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28/05/2025

Re. Tir Cook Farm

To whom it may concern, Merthyr Planning Department.

The Pre-Planning advice given to Utopia Design contains the following advice

Part of the site is located in an area identified as being at high risk from past coal mining activities. However, this appears to cross the area in which the unauthorised car park and menage have been constructed. As these features would have limited groundwork there may not be a requirement for a Coal Mining Risk Assessment (CMRA) to be submitted with any future planning application. However, the Coal Authority would be consulted as part of the planning process and their comments on the application and the need for this information would be a material planning consideration.

This is entirely correct. There is an area of Development High Risk covering the outcrop of the Daran Ddu seam. This is well to the north of the only permanent proposed building, the stables. The 20m buffer zone associated with this outcrop does indeed cross the car park/menage area. As the advice correctly points out, as there are no significant groundworks, these features would fall into the Coal Authority Part B Exemption list. The L.P.A. are free to consult the C.A. on this matter and they will state they do not require a Coal Mining Risk Assessment.

As regards the site being within a Sandstone Safeguarding Area, so do great swathes of the South Wales Coalfield. This is certainly not a valid reason to refuse planning permission. The Pennant Sandstone of the upland areas is a much sought after commodity, but there are boundless quantities of it. The safeguarding areas are meant to stop large urban developments encroaching



into the reserves of working quarries or areas where an application for quarrying is being made, or is likely to be made in the future. The car park and menage would not sterilise the sandstone beneath them. The stables are totally insignificant as regards sterilising future quarrying needs. I hope this is helpful. If you have any queries please do not hesitate to contact me at richarddavies56@hotmail.com or 07729143008.

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