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E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Sharon Holman – Case Officer
Wrexham County Borough Council

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

06 February 2025

Dear Ms Holman

Re: P/2024/1685

Variation of conditions 2 and 3 of planning permission P/2022/0733 to amend design of building/dwelling; The Mount, Tower Hill, Acrefair, Wrexham, LL14 3SU

Thank you for your notification of 23 January 2025 seeking the views of the Coal 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 were consulted as part of the planning process for the approved development: P/2022/0733 as the south eastern corner of the site lies within 20m of an off-site mine entry (CA shaft ref: 326343-091). However based on the proposed site layout

plan submitted at that time (Drawing No. 10555.02.dsj) we informed the LPA that the replacement dwelling and detached double garage would lie outside of the defined High Risk Area. Therefore, we did not consider that a Coal Mining Risk Assessment was necessary to support this proposal and we raised no objection to the proposed development.

We note that the applicant is seeking to vary Condition 2 (approved drawings) and 3; however, it would only appear that the applicant is only seeking to amend the design of the building. We are assuming that no amendments to the position of the dwelling is being considered as part of this application.

Based on the above, we have no objections to this variation of condition application, however in the interest of public safety, it is requested that the following wording as an Informative Note to the Decision Notice on any new permission granted:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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.