



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: Ms S. Brett – Case Officer
Wrexham County Borough Council

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

9 July 2024

Dear Ms Brett

Re: Planning application P/2024/0076

Outline application for erection of dwelling (all matters reserved) at Land off Chapel Street, Acrefair, Wrexham – FURTHER RECONSULTATION

Thank you for your notification of 2 July 2024 seeking the further views of the Coal Authority on the above planning application.

The Coal Authority response: SUBSTANTIVE CONCERN

As you aware, the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that there are four off-site mine shafts present within 20m of the application site boundary, with their potential zones of influence extending into the site. In addition, our records indicate that the site lies in an area where coal mining has taken place at shallow depth.

We last commented on this proposal in a letter to the LPA dated 15 May 2024. In this letter, we maintained our objection to the application due to the lack of a supporting Coal Mining Risk Assessment to identify and assess the risks posed to the proposed development by coal mining legacy. We note that the applicant has now submitted a Coal Mining Risk Assessment report (26 June 2024, prepared by NKC Geotech Ltd) in support of their application.

Based on a review of coal mining and geological information, the submitted report confirms that the site has been extensively mined in the past. It advises that a borehole investigation is

required to determine the geology of the site and prove the depth or absence of shallow mineworkings beneath the site. It also notes the presence of the four mine entries within 20m of the site and advises that a probe drilling exercise will be required in order to search for the mineshafts. The report does not outline the measures that are likely to be required in the event that mining legacy is encountered during the recommended investigations. A site plan shown coal mining features is appended to the report.

The Coal Authority's Planning & Development Team notes the recommendations contained in the report, however, we wish to raise the following comments / points of concern:

- The report and appended site plan draw upon information contained within Coal Authority Report 51001717854002 dated 22 December 2017. We must advise that subsequent to the issuing of this report, the plotted position of recorded mine shaft 327343-317 was reviewed in 2023 by our Mining Information Team, which resulted in the feature being moved on our database from 327872.34, 343140.35 to 327874, 343136.6. This would position the shaft close to, but beyond the southern site boundary.
- The two nearest shafts to the site are 327343-317 and 327343-386. Given the updated plotted position for shaft 327343-317 and the position of shaft 327343-386 (Easting 327890, Northing 343162, adjacent to the eastern site boundary) and taking into account the departure distances allotted for these features (5 and 0 metres respectively), it would appear that a search for the shafts within the application site is unlikely to encounter these features.
- In the event that the aforementioned shafts are located on site, we assume that appropriate remedial treatment works will be carried out. However, should the shafts not be located and be considered to lie off-site, the report does not indicate how the potential risk of instability posed by a possible off-site shaft collapse (potentially immediately adjacent to the site boundary) will be appropriately addressed in terms of the proposed built development and end users of the site.

The applicant should therefore be requested to submit a revised Coal Mining Risk Assessment which addresses the points of concern raised above. Until this matter has been satisfactorily addressed, the Coal Authority's Planning & Development Team must **MAINTAIN ITS OBJECTION** to this application.

If you would like to discuss this matter further, please contact me on the above number.

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 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.

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.