,

Re: Application P/25/0085

Discharge of Condition 21 of P/23/0053 Ground treatment; Dragon Parc, Abercanaid, Merthyr Tydfil. RECONSULTATION.

Thank you for your notification of 7th May 2026 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above. Condition 21 states the following:

21 Prior to the occupation of any dwelling, in those areas identified on the submitted Mining Risk Zones and Mitigation Plan (Figure 5) prepared by Integral Geotechnique that requires remedial works and/or mitigation measures, a signed statement or declaration prepared by a suitably competent person, confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by local planning authority. This document shall confirm the completion of the works necessary to address the risks posed by past coal mining activity.

We acknowledge receipt of consultant Terra Firma Wales (TFWs) Letter ref. DE/17970/GEO-MATTRESS dated 15th April 2026. In which they set out the remediation proposals confirming them to be equivalent to those set out by Integral Geotechnique as referenced within Condition 21. Two areas were highlighted as requiring geo-mattress designs (the channel

area within Risk Zone A (Figure 01) of the letter and across the potential zone of influence over and surrounding shaft 305204-031 within Risk Zone B. The proposal is to *'replicate the details of this design [Integral Geotechnique] using Tensar Triax 160, or similar, placed in three layers within compacted DTp Type 1 as detailed in the attached design'*.

Terra Firma go on to state that:

'TFW Group Limited propose to be in attendance during these works to record the works and provide a report confirming their completion'.

The Coal Authority's Planning Team would advise that subject to this completion report is provided and submitted in accordance with the Condition making the necessary confirmatory statement, **we would have no concern with the LPA discharging Condition 21** as and when they see fit.

We would remind the applicant and TFW that a permit is required for any works that has the potential to intercept or disturb Coal Authority property and this would apply to the geomattress works over the aforementioned mine shaft. The completion report to be submitted should provide evidence of that permit having been obtained for the works.

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

Yours sincerely,

Leigh Sharpe

Geotechnical & 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.

