



The Coal
Authority



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For the Attention of: Mr S Greenland – Case Officer
Wrexham County Borough Council

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

11 December 2020

Dear Mr Greenland

PLANNING APPLICATION: P/2020/0771

**ERECTION OF DWELLING WITH NEW VEHICULAR ACCESS; Land Adjacent To
Pendil, Llangollen Road, Acrefair, Wrexham, LL14 3RP**

Thank you for your notification of 30 November 2020 seeking the views of the Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. 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

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that the site lies within an area of both recorded and historic unrecorded coal mining and within 20m of the site boundary, to the west of the site, is a recorded mine entry (CA ref: 327342-406). However based on the information that we hold it is unlikely that this mining feature will affect this particular development.

The planning application is accompanied by 2no. Mining Investigation Reports, dated 14 August 2020 and 18 September 2002 prepared for the application site by Nkc Geotech Ltd. These Reports have been informed by the findings of intrusive site investigations that

confirmed that shallow coal mine workings are present beneath the site. Appropriate drawings / borehole logs are appended to the Reports. We note that ground stabilisation works were subsequently carried out by Mr Neil Catlow (Engineering Geologist) at Nkc Geotech Ltd and recommendations have been made that foundation design (raft foundation to span 3.0m) will also be required.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Mining Investigation Reports, dated 14 August 2020 and 18 September 2002, based on the professional opinion of Nkc Geotech Ltd. are sufficient for the purposes of the planning system in demonstrating that the application site has been made safe and stable for the proposed development. The Coal Authority therefore has **no objection** to the proposed development. However further consideration of foundation design / gas protection measures will be required as part of the applicant's subsequent building regulation application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. 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.

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.