



**The Coal
Authority**



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

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

18 August 2019

Dear Mr Phillips

PLANNING APPLICATION: P/2017/0651

Erection of 82 dwellings (including provision of affordable housing) new access, realignment and improvement to top road and formation of public open space at Land West of Top Road, Summerhill, Wrexham

Thank you for your consultation letter of 30 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 partly 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 there are two off-site recorded mine shafts (330353-046 and 330353-047) located adjacent to the northern boundary of the application site, with their associated potential zones of influence extending marginally into the site. We have capping/plugging treatment details for shaft 330353-046, but no records of any treatment for shaft 330353-047.

The planning application is accompanied by a Coal Mining Ground Investigation & Risk Assessment report (July 2017, prepared by e3p. Based on a review of appropriate sources of information and the results of trial trenching carried out adjacent to the northern boundary, the report is able to conclude that the recorded mine shafts do not encroach on

the proposed development site. On the basis that no built development is proposed in the northern part of the site, with this area forming public open space, the report author is satisfied that no further action is required in respect of the mine shafts.

The application site is not is an area where the Coal Authority considers that historic unrecorded shallow coal mining activity is likely to have taken place. Nevertheless, we note that the report indicates that a borehole investigation was carried out in order to investigate the shallow coal mining situation at the site.

The report indicates that a thin band of broken ground / void was encountered at shallow depth within one of the three boreholes drilled at the site. However, we note that the report author is satisfied that is associated with fracturing within the sandstone strata and is not indicative of coal workings. They conclude that development at the site is not subject to any unacceptable risk from instability from shallow coal workings and no further investigatory or remedial measures are proposed in this regard.

Whilst non-coal related, the submitted report highlights the presence of a disused tunnel beneath the site at a depth of circa 20m, which may pose a risk of instability to the proposed development. It is therefore for the LPA to determine whether the proposed remedial/mitigatory measures set out in the report will adequately address the safety and stability risk posed by the tunnel.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the Coal Mining Ground Investigation & Risk Assessment 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 has **no objection** to the proposed development. 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.