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: Tyler Fox – Case Officer
Wrexham County Borough Council

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

08 April 2025

Dear Mr Fox

Re: 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; Sports And Social Club, Bethania Road, Acrefair, Wrexham, LL14 3TR - RECONSULTATION

Thank you for your notification of 26 March 2025 seeking the views of the Coal Authority on further information submitted in support of the above.

We previously commented on this application in a letter to you dated 04 March 2025, in which we pointed out the coal mining features recorded to be present within or within influencing distance of the site (2 x mineshafts). However we identified that due to the nature of development (change of use of land, insignificant groundworks) this falls on our published exemptions list and accordingly, there is no requirement (from the Coal Authority's stance) for the applicant to submit a Coal Mining Risk Assessment or equivalent Report to support their application. However, we highlighted that the LPA needs to be

satisfied that the site is suitable and safe for the proposed use and may consider it prudent to require additional information from the applicant in this regard.

The planning application is now accompanied by a Coal Mining Risk Assessment (2939/CMRA, 23/06/2023) prepared by GroundSolve Ltd. The Report has been prepared for the car park area that has been redeveloped as a children's play area with associated play equipment. It is noted that the report author was able to discount any risk from the two mineshafts with regards to planning application: P/2023/0258. However, the LPA should be aware that the area that has been assessed forms only part of the current application site.

It should be noted that the report authors stated that although there is a potential risk from mineshaft 327342-533 (mineshaft to the south of the site) this is low enough for the land use under consideration. They noted a variety of reasons for this including; nominal load, play area not directly over mine entry, depth to rock head relatively shallow, no visual evidence or voids noted during groundworks and area stabilised with concrete. There does not appear to be any changes being considered within this part of the site, to which was considered as part of planning application: P/2023/0258.

However, with regards to mineshaft 327342-527 (to the north west of the site) this is closer to the site boundary that that which was reviewed as part of planning application: P/2023/0258 and therefore it is likely to be within or within influencing distance of the area proposed as 3G Artificial Turf / Fencing.

The applicant should be made aware 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). Whether or not the LPA consider that further information is required, is a matter for them to decide, however in order to inform the decision making process, the LPA needs to be satisfied that the site is suitable and safe for the new use. The applicant has demonstrated to the LPA that they are aware of the recorded mine entries however, they have not assessed their relationship to the current proposal and whether they remain satisfied that they pose no risk to the current scheme.

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.