



**The Coal
Authority**



INVESTOR IN PEOPLE



RTPI
Learning Partner

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

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

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

07 July 2021

Dear Mared

PLANNING APPLICATION: P/2021/0595 COND

**DISCHARGE OF CONDITION 08 (GROUND STABILITY) OF PLANNING
PERMISSION P/2020/0646; Llys Y Mynydd, Rhos, Wrexham**

Thank you for your notification of 21 June 2021 seeking the views of the Coal Authority on the above discharge of condition application.

Condition 8 requires that:

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.*

We note that the wording of this condition reflects our recommendation to the Local Planning Authority (LPA) dated 04 December 2020, made in light of the content and conclusions of the Coal Mining Risk Assessment (Caulmert, November 2020) submitted by the applicant in support of their planning application.

The discharge of condition application is accompanied by a letter dated 11 June 2021 prepared by Caulmert Limited (Engineering Environmental Planning) which has been informed by a further review of the recommendations provided

within their Coal Mining Risk Assessment, November 2020. Based on the review of:

- ground conditions encountered as part of site investigations (window sample boreholes / trial pits) in November 2020;
- historic borehole logs;
- findings of a structural survey undertaken in 2021 by an experienced structural engineer;
- and anecdotal evidence from a 'trusted local ground investigation contractor;

the report author considers that the carrying out of intrusive ground investigations for this particular development (small extensions to an existing building) is not considered necessary. Accordingly, Caulmert Limited conclude that 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.

You will appreciate that as the wording of the condition has not been met, the situation would typically be addressed through the submission of a Section 73 application that would seek to 'remove' rather than to 'discharge' Condition 8. Based on the above information being submitted as part of Section 73 application, the Coal Authority would have no objection to the application.

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

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*
Planning & Development Manager

Disclaimer

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.