



**The Coal
Authority**



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For the Attention of: Mr J Kerr – Case Officer
Wrexham County Borough Council

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

18 November 2021

Dear Mr Kerr

PLANNING APPLICATION: P/2021/1046

DISCHARGE OF CONDITIONS 4 (COAL MINING INVESTIGATION REPORT) AND 6 (DRAINAGE) OF PLANNING PERMISSION P/2021/0620; E Jones and Son, Unit 6 Coppi Industrial Estate, Rhosllanerchrugog, Wrexham

Thank you for your notification of 08 November 2021 seeking the views of the Coal Authority on the above discharge of condition application.

The Coal Authority's specific interest is Condition 4 as this requires that:

4. 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.
- The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

We note that the wording of this condition reflects our recommendation to the Local Planning Authority (LPA) dated 21 July 2021, made in light of the content and conclusions of a letter dated 21 May 2021 (Coal Mining Risk Assessment and mining investigation) prepared by Mr Neil Catlow of 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, 27 September 2021 prepared by NKC Geotech Ltd. The Report has been informed by the results of intrusive ground investigations in the form of 6no. rotary boreholes drilled to 30m depth over the area of the proposed building. Borehole logs and a plan to illustrate where the boreholes were drilled are appended to the Report.

Having analysed the findings of the rotary drilling works, the report author informs that whilst shallow coal seams are present beneath the site, no evidence of these seams being worked (no voids / broken ground) were encountered. No remedial and / or mitigation measures have been identified.

We note that the report author informs that the mine entry (CA shaft ref: 328346-041) was treated to NCB specification and proved to lie 20m west of the site in 1976.

In light of the above, the Coal Authority would have no objection to the LPA discharging Condition 4 of approved consent: P/2021/0620 if they are minded to do so.

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