

**Petrol Coedpoeth, High Street,
Coedpoeth**

SUBADRA
Environmental - Geotechnical - Laboratory - Foundations

13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

COAL MINING RISK ASSESSMENT REPORT



Report Prepared By:

Duncan Eastland

Report Reviewed By:

James Skinner

Client: The Co-Operative Group Ltd

Subadra Consulting Ltd. Registered in
England No. 4586038
Registered Office 13 Triangle Business
Park, Stoke Mandeville, HP22 5BL

Report

CP17129 CL 003

Date

August 2018

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1 Introduction

1.1 The Purpose and Scope of This Assessment

Our client has submitted a planning application for the development of Petrol Coedpoeth, High Street, Coedpoeth. The proposed development comprises redevelopment of the existing site; replacing the petroleum installation and constructing a larger convenience store. We have been commissioned by our client to prepare a Coal Mining Risk Assessment Report for the proposed development in order to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

The purpose and scope of our Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the site;
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development;
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

1.2 Site Location and Description

Site Description	The site comprises a Texaco branded retail petrol filling station with a combined petrol and diesel forecourt covered with an overhead canopy, jet wash and Co-op branded shop.		
Grid Reference	328080 351440	Location	The site is located in Coedpoeth, off High Street (A525) and ~5km to the west of Wrexham.
Elevation	~235m AOD		
Size (approx)	~0.13 Ha		

Table One: Site Location and Setting

1.3 Proposed Development Plans

Proposed Developments	We understand that our client proposes to redevelop the site for continued use as a retail filling station.
Active Planning Applications	A planning application has been made (Planning Application P/2018/0463) to redevelop the site. This report has been prepared to address an objection to this application by the Coal Authority.

Table Two: Proposed Development Plans

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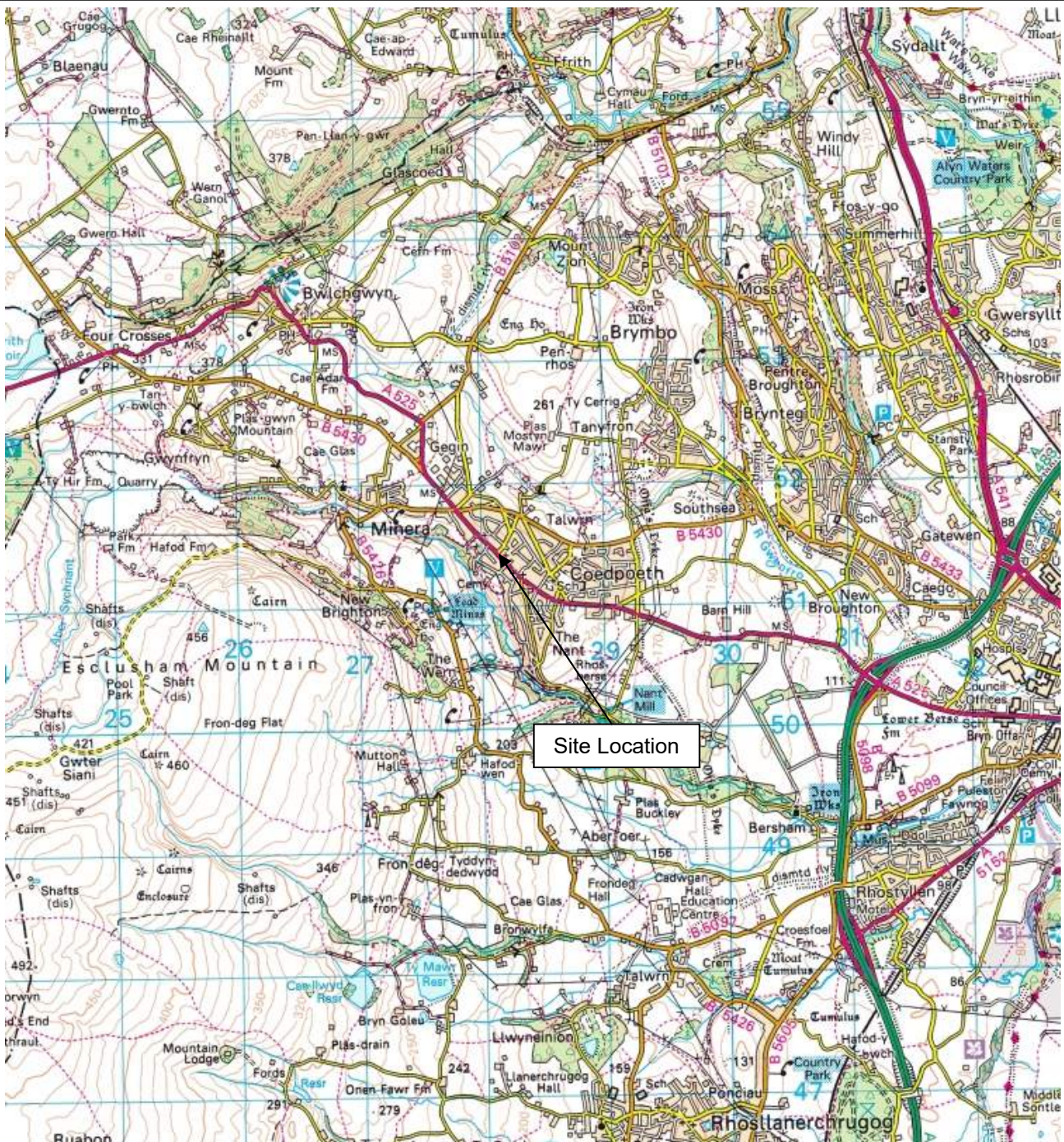


Figure One: Site Location Map

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Figure Two: Aerial Photograph Showing Site Layout

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1.4 Proposed Site Layout

The proposed site layout is shown in Figure Three below:

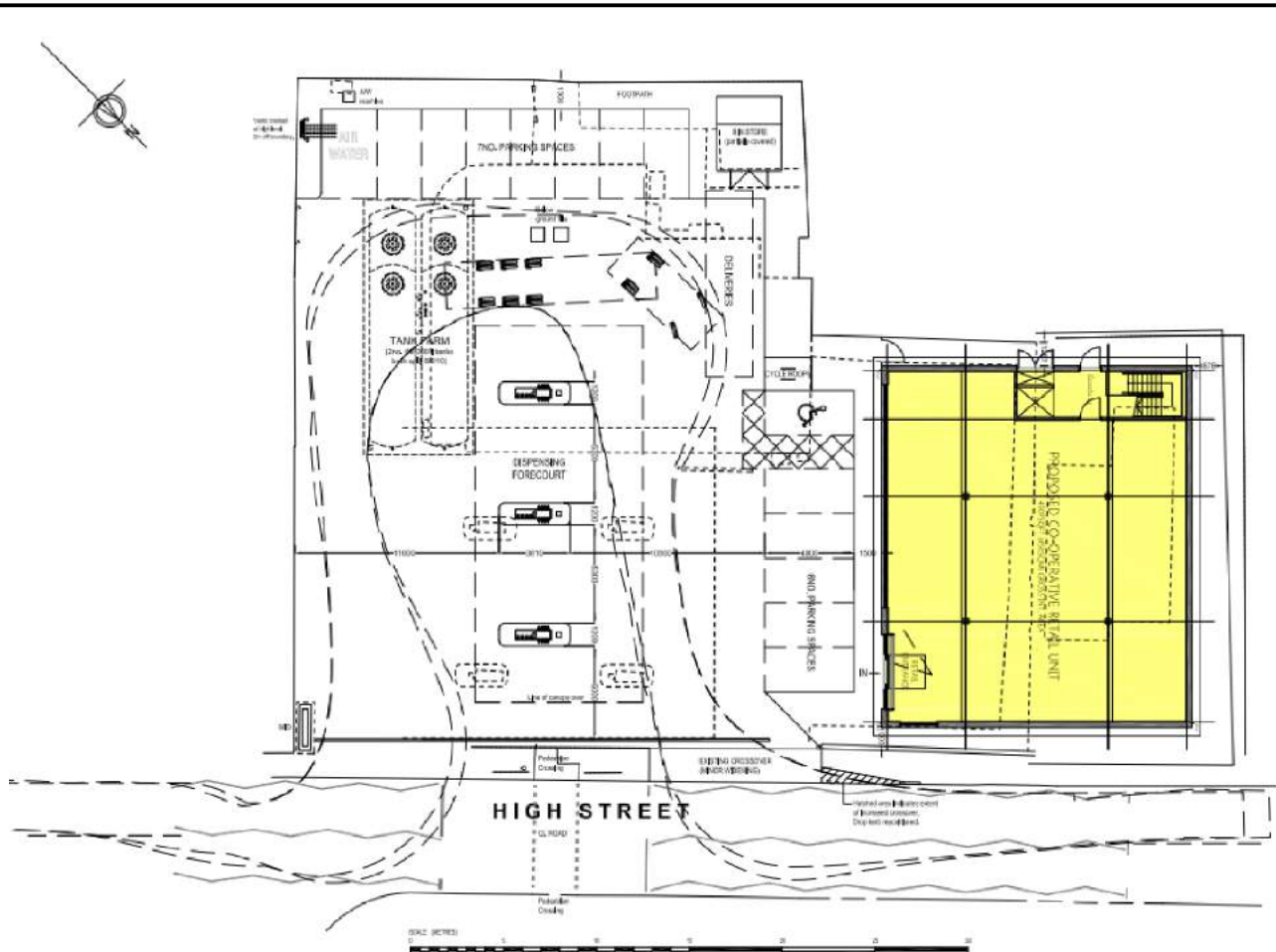


Figure Three: Proposed Site Layout

2 Information Sources

We have reviewed the following information when compiling this report:

- An intrusive investigation report for the site including a desk-based study with a review of historical maps covering the site and its surroundings (Ref.1);
- Regional geological information obtained from the British Geological Survey (www.bgs.ac.uk);
- Results of past intrusive site investigation works undertaken to assess ground conditions for the site or adjacent/nearby sites, detailed in the British Geological Survey archives
- An up-to-date Non-Residential Coal Mining Report, sourced from The Coal Authority (Ref.3).

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3 Identification and Assessment of Site-Specific Coal Mining Risk Factors

The table below summarises the potential risks associated with coal mining legacy for the proposed development identified from the various sources of information listed above.

Risk Factor	Risk Present	Comment
Are there coal mining entries (past or present) within 20m of the site boundary?	☐	There are no known coal mine entries within, or within 20 metres of, the boundary of the property. There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.
Is the proposed development in the likely zone of influence of past underground coal mining?	☒	The property is not in a surface area that could be affected by past underground mining. However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.
Is the proposed development in the likely zone of influence of present underground coal workings?	☐	The property is not within a surface area that could be affected by present underground mining.
Is the proposed development within the likely zone of influence of underground coal workings at shallow depth (i.e. depths of less than 30m)?	☒	The property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.
Is there a possibility of unrecorded shallow mine workings and/or mine entries?	☐	There are no known coal mine entries within, or within 20m of, the boundary of the property. There may however be mine entries /additional mine entries in the local area which the Coal Authority has no knowledge of.
Is there a record of mine gas emissions within the site boundary?	☐	The Coal Authority has no record of a mine gas emission requiring action.

Continued on the next page

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Risk Factor	Risk Present	Comment
Is the proposed development in an area for which the Coal Authority is determining or has granted a license to remove coal by underground mining methods?	☐	The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods. The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods. The property is not in an area likely to be affected from any planned future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future.
Are there known faults or other lines of weakness due to coal mining at the site?	☐	The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.
Has the site been subject to remedial works by, or on behalf of, the Coal Authority under its surface hazard call out procedures?	☐	The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50m, since 31 October 1994. There is no current Stop Notice delaying the start of remedial works or repairs to the property. The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
Is the proposed development within the boundary of a surface mining/opencast site from which coal has been removed by surface mining/opencast methods?	☐	The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.
Is the proposed development within 200m of a surface mining/opencast site from which coal is being removed?	☐	The property does not lie within 200m of the boundary of an opencast site from which coal is being removed by opencast methods.

Table Three: Site-Specific Coal Mining Risk Factors

4 Mitigation Strategy

Our assessment of site-specific coal mining risk factors has identified that the site does not overly any known mine workings and is not within the likely zone of influence of any mine workings. However the site is in an area where the Coal Authority believe there is coal at or close to the surface. The Coal Authority believe that this coal may have been worked at some time in the past.

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They recommend that the potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.

BGS borehole logs in the site vicinity are summarised below:

BGS Reference and Location	SJ25SE974 ~100m north of the site (Log in feet)	SJ25SE968 ~120m south of the site (Log in Metres)																																														
Borehole Log	974 Borehole 4 2814 5150 <table><tr><td>Surface</td><td>758.5' O.D.</td></tr><tr><td>Fill</td><td>753.5' O.D.</td></tr><tr><td>Drift</td><td>35.5</td></tr><tr><td>Brown sandstone</td><td>41.5</td></tr><tr><td>Coal</td><td>44.0 2.5"</td></tr><tr><td>Shale</td><td>47.5 3.5'</td></tr><tr><td>Coal</td><td>50.7 3.2"</td></tr><tr><td>Shale</td><td>76.0 15.3</td></tr><tr><td>Coal</td><td>76.2 0.2"</td></tr><tr><td>Shale</td><td>76.5 0.3</td></tr><tr><td>Coal</td><td>80.0 3.1'</td></tr><tr><td>Shale</td><td>91.0 11"</td></tr><tr><td>Coal</td><td>93.0 2'</td></tr><tr><td>Shale</td><td>100.0 7+</td></tr></table>	Surface	758.5' O.D.	Fill	753.5' O.D.	Drift	35.5	Brown sandstone	41.5	Coal	44.0 2.5"	Shale	47.5 3.5'	Coal	50.7 3.2"	Shale	76.0 15.3	Coal	76.2 0.2"	Shale	76.5 0.3	Coal	80.0 3.1'	Shale	91.0 11"	Coal	93.0 2'	Shale	100.0 7+	<table><tr><th>DESCRIPTION OF STRATA</th><th>O.D. LEVEL</th><th>LOG</th></tr><tr><td>BROWN SANDY CLAY</td><td></td><td></td></tr><tr><td>BROWN WEATHERED SANDSTONE FINE DRILLING</td><td></td><td></td></tr><tr><td>GREY MUDSTONE SOFT DRILLING</td><td></td><td></td></tr><tr><td>BLACK SHALE AND COAL SOFT DRILLING PRESUMED OLD WORKINGS</td><td>22m</td><td></td></tr><tr><td>PALE AND GREY SEATEARTH FROM</td><td></td><td></td></tr></table>	DESCRIPTION OF STRATA	O.D. LEVEL	LOG	BROWN SANDY CLAY			BROWN WEATHERED SANDSTONE FINE DRILLING			GREY MUDSTONE SOFT DRILLING			BLACK SHALE AND COAL SOFT DRILLING PRESUMED OLD WORKINGS	22m		PALE AND GREY SEATEARTH FROM		
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Geology from BGS Maps	Devensian Till - a heterogeneous mixture of clays, sands and gravels overlying Middle and Lower Pennine Coal Measures - mudstone, siltstone and sandstone with bands of coal. The first coal seam was encountered at 13.4m depth.	Middle and Lower Pennine Coal Measures - mudstone, siltstone and sandstone with bands of coal. The first coal seam was encountered at 9.2m depth.																																														
Comments	This borehole is located on the opposite side of a geological fault line from the site.	This borehole is located on the same side of the geological fault line from the site.																																														

Table Four: BGS Borehole Logs

Table Four: BGS Borehole Logs

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There are a number of mining shafts located to the north, north west and south of the site. The closest of these is located ~150m to the north. The BGS archive does not hold any detailed logs for these shafts.

The available evidence indicates that the shallowest coal seam is likely to be between 9m and 13m depth. There is no evidence of this coal seam having ever been worked, however the Coal Authority have noted that their records are not comprehensive.

The shallowest coal seam is overlain by layers of clay, sandstone and mudstone. The deepest borehole drilled on the site (Ref.1) extends to 7.2m and confirms the shallow geology to comprise stiff clay to 4.0m overlying mudstone to the base of the borehole.

The site has been a garage/filling station since 1964, and possibly since 1938. The surrounding area has been extensively developed with residential housing since at least 1964. We are not aware of any subsidence having taken place at or near the site.

Based on the depth to the shallowest coal seam, the nature of the overlying soil/rock and the site's history, we consider the risk of unrecorded former mine workings affecting the proposed development to be negligible.

5 Conclusions

The risks amended in line with Section Four are as follows:-

- Recorded Workings – Negligible.
- Mine entries – Negligible.
- Unrecorded shallow workings – Negligible.
- Opencast workings – Negligible
- Spontaneous combustion – Negligible.

6 References

1. Subadra Consulting Ltd "Environmental Assessment Report, CP17129 CL 001", March 2017
2. The Coal Authority "Risk Based Approach to Development Management - Guidance for Developers", version 4 - 2017
3. The Coal Authority "Non Residential Coal Mining Report", January 2017

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Tel. 01296 739400 Email: consultants@subadra.com

**ATTACHMENT ONE:
NOTICE TO INTERESTED PARTIES**

Client: Williams Southern Ltd and The
Cooperative Group Ltd

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NOTICE TO INTERESTED PARTIES

The purpose of our site assessment is to provide general information on the environmental and/or geotechnical conditions existing at the site and related to soil and/or groundwater. The Client or others specified the scope of the investigation and the validity of our conclusions is limited by the scope of work specified. We are not responsible for any such limitations or omissions.

Where stated in this report, we have used information supplied by third parties. While we have evaluated as far as possible the validity of this information, we cannot guarantee its accuracy in any way whatsoever.

No investigation technique is capable of completely identifying all of the contaminants that might be present in the soil or groundwater under a site. Where specified in our report, we have examined the ground by constructing a number of boreholes and/or trial pits. We recovered samples of soil and/or groundwater from available exposures.

The depth and spacing of our Sampling locations were selected to ensure with a reasonable probability that they would be representative of the actual conditions across the whole site. However, safety considerations relating to existing site infrastructure may have restricted our ability to investigate all potential contaminant sources. Specifically, we were unable to investigate the soil and groundwater condition immediately adjacent to the underground structures and/or buried services. These limitations must be borne in mind when considering the conclusions reached in this report.

Soil is intrinsically variable and the spread of contaminants within the soil is therefore subject to a degree of non-uniformity. For these reasons no sampling technique can completely eliminate the possibility of obtaining samples that are not representative of the actual conditions. Our sampling techniques are intended to reduce the possibility to an acceptable level, within the limits imposed by the scope of the investigation.

Groundwater levels and soil vapour levels that we report were accurate at the time of the investigation. Groundwater and soil vapour levels are variable. Long term monitoring may be required to ensure that the levels recorded during our investigation are representative of long term and possible 'worst case' conditions. In accepting our recommendations and/or conclusions the Client acknowledges that further, more detailed investigation would allow a more accurate assessment of site conditions to be made and that this would reduce any consequential risk to the Client.

This investigation was carried out to assess the significance of contamination resulting from use of the site as identified in this report. Unless we have indicated otherwise, no assessment of the potential impact of any other previous uses has been made. No investigation was carried out to determine whether or not any deleterious or hazardous materials (such as asbestos) have been used in the construction of the buildings present on the site. Unless otherwise stated no investigation or assessment has been made of the presence or otherwise of invasive plant species including but not limited to Japanese Knotweed.

We do not accept any responsibility for the cost of remedial works or other costs incurred in whatever way whatsoever as a result of any omissions, errors or other shortcomings in this report unless we have been given reasonable opportunity to verify ourselves that such faults exist and we have been given a reasonable opportunity to carry out works to remedy such faults ourselves using the most practicable means available to us. We do not accept liability for any consequential losses incurred by you while either we or others carry out any remedial works we deem necessary.

This report has been prepared for the Client, as specified on the cover page of this report. In accepting our recommendations and/or conclusions the Client accepts that the terms of our appointment were as detailed in the Proposal, or Proposals, that we provided to the Client before being appointed and that these terms supersede any other terms and/or conditions set out in any contracts agreed between ourselves and the Client, regardless of when such terms and/or conditions were agreed and/or signed.

Use of, and reliance on, this report by other third parties will be at such third parties own risk, and we are unable to accept any liability or responsibility to third parties.

Neither the whole nor any part of this report, or any reference to it, may be included in any published document circular or statement or published in any way without our prior written approval.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Subadra Consulting Limited until paid for in full.

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Stoke Mandeville, Bucks HP22 5BL

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**ATTACHMENT TWO:
COAL MINING REPORT**

Client: Williams Southern Ltd and The
Cooperative Group Ltd

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The Coal
Authority

Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

COOPERATIVE RETAIL SERVICES
HIGH STREET
COEDPOETH
WREXHAM
WREXHAM
LL11 3UF

Date of enquiry: 24 January 2017
Date enquiry received: 24 January 2017
Issue date: 24 January 2017

Our reference: 51001373122001
Your reference: Co-op 2124



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

WILLIAMS SOUTHERN LTD

Enquiry address

COOPERATIVE RETAIL SERVICES, HIGH STREET,
COEDPOETH, WREXHAM, WREXHAM, LL11 3UF

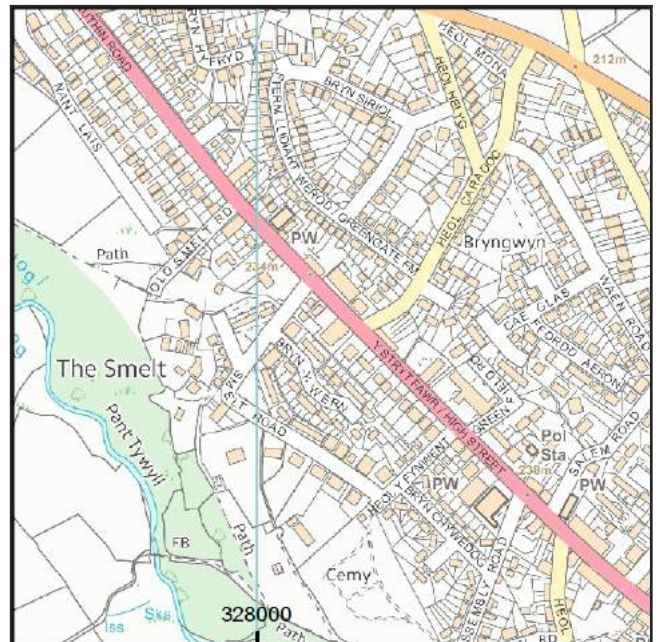
How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 /company/the-coal-authority
 /thecoalauthority
 /coalauthority



Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	Yes
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	No
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	No
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is not within a surface area that could be affected by past underground mining.

However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity. Your attention is drawn to the Comments on the Coal Authority information section of the report.

2. Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4. Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

There may however be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.

5. Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6. Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7. Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10. Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11. Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

12. Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13. Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14. Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Comments on the Coal Authority information

The Coal Authority own the copyright in this report and the information used is protected by our database right.

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

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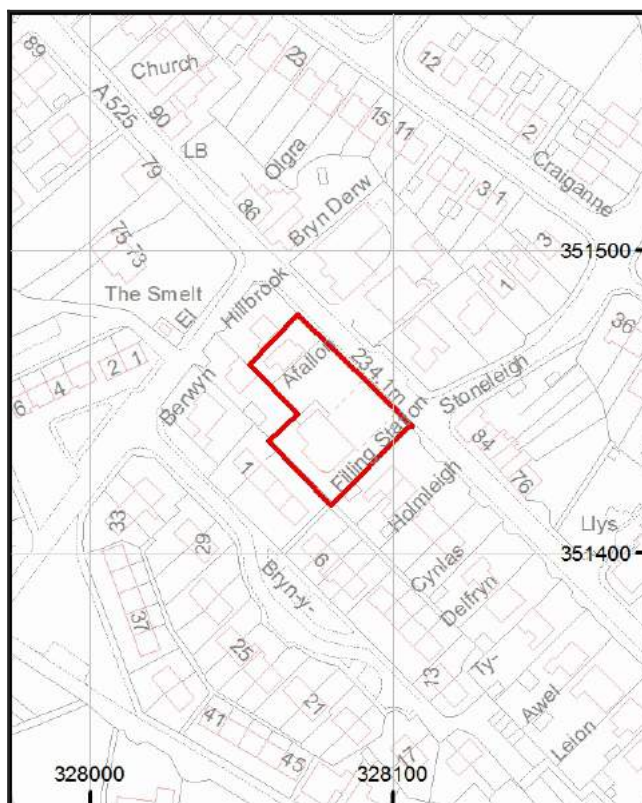
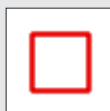
Alternative formats

If you would like this report in an alternative format, please contact our communications team.

Enquiry boundary

Key

Approximate position of enquiry boundary shown



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

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Nottinghamshire
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Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	24 January 2017
Issued to	WILLIAMS SOUTHERN LTD UNIT N1 EAGLE CLOSE LANGAGE BUSINESS PARK PLYMPTON DEVON PL7 5HZ
Property search for	COOPERATIVE RETAIL SERVICES HIGH STREET COEDPOETH WREXHAM WREXHAM LL11 3UF
Reference number	51001373122001
Date of issue	24 January 2017
Cost	£77.00
VAT @ 20%	£15.40
Total received	£92.40
VAT registration	598 5850 68