



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Rebecca Owens – Case Officer

Merthyr Tydfil County Borough Council

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

30 December 2025

Dear Ms Owens

Re: P/25/0133

**Erection of garage, re-profiling of land, retaining wall and boundary fences and gates;
Parcel Of Land To The South East Of Lle Hyfryd, Mount Pleasant, Heolgerrig -
RECONSULTATION**

Thank you for your notification of 24 December 2025 seeking the views of the Coal Authority on further information submitted in support of the above.

The Coal Authority response: **Fundamental Concern**

As you are aware, the Coal Authority objected to this planning application in our previous letter to you dated 22 May 2025 as no Coal Mining Risk Assessment had been provided in order to demonstrate how the risks of former coal mining activity to the proposed development could be appropriately addressed.

We acknowledge that the applicant has now provided the LPA with a Geotechnical Letter Report (TF-25-318-CA, October 2025) prepared by Terra Firma. However, it should be noted that the report authors state that they *"have been commissioned by Utopia Design Architectural Services on behalf of the Client to undertake a Geotechnical recommendation, not including a Tier 1 Environmental and Geotechnical Desk Study + Coal Mining Risk Assessment, and not including a Tier 2 Environmental and Geotechnical Investigation".*

In light of the above, the coal mining risks at the site (zone of influence of an off-site mine entry; recorded and historic unrecorded shallow coal mining; a coal seam of workable thickness that may have been historically worked from the surface within the site) have not been assessed and therefore we do not consider that the applicant has demonstrated to the LPA that the site is, or can be made safe and stable for the proposed development, as required by Planning Policy Wales (paras 6.9.23 – 28).

In light of the above, we do not consider that the LPA has sufficient information to determine this application and we **maintain our objection** to the proposed development.

The applicant should be advised that when a site is affected by land instability, the responsibility for securing safe and stable development rests with the developer and / or landowner (Planning Policy Wales (paras 6.9.23 – 28) and therefore a Coal Mining Risk Assessment, or equivalent Report is required to support this application.

We welcome the opportunity to comment on further information submitted in support of this application to address our concerns.

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

Yours sincerely

D Roberts

Deb Roberts M.Sc. MRTPI

Planning & 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.

