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For the attention of: Tyler Fox – Case Officer
Wrexham County Borough Council

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

4 March2025

Dear Mr Fox

Re: Planning application P/2024/1591

Change of use of land and installation of outdoor seating area including erection of outdoor pods and creation of children's play area at Sports and Social Club, Bethania Road, Acrefair, Wrexham, LL14 3TR

Thank you for your notification of 18 February 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.

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 within the defined Development High Risk Area.

The Coal Authority's records indicate that an on-site mine shaft (CA ref, 327943-533) is located in the southern part of the site and an off-site mine shaft (CA ref, 327943-527) potential zone of influence extending into the western part of the site. Due to potential plotting inaccuracies, the actual positions of the shafts could deviate from their plotted positions by several meters, such that mine shaft 327943-527 could potentially be present within the application site. We hold no details of any past treatment of these former coal

mining related features. An untreated or inadequately treated mine shaft and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:
https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries.

As you will be aware, the Coal Authority's general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment to support their planning application.

However, we note that application proposes a change of use of land and it does not appear that the associated development would require substantial groundworks or earthworks. This type of development falls on our published exemptions list due to the minimal groundworks proposed. However, the mine entries do pose a potential public safety risk to those utilising this area, which is of significant concern. If you are aware that significant groundworks are required to facilitate the installation of the associated development then please let me know as we may wish to review our response.

The LPA needs to be satisfied that the site is suitable and safe for the new use and may consider it prudent to require additional information from the applicant in this regard. The applicant should demonstrate to you that they are aware of the recorded mine entries and their zones of influence, they have assessed their relationship to the development and are satisfied that they pose no risk.

However, we do recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In

exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:
https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? –
https://www.gov.uk/government/publications/permit-process/permit-process

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: https://www.gov.uk/government/organisations/mining-remediation-authority.

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

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.