



**The Coal
Authority**



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For the Attention of: Mared Rees-Jones – Case Officer
Wrexham County Borough Council

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

16 August 2019

Dear Mared

PLANNING APPLICATION: P/2019/0470

Erection of 2 No. Bungalows and Access Arrangements at Land off Cae Bedw, Acrefair, Wrexham, LL14 3TT

Thank you for your consultation letter of 29 July 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

The application 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 this planning application. The Coal Authority records indicate that underground coal mining has taken place beneath the site at shallow depth.

We note that the planning application is accompanied by a Grouting Report (30 August 2018, prepared by Groundsolve Ltd) in support of their planning application. The submitted report indicates that, on the basis of the content of a previous Coal Mining Risk Assessment and the recommendations of a previous Mining Investigation Report, a programme of drilling and grouting works was carried out at the site in order to ensure that shallow recorded mine workings within the Yard Coal seam were appropriately stabilised.

The Grouting Report indicates that a total of 36 boreholes were drilled within the footprints of the proposed dwelling and the adjacent proposed dwelling at Plot 2 (being considered

by the LPA under planning application P/2018/0249). It indicates that these boreholes encountered either solid coal or grout. On this basis, the report author is satisfied that the site has previously been grouted, with workings suitably stabilised. However, in light of ground conditions encountered, recommendations are made for construction of the proposed dwellings on reinforced raft foundations.

The Grouting Report does not provide any assessment of risk posed by mine gas migration. Given the presence of shallow mine workings beneath the site, albeit now stabilised, the LPA may consider it prudent to seek comments from the Council's Environmental Health / Public Protection Team on this matter and any resultant need for gas monitoring and/or the incorporation of appropriate gas protection measures within the proposed development.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Grouting Report are sufficient for the purposes of the planning system and meet the requirements of PPW in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore wishes to raise **no objection** to the application. However, further more detailed considerations of ground conditions, foundation design and gas protection measures, may be required as part of any subsequent building regulations application.

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

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
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.

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.