



**The Coal
Authority**



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For the Attention of: Sharon Holman
Wrexham County Borough Council

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

03 October 2019

Dear Ms Holman

PLANNING APPLICATION: P/2019/0658 RECONSULTATION

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR ONE DETACHED DWELLING ON LAND ASSOCIATED WITH 9A STANLEY ROAD; 9a Stanley Road, Ponciau, Wrexham, LL14 1HH

Thank you for your consultation letter of 30 September 2019 seeking the views of The Coal Authority on the above planning application.

The Coal Authority Response: Material Consideration

As you are aware the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the site is underlain by recorded shallow coal workings and probable unrecorded underground shallow coal workings. The Coal Authority records indicate that a mine entry (shaft) lies off site but close to the north eastern corner of the application site. According to our records, the mine entry has been appropriately treated.

The Coal Authority is pleased to note that the applicant has now submitted a Coal Mining Risk Assessment (September 2019, prepared by NKC Geotech Limited) in support of the application.

The report indicates a risk to any proposed development if subsidence caused by the collapse of shallow mining tunnels where there is less than 25m of rock cover to underground workings in the 'Main' coal. As the Main coal is known to have been extensively mined in the past, with the deeper 'Brassey' coal only 6m below the Main, there is a risk of potential instability due to past shallow coal mining activity unless there is over 5m of rock cover the Main Coal workings. An intrusive investigation by rotary drilling at least 2 holes to 30m depth is recommended to determine the extent of any hazards.

The location of Shaft 329346-488 has been proven to be off the site and no shaft investigation will be required.

The applicant should ensure that the exact form of any intrusive site investigation, including the number, location and depth of boreholes, is agreed with The Coal Authority's Permitting Team as part of their permit application.

The Coal Authority Recommendation to the LPA

The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report; 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.

The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development.

In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development.

A condition should therefore require prior to the submission of the reserved matters:

- * The undertaking of an appropriate scheme of intrusive site investigations (subject to agreement with the Coal Authority's Permitting Team);
- * As part of the reserved matters application the submission of a report of findings arising from the intrusive site investigations;
- * As part of the reserved matters application the submission of a detailed scheme of remedial works for the shallow coal workings for approval; and

A condition should also require prior to the commencement of development:

- * Implementation of those remedial works.

The Coal Authority therefore has **no objection** to the proposed development **subject to the imposition of a 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

Ashley Langrick

Ashley Langrick BA (HONS) Dip TRP MRTPI
Planning Liaison Manager (Corporate Projects)

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.