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

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

27 June 2024

Dear Ms Owens

Re: P/24/0141

Two storey front extension and extension to side to house crane, conversion of hipped roof to ridged roof and other external alterations; UNITS 5 TO 8 PHOENIX INDUSTRIAL ESTATE, GOAT MILL ROAD

Thank you for your notification of 18 June 2024 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: **Fundamental Concern**

I have reviewed the site location plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that the site falls within

the defined Development High Risk Area and that a Coal Mining Risk Assessment is required to be submitted to support this application.

The Coal Authority records indicate the application site lies in an area of probable historic unrecorded shallow coal mining that could be attributed to a thick coal seam recorded to outcrop at or close to the surface of the site. A mine entry is also recorded to be present within the site (CA adit ref: 306207-077) currently identified as being beneath the existing buildings. However the Coal Authority hold no treatment details for this mine entry and therefore should be considered as an untreated mine entry. Due to the historic source plans used to record its current position, this could vary by several metres.

The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries> however we note the nature of the development and therefore it is unlikely, due to operational needs, the two storey front extension could be moved. These coal mining features currently present a significant risk to public safety and surface stability.

In addition to the above, the site marginally lies within the boundary of a site from which coal has been removed by surface mining (opencast) methods. Our records also indicate that shallow ironstone workings are present within the north eastern corner of the site (which outside our remit to advise). However based on the area where new development is proposed, we consider it unlikely that these specific mining features will affect the proposed development.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report to support this planning application. As no relevant information has been submitted at this time the Coal Authority **objects** to this planning application.

In this particular case, the Coal Mining Risk Assessment may need to be informed by intrusive site investigations to locate the mine entry and establish its exact location and condition. It would be prudent to carry out a positional review of the mine entry in order that the best plot position can inform the intrusive investigations. As it would appear that

the extension is over or within a recorded mine entry, the Assessment should also identify a suitable engineering solution to minimise the ground stability risks that such features pose.

The applicant can find information on planning applications and Coal Mining Risk Assessments on the link below:

[Planning applications and Coal Mining Risk Assessments - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

The Coal Authority would be very pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

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 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.