



The Coal
Authority



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RTPI

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For the Attention of: Mr Simon Greenland - Case Officer
Wrexham County Borough Council

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

[Copy Email: simon.greenland@wrexham.gov.uk]

21 July 2020

Dear Mr Greenland

PLANNING APPLICATION: P/2020/0244

To erect 2 no. pairs of semi-detached dwellings with access and parking; Garnedd Stryt Issa, Pen Y Cae, Wrexham

Thank you for your notification of 10 July 2020 seeking the views of the Coal Authority on the above pre-planning enquiry.

I have checked the site location plan against our coal mining information and can confirm that the site falls within the defined development high risk area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of any formal planning application.

The Coal Authority records indicate that the site is within an area of probable shallow coal mining

In accordance with the approach agreed with the Local Planning Authority, any planning application for development of this site therefore needs to be accompanied by a Coal Mining Risk Assessment Report.

We note that a Coal Mining Report, dated 18 June 1997 accompanies this pre-application enquiry. Whilst this report is dated 1997, the information concurs with our current records that identifies... *"the site is within an area where coal seams are believed to exist at or close to the surface that may have been worked in the past"*.

This coal mining information but not limited to, should be used to assess (by a suitably qualified and experienced professional) whether or not past mining activity poses any risk to the development proposal and, where necessary, mitigation measures should be set out in the report to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

It is a requirement of the Planning Policy Wales paragraphs 6.9.23 - 28 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development. Further information on how to prepare Coal Mining Risk Assessments can be found at: <https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at: <https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

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.