



**The Coal
Authority**



INVESTOR IN PEOPLE



RTPI
Learning Partner

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For the Attention of: Mr Philip Forster – Case Officer
Wrexham County Borough Council

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

20 August 2019

Dear Mr Philip Forster

PLANNING APPLICATION: INV - P/2019/0597

Proposed Commercial/Industrial Development for B1 and B8 Use; Land East Of The Fire Station, Gutter Hill, Johnstown, Wrexham, LL14 1LT

Thank you for your consultation letter of 09 August 2019 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 the presence of 1 no. mine entry within 20m of the application site boundary. The Coal Authority is of the opinion that building over the top of, or in close proximity to, mine entries should be avoided wherever possible, even after they have been capped, in line with our adopted policy:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

I have reviewed the submitted plans against The Coal Authority records and, the part of the site where the development is proposed is not within influencing distance of the mine

entry. Therefore we do not consider that a Coal Mining Risk Assessment is necessary to support this proposal and we **do not object** to this planning application.

Although the development proposed is outside of the defined Development High Risk Area as the site lies within an area where coal mining activity has taken place it is requested that the following wording is included as an Informative Note on any planning permission granted:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/coalauthority

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

Yours Sincerely,

George Weightman

George Weightman | MSc, BSc (Hons)
Trainee 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 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.