



The Coal
Authority

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For the attention of: Ms J. Perkins – Case Officer

Wrexham County Borough Council

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

22 April 2024

Dear Ms Perkins

Re: Planning application P/2023/0780

Erection of 2 dwellings at Poplar Road, 10, Penycae, Wrexham - RECONSULTATION

Thank you for your notification of 12 April 2024 seeking the further views of the Coal Authority on the above.

The Coal Authority response: FUNDAMENTAL CONCERN

We last commented on this proposal in a letter to the LPA dated 12 February 2024. In this letter, we objected to the planning application due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed to the proposed development by coal mining legacy.

Having reviewed the LPA website, we assume that your reconsultation relates to the submission by the applicant of an additional plan, a Heritage Statement and an Ecological Report. It does not appear that any information pertaining to coal mining legacy matters has been provided. As such, the Coal Authority's Planning & Development Team must **MAINTAIN ITS OBJECTION** to the application. The applicant should again be informed that they need to submit a Coal Mining Risk Assessment to support their application.

We would be 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

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

General Information for the Applicant

The coal mining information obtained from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. Links to the relevant professional institutions of competent bodies and guidance on how to produce a Coal Mining Risk Assessment can be found at:

www.gov.uk/planning-applications-coal-mining-risk-assessments.

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority’s website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

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.