



**The Coal
Authority**



INVESTOR IN PEOPLE



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For the Attention of: Matthew Phillips – Case Officer
Wrexham County Borough Council

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

23 August 2019

Dear Mr Phillips

PLANNING APPLICATION: P/2019/0682

**ERECTION OF 1 NO. PAIR OF 2 BED SEMI-DETACHED HOUSES AND
CONSTRUCTION OF 3 BAY PARKING AREA ON LAND OPPOSITE OFF HOLLAND
ROAD; Land At The Junction Of, Holland Road And Green Road, Brymbo, Wrexham**

Thank you for your notification of 09 September 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 that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth and the presence of a thick coal seam (POWELL) conjectured to outcrops through the central part of the site (north / south direction) that may also have been historically worked.

The planning application is accompanied by a Coal Mining Risk Assessment (1915, 28 August 2019) prepared for the proposed development by NKC Geotech Ltd. This Assessment has been informed by an appropriate range of sources of information.

Based on this review of existing information, the report author considers that there are four coal seams present within 30m of the surface that may affect the stability of the site. Accordingly, appropriate recommendations have been made that intrusive ground investigations in the form of 4no. rotary boreholes to 30m depth will be required in order to establish the depth, condition and identify of the four coal seams.

The nature, / extent of these ground investigations will require written consent from our Licensing and Permitting Team as part of the permitting process, prior to commencement of these works.

It is noted that the applicant is aware that should shallow workings be found beneath the site, remedial works in the form of stabilisation works (drilling and grouting) will be required.

In the event that shallow mine workings are encountered, the Coal Authority considers that due consideration should also be afforded to the potential risk posed by mine gas to the proposed development. However, the findings of the intrusive site investigations should inform any remedial measures that may be required.

The Coal Authority Recommendation to the LPA

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment (1915, 28 August 2019), based on the professional opinions made by NKC Geotech Ltd; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

In order to ensure that sufficient information is provided by the applicant to demonstrate to the LPA that the site is, or can be made, safe and stable for the development proposed you may wish to consider the imposition of planning conditions that cover the issues set out below.

Prior to the commencement of development:

- * The undertaking of the scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity;
- * The submission of a report of findings arising from the intrusive site investigations and any remedial works and/or mitigation measures considered necessary;
- * Implementation of the remedial works and/or mitigation measures.

The Coal Authority has **no objection** to the proposed development, **subject to the imposition of a planning condition or conditions to secure the above.**

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 Liaison Manager

General Information for the Applicant

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>

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.

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.