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For the attention of: Rebecca Owens, Case Officer
Merthyr Tydfil County Borough Council

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

10th December 2025

Dear Rebecca,

Re: Application P/25/0306

Discharge of conditions 3 (Site investigation - land stability), 4 (signed statement), 9 (Land contamination), 13 Biodiversity enhancements), 14 Reptile Mitigation Strategy), 16 (Landscaping) and 18 (Material finishes) of planning permission P/22/0018; Land off, Winchfawr Road, (to the North of Perthddu), Heolgerrig.

Thank you for your notification of 24th November 2025 seeking the views of the Coal Authority on the above. As noted within your accompanying referral email Conditions 3 and 4 are of relevance to the Coal Authority's comments.

3 No development shall take place until a site investigation has been carried out in accordance with a methodology first submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority before any development begins. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development shall be submitted to and approved in writing by the Local Planning Authority. Remedial measures shall be carried out prior to the first beneficial use of the development in accordance with the approved details and retained in perpetuity.

4 Prior to the occupation of the dwelling hereby approved, 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 the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

In support of the application the applicant has provided a Ground Stability Statement dated 18th November 2025 prepared by Rhondda Geotechnical Services, (RGS) which includes a summary of the earlier ground investigation and in Appendix 3 a copy of a factual report prepared by specialist contractor Van Elle regarding works undertaken to drill and treat former shallow mine workings on site, dated 3rd October 2025, report ref. 251812. Thirty treatment holes were drilled and RGS report that of those just over two thirds encountered evidence of workings, either soft or broken ground. This worked horizon was identified based on the investigation logs included typically extending between c18 to 20m depth. We note within the RGS report the author has made a statement in recognition of the requirements of Condition 4 as follows:

'...as a suitably qualified person, following an intrusive site investigation and subsequent remedial drilling and grouting carried out and overseen by myself, that there are now no ground stability issues at the site at 22 Winchfawr Road and the site has been made safe and stable in line with National Guidelines. There are now no obstacles to the proposed development going ahead.'

We note however that the approved layout which we understand to be shown on drawing WF-06 Rev B, and as checked from the councils website, shows the garage located north of the house just offset from its front elevation whereas in the Van Elle report the treatment plan (Figure 2) shows the garage at the expense of the rear garden placed into the very NW corner of the site. This would imply that the treatment grid design adopted used an incorrect plan without confirmation of the approved layout (Figure 1 of the Van Elle report). The implication being that an area within the central north of the site should have been grouted and was not.

For these reasons **we would welcome clarification on the approved layout and the suitability of the treatment grid to ensure appropriate treatment coverage of the site from the competent person advising.** Only when this matter is resolved to our satisfaction will we be in a position to advise the LPA discharge Conditions 3 and 4.

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.