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The Coal
Authority

For the Attention of: Sharon Holman
Wrexham County Borough Council

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

23 September 2022

Dear Ms Holman

PLANNING APPLICATION: P/2022/0754

**DEMOLITION OF EXISTING BUILDING AND ERECTION OF 5 DWELLINGS;
Terfynfa, 12 Smelt Road, Coedpoeth, Wrexham**

Thank you for your notification of 14 September 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 plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that the site falls within the defined Development High Risk Area and that a Coal Mining Risk Assessment, is required to be submitted to support this application.

Our records indicate that coal outcrops run through the site and these features may have been subject to unrecorded workings at shallow depth. If shallow coal workings are present these may pose a potential risk to surface stability and public safety.

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

The Coal Authority would be very 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,

Helena Tuck

Helena Tuck MPlan (Hons) MRTPI
Planning and 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 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.