

By e-mail

Our ref: 4315.1-CAU-XX-XX-CO-O-9100

11th June 2021

Dear

Re: Llys y Mynydd, Rhosllanerchrugog (Planning Approval Ref: RHO P/2020/0646)

I am writing with reference to Planning Condition 8 attached to the above referenced planning application for the Llys y Mynydd scheme. The condition reads as follows:

- 8. Prior to commencement of development:**
- a. A scheme of intrusive site investigations shall be carried out on site to establish the risks posed to the development by past coal mining activity, and;**
 - b. Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full.**

Upon further review of the recommendations provided in the Coal Mining Risk Assessment (ref: 4315-CAU-XX-XX-RP-O-0300), we consider the risk of instability to be low and thus requiring no further action prior to the commencement of construction. This is based upon the following:

- A ground investigation was undertaken on the 27th November 2020 comprising window sample holes and trial pits. The window sample borehole identified glacial till to 4.50mBGL.
- The four historical boreholes indicate glacial till at depths ranging from 3.80m to 23.80m, with coal seams encountered in 2 of the 4, importantly with no voids or filled ground identified. The steep drop in glacial till is related to a north-south glacial channel running to the west of the site.
- A full structural survey was undertaken on the 19th April 2021 by an experienced Caulmert structural engineer. No indications of movement or settlement in the form of cracking etc, was observed at any location internally and externally. This would indicate that the existing building is unaffected by instability caused as a result of coal mining. The 4no. boreholes located surrounding the building with no indications of voids etc would support the above conclusion.



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- Given the scale of the construction, i.e. small extensions around the existing windows, the bearing pressures are the same as the existing.

Furthermore, we have obtained information from a trusted local ground investigation contractor that:

"The existing building was investigated with remedial grouting carried out by Midland Drilling & Grouting in 1976-1977. They drilled Shaft 328346-346 and -062 in the same period - I remember seeing their rig over the shafts but the CA obviously have no records of this, neither do they have records of the work on Shaft 343, but all these shafts are off the site.

There should be records of this work, and the proposed extensions should be within the grout spread and treated area of the main building."

Unfortunately, no records of this work are kept by the Coal Authority or Wrexham County Borough Council.

However, following a conversation with Helen Branson at the Coal Authority's planning team on the 7th June, it was stated that if we, as the Competent Engineer could satisfactorily explain our reasoning for not requiring any further investigation, together with agreement from the Local Planning Authority, this would likely discharge the above Condition.

Therefore, based upon the above, it is considered that suitable investigations, physical and desk-based, have been undertaken for the scale of the development, and as such, no remediation works are considered necessary.

Should you require any further information, then please do not hesitate to get in contact.

Yours sincerely