



**The Coal
Authority**



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For the Attention of: Mr Philip Forster – Case Officer
Wrexham County Borough Council

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

[Copy Email: philip.forster@wrexham.gov.uk]

18 April 2019

Dear Mr Forster

PLANNING APPLICATION: P/2019/0235

Application for approval of details reserved by conditions 6, 7 and 9 imposed under planning permission P/2018/0463 (Demolition of existing petrol filling station and adjacent residential property and construction of a petrol filling station, convenience store and associated car parking); Co Operative Group Ltd, High Street, Coedpoeth, Wrexham, LL11 3UF

Thank you for your notification of 10 April 2019 seeking the views of the Coal Authority on the above discharge of condition application.

The Coal Authority Response:

The Coal Authority's specific interest is Condition 9

9. No development shall take place until a scheme of intrusive site investigation, 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 has been submitted to and approved in writing by the local planning authority. A report of the findings arising from the intrusive site investigations and any remedial works and/or mitigation measures that are considered necessary shall be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with those measures.

We note that the wording of this condition reflects our recommendation to the Local Planning Authority (LPA) dated 29 August 2018 which was made in light of the content and

conclusions of the Coal Mining Risk Assessment ref: CP17129 CL 003 (dated August 2018) prepared by Subadra Consulting Ltd, which was submitted by the applicant in support of their planning application.

Whilst the applicant has submitted a Coal Authority Permit Closure Summary Form for Permit ref 17185, which demonstrates that site investigations have been undertaken, the evidence to support that statement that “*seams of intact coal were encountered in underlying mudstone bedrock*” has not. The applicant / developer should be made aware that any information submitted to our Licensing and Permitting Department are not ‘public’ documents and therefore in order to substantiate the above statement, the Coal Authority’s Planning Department and the Local Planning Authority require the supporting information.

As per the wording of the condition, ‘A report of the findings arising from the intrusive site investigations shall be submitted and approved in writing by the local planning authority. Therefore until we receive the above, the Coal Authority is unable to recommend that the LPA discharge Condition 9 of issued consent P/2018/0463.

We welcome the opportunity to review and comment on further supporting information for this discharge of condition application.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning Manager