



The Coal
Authority



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Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Ms R. Owens – Case Officer
Merthyr Tydfil County Borough Council

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

15 December 2020

Dear Ms Owens

PLANNING APPLICATION: P190319

Erection of 3 bedroom dwelling at Land Within Rear Garden of 11 Worcester Close, Heolgerrig, Merthyr Tydfil, CF48 1SP – FURTHER RECONSULTATION

Thank you for your consultation letter of 11 December 2020 seeking the further views of the Coal Authority on the above planning application.

The Coal Authority Response: **Material Consideration**

As you are aware, the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the application site lies in an area where underground coal mining has taken place at shallow depth. In addition, our information indicates that a coal seam outcrops in the vicinity of the site, dipping beneath the site. This coal seam may have been worked in the past.

You will recall that the Coal Authority maintained its objection to the application in our previous consultation response letter. This was on the basis that the supporting Coal Mining Risk Assessment report (October 2020, prepared by WYG) was marked 'Draft' and did not provide an assessment of the risk posed to the proposed development by the possible unrecorded working of the Red Vein coal seam which outcrops near the site. We are therefore pleased to note that the applicant has now submitted a revised Coal Mining Risk Assessment report (December 2020) to address these matters.

Based on a review of relevant sources of coal mining and geological information, including the results of boreholes undertaken in the locality, the revised report acknowledges that the Red Vein coal seam is likely to underlie the site at shallow depth.

Whilst the report is unable to discount the presence of unrecorded mine workings in the seam, Section 4.1 of the report indicates that the author is satisfied that the risk posed to

the development by any such unrecorded workings can be reduced to 'Low' through the adoption of a mitigatory foundation solution. They indicate that the use of a suitably designed raft foundation for the dwelling would be the best option in terms of catering for ground movement derived from shallow workings.

Based on the information submitted, and the professional opinions of the report author set out therein, the Coal Authority wishes to **withdraw its objection** to the planning application, subject to the recommendations within the report being implemented on site. We would expect the foundation for the building to be designed by a suitably qualified and experienced Structural Engineer.

The revised report does not provide any assessment of the risk posed by mine gas migration. Given the potential presence of shallow unrecorded mine workings beneath the site, the LPA may consider it prudent to seek comments from the Council's Environmental Health / Public Protection Team on this matter and any resultant need for gas monitoring and/or the incorporation of gas protection measures within the proposed development.

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and 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 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.

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 advisers for this development in relation to ground conditions and the acceptability of development.