

Cerys Jones

From: Matthew Phillips
Sent: 10 April 2019 14:22
To: planning_admin
Subject: FW: [External] Planning Application P/2018/1047

Coal authority consultation response

From: The Coal Authority-Planning [mailto:TheCoalAuthority-Planning@coal.gov.uk]
Sent: 09 April 2019 19:40
To: Matthew Phillips
Subject: RE: [External] Planning Application P/2018/1047

Hi Matthew

You are correct, this does not get the applicant much further forward and my comments dated 08 March 2019 remain unchanged. If the applicant wants to develop the site, the applicant should revise the layout in order that *built development avoids the mine shafts (including any known deviation from the plotted position together with their resultant zone of influence)*. If the applicant is able to amend the layout, we consider that the proposed mitigation strategy as identified within the Mining Study Report (Section 8) prepared by GroundSolve Ltd would be appropriate and acceptable and could be conditioned.

The Coal Authority Recommendation to the LPA

The Coal Authority **maintains its objection** to this proposal as the proposed layout as per Drawing No. C063/022 (Site & Location Plan) does not accord with our adopted policy: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Regards

Debs



Deb Roberts *M.Sc. MRTPI*
Planning Manager – Planning and Local Authority Liaison
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W: gov.uk/government/organisations/the-coal-authority

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 04 April 2019 13:41
To: The Coal Authority-Planning
Subject: RE: [External] Planning Application P/2018/1047

Helen,

I didn't actually get the email of the 29th – Mike Scott spelt my name and therefore email address incorrectly. I am not sure his email got the applicants much further forward. It would appear that to carry out a full site investigation the existing dwelling would need to be removed. But the reply suggests that the applicants may not necessarily do that. It would appear we are being asked to grant permission without knowing the risks. Unless I have missed something?

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: The Coal Authority-Planning [mailto:TheCoalAuthority-Planning@coal.gov.uk]
Sent: 04 April 2019 13:31
To: Mike Scott
Cc: 'Dafydd Edwards'; andycottle@davecottle.co.uk; Mathew.Phillips@wrexham.gov.uk; Matthew Phillips
Subject: RE: [External] Planning Application P/2018/1047

Hello Mike

Thank you for your email of 29 March 2019 however all requests to consider information relating to live planning applications such as this need to be submitted to the relevant Local Planning Authority for them to formally re-consult us as part of the planning process as it is ultimately them that make the planning decision so they need to be aware of any additional information to be considered.

I can see that you included the case officer at Wrexham County Borough Council as a recipient of your email so trust that they will formally re-consult us in due course if they feel it is appropriate.

Thank you

Kind regards

Helen



Helen Branson
Technical Officer – Planning & Local Authority Liaison
T : 01623 637 119
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W : gov.uk/coalauthority

From: Mike Scott <mikescott@groundsolve.com>
Sent: 29 March 2019 15:44
To: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>
Cc: 'Dafydd Edwards' <dafydd@blueprintarchitectural.com>; andycottle@davecottle.co.uk; Mathew.Phillips@wrexham.gov.uk
Subject: [External] Planning Application P/2018/1047

Debbie Roberts

NANTCOL, 57 BRYN GLAS RHOSLLANERCHRUGOG

Hi Debbie,

I have been asked to write to you regarding your letter of the 8th March 2019 to Mathew Phillips at Wrexham County Council re: the above site.

The report GroundSolve Ltd submitted was never meant to be submitted to the Planning or Coal Authority.

It was carried out for the developer whose simple brief was to find out the likelihood of the shaft actually being on site.

The reason being quite simple.

If the shaft was on site then he would simply refurbish the existing house and sell it on.

This therefore means that if there is a shaft on site, which subsequently collapses it will be the Coal Authority's problem under the Coal Mining subsidence act.

If there was a low risk of the shaft being present then the property would be demolished and four new houses constructed.

Our report concluded that it would still be necessary to prove conclusively that the shaft was not present, which would not have been hard as the natural ground is at surface.

It should be noted that the plotted position of the shaft is on the edge of the building, and as such it would not be possible to prove conclusively its existence without demolishing the building.

The shaft would then be treated and the problem removed for the Coal Authority. We also recommended that the risk of shallow mine workings be investigated.

We would therefore request that this planning application be conditioned, otherwise the site will not be developed and will be blighted by a shaft which GSLI concluded was unlikely to be present.

Should you wish to discuss this matter please call Mike Scott on 01244 661361.

Regards

Mike

Mike Scott
Director

[GroundSolve Ltd](#)
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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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