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For the attention of: Rebecca Owens, case officer
Merthyr Tydfil County Borough Council

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

1st May 2026

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. RECONSULTATION.

Thank you for your notification of 20th April 2026 seeking the further views of the Coal Authority on the above. We last commented on this application on 10th December 2025 as which time we noted that the garage of the proposed dwelling on the treatment drawings from contractor Van Elle did not match the planning layout shown in the application. This resulted in the contractor undertaking grouting for a footprint that is outside the proposed development area.

We concluded in our last response that in order for the matter to be resolved *'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.'*

The applicant has now provided a confirmatory email from specialist contractor Van Elle who undertook the treatment works confirming that in their opinion the extent of grouting

undertaken beneath the garage in its revised position, in line with the house, not in the NW corner of the site, if constructed is considered by them satisfactory. Van Elle consider that the area is covered by a 6m grid and therefore compliant with CIRIA C758D, open space beyond would have been considered appropriate at a 12m grid and based on the grout takes and pressure testing confident on the end results. Confirming that they are '*satisfied that the risk of surface collapse from underlying former shallow workings is negligible*'.

I spoke today with Van Elle and confirmed not only that they were satisfied with this statement, but also the position of the garage on the basis that whilst the garage is not intended to be built it may be in the future. They confirmed their email statement and reaffirmed their satisfaction in the works.

On the basis of the statement provided and their reaffirmation of that I can confirm that the Coal Authority is satisfied that the applicant has **now fully demonstrated compliance with Conditions 3 and 4 of the approved consent and we have no concerns with the LPA discharging those conditions**, as and when it sees fit.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely,

Leigh Sharpe

Geotechnical 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 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.