



The Coal
Authority



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RTPI
Learning Partner

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Email: planningconsultation@coal.gov.uk

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For the Attention of: Nia Chard – Case Officer
Merthyr Tydfil County Borough Council

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

29 November 2022

Dear Nia

PLANNING APPLICATION: P/22/0303

Replacement of existing stables with new stable block for hobby use, sitting of 3 No. steel containers for tack and fodder storage and retention of retaining wall at Land to the South East of Ael-y-Bryn, Trelewis, CF46 6BD

Thank you for your consultation letter of 21 November 2022 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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 the supporting information submitted and available to view on the LPA website. I can confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority's information indicates that a coal seam outcrops at or close to the surface to the west of the site, dipping in an easterly direction beneath the site. This outcropping coal seam may have been subject to unrecorded mining activity in the past. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

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 a Coal Mining Risk Assessment to support this planning application. As no relevant information has been submitted at this time the Coal Authority **objects** to this 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

James Smith

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

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.groundstability.com. 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. If you merely submit a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report obtained from www.groundstability.com (or a similar product from private land search suppliers) this will not overcome our objection to your planning application.

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". Links to the relevant professional institutions of competent bodies and guidance on how to produce a Coal Mining Risk Assessment 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 trespass, with 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 coal mining 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.

INTERNAL MEMORANDUM

To: Nia Chard
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of previous memo: -

Date: 22/11/2022

SUBJECT: P/22/0303 | Replacement of existing stables with new stable block for hobby use, sitting of 3 No. steel containers for tack and fodder storage and retention of retaining wall | Land To The South East Of Ael-y-Bryn Trelewis CF46 6BD

Stable block with adjacent grassland and scrub. Well-linked to further grassland areas, hedgerows, agricultural fields, woodland pockets, lake and river habitat.

Designated sites within 500m of the application site:

- Sites of Importance for Nature Conservation (SINC) – x4 (closest, Gelligaer Common, c.159m from site);
- Ancient Semi Natural Woodland (ASNW) – x6;
- Ancient Woodland Site of Unknown Category (AWSUC) – x2.

Priority and protected species within 500m of the application site:

- Birds (including Schedule 1¹ and Section 7² species);
- Fish (including Section 7² species);
- Invertebrates (including Section 7² species);
- Bats (closest roost record for brown long-eared bat, c.172m from site);
- Otter;
- Badger;
- Hedgehog;
- Water vole;
- Stoat;
- Reptiles;
- Amphibians;
- Vascular plants.

A Preliminary Roost Assessment (PRA) for bats and nesting birds of the existing onsite building (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

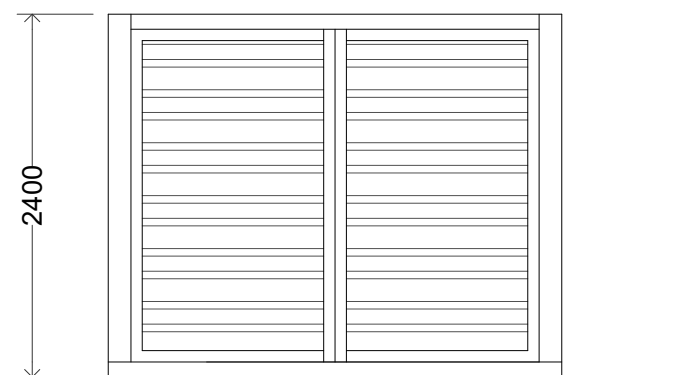
¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

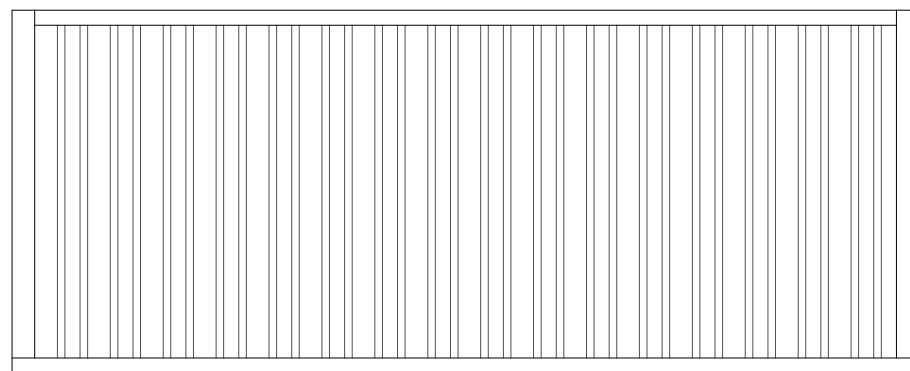
The results of the PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

A BARB+ data search required from SEWBReC.

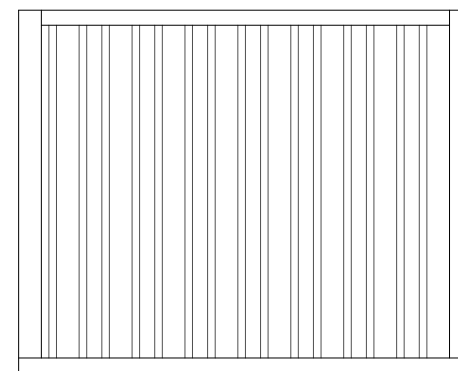
There will need to be enhancement of the site in line with the Environment (Wales) Act 2016.



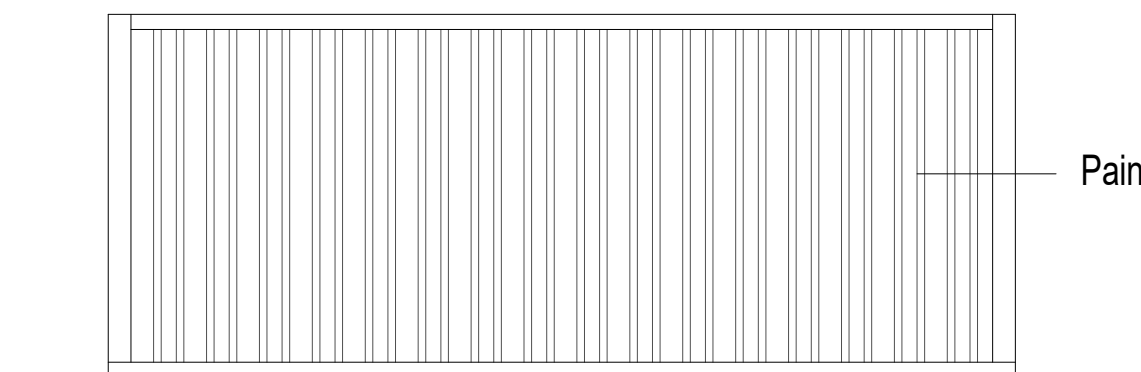
FRONT ELEVATION



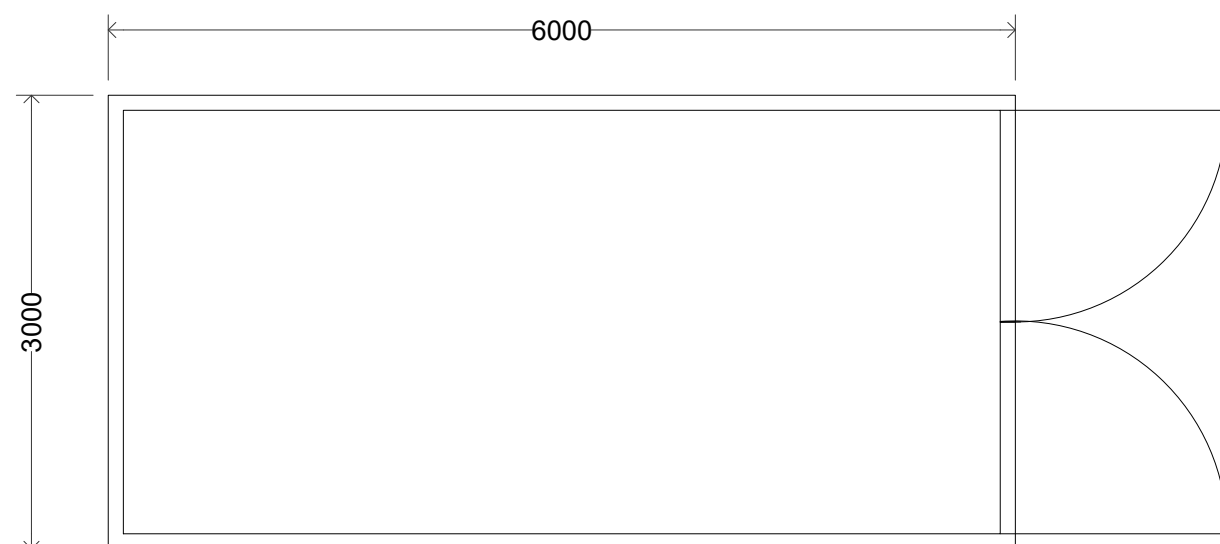
SIDE ELEVATION



REAR ELEVATION



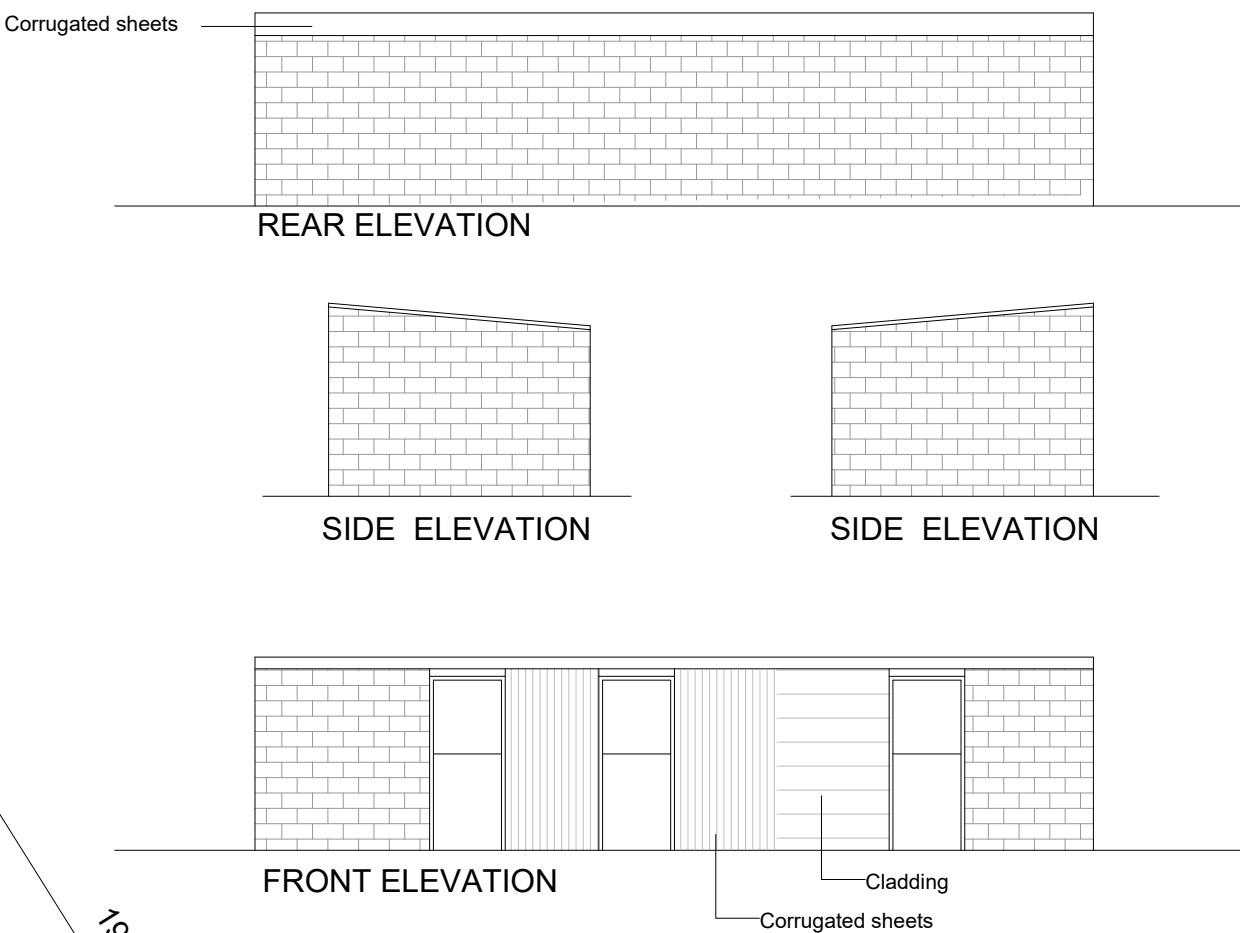
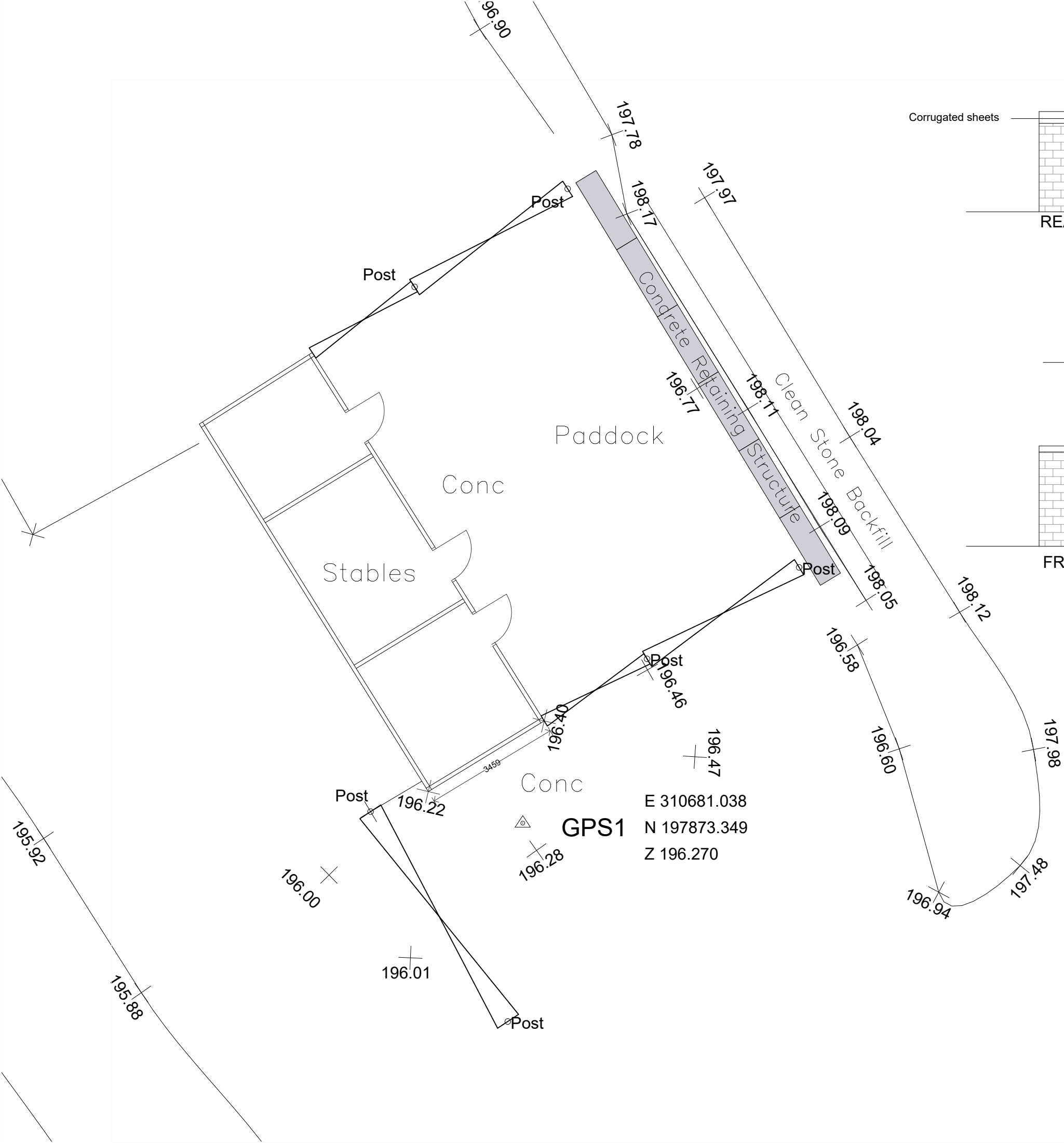
SIDE ELEVATION



PLAN

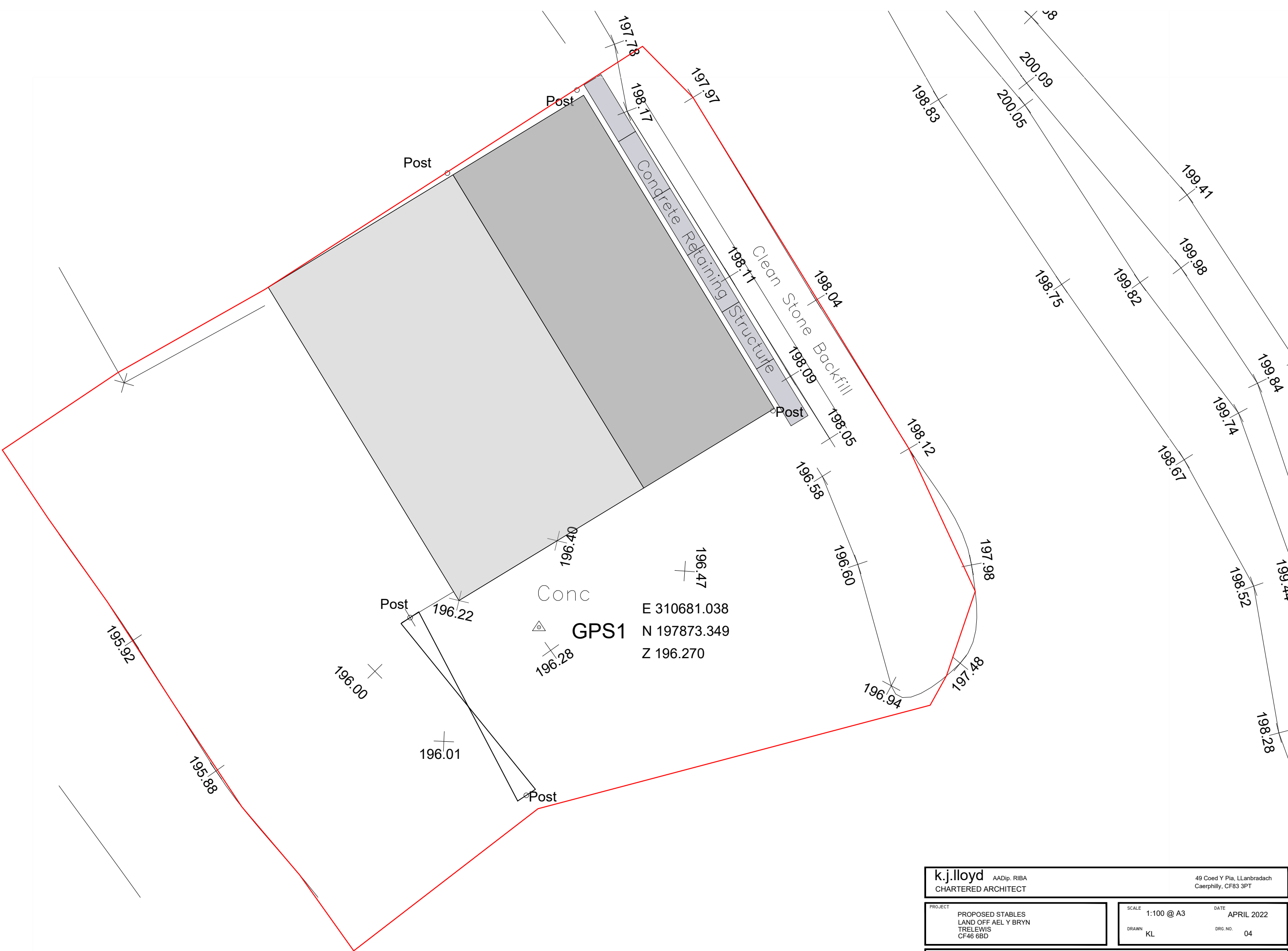


k.j.lloyd AADip. RIBA CHARTERED ARCHITECT		49 Coed Y Pia, LLanbradach Caerphilly, CF83 3PT	
PROJECT PROPOSED STABLES LAND OFF AEL Y BRYN TRELEWIS CF46 6BD		SCALE 1:100 @ A3	DATE OCT 2022
DRAWN KL		DRG. NO. 06	
DRAWING CONTAINER PLANS AND ELEVATIONS			
THIS DRAWING IS COPYRIGHT			



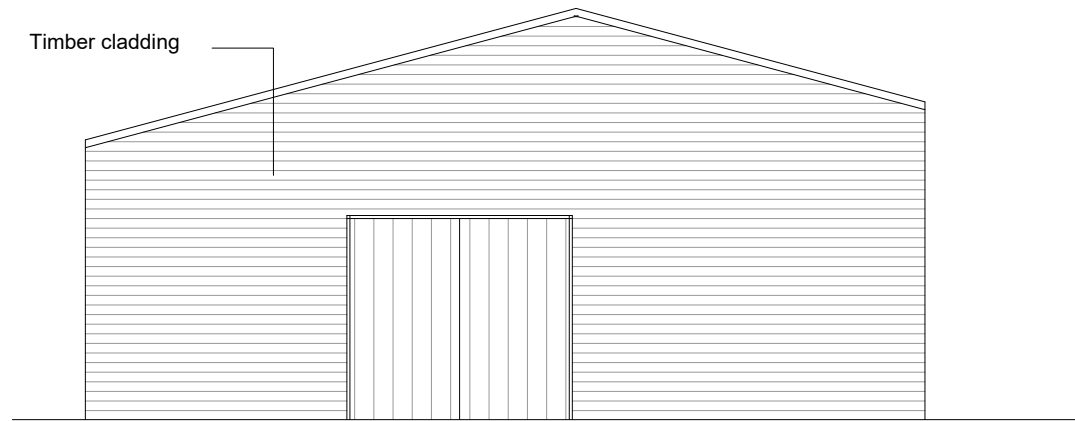
k.j.loyd AADip. RIBA CHARTERED ARCHITECT		49 Coed Y Pia, Llanbradach Caerphilly, CF83 3PT	
PROJECT PROPOSED STABLES LAND OFF AEL Y BRYN TRELEWIS CF46 6BD		SCALE 1:100 @ A3	DATE JUNE 2022
DRAWING EXISTING PLAN AND ELEVATIONS		DRAWN KL	DRG. NO. 01

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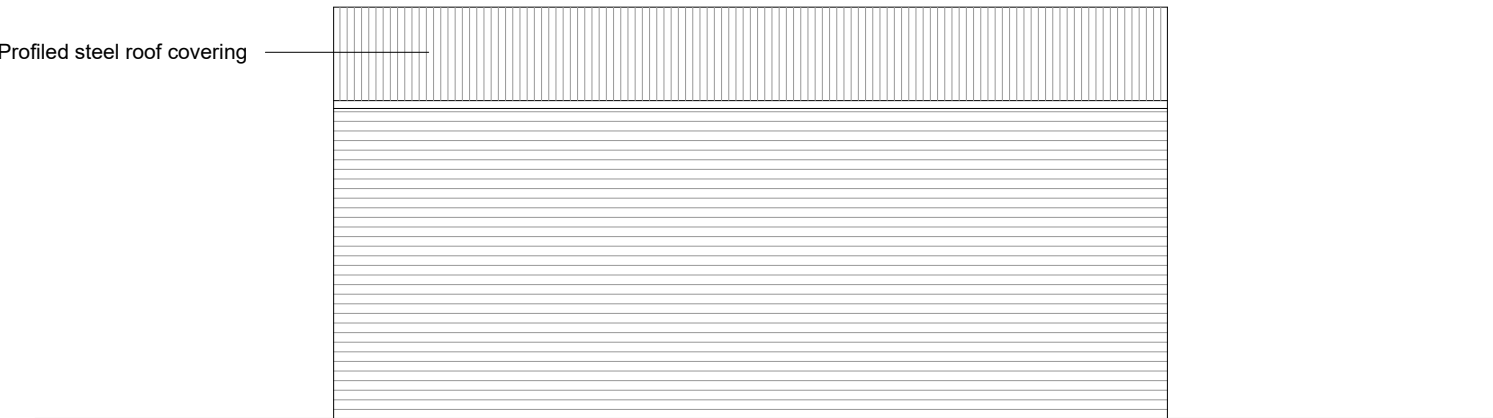
k.j.loyd AADip. RIBA CHARTERED ARCHITECT		49 Coed Y Pia, LLanbradach Caerphilly, CF83 3PT	
PROJECT PROPOSED STABLES LAND OFF AEL Y BRYN TRELEWIS CF46 6BD		SCALE 1:100 @ A3	DATE APRIL 2022
DRAWING PROPOSED PLAN		DRAWN KL	DRG. NO. 04

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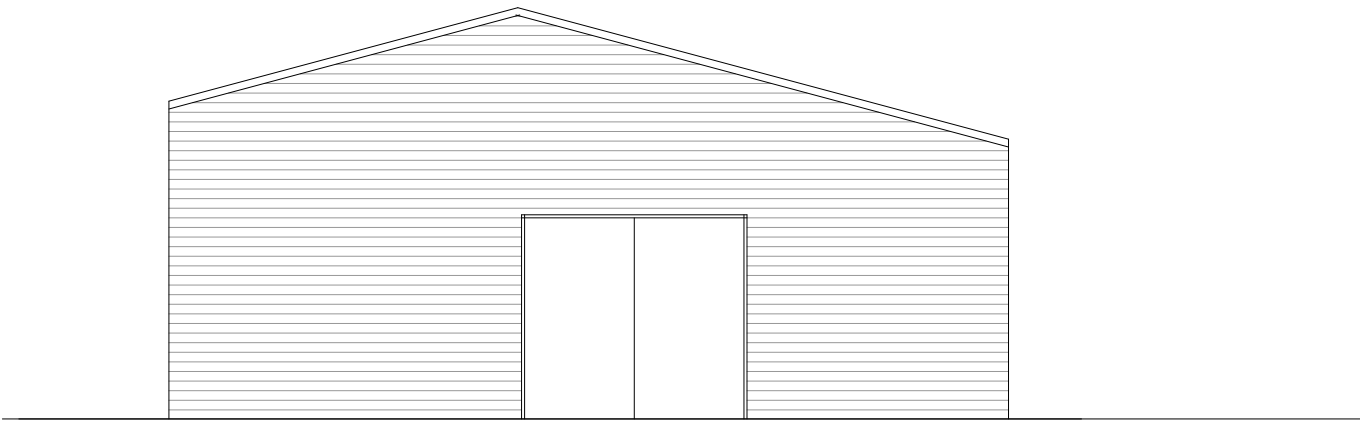


FRONT ELEVATION

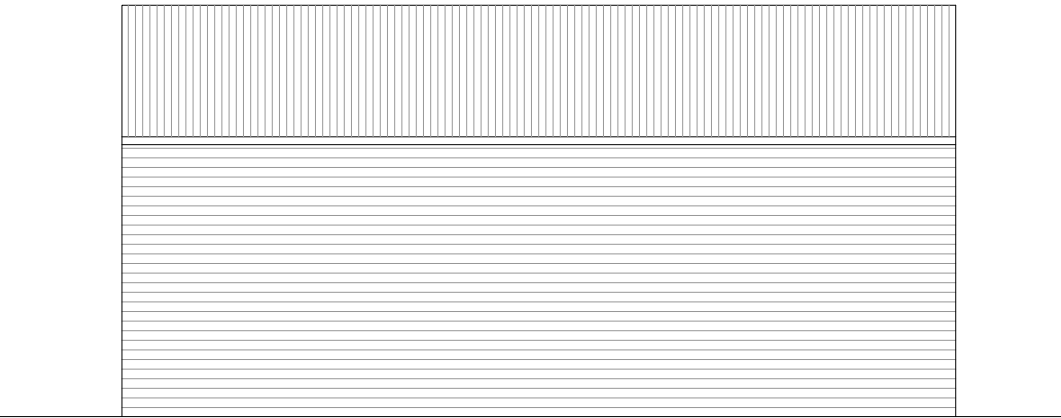
Timber doors



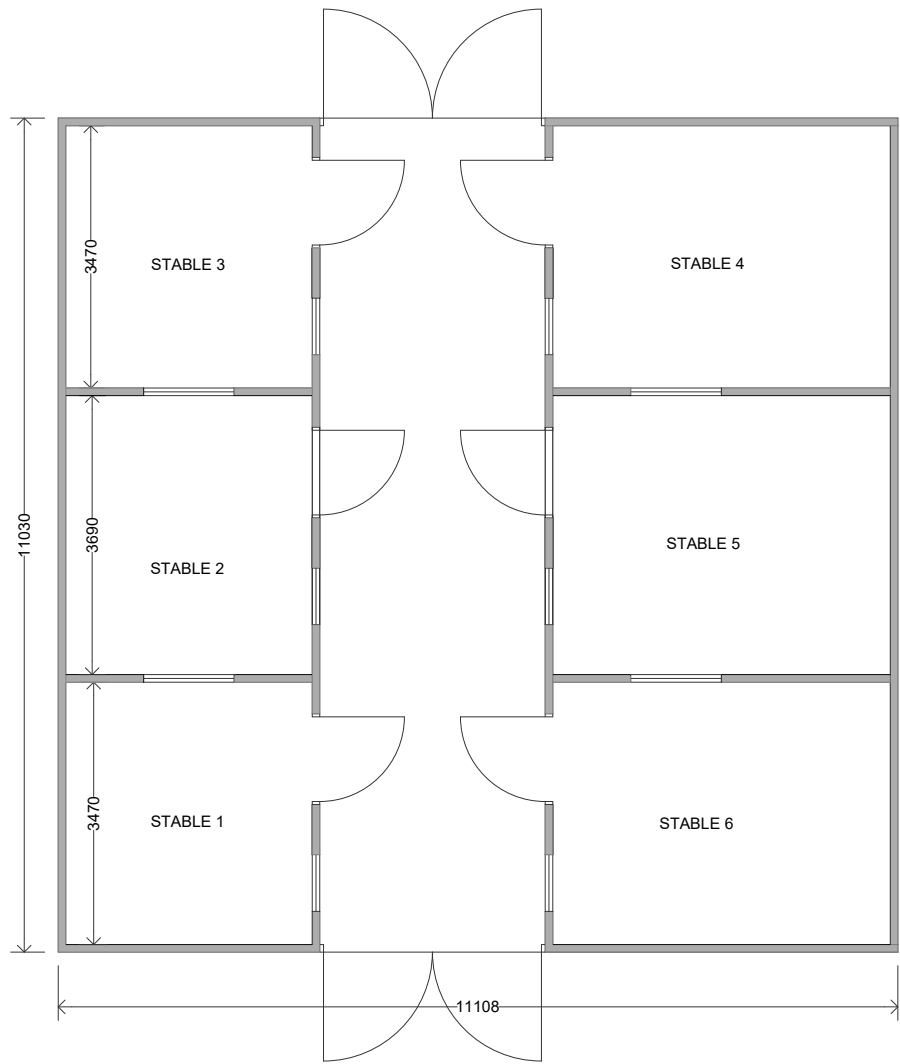
SIDE ELEVATION



REAR ELEVATION

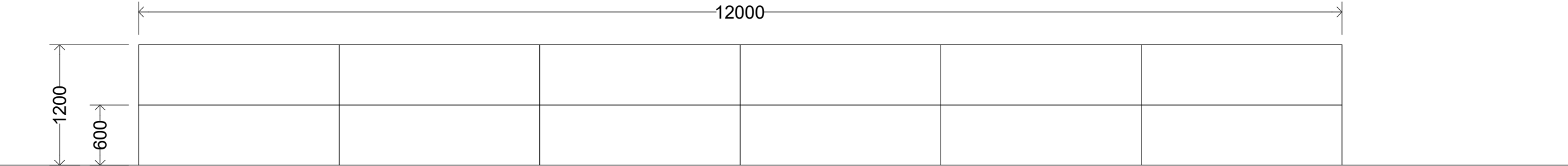


SIDE ELEVATION



k.j.lloyd AADip. RIBA CHARTERED ARCHITECT		49 Coed Y Pia, Llanbradach Caerphilly, CF83 3PT	
PROJECT PROPOSED STABLES LAND OFF AEL Y BRYN TRELEWIS CF46 6BD		SCALE 1:100 @ A3	DATE MAY 2022
DRAWING PROPOSED STABLES		DRAWN KL	DRG. NO. 02
THIS DRAWING IS COPYRIGHT			

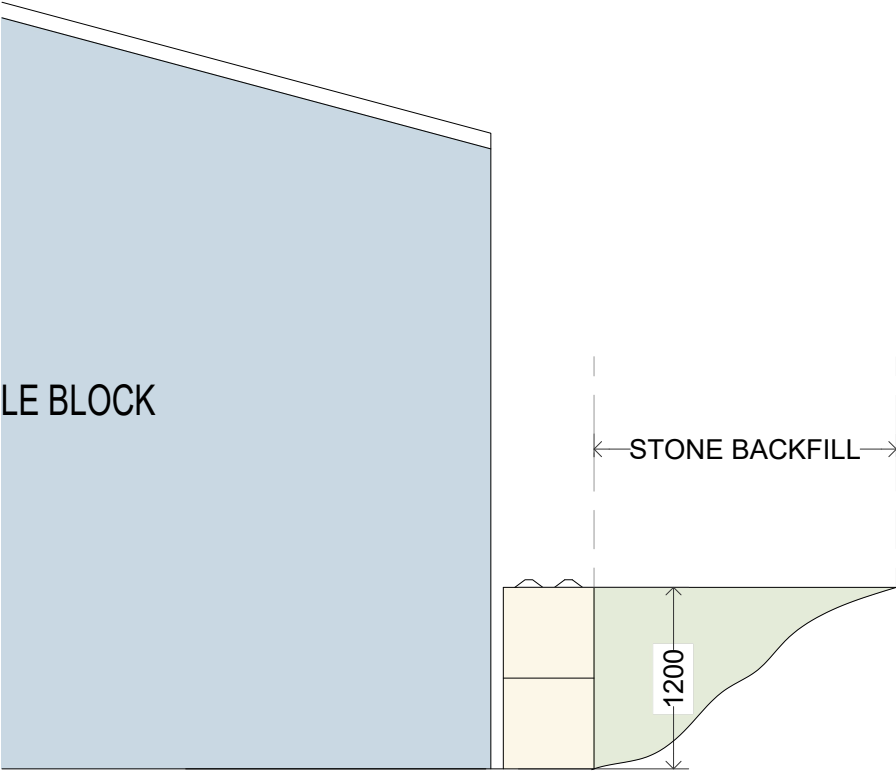




Pre-cast interlocking concrete block retaining wall units 1200 x 600 x 600mm

ELEVATION

PROPOSED STABLE BLOCK



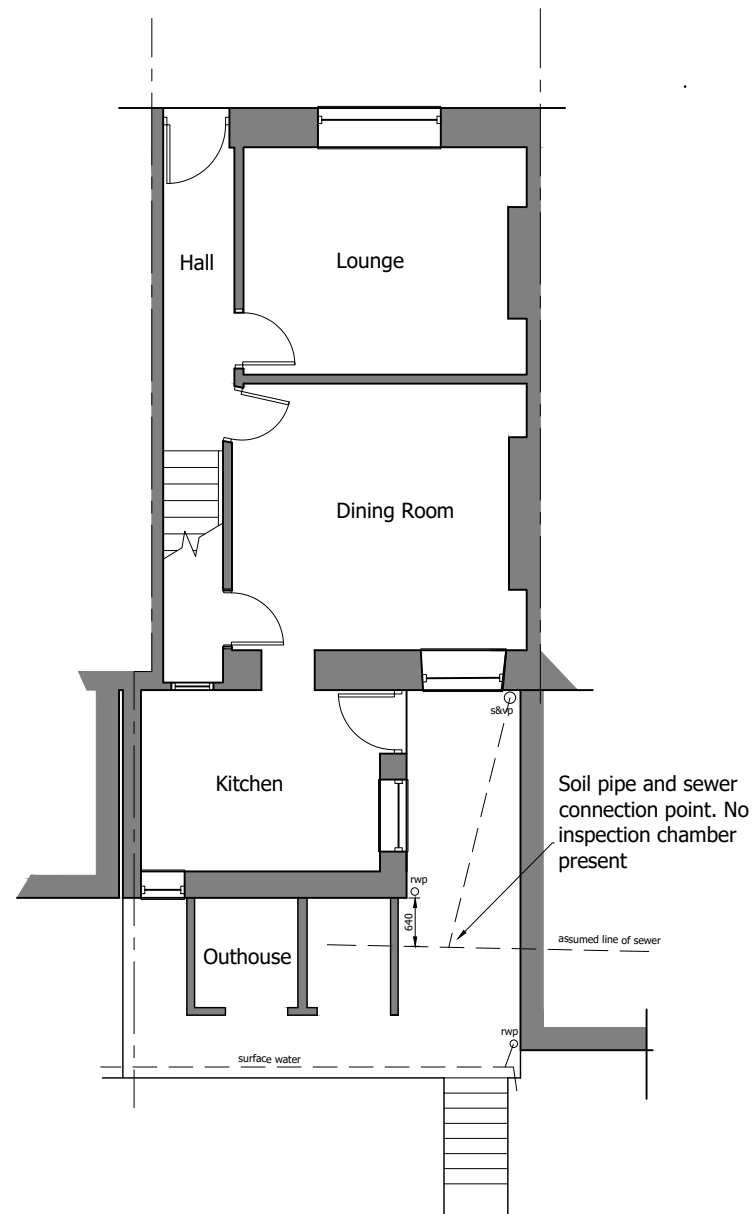
STONE BACKFILL

1200

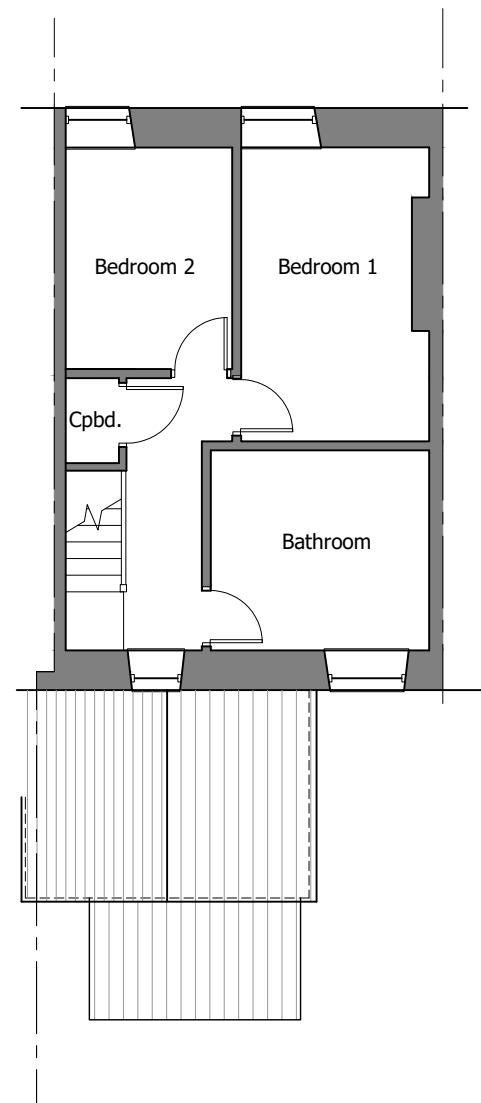
SECTION



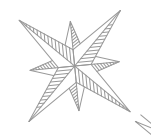
k.j.lloyd AADip. RIBA CHARTERED ARCHITECT		49 Coed Y Pia, LLanbradach Caerphilly, CF83 3PT	
PROJECT PROPOSED STABLES LAND OFF AEL Y BRYN TRELEWIS CF46 6BD		SCALE 1:100 @ A3	DATE OCT 2022
DRAWN KL		DRG. NO. 05	
DRAWING CONCRETE RETAINING WALL			
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Existing Ground Floor Plan
1:100



Existing First Floor Plan
1:100



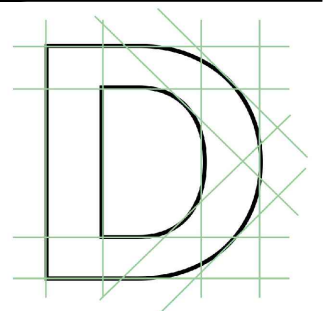
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REV: REVISION:

REV DATE

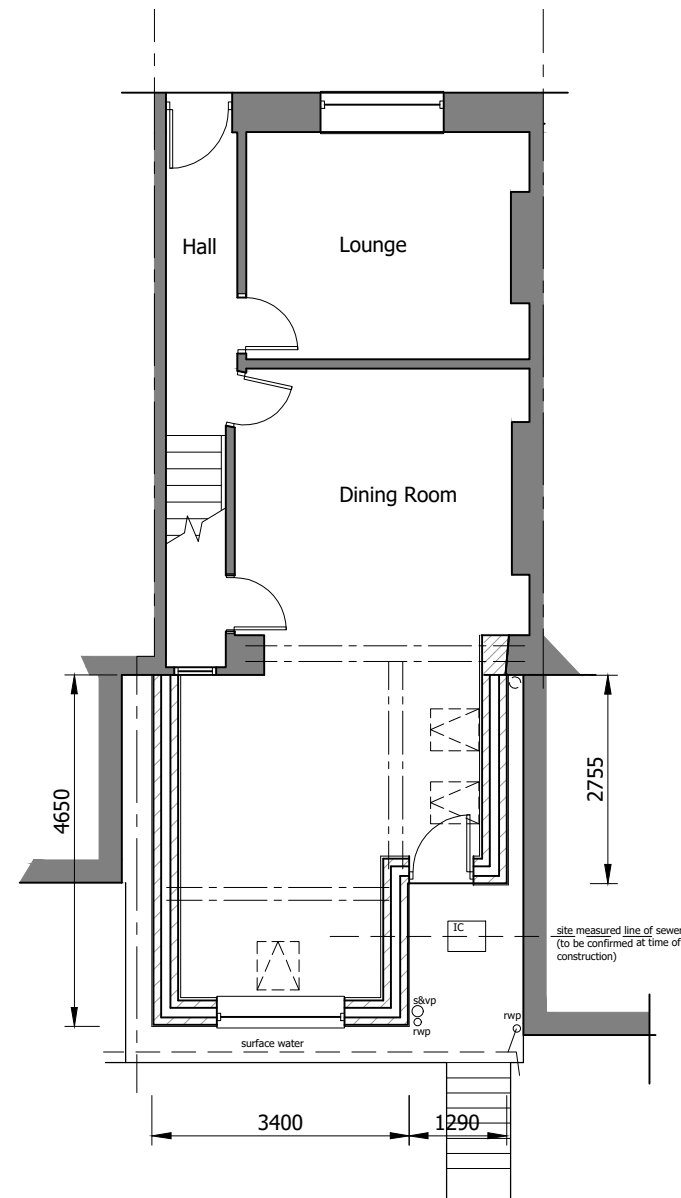
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5. The contractor must ensure and will be considered responsible for the overall stability of the building structure excavations etc. at all stages of the work.
6. All work by the contractor must be carried out in such a way that all requirements under the Health and Safety at work act are satisfied.
7. All work to be carried out in compliance with the requirements of all relevant Statutory Authorities and Regulations.

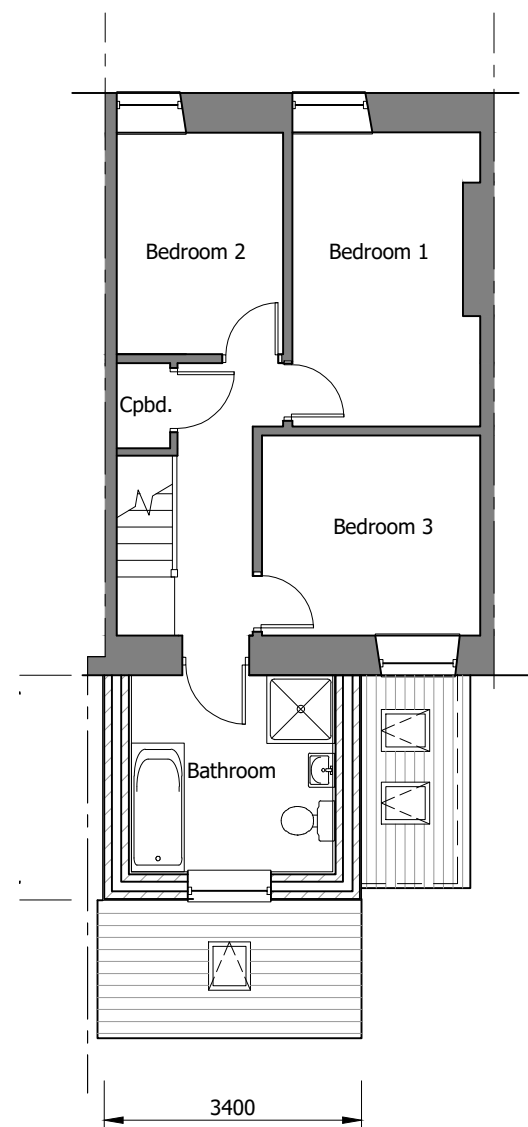


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Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100



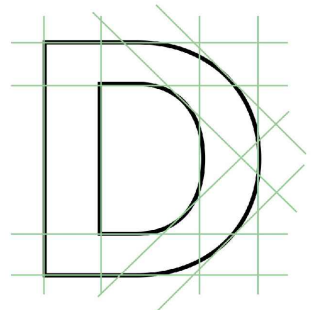
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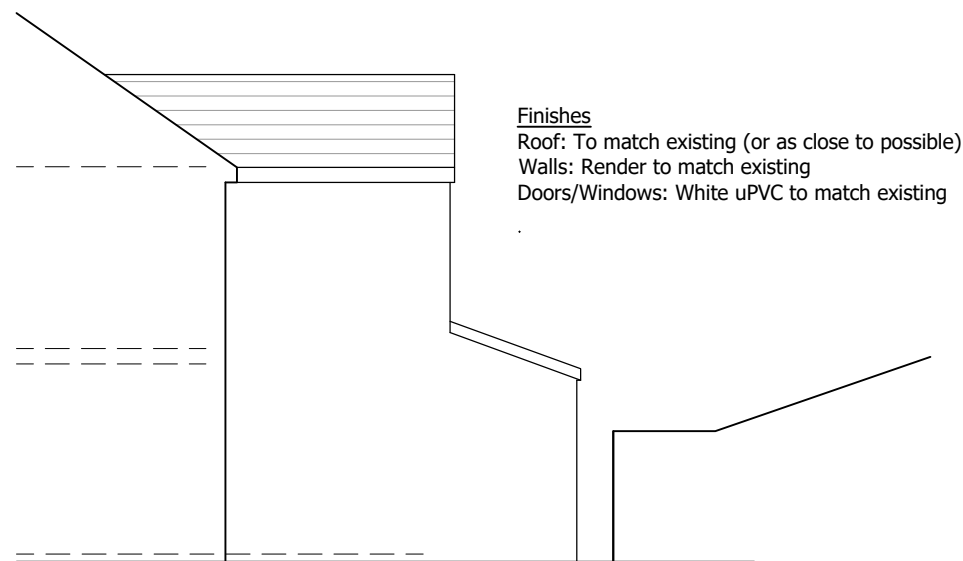
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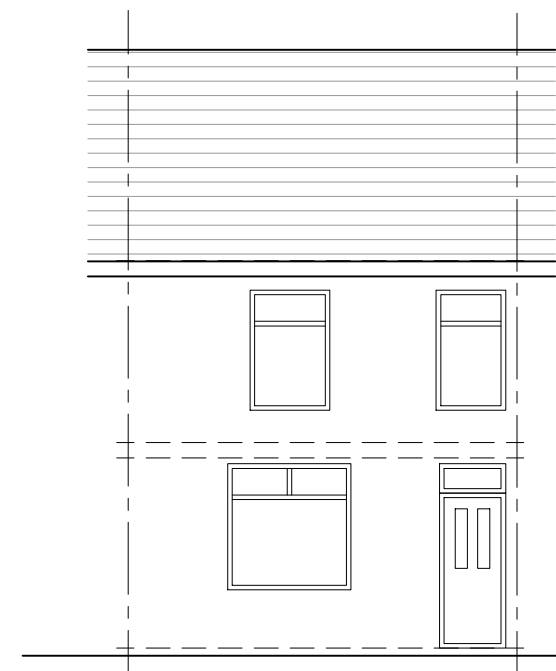
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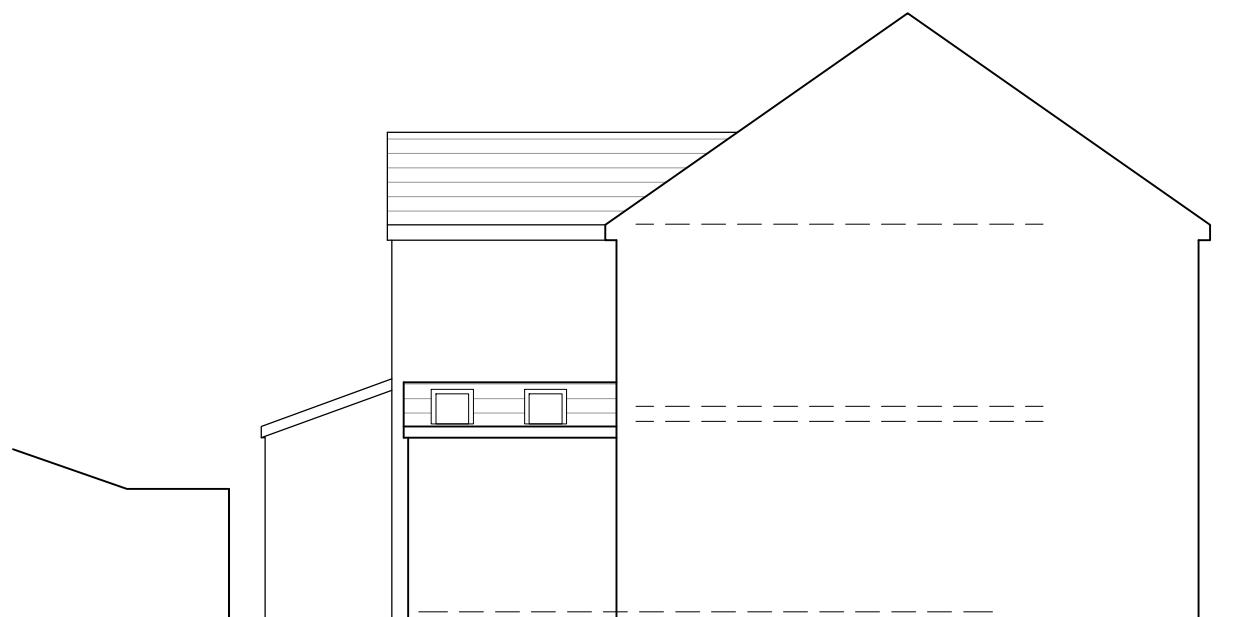


Proposed Side Elevation
1:100

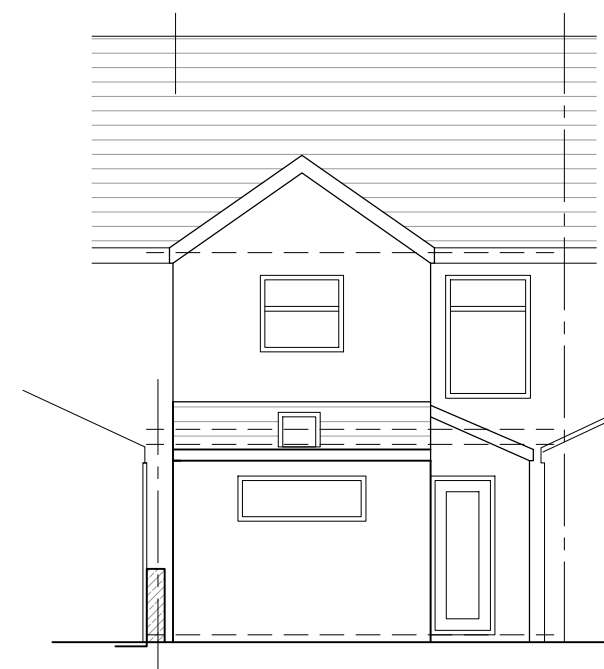


Existing Front Elevation
(no change)
1:100

PRELIMINARY



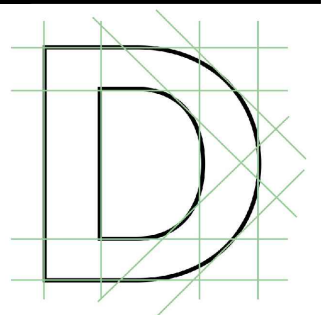
Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100

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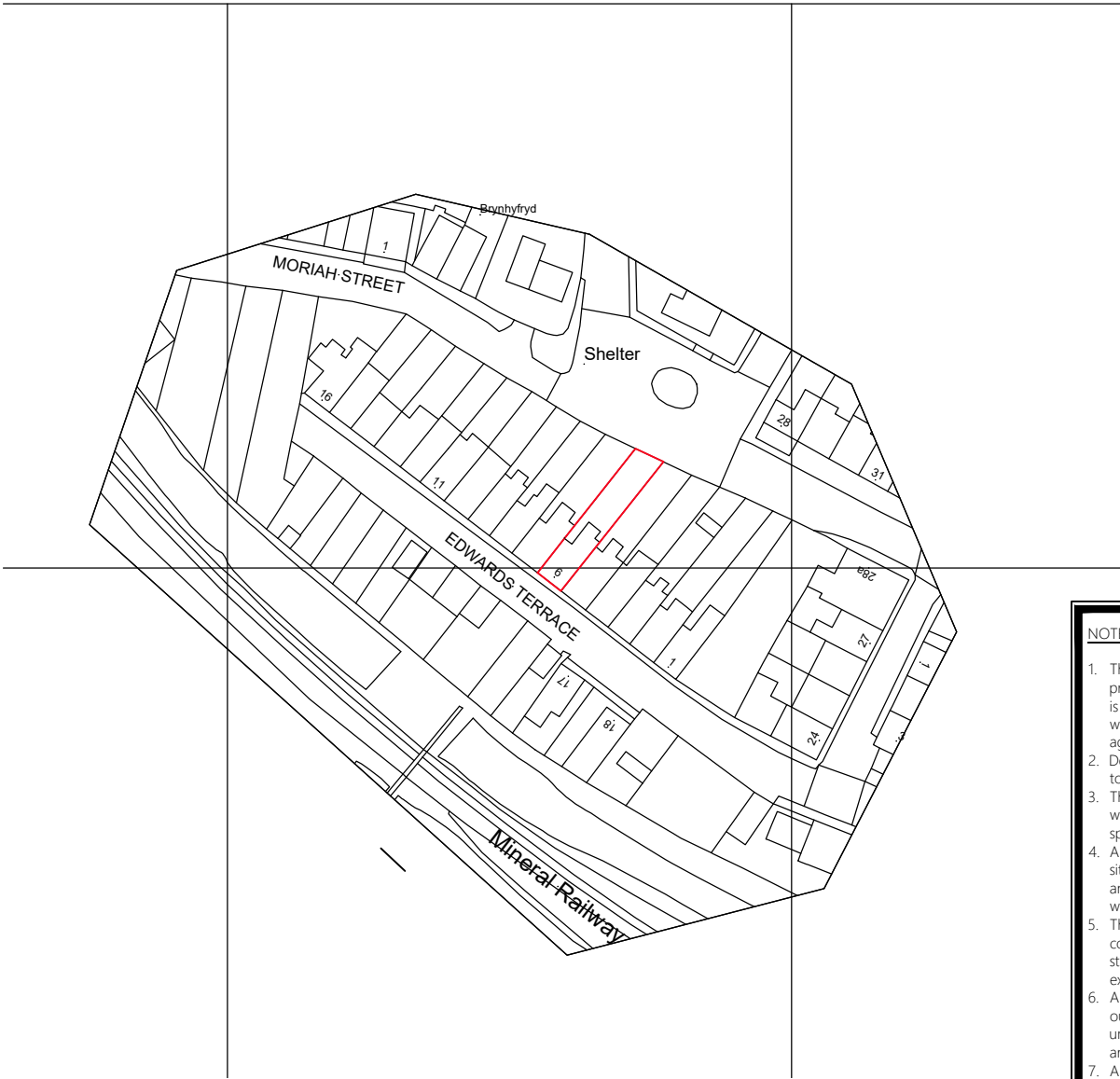
PROPOSED EXTENSION
6 EDWARDS TERRACE, BEDLINOG, CF46 6RN- MR M JONES

PROPOSED ELEVATIONS
Scale: 1:100
Date: NOV. 2022

298-104

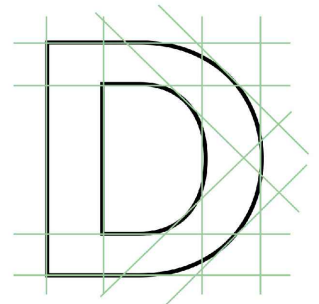
309300m

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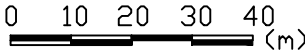
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REV:	REVISION:	REV	DATE
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PROPOSED EXTENSION - SITE PLAN
6 EDWARDS TERRACE

Scale: 1:1250
Date: NOV 2022

Drawing No. 298-105

Sheet Size: A4
Rev: -

List of transactions

Transactions List:

Transaction date	Bank reference	Type of payment	Customer reference	Amount (GBP)	Balance
01/12/2022	Com Centre Cleaning Materials	Purchase	2468 AMZNMktplace	-11.7	20304.52
29/11/2022	Waste Contract	Standing Order	MTCBC	-50.28	
28/11/2022	Salaries	Standing Order	Salaries	-832.52	
28/11/2022	Pension	Standing Order	RCT PENSIONS	-288.91	
28/11/2022	Salaries	Standing Order	Salaries	-267.0	
28/11/2022	Expenses	Standing Order	Clerk Expenses	-48.43	
28/11/2022	Electric - Com Centre	Direct Debit	SWALEC	-252.06	
24/11/2022	HMRC Payments	Standing Order	HMRC	-288.14	
23/11/2022	O365 Monthly Charge	Purchase	2468 MSFT * E0200K	-11.28	
21/11/2022	Removal of flowers - planters	Standing Order	Sion's Lawns	-150.0	
18/11/2022	Com Centre Equipment	Purchase	2468 AMZNMktplace	-27.87	
16/11/2022	Stationary	Purchase	PAYPAL *STAPLES	-46.31	

15/11/2022	BTCC Choir sponsor	Standing Order	TRELEWIS PRIMARY SCHOOL	-500.0
14/11/2022	MOONDANCE	Faster Payment	Grant Income	1960.0
14/11/2022	CHRISTMAS LIGHTS	Faster Payment	Sponsorship Income	185.0
10/11/2022	Broadband Charges	Direct Debit	Plusnet	-39.36
08/11/2022	WREATHS BedComCoun	Standing Order	GE GUNNING	-40.0
07/11/2022	BTCC Grant	Standing Order	TRELEWIS TREHARRIS BOWLS CLUB	-500.0