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For the attention of: Sarah Duckworth – Case Officer
Wrexham County Borough Council

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

28th January 2026

Dear Ms Duckworth

Re: Planning application P/2025/0782

Outline application for erection of dwelling (all matters reserved) at Land East of Foxhollow Cottage, Heol Pen Y Felin, Coedpoeth, Wrexham, LL11 3TU

Thank you for your notification of 26 January 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

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: **Fundamental Concern**

The application site falls within the defined Development High Risk Area (DHRA); 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 the plotted position of off-site mine shaft 328350-289 is located adjacent to the south western application site boundary, with its potential zone of influence extending into the site. Due to potential plotting inaccuracies, the actual position of the shaft could deviate from its plotted position by several metres, such that it could potentially be present within the application site. We hold no details of any past

treatment of this former coal mining related feature. An untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

In addition, our records indicate that a coal seam outcrops at or close to the surface within the eastern corner of the application site, which may have been worked in the past. Voids and broken ground associated with such workings may pose a risk to ground stability and public safety.

In accordance with the agreed risk-based approach to development management in the defined Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment to support their planning application. As no relevant information has been submitted at this time, the Coal Authority's Planning & Development Team **OBJECTS** to this application.

Please draw the applicant's attention to the fact that the Coal Mining Risk Assessment needs to interpret and assess the coal mining risks present and should be based on up-to-date information on the recorded coal mining features on site. If the applicant merely submits a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report, obtained from www.miningremediation.co.uk or a similar product from private land search suppliers, this will not overcome our objection to the planning application.

We take this opportunity to highlight that development over or within the influencing distance of a mine entry raises significant safety and engineering risks and exposes all parties to potential financial liabilities. The Coal Authority has adopted a policy where, as a general precautionary principle, the building over or within the influencing distance of a mine entry should wherever possible be avoided, even when these features are treated. Our adopted policy on this matter can be found at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

We appreciate that the applicant is seeking to establish the principle of residential development at the site with all details, including the layout of development, being reserved for future approval. Nevertheless, we take this opportunity to point out that the proposed built development shown on the submitted indicative site plan (drawing no. KS100) would be situated within the potential zone of influence of the recorded mine shaft. This would conflict with our adopted policy outlined above.

We would be pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely

Bradley Shelton

Bradley Shelton

Apprentice Town Planner

General Information for the Applicant

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.miningremediation.co.uk. A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development.

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a "competent body". A list of professional institutions of competent bodies can be found at:
www.gov.uk/planning-applications-coal-mining-risk-assessments.

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:
www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

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.