



**The Coal
Authority**



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For the Attention of: Mr B Bolton – Case Officer
Wrexham County Borough Council

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

7 September 2021

Dear Mr Bolton

PLANNING APPLICATION: P/2021/0793

Erection of 21 three and four bedroom dwellings with associated works; former Air Products site, Llangollen Road, Acrefiar, Wrexham, LL14 3HW

Thank you for your consultation letter of 17 August 2021 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 can confirm that the site falls within the defined Development High Risk Area.

The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth and that thick coal seams outcropped across the site. Our records also indicate the presence of a recorded mine entry (shaft) within the planning boundary.

The applicant has submitted a Phase II GeoEnvironmental Investigation Report (July 2020, prepared by Earth Environmental & Geotechnical Ltd) and a letter (dated 20 July 2021), also from Earth Environmental & Geotechnical Ltd in support of this planning application.

As a result of a rotary drilling exercise the Phase II Report is able to conclude that shallow coal mine workings do not pose a risk to the proposed development. In terms of the mine

entry, the content of the letter does confirm the likelihood of the mine entry being within the site. However, on the basis that the letter confirms it is situated in heavily vegetated woodland, the subject of a Tree Preservation Order and that when considering the depth of superficial deposits the zone of influence would not encroach into the development area, the letter confirms it unnecessary to investigate the shaft.

On account of the above, the Coal Authority considers that the site can be developed safely in the manner proposed and **does not object** to this planning application.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on.

SUDS

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the information prepared by Earth Environmental & Geotechnical are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore **has no objection** to the proposed development.

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

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining 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.