



The Coal
Authority

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For the attention of: Ms S. Brett – Case Officer

Wrexham County Borough Council

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

12 February 2024

Dear Ms Brett

Re: Planning application P/2024/0019

Reserved Matters pursuant to outline planning permission P/2018/0634 (Access, Appearance, Landscaping, Layout and Scale) erection of 4 dwellings at Land to the Side of Hawthorn Avenue, Acrefair, Wrexham

Thank you for your notification of 26 January 2024 seeking the views of the Coal Authority on the above application.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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: Material Consideration

The application site falls within the defined Development High Risk Area. The Coal Authority's information indicates that a coal seam outcrops at or close to the surface of the site which may have been worked in the past.

The Coal Authority's Planning & Development Team raised no objection to outline planning application P/2018/0634, to which the current reserved matters application relates, in a letter to the LPA dated 20 August 2018. This was subject to the imposition on any permission issued of conditions to secure the investigation and, if necessary, the remediation of shallow coal mining legacy affecting the site. It would appear that coal mining related land instability matters are addressed in Conditions 5 and 6 of the consent subsequently issued.

On the basis that coal mining legacy related conditions are attached to the outline consent and given the lack of any recorded coal mining features which could affect the spatial layout of development at the site, such as mine entries, the Coal Authority's Planning & Development Team wishes to raise **no objection** to the current reserved matters submission.

In due course, we would welcome the opportunity to review and to provide the LPA with comments on any information submitted by the applicant pursuant to the requirements of Conditions 5 and 6 of the issued outline consent.

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.