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JTPlanning

Demolition of industrial buildings and erection of 14 no. dwellings
and 6 no. apartments (20 in total) (C3 use) at

Bryntaf Garage
Aberfan
Merthyr Tydfil
CF48 4PJ

PLANNING STATEMENT

(Incorporating Design and Access Statement)

March 2021

INTRODUCTION

1. The Applicant is interested in land at Bryntaf Garage, Aberfan. The applicant is keen to demolish the unsightly industrial buildings and erect 20 no. residential units.
2. This Statement seeks to address the principle policy/strategic issues regarding the development of the site for residential use, as well as the design and visual impact implications of the development.

PROPOSAL

3. Outline planning permission is sought for the erection of 14 dwellings and 6 no. apartments (Use Class C3) (20 no. residential units in total) on land at Bryntaf Garage, Aberfan (the application site). Access to the site is directly from the adopted highway, Bryntaf.

THE SITE

4. The existing site consists of a privately-owned parcel of land used for commercial purposes. There is a car repair garage and roofing contractors. The site lies on the eastern edge of the settlement of Aberfan.
5. The site is bound by existing residential dwellings to both the north, east and south east. Open land bounds the site to the west.

PLANNING HISTORY

6. A search on the LPA's online search tool shows there are no relevant applications on this site.

PUBLIC CONSULTATION

7. The Applicant has undertaken a consultation exercise with the general public and statutory consultees in accordance with legislative requirements. Consultation began on the 22nd of December 2020 and is ongoing.
8. A site notice (Schedule 1B of the publicity and consultation before applying for planning permission notice under articles 2C and 2D) was posted at the site for 28 days, this notice was also delivered to approximately 40 neighbours who live near the site. This site notice informed the neighbours of the proposed development. The notice outlined the proposal and provided neighbours with a link to a dedicated webpage with the full details of the planning application including drawings and a Planning Statement. The Applicant encouraged neighbours to respond with any feedback. The webpage link is <https://www.jontweddell.co.uk/bryntaf/>.
9. A notice (schedule 1C consultation before applying for planning permission notice under article 2D) was also sent out to the various consultees. The notice outlined the application proposals and invited feedback. The notice was sent electronically to each consultee and included the full details of the planning application including drawings and a Planning Statement. The consultees contacted were The Coal Authority, Highways and Welsh Water. Each Consultee provided a response.
10. A copy of the statutory notices and consultation webpage are included at Appendix 1.

Feedback

11. In total, 3 neighbours emailed the Applicant outlining their concerns about the development proposed. Those neighbours live on Bryntaf Road, Bryntaf and Griffith Terrace. A signed petition was also forwarded with 37 signatories. 21 of the signatures were from residents on Bryntaf/Griffith Terrace, 13 from the Aberfan area and 3 from residents outside Aberfan. Many of the signatures are from people from the same household.
12. It should be noted that one neighbour did respond to make us aware that their name had been placed on the petition without their permission. Appendix 2 includes details. It is not clear if other signatures have been included without the relevant permission.
13. The neighbour's comments are available on request. They have not been included in this document because they contain personal details (data protection).
14. The petition summarised the resident's main concerns as follows:
 1. Disruption caused by heavy traffic and machinery through Bryntaf and the village;
 2. Increased traffic through Bryntaf creating parking problems;
 3. Noise and air pollution;
 4. Protection of Aberfan Cemetery and its curtilage and surroundings.
15. Most neighbours raised concerns around highway safety and the traffic generated from the development. Further commentary on this aspect is included later in this Statement and the Applicant has also commissioned

a *Transport Statement* to consider this matter in further detail.

16. Some residents raised issues about noise and air pollution during construction. This would be a temporary situation during construction only and operating hours would be controlled by the council.
17. Residents also raised concerns with how the proposals would impact upon the cemetery to the north. The Applicant was informed that the cemetery included many who's lives had been taken as a result of the Aberfan disaster. Of course, the Applicant is extremely sympathetic to this and as a result has taken some specialist advice from a Heritage Consultant. The Applicant would argue that the development proposed would actually enhance the setting of the cemetery by removing an unsightly bad neighbour use and replacing it with well-designed new buildings.
18. In terms of responses from the statutory consultees, *Wales Water* stated that:

"We have no objection for the domestic foul flows generated from this development to connect to the public sewerage system."

19. The *Coal Authority* has noted that:

"The subject site falls within the Development High Risk Area. The Coal Authority's information indicates that coal mining has taken place beneath the site at shallow depth. In addition, the site lies in an area outcropping coal seams. These seams may have been subject to historic unrecorded mining activity."

"As such, any planning application for the proposed residential development should be supported by a Coal Mining Risk Assessment."

This document should demonstrate to the LPA that the site is, or can be made, safe, stable and suitable for the proposed development. Should the application be submitted without a suitable Coal Mining Risk Assessment, the Coal Authority is likely to raise an objection to the proposal."

20. A Coal Mining Risk Assessment (CMRA) is lodged with the application papers. The Highway Authority's comments are as follows:

"Major concern at this time is the ability of the existing highway network to accommodate the proposal along Bryntaf and all roads leading to Bryntaf. Analysis of the existing traffic volumes, and potential future additional volumes if progressed/approved, including junction analysis is considered necessary."

21. The full details of each response are contained at Appendix 3. As a result of the consultation the Applicant has undertaken a CMRA and a Transport Statement to inform the planning application.

PLANNING POLICIES

22. The Merthyr Tydfil Replacement Local Development Plan 2016 - 2031 (LP) was adopted in January 2020 and is the basis for land use planning decisions in the County Borough, excluding Brecon Beacons National Park.
23. Other relevant documents include *Planning Policy Wales* (PPW), published in December 2018.

24. The main issue in determining any planning application is considered to be the general principle of development and whether the site lies within a sustainable location. Other issues include design and access and parking.

PRINCIPLE OF DEVELOPMENT

25. *Planning Policy Wales* (PPW) came into effect in December 2018. The PPW makes it clear that any development needs to be 'sustainable development'. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.
26. The PPW at paragraph 1.17 states that there is a '*presumption in favour of sustainable development*'.
27. The proposals map in the LP identifies the site as being within the settlement boundary for Aberfan and Merthyr Vale. The site lies within an area of 'whiteland'. The site is not within a conservation area and is not affected by any listed buildings.
28. Policy SW4 of the LP states that to encourage development within urban areas, support the re-use of previously developed land, and to protect and support the functioning of our rural economy and the countryside, settlement boundaries will be defined as follows:

Primary Growth Area:

- Merthyr Tydfil
- Trefechan

Other Growth Areas:

- Troedyrhiw
- **Aberfan and Merthyr Vale**
- Quakers Yard, Edwardsville, Treharris and Trelewis
- Bedlinog

29. Policy SW1 of the LP states that to sustainably grow the population, 2,250 additional homes are required. To ensure these are delivered, provision is made for 2,821 additional homes.
30. Policy SW2 of the LP states that during the plan period, development proposals will be expected to deliver up to 253 affordable dwellings across the County Borough in order to contribute to the identified level of housing need.
31. The site lies within walking distance of local services including shops, pubs, takeaways, railway service, bus services and schools. Therefore, the development can be seen as sustainable. The site itself also includes existing buildings and these would be replaced with an overall enhanced design.

DESIGN

32. Policy SW11 of the LP states that development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. Policy SW11 will aim to guide proposals for development to create sustainable places through high quality design.
33. The buildings in the vicinity of the site are predominantly two-storey terraced housing. There is one detached dwelling immediately north of the site, more detached dwellings lie further north of the site.

34. As the application is lodged in 'outline' the finer detail of design will not be agreed at this stage. The Applicant however is keen to develop 14 no. dwellings and 6 apartments.
35. The Applicant is keen to embrace the constraints of the site as an industrial site and former quarry. There is a steep, landscaped quarry face that runs along the west boundary of the site. The rear buildings will be subordinate to the hillside, having a lower elevation over the terrain than the existing dwellings.
36. The design put forward is one of a high-quality modern design incorporating modern and traditional materials. The overall design is intended to complement the general traditional character of the area by designing houses fitting on the 21st Century. Whilst the houses proposed are higher than many in the area, it is considered that the site is standalone given its juxtaposition in relation to adjoining development. The roof line of the front block would in fact follow the roof height of the terrace on the street (Bryntaf). The existing terrace blocks on the street have an eaves height of approximately 8.5m, while the proposed front terrace block would match this height, keeping the linear character of the street.
37. The development is also likely to deliver a range of sustainable and environmentally friendly measures. High performance communal and possibly public car charging would be provided and all houses could fit their own car charger.
38. There is a *Tree Preservation Order* on land south of the application site. The site is also bound by a *Site of Importance for Nature Conservation* (SINC) and a *Special Landscape Area* (Pontygwaith). It is expected that no trees or habitat would be removed as a result of the development. The proposals would be concentrated within the boundaries of the previously developed garage site. The site is also at a significantly lower level to the

adjoining SINC.

39. The impact of the proposal on adjoining neighbours is an important consideration. The blocks that are closest to existing dwellings have been set off the site boundary to respect privacy distances and protect amenity. Prior to lodging the application, the Applicant has engaged with local residents to understand their views in respect of the proposal. This has informed subsequent amendments. It is interesting that none of the neighbours have objected on the basis of amenity, privacy or loss of light.
40. Overall, it is considered that a well-designed, contemporary solution could be supported for the site without being detrimental to the overall character of the area.

ACCESS AND PARKING

41. The development would be accessed from Bryntaf from the east of the application site, this access will be utilised and enhanced. The existing access already serves existing industrial uses. It is considered that there are some benefits, in planning terms, by removing the industrial use. It is considered that the housing scheme is likely to generate less traffic than the current industrial uses. The traffic from a residential development will likely be cars and vans which can manoeuvre the streets with ease in comparison to the large 7.5tonne industrial vehicles which currently serve the site. Appendix 4 includes a letter from the current site operator confirming their usage of the site.
42. The site can accommodate off-street parking and turning facilities. The plans indicate in the region of 58 parking spaces for the 20 units proposed. Again, as the application is in outline, the parking provision would not be agreed at this stage.

43. As a result of information received during the public consultation the Applicant has undertaken a detailed *Transport Statement* (lodged separately) to fully consider details around traffic and parking.

CONCLUSION

44. It has been evidenced that the proposal will provide a sustainable form of development in an accessible location. The proposals would result in the removal of a '*bad neighbour*' use and the recycling of previously developed (brownfield) land. It is considered that there would be improvements to the amenity of residents nearby. The proposal takes full account of the existing LP and Government planning guidance. The Applicant would therefore invite the LPA to support the proposal.

Appendices

Appendix 1 – Statutory Site Notices

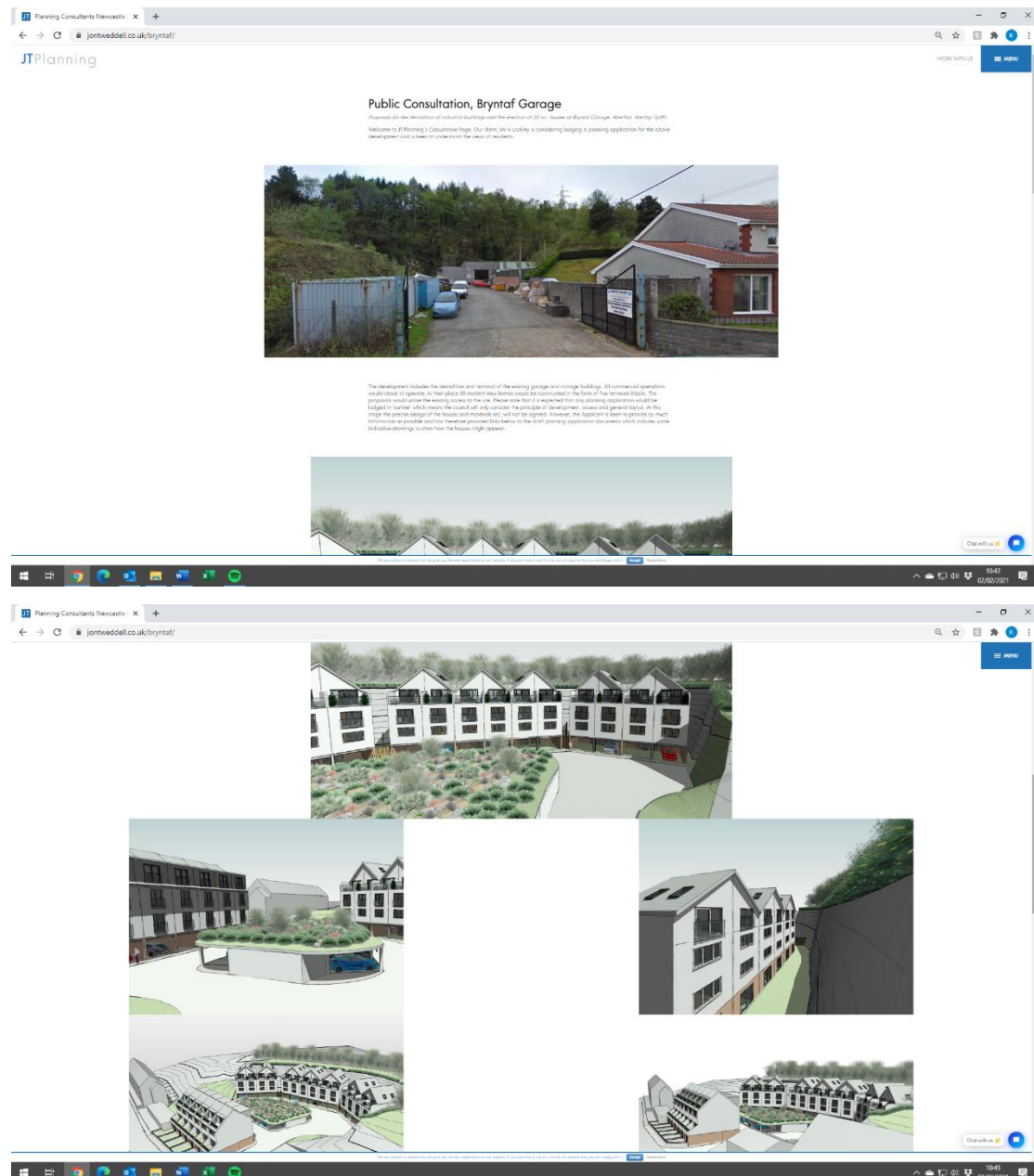
Appendix 2 – Signatory Without Permission

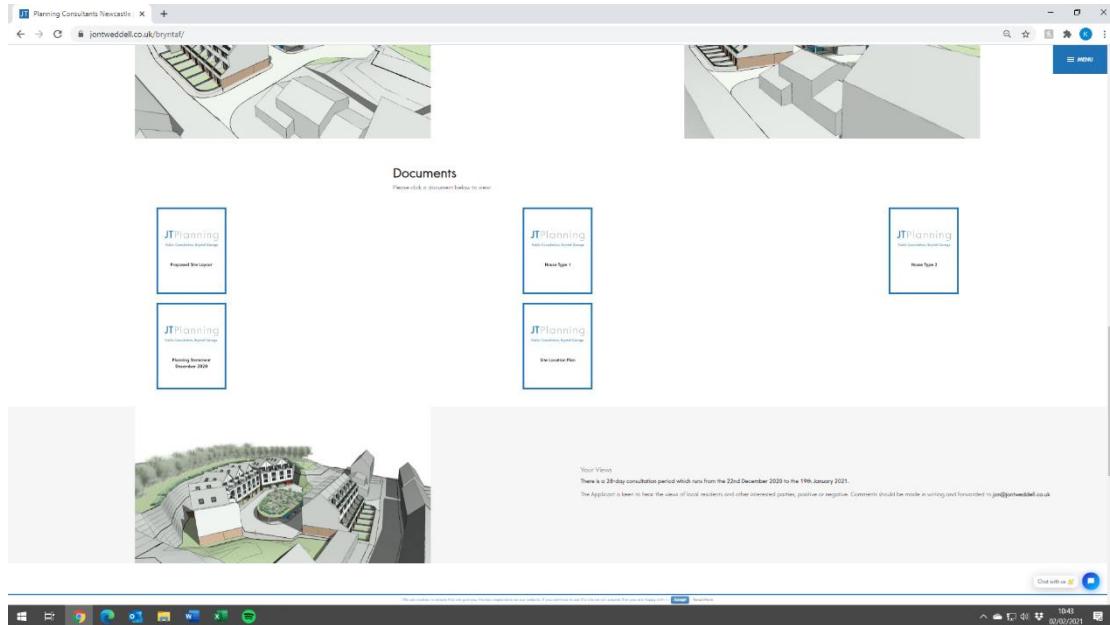
Appendix 3 – Consultee Responses

Appendix 4 – Letter from site operator

Appendix 1 – Statutory Site Notices

Website with information:





**SCHEDULE 1B
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ('LPA'). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed Development at Bryntaf Garage, Bryntaf, Merthyr Tydfil

We give notice that Mr Andrew Lockley is intending to apply for planning permission to;

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr Tydfil.

The proposals will include the following:-

- Removal of the existing garage, storage buildings and site clearance
- Development of 20 no. dwellings in the form of 4 terrace blocks
- Enhancement of access and creation of proposed adopted road within the site. Creation of 31 parking spaces.
- Creation of landscaping including grass and trees.

You may inspect copies of the proposed application for a 28-day period commencing 22nd December 2020

The proposed plans and other supporting documentation can be found at;

www.jontweddell.co.uk/Bryntaf

Anyone who wishes to make representations about this proposed development must write to the applicants agent at; Jon Tweddell Planning

Coble Quay
Amble
Northumberland
NE65
0FB

or by email at the following address:-
jon@jontweddell.co.uk

by 19th January 2020

Date: 22nd December 2020

ATODLEN 1B
HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORI CYN
GWNEUD CAIS AM GANIATÂD CYNLLUNIO DAN ERTHYGLAU 2C
A 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ('ACLI'). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn Garej Bryntaf, Bryntaf, Merthyr Tudful

Rydym yn gwneud hysbysiad fod Mr Andrew Lockley yn bwriadu ymgeisio am ganiatâd cynllunio i;

Ddatblygu 20 o anheddau (defnydd C3) yn Garej Bryntaf, Bryntaf, Merthyr Tudful.

Bydd y cynigion yn cynnwys y canlynol:-

- Cael gwared ar y garej bresennol, adeiladau storio a chlirio'r safle
- Datblygu 20 o anheddau ar ffurf 4 bloc teras
- Gwella mynediad a chreu ffordd wedi'i mabwysiadu arfaethedig yn y safle. Creu 31 o lefydd parcio.
- Creu tirlunio yn cynnwys glaswellt a choed.

Gallwch archwilio copïau o'r cais arfaethedig am gyfnod o 28 niwrnod yn cychwyn 22ⁱⁿ Rhagfyr 2020

Gellir gweld y cynlluniau arfaethedig a dogfennaeth ategol arall ar;

www.jontweddell.co.uk/Bryntaf

Rhaid i unrhyw un sydd eisiau cyflwyno sylwadau ynghylch y datblygiad arfaethedig hwn

ysgrifennu at asiant yr ymgeisydd yn; Jon Tweddell Planning

Coble Quay

Amble

Northum

berland

NE65

0FB

neu drwy e-bost yn y cyfeiriad canlynol:-

jon@jontweddell.co.uk

erbyn 19^{eg} Ionawr 2020

Dyddiad: 22^{ain} Rhagfyr 2020

**SCHEDULE 1C
CONSULTATION BEFORE APPLYING FOR PLANNING PERMIS-
SION
NOTICE UNDER ARTICLE 2D**

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

Purpose of this notice: this notice comprises a formal request for pre-application consultation response under Article 2D of the Town and Country Planning (Development Planning Procedure) (Wales) Order 2012.

Proposed Development at Bryntaf Garage, Bryntaf, Merthyr Tydfil

We give notice that Mr Andrew Lockley is intending to apply for planning permission to;

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr Tydfil.

The proposals will include the following:-

- Removal of the existing garage, storage buildings and site clearance
- Development of 20 no. dwellings in the form of 4 terrace blocks
- Enhancement of access and creation of proposed adopted road within the site. Creation of parking spaces. 31 in total.
- Creation of landscaping including grass and trees.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at www.jontweddell.co.uk/bryntaf

In accordance with the requirements of article 2E of the Town and Country Planning (Development Planning Procedure) (Wales) Order 2012 a consultation response must be sent to jon@jontweddell.co.uk by 19th January 2020.

Jon Tweddell Planning
Coble Quay
Amble
Northumberland
NE65 0FB

ATODLEN 1C
YMGYNGHORIAD CYN YMGEISIO AM GAIS CYNLLUNIO
HYSBYSIAD DAN ERTHYGL 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru)
 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ffurfio cais ffurfiol am ymateb i ymgynghoriad cyn ymgeisio dan Erthygl 2D y Gorchymyn Cynllunio Gwlad Thref (Gweithdrefn Cynllunio Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn Garej Bryntaf, Bryntaf, Merthyr Tudful

Rydym yn gwneud hysbysiad fod Mr Andrew Lockley yn bwriadu ymgeisio am ganiatâd cynllunio i;

Ddatblygu 20 o anheddau (defnydd C3) yn Garej Bryntaf, Bryntaf, Merthyr Tudful.

Bydd y cynigion yn cynnwys y canlynol:-

- Cael gwared ar y garej bresennol, adeiladau storio a chlirio'r safle
- Datblygu 20 o anheddau ar ffurf 4 bloc teras
- Gwella mynediad a chreu ffordd wedi'i mabwysiadu arfaethedig yn y safle. Creu llefydd parcio. Cyfanswm o 31.
- Creu tirlunio yn cynnwys glaswellt a choed.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w gweld ar-lein ar www.jontweddell.co.uk/bryntaf

Yn unol â gofynion erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 rhaid anfon ymateb i'r ymgynghoriad i jon@jontweddell.co.uk erbyn 19^{eg} Ionawr 2020.

Jon Tweddell Planning
 Coble Quay
 Amble
 Northumberland
 NE65 0FB

Appendix 2 - Signatory Without Permission

Mr & Mrs J KIRWAN



23rd January 2021

TO WHOM IT MAY CONCERN

My wife nor myself did not sign or give anyone permission to sign for us a Petition about Bryntaf Garage Aberfan planning.

Yours faithfully



JOHN KIRWAN

Appendix 3 – Consultee Responses

Email received from Gerald Coulhan from the Local Highway Authority

Gerald.Coughlan@merthyr.gov.uk

Classification: NOT PROTECTIVELY MARKED

Kieran – initial comments are as below

- a) Bryntaf Road adjacent to the proposal is adopted and publicly maintained, there are no TRO's in place residential on street parking is commonplace limited off street provision
- b) access to the site is via the existing adopted highway network which can be narrow, steep, poor visibility, lacking in footways and passing provisions.
- c) existing site is currently used as garage usage previously a former quarry. There is a steep, landscaped quarry face that runs along the west boundary of the site, below the A470.
- d) the entrance to the site on Bryntaf is approx. 170m from the A470 trunk road
- e) proposal is 20 no. dwellings in the form of four no. terraced blocks.
- f) it is stated that the site can accommodate off-street parking and turning facilities, details will need to be supplied to verify statement and compliance with car parking requirements
- g) internal highway network to be to adoptable standard thus complying with current criteria is necessary
- h) adjacent highway has a30mph limit therefore visibility of 2.4m x 43m will need to be satisfied
- i) it is advised that ground conditions be evaluated prior to detailed design, contact with Welsh Government is advised because of the proximity of the A470, retaining wall construction will require calculations for approval
- j) foul water discharge to be approved by Dwr Cymru Welsh Water
- k) storm water discharge to satisfy current legislation, contact with MTCBC SAB Officer is advised at earliest opportunity

Major concern at this time is the ability of the existing highway network to accommodate the proposal along Bryntaf and all roads leading to Bryntaf. Analysis of the existing traffic volumes, and potential future additional volumes if progressed/approved, including junction analysis is considered necessary.

Gerald

Mr Kieran Atkinson
Jon Tweddell Planning
Coble Quay
Amble
Northumberland
NE65 0FB

Date: 11/01/2021
Our Ref:
PPA0005422

Dear Mr Atkinson,

Grid Ref: 307030 199819

Site Address: Bryntaf Garage, Merthyr Tydfil

Development: Schedule 1C Article 2D - Develop 20 no. dwellings (C3 use) at Bryntaf Garage

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 22/12/2020, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE AND SEWAGE TREATMENT

We have no objection for the domestic foul flows generated from this development to connect to the public sewerage system.

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

POTABLE WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 3" diameter watermain in NGR 307067,199851. The cost of providing new on-site watermain can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

For the Attention of: Jon Tweddell Planning

[By Email: jon@jontweddell.co.uk]

7 January 2021

Dear Sir or Madam

PRE-APPLICATION CONSULTATION: Bryntaf Garage

Develop 20 no. dwellings (C3 use) at Bryntaf Garage, Bryntaf, Merthyr, Tydfil

Thank you for your consultation letter received on 22 December 2020 seeking the views of the Coal Authority in connection with the above matter.

The subject site falls within the Development High Risk Area. The Coal Authority's information indicates that coal mining has taken place beneath the site at shallow depth. In addition, the site lies in an area outcropping coal seams. These seams may have been subject to historic unrecorded mining activity.

As such, any planning application for the proposed residential development should be supported by a Coal Mining Risk Assessment. This document should demonstrate to the LPA that the site is, or can be made, safe, stable and suitable for the proposed development. Should the application be submitted without a suitable Coal Mining Risk Assessment, the Coal Authority is likely to raise an objection to the proposal.

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.groundstability.com or from private land search suppliers. This information should be used to assess the risk posed by past mining to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This may include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application. Information on how to prepare Coal Mining Risk Assessments can be found at www.gov.uk/planning-applications-coal-mining-risk-assessments

I trust that the above comments are useful, however, please do not hesitate to contact me if you would like to discuss these matters further.

Yours faithfully

James Smith

James Smith BSc. (Hons), Dip.URP, MRTPI

Planning Liaison ManagerInformation for the Applicant

The applicant is requested to note that Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

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. 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.

Appendix 4 - Letter from site operator

J. PHELPS
BRYNTAF QUARRY
BRYNTAF
ABERFAN
MERTHYR TYDFIL
CF48 4PJ
MOBILE:- 07970 035568
TEL:- 01443 691911

23rd January 2021

TO WHOM IT MAY CONCERN

I have been a roofer for 45 years.

I bought Bryntaf Quarry in 1981 where I set up a Roofing Merchants supplying all roofing contractors in the area.

I have been having Forty Foot Trucks into my yard delivering roofing materials to me.

I have held an operators licence running Hiab trucks all these years out of there with no problems with any of the neighbours.

Due to Covid I have stopped supplying but still have skip lorries in and out picking up waste.

Any house removal big vehicles come up street or big delivery vehicles use my gateway to turn.

I run a garage and mot centre from the premises where some days we have upto 30-40 vehicles coming in and out, some motor homes for mots and repairs.

Yours faithfully



John Phelps