



The Coal
Authority



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For the Attention of: Amy Brittain – Case Officer
Wrexham County Borough Council

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

28th November 2023

Dear Ms Brittain

PLANNING APPLICATION: P/2023/0630

OUTLINE APPLICATION FOR ERECTION OF UP TO 6 DWELLINGS (ALL MATTERS RESERVED); Land Opposite Royal Oak Cottages, Brynydd, Ponciau, Wrexham – Re-consultation

Thank you for your consultation notification of 14 November 2023 seeking the further views of The Coal Authority on the above planning application.

The Coal Authority Response: Substantive Concern

The Coal Authority previously objected to this application in a letter dated 7th November 2023 as no relevant Coal Mining Risk Assessment was submitted by the applicant to support the application.

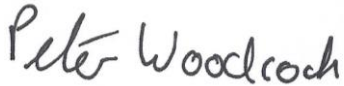
I have reviewed the documents available on the LPA website and it appears that the applicant has now submitted some coal mining information to accompany the planning application; in this case a CON29M Coal Mining Report. However, this is a factual report only and this information does not provide any assessment of the potential risks posed to the development proposal by past coal mining activity. The Coal Authority therefore **maintain our objection** to this planning application.

In light of the above, the applicant should be directed to the comments contained in our previous consultation letter of 7th November, which remain valid and relevant to the decision making process

The Coal Authority would be very 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,

A handwritten signature in black ink that reads "Peter Woodcock". The signature is written in a cursive, slightly slanted style.

Peter Woodcock | BSc (Hons)
Assistant 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.