



HEDD-FAN,
5 PONTARN CLOSE,
PONTARN,
MERTHYR TYDFIL,
SOUTH WALES,
CF48 2TW.

BLANDFORD CONSULTING

Geologists Working With The Environment...

Gareth Morgan,
21 Winchfawr Park,
Heolgerrig,
Merthyr Tydfil,
CF48 1TL.

Our Ref: BC/MB/02.26.03.
Date: 16th March 2026.

Dear Mr Morgan,

Re: Land at 21 Winchfawr Park, Heolgerrig, Merthyr Tydfil.

Thank you for forwarding to me The Coal Authority's letter of the 13th January 2026, relating to the planning application, *reference no. P/26/0005*, to erect two dwellings at the above address. The Coal Authority's letter makes reference to a Coal Mining Risk Assessment (*Mining Risk Assessment: Land South of Winchfawr Road, Heolgerrig, Merthyr Tydfil, reference no. BC/MB/11.10.01*) prepared by Blandford Consulting in 2010 for a different development at the same locality. The Coal Authority is seeking confirmation that the findings of the report still hold good, and in the absence of such an assurance have expressed a **Fundamental Concern** in respect of the current planning application.

The current planning application is for the erection of two dwellings, the location of which lies within the southern part of the land discussed in the above Coal Mining Risk Assessment, it does not include all the land discussed in the report. The findings of the report are informed by research of published geological records, research of the mining records held at The Coal Authority's archive in Mansfield, the findings of The Coal Authority's report 00040203001, the results of two nearby boreholes and the archive records of Blandford Consulting.

The report describes the geology of the land as being underlain at shallow depths by Middle Coal Measures with the Nine Feet Seam being the shallowest coal seam underlying the land that is capable of having been mined underground. The results of the two boreholes included in the report proved the strata: void ratio of the workings in the Nine Feet Seam to be 9.2:1 and 13.8:1; the land is mid-way between the two boreholes with the result that the strata: void ratio at the development site is calculated to be 11.9:1. The ratio is greater than the 10:1 ratio that is generally accepted as being the limiting ratio for shallow old workings to collapse to the surface. The conclusion of the report is that there is no risk of the old workings in the Nine Feet Seam collapsing to the surface and there inducing subsidence of sufficient scale to adversely affect the structural integrity of the then proposed development.

The report identifies that other old workings beneath the Site at greater depth pose no risk to the then proposed development and that there was no active coal mining in the area that could affect the development. The report goes on to recommend that *'the risk from the solid geology and mining heritage at the Site requires no particular measures to be included in the design and construction of the proposed dwelling and no further study is required'*.

PARTNERS: DR MALCOLM BLANDFORD, MR TIMOTHY BLANDFORD, MR DAVID BLANDFORD

07966 966157

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The information used in the report is the latest information that is available; there has been no revision to the published 1:10,560 geology sheet SO 00 NW, the findings of the boreholes are matters of fact, and there has been no coal mining in the area since the Coal Mining Risk Assessment was published on the 9th November 2010, and there is no current coal mining in the area that might affect the land in question. The current development proposal occupies some, but not all of the land covered in the report and therefore benefits from the findings of the report. The conclusions and recommendations of the Coal Mining Risk Assessment apply to the current development.

Yours sincerely,



**Dr M. Blandford,
Consulting Geologist.**

Attachments:

Letter from The Coal Authority, dated 13th January 2026.

Location Plan.

Mining Risk Assessment: Land South of Winchfawr Road, Heolgerrig, Merthyr Tydfil, reference no. BC/MB/11.10.01, published by Blandford Consulting.



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NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Kate Glover – Case Officer

Merthyr Tydfil County Borough Council

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

13th January 2026

Dear Ms Glover

Re: Planning application P/26/0005

Outline application for up to two dwellings (all matters reserved) at 21 Winch Fawr Park, Heolgerrig, Merthyr Tydfil

Thank you for your notification of 13 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation 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 plan, the proposals and supporting information submitted and available to view on the LPA website and can confirm that the application site falls majority within the defined Development High Risk Area.

The Coal Authority's information indicates that a coal seam outcrops to the north of the site, dipping in a southern direction beneath the site, which may have been worked in the past. In addition, our records also indicates that the northwestern part of the site lies in an area where underground coal mining has taken place at shallow depth. Voids and broken ground associated with such features may pose a risk to ground stability and public safety.

We are aware that a report relating to coal mining matters was produced for a different development on site. Based on appropriate range of sources and information and off-site boreholes data, the report appears to conclude that the risk of instability posed to the proposed development by shallow coal mining legacy is low. We must highlight that there has been a significant elapsed since the production of the report and is in the context of a proposal for a single dwelling.

Therefore, 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 an up to date, development specific Coal Mining Risk Assessment to support their planning application or confirmation from the report author of the original Coal Mining Risk Assessment report (Dr Malcolm Blandford of Blandford Consulting) that they remain satisfied that the conclusions of his 2010 report remains applicable to the scheme of development currently proposed. As no relevant information has been submitted at this time, the Coal Authority's Planning & Development Team **OBJECTS** to this application.

Please draw the applicant's attention to the fact that the Coal Mining Risk Assessment needs to interpret and assess the coal mining risks present and should be based on up-to-date information on the recorded coal mining features on site. If the applicant merely submits a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report, obtained from www.miningremediation.co.uk or a similar product from private land search suppliers, this will not overcome our objection to the planning application.

We would be 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

Bradley Shelton

Bradley Shelton

Apprentice Town Planner

General Information for the Applicant

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.miningremediation.co.uk. A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development.

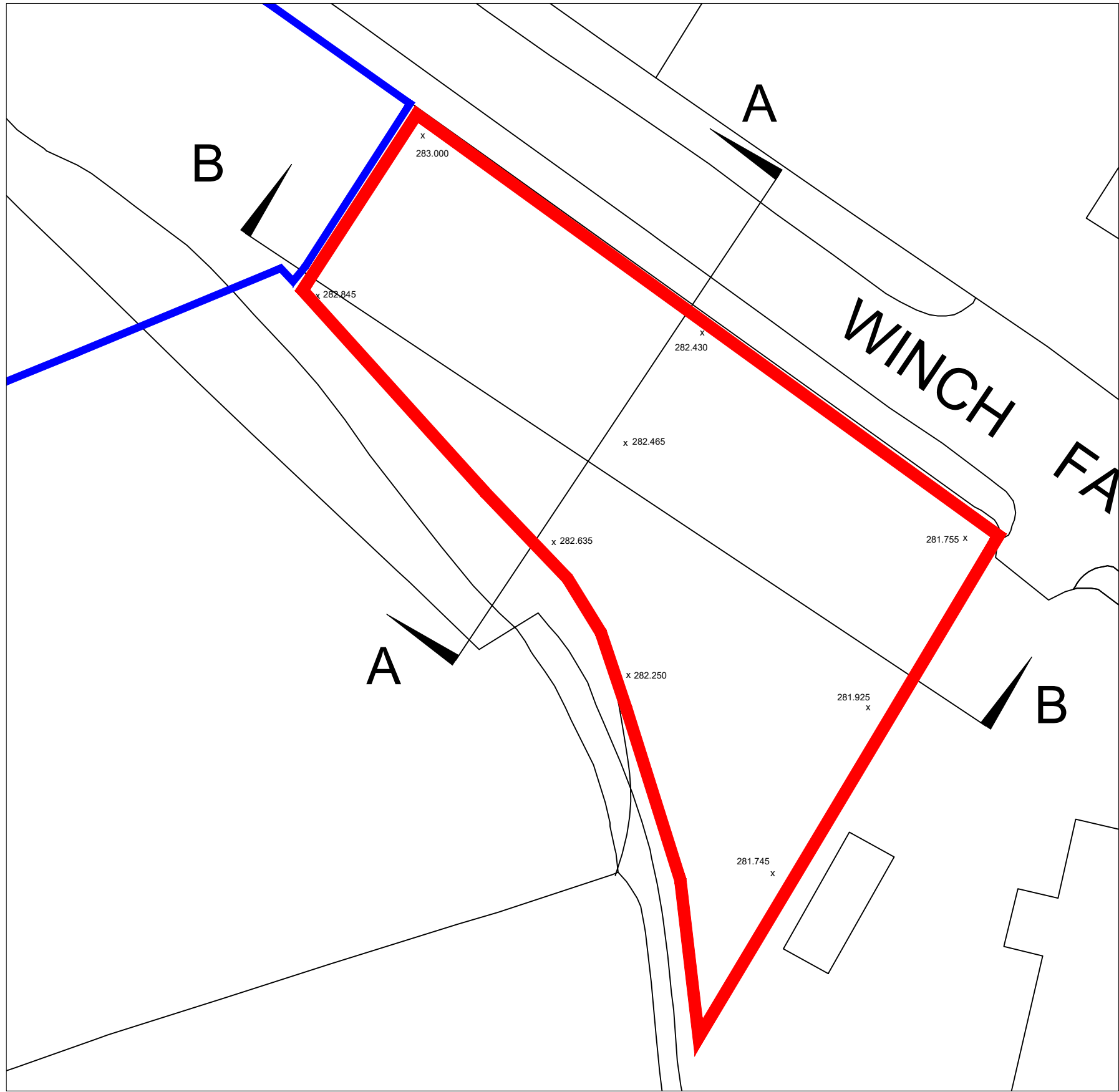
This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. A list of professional institutions of competent bodies can be found at:
www.gov.uk/planning-applications-coal-mining-risk-assessments.

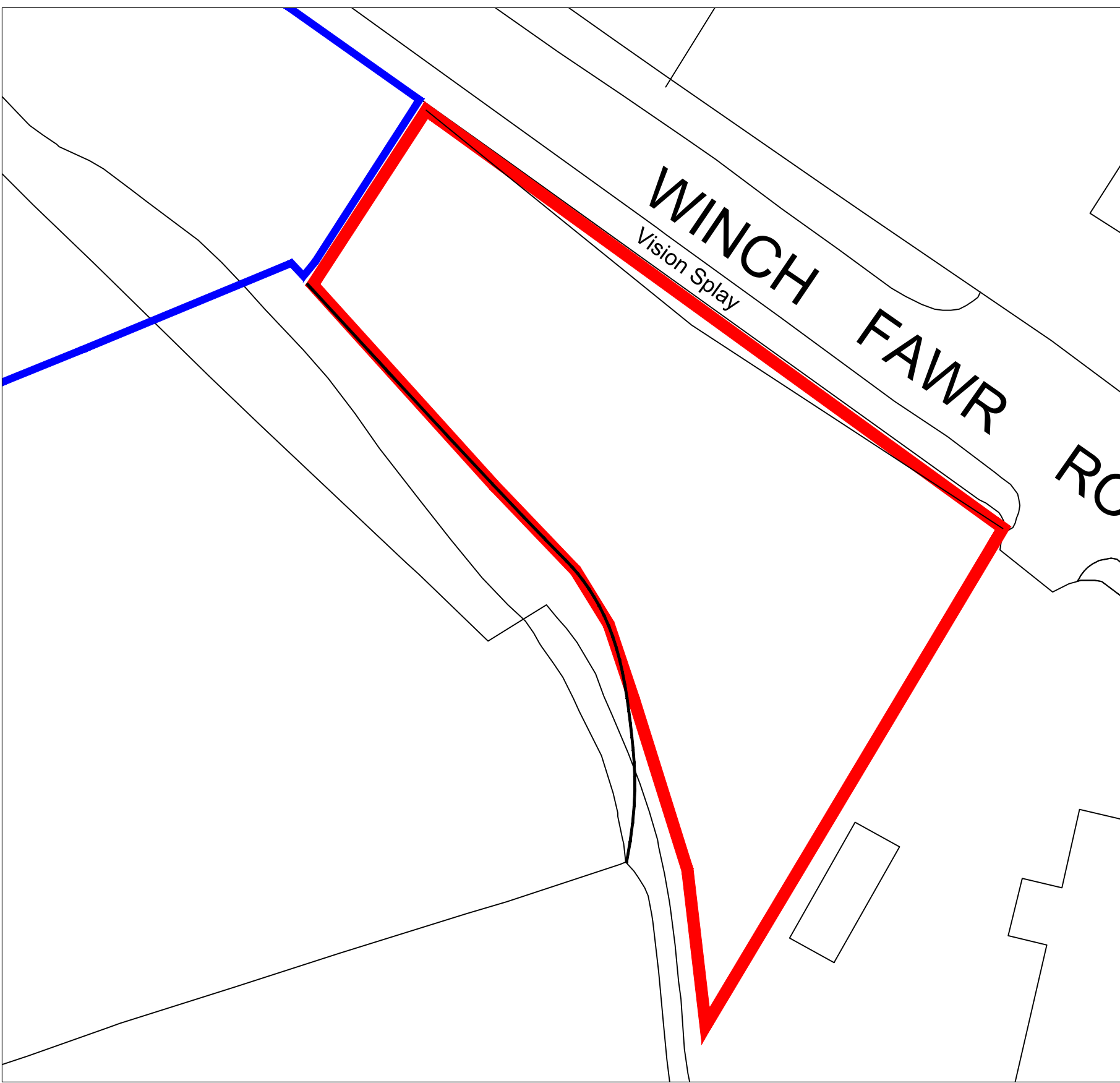
Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. 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

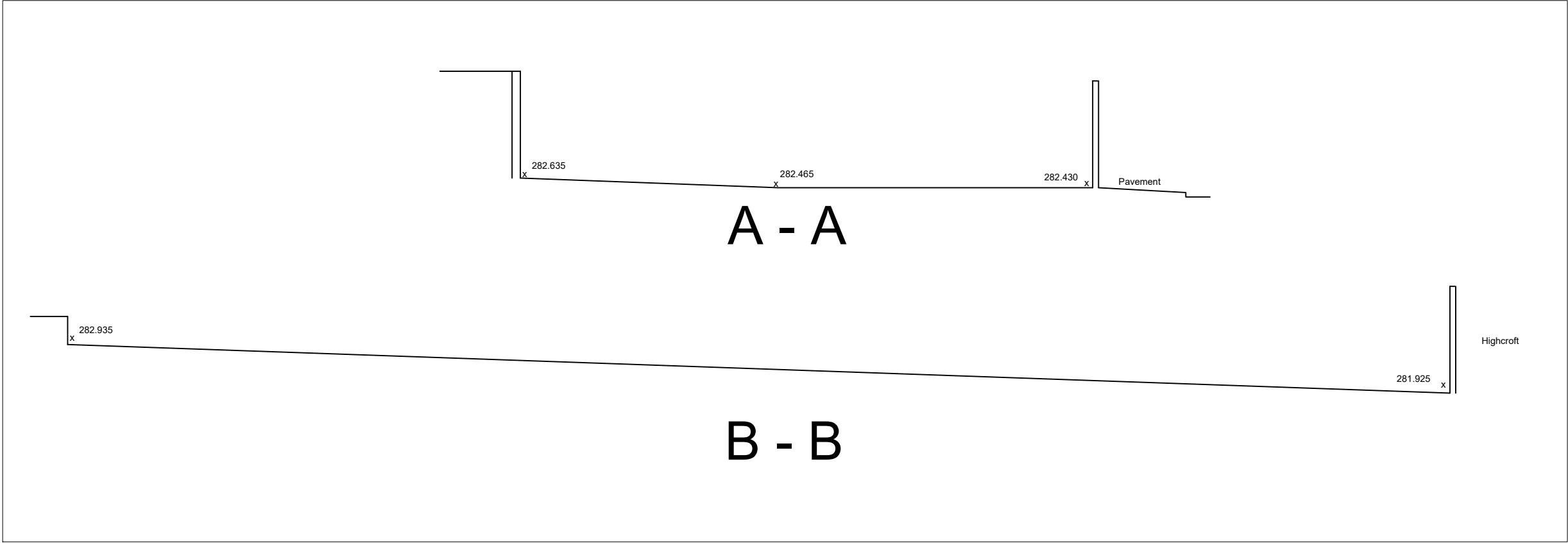
The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority 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.



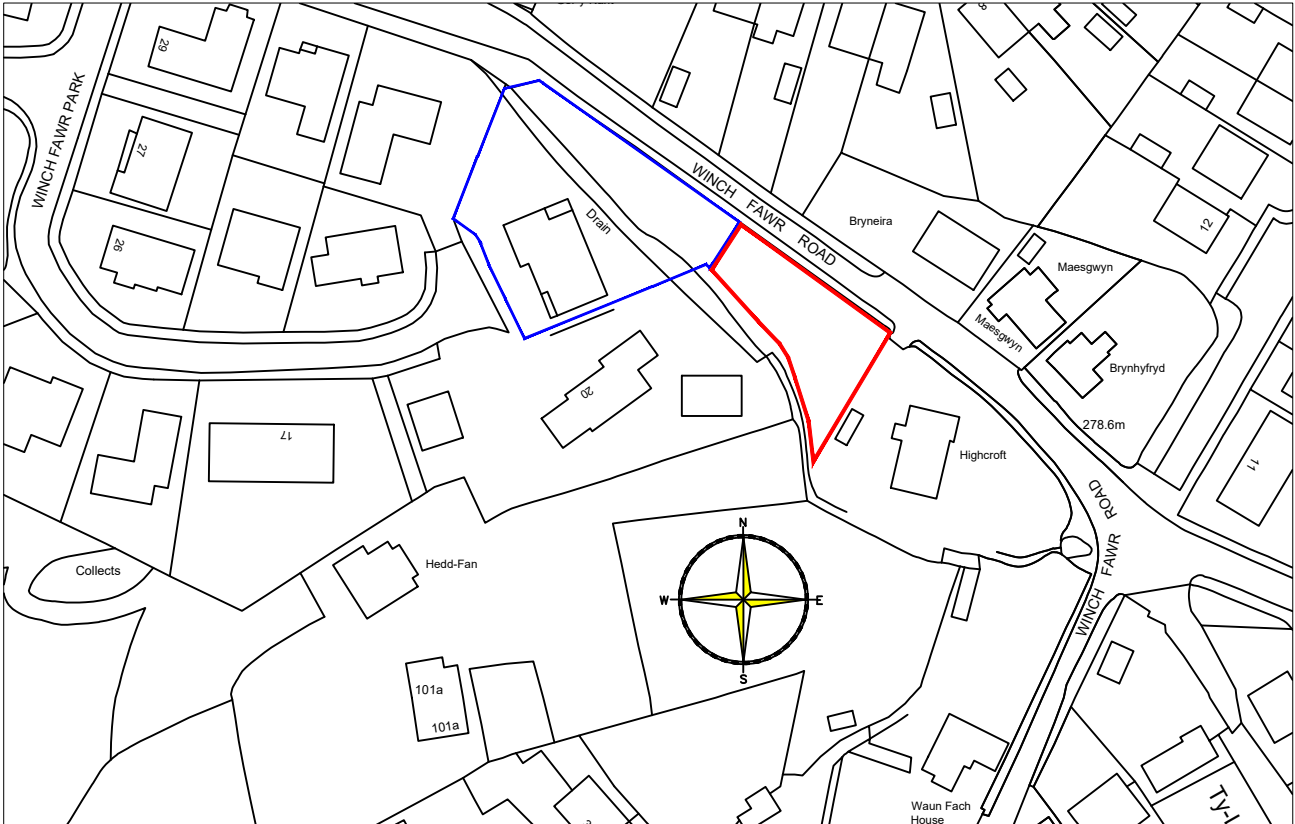
Existing Block Plan 1:200



Proposed Block Plan 1:200



Sections 1:100



Location Plan 1:1250

Site Area 0.043 ha

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Can Plan

Denis Canney
Chartered Town Planner
18 West Grove, Merthyr Tydfil
South Wales CF47 8HJ
tel: 07807 502231

Revision

project

Proposed Works
at
Winch Fawr Road
Heolgerrig
Merthyr Tydfil
CF48 1TD
302725 205890
Client

title
Proposed Block Plan
Location Plan & Sections

Date: November 2025

Scale: As Shown

Drawn: DC

Original Size A2

Drawing No.

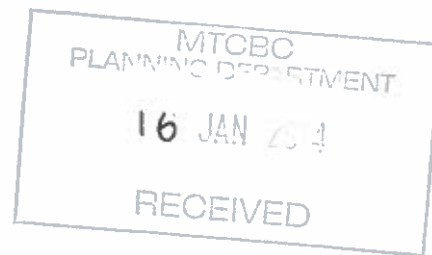
07-18-01

Rev.

Report No. BC/MB/11.10.01.

140004

Mining Risk Assessment: Land South of Winchfawr Road, Heolgerrig, Merthyr Tydfil.



Prepared on behalf of:

Mr R. Criddle.

By:



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BLANDFORD CONSULTING

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Liability.

Blandford Consulting does not accept any liability other than arising out of the information that forms the basis of this report.

Mining Risk Assessment: Land South of Winchfawr Park, Heolgerrig, Merthyr Tydfil.

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List of Plans

Drawing No:		Scale:
<i>BC/MB/11.10.01.01.</i>	<i>General Location Plan.</i>	<i>1:50,000.</i>
<i>BC/MB/11.10.01.02.</i>	<i>Geology Plan.</i>	<i>1:10,560.</i>
<i>BC/MB/11.10.01.03.</i>	<i>Detailed Location Plan.</i>	<i>1:1,250.</i>
<i>BC/MB/11.10.01.04.</i>	<i>Extract from Mine Records Plan: Nine Feet Seam.</i>	<i>1:2,500.</i>

Appendix

Copy of The Coal Authority's Report, reference no. 00040203-10.

Mining Risk Assessment: Land South of Winchfawr Road, Heolgerrig, Merthyr Tydfil.

1 Introduction

This report has been prepared on behalf of our client:

*Mr R. Criddle,
Highcroft,
Winchfawr Road,
Heolgerrig,
Merthyr Tydfil,
CF48 1TF*

and relates to a parcel of land lying immediately to the south of Winchfawr Road in Heolgerrig, Merthyr Tydfil where there is outline planning permission for a detached dwelling. This report discusses the geology and mining history of the Site and the immediately surrounding area as they may affect the construction of the proposed dwelling and thereby assesses the mining risk to the proposed development. The report has been prepared to support a renewal of the outline planning permission.

The following sources of data were used in the compilation of this report:

- i) Research of published geological records;*
- ii) Research of mining records held at The Coal Authority's archive in Mansfield;*
- iii) The findings of The Coal Authority's report, reference no. 00040203-10*
- iv) The findings of two exploratory boreholes and*
- v) The archive records of Blandford Consulting.*

The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

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2 Brief Description of the Site

The plot of land that is the subject of this report, 'the Site', is located in the village of Heolgerrig, approximately 2 kilometres west of the centre of Merthyr Tydfil; it is roughly triangular in outline and occupies an area of approximately 0.1 hectares and has maximum dimensions of 28m by 75m (see *General Location Plan, drawing no. BC/MB/11.10.01.01*). The Site is comprised of the rear garden to the detached dwelling, Highcroft, and its frontage is with Winchfawr Road; it is located in a residential area and is on north-easterly facing slopes of the Taff Valley on the side of Mynydd Aberdâr.

3 Geology of the Site

The Site is situated near the northern margin of the South Wales Coalfield and is underlain at shallow depths by strata assigned to the Middle Coal Measures, a sub-division of the Upper Carboniferous Period. The most recently published geological sheet at 1:10,560 scale (SO 00 NW) shows the inferred positions of the outcrop of the Nine Feet Seam to be present approximately 200m north-east of the Site (see *Geology Plan, drawing no. BC/MB/11.10.01.02*). Published mining records support the position of the inferred outcrop of the Seam (see *Extract from Mine Records Plan: Nine Feet Seam, drawing no. BC/MB/11.10.01.04*). When both sets of records are taken together it is apparent that the Nine Feet Seam outcrops a relatively short distance to the north-east of the Site. A thin coal seam, the Red Seam, is sometimes present above the Nine Feet Seam, but its presence has not been confirmed in this area.

The regional dip of the strata in the Heolgerrig area is approximately 1 in 12 towards the south-south-west so that the Nine Feet Seam underlies the Site at relatively shallow depths. Other coal seams underlie the Site at increasing depths, the principal ones, in descending order, are the Bute, Yard, Seven Feet, Five Feet/Gellideg and the Garw Seams (see *Part of the Stratigraphic Column, below*); there are also a number of ironstone veins below the Five Feet/Gellideg Seam.

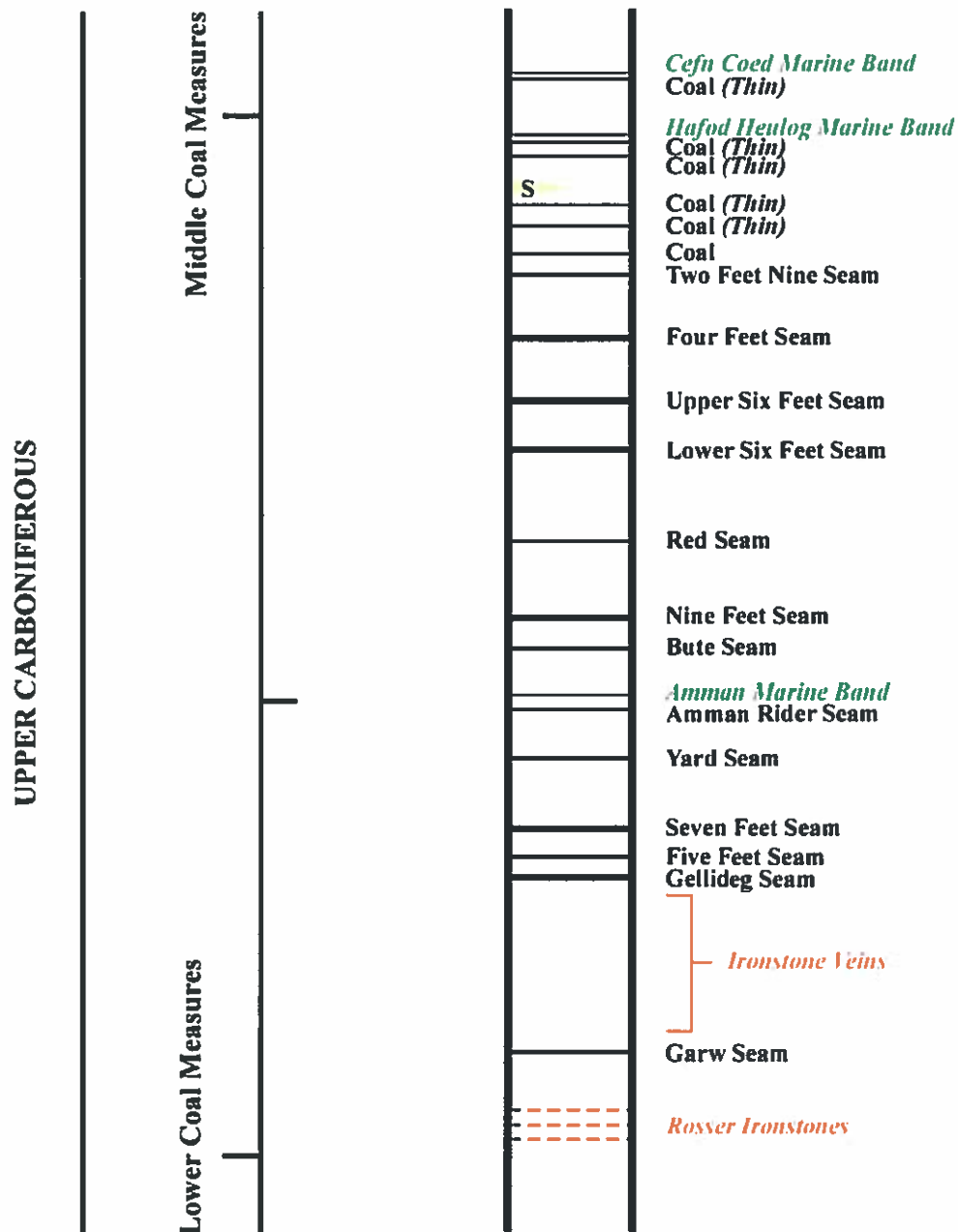
The coal measures of the South Wales Coalfield have been affected by large faults. In the Heolgerrig area these large faults have a slightly sinuous trace at the surface and an average

/Cont...

trend towards the north-west. The published geological sheet indicates that the Site is not affected by such large scale faulting.

Part of the Stratigraphic Column.

Scale: 1 inch to 100 feet.



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The published geological sheet also indicates that the coal measures locally are overlain with deposits of glacial boulder clay. Published geological records indicate that the Site is not affected by landslip.

4 Mining History

The district has been subject to extensive mining operations for both coal and ironstone dating back to the earliest part of the nineteenth century. Coal seams and ironstone veins were accessed by adits driven into the mining horizons near their outcrops and by shafts sunk into the deeper coal seams and ironstone veins and there are a large number of disused shafts and adits in the locality. Air shafts were also sunk in order to provide ventilation to the underground mining operations. Our search of mining records found the Site to be underlain by old workings in a number of coal seams and ironstone veins, many of which are at considerable depths beneath the Site.

The shallowest seam underlying the Site that is thick enough to have supported underground mining operations is the Nine Feet Seam, which outcrops to the north-east of the Site and underlies it at relatively shallow depths; it is a coal seam of variable thickness and structure that has been extensively mined across the district in underground mining operations. Mining records show that the Seam was mined fairly intensively beneath the Site, the workings were prosecuted from Peters' 9'-0" Level (see *Extract from Mine Records Plan: Nine Feet Seam, drawing no. BC/MB/11.10.01.04*). The mining plan shows that the workings prosecuted beneath the Site in the Nine Feet Seam were locally truncated at the southern end of the Site by a small fault with a displacement southwards of approximately four feet.

Otherwise, there are no active coal mines in the locality, either deep mines or opencast, that would affect the structural integrity of the proposed dwellings and the Site has not previously been part of an opencast coal site.

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5 Mine Gases

The old workings around Heolgerrig date back to the mid to late nineteenth century and an increasing number of studies have shown that there is little or no risk from mine gases. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine gases to atmosphere or is as a result of the combination of the two. Boulder Clay tends to have a low coefficient of permeability and tends to inhibit the venting to atmosphere of mine gases; boulder clay is shown to be present beneath the Site.

6 Risk Assessment: Discussion and Recommendations

6.1 Solid Geology

There are no features associated with the solid geology of the Site that would require any particular measures to be included in the design and construction of the foundations for the proposed dwelling. It is recommended that no further action is required in this respect.

6.2 Mining History

6.2.1 Shallow Mine Workings

The area has been subject to extensive underground mining operations since at least the earliest part of the nineteenth century. The Nine Feet Seam is the shallowest coal seam underlying the Site that is thick enough to have supported underground mining operations. Mining records indicate that the Seam has been intensively worked beneath the Site. There are few level datums on the mine plans but two exploratory boreholes drilled close to the Site found the Seam to be at depths of 29m (BH 504) and 36m (BH 512). The Seam was found to be intact in BH 504, where it was 2.6m thick; it was worked in BH 512 with no record of the nature and thickness of the old workings.

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It is generally accepted that old workings, when collapsing, will choke off when the thickness of bedrock above the workings is ten times the thickness of the original mining void (the strata: void ratio) and frequently choke off with less overlying strata. Based upon BH 504, if the whole seam were extracted it would result in a void of 2.6m. Taking a not untypical thickness for the locality of 5m for the boulder clay, the thickness of strata above the Seam in BH 504 is 9.2:1. Applying the same parameters to BH 512 one would derive a strata: void ratio of 13.8:1. The two boreholes lie either side of the Site and the Nine Feet Seam gets deeper towards the Site from BH504 as a result of the dip of the Seam and the rising of the land surface. The Site lies almost exactly half way between the two boreholes, indicate that the depth of the Nine Feet Seam beneath the Site will result in a strata: void ratio of the order of 11.9:1, so that there is no likelihood of the old workings collapsing to the surface and there inducing subsidence of sufficient scale to adversely affect the structural integrity of the proposed dwelling.

The Bute Seam is the next lowest coal seam in the geological sequence below the Nine Feet Seam that has been extensively worked across the area. The old workings present in the Seam and underlying the Site will be at too great a depth to affect the structural integrity of the proposed dwelling. Similarly, other coal seams and ironstone veins further down in the geological sequence are all too deep and/or are of an age such that they will not affect the structural integrity of the proposed dwelling.

6.2.2 Mine Entries

Mining records indicate that there are no mine entries, neither shafts nor adits, within the confines of the Site or within influencing distance of the Site.

6.2.3 Mine Gases

Various studies of the shallow old workings in the Heolgerrig area have found no particular risk from mine gases. The presence of boulder clay beneath the Site,

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overlying the bedrock, will tend to inhibit the upward migration of mine gases and further reduce the already very low risk from mine gases. It is considered that there is little or no risk from mine gases and no particular measures need be included to militate against it in the design and construction of the proposed dwelling.

6.3 Risk Assessment

There is no discernable risk to the proposed dwelling from the solid geology, or from the past mining history of the district, including from mine gases.

6.4 Recommendations

The risk resulting from the solid geology and mining heritage at the Site requires no particular measures to be included in the design and construction of the proposed dwelling and no further study is required.

**Dr Malcolm Blandford,
Chartered Geologist.**

Report Date: 9th November 2010.

*Blandford Consulting,
Consultant Geologists and Geotechnical Engineers,
The Enterprise Centre, Merthyr Industrial Park, Pentrebach, Merthyr Tydfil, CF48 4DR.
Tel. No. (01443) 693353. Fax. No. (01443) 693351.*

PLANS



THE ENTERPRISE CENTRE,
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Geologists Working With The Environment...

Study on Land at Winchfawr Road, Merthyr Tydfil.

General Location Plan.

Plan Scale: 1:50,000.

Key to Symbols:



Approximate Position of Site.

Note:

North is at top of plan.

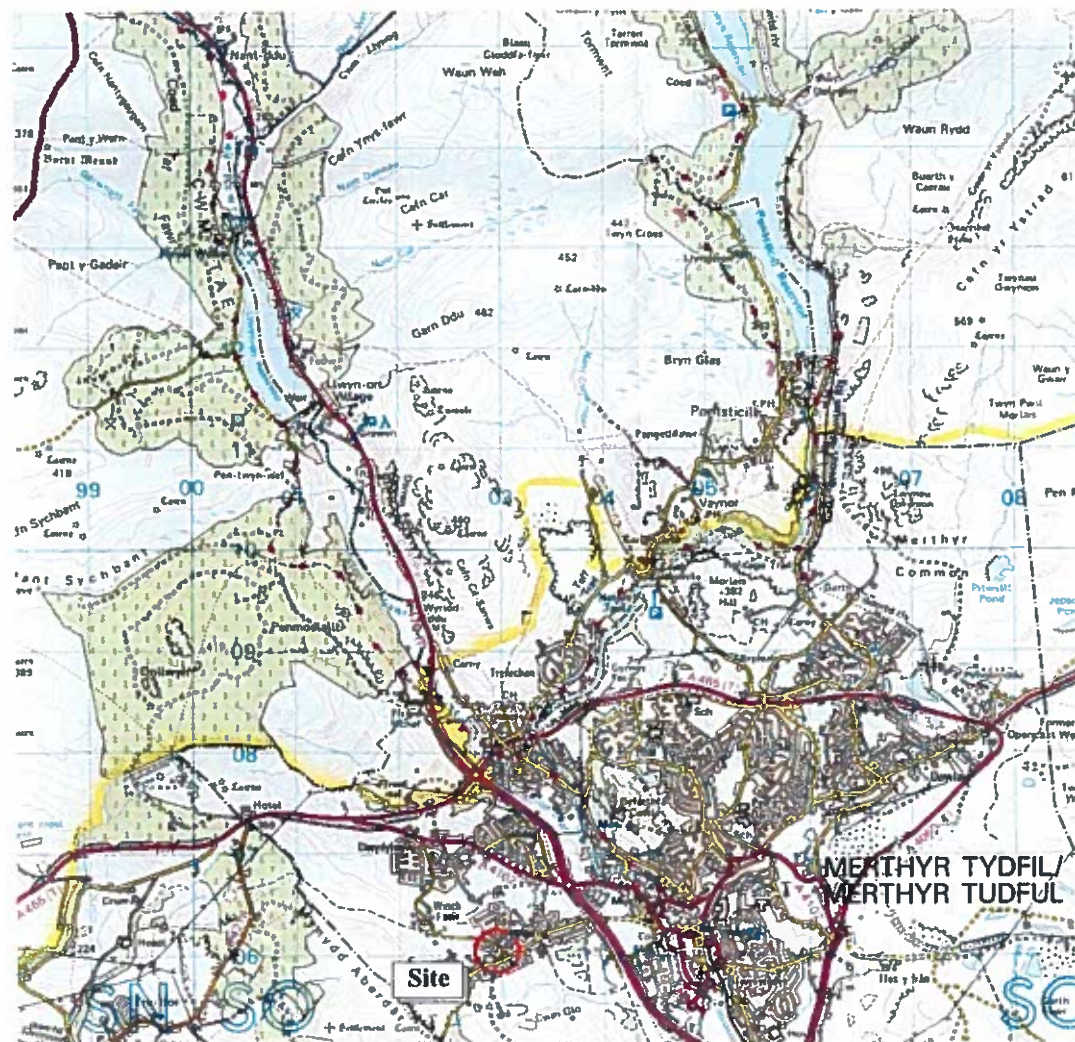
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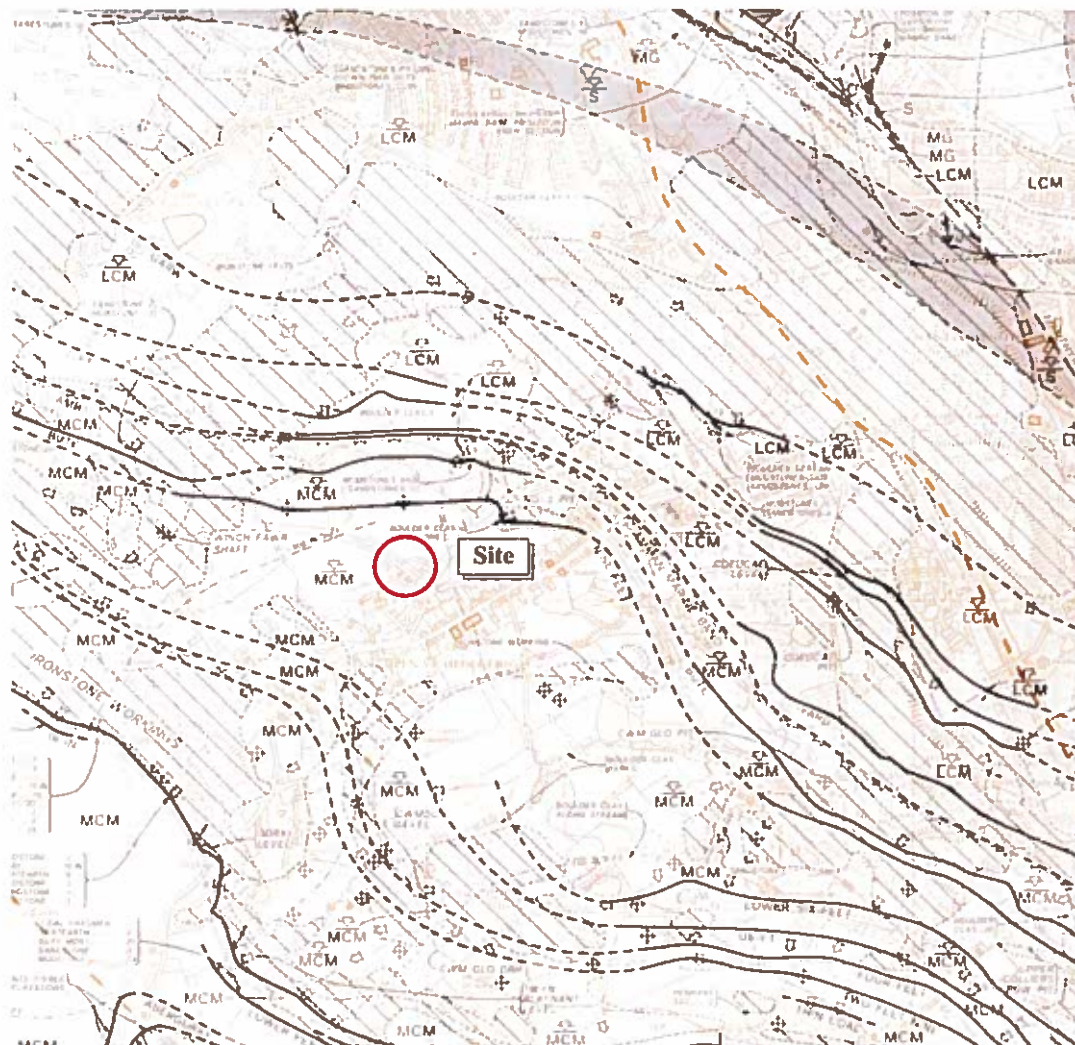
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Study on Land at Winchfawr Road, Merthyr Tydfil.

Geology Plan.

Plan Scale: 1:10,560.



Key to Symbols:



Approximate Position of Site.

Note:

North is at top of plan.

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Drawing No: BC/MB/11.10.01.02.

Study on Land at Winchfawr Road, Merthyr Tydfil.

Detailed Location Plan.

Plan Scale: 1:1,250.

Key to Symbols:

 Approximate Site Boundary.

Note:

North is at top of plan.

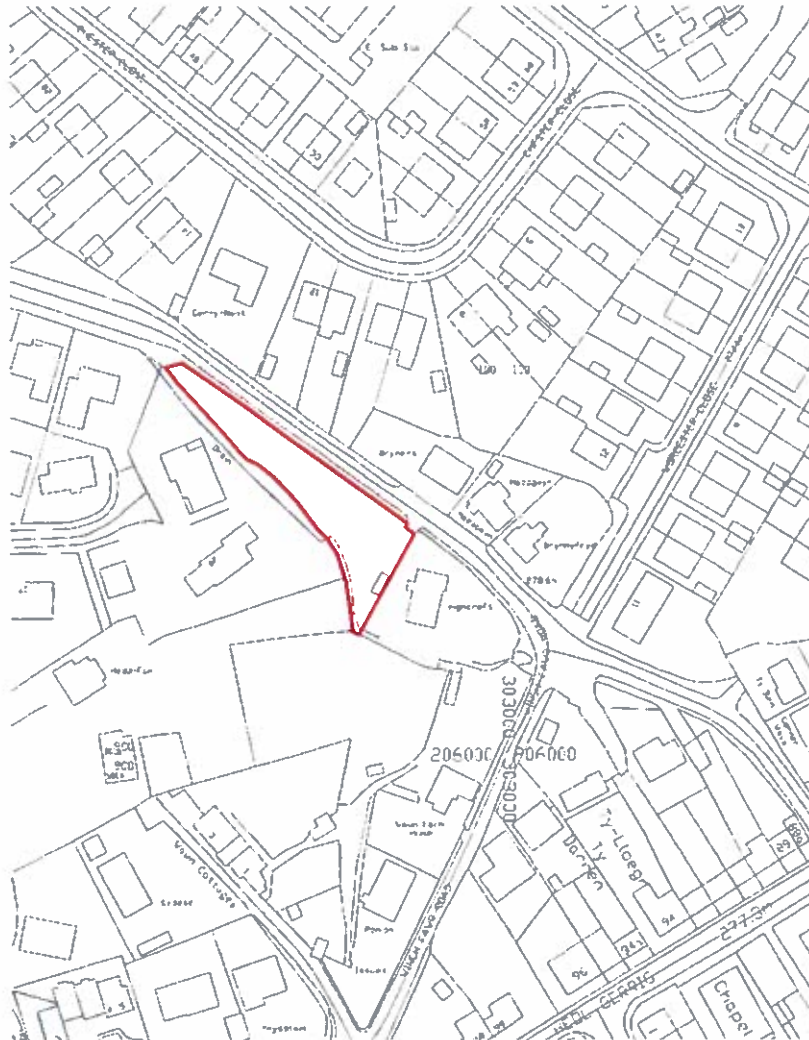
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Drawing No: BC/MB/11.10.01.03.



Study on Land at Winchfawr Road, Merthyr Tydfil.

***Extract from Mine Records Plan.
- Nine Feet Seam -***

Plan Scale: 1:2,500.

Key to Symbols:

- Approximate Site Boundary.
- Outcrop of Nine Feet Seam.

Note:
North is as shown on plan.

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MERTHYR TYDFIL,
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Drawing No: BC/MB/11.10.01.04.

