



The Coal
Authority



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Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Ms S. Brett – Case Officer
Wrexham County Borough Council

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

15 December 2023

Dear Ms Brett

PLANNING APPLICATION: P/2022/0306

Erection of 6 no. industrial units (Class B2) at Site of Wynnstay Technology Park, Llangollen Road, Ruabon, Wrexham - RECONSULTATION

Thank you for your consultation email of 5 December 2023 seeking the further views of the Coal Authority on the above planning application.

The Coal Authority Response: Material Consideration

Further to recent correspondence regarding the implications posed by off-site recorded mine shaft 329343-194 to the proposed development, we note that the LPA is now in receipt of an email from the planning agent, Sean Caddick, dated 5 December 2023.

Mr Caddick acknowledges that the actual position of the recorded off-site mine shaft is located further south than shown on the previously submitted layout drawing (i.e. closer to the application site). To address this matter, he has submitted a revised Proposed Block Plan showing the correct position of the shaft and its associated zone of influence / exclusion zone, with the development layout suitably revised to avoid this zone.

The Coal Authority's Planning & Development Team now considers that due consideration has been given to previously treated shaft 329343-194 in the layout of the proposed development. On the basis of the information now submitted and the professional opinions contained in the previously submitted Phase I Preliminary Risk Assessment report (25 August 2023, prepared by Groundsolve Ltd), we wish to **withdraw our objection** to this application.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, 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.

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.