200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119 (Planning Enquiries)
E: planningconsultation@coal.gov.uk
W: www.gov.uk/coalauthority

For the attention of: Mr D. Thomas – Case Officer
Wrexham County Borough Council

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

15 September 2025

Dear Mr Thomas

Re: Planning application P/2025/0656

Variation of conditions 2 and 3 of planning permission P/2023/0226 to extend time limit for commencement of development at Land North of Bethania Road, Acrefair, Wrexham, LL14 3UD

Thank you for your notification of 27 August 2025 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. 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. Our records indicate that the site lies in an area where coal mining has taken place at shallow depth and where further historic unrecorded shallow coal mining is likely to have occurred. Voids and broken ground associated with such workings can pose a risk to ground stability and public safety.

We commented on planning application P/2023/0226 to which this variation of condition application relates in a letter to the LPA dated 15 May 2023. In this letter we raised no

objection to the proposal but did request the imposition of planning conditions requiring the investigation and, if necessary, the remediation of coal mining legacy affecting the site and the verification of the works carried out. We are therefore pleased to note that our recommendation is reflected in the wording of Conditions 4 and 5 of the permission subsequently issued.

We note that the applicant has now applied to vary Conditions 2 and 3 of the issued consent in order to enable to extend the time limit for the submission of reserved matters details and the commencement of development. The Coal Authority's Planning & Development Team has **no objection** to the application **subject to coal mining legacy related Conditions 4 and 5 of approval P/2023/0226 being re-imposed on any new planning permission granted.**

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

Disclaimer
The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed 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.