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For the attention of: Sarah Duckworth – Case Officer
Wrexham County Borough Council

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

03 July 2024

Dear Ms Duckworth

Re: P/2024/0151

Discharge of Condition 7: Erection of Equipment Storage Building; SCOUT HEADQUARTERS, BRYN Y BARCUT, PENYCAE, WREXHAM

Thank you for your notification of 27 June 2024 seeking the views of the Coal Authority on the above.

Condition 7 requires that:

No development shall commence until; a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and; b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

We note that the wording of this condition reflects our recommendation to the Local Planning Authority (LPA) dated 25 March 2024, made in light of the content and

conclusions of the Coal Mining Risk Assessment Report (2410, 4 March 2024) prepared by NKC Geotech Ltd submitted by the applicant in support of their planning application.

The discharge of condition application is accompanied by a Coal Mining investigation Report, dated 24 June 2024, also prepared by NKC Geotech Ltd. The Report has been informed by the conclusions of their Coal Mining Risk Assessment together with the results of intrusive site investigations in the form of three rotary boreholes drilled to 30m depth within the site. Borehole logs and a plan to illustrate where the boreholes were drilled are appended to the Report. We are pleased to note that the drilling works were carried out under the terms and condition of a Coal Authority Permit: 28496.

Based on the results and an analysis of the findings of the drilling works, the report author informs that whilst shallow coal seams were encountered, no evidence of these seams being worked were found. Accordingly, the Report concludes that no structural precautions or remedial works are required.

Based on the professional opinion provided by NKC Geotech Ltd, informed by the findings of the site investigation works, the Coal Authority would have no objection to the LPA discharging Condition 7 of approved consent: P/2024/0151 if they were minded to do so.

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

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 advisors for this development in relation to ground conditions and the acceptability of development.