



The Coal
Authority

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For the attention of: Jenni Perkins – Case Officer
Wrexham County Borough Council

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

2 April 2024

Dear Jenni

Re: P/2024/0157

Erection of 5 dwellings; former Air Products Site, Llangollen Road, Acrefair, Wrexham

Thank you for your notification of 14 March 2024 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 response: Material Consideration

The applicant has submitted a Coal Mining Risk Assessment (December 2019, prepared by Earth Environmental & Geotechnical Ltd), which is specific to the previous wider planning application site, to which this site forms a small part of. Whilst the report recommends the undertaking of intrusive site investigations to inform any necessary remedial measures, these investigations have clearly already been undertaken, commentary of which was reported on in our planning application response consultation letter (dated 7 September 2021) to P/2021/0793.

On account of the above, and on the basis that the previous supporting information was able to conclude that shallow coal mine workings do not pose a risk to the wider development site, the Coal Authority has no objections to this planning application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur B.Sc.(Hons), DipTP, MRTPI
Planning Liaison Manager

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.

In formulating this response The Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development The Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisers for this development in relation to ground conditions and the acceptability of development.