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For the attention of: Jenni Perkins – Case Officer
Wrexham County Borough Council

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

18th February 2026

Dear Ms Perkins

Re: Planning Application P/2025/0337

Demolition of two double classroom buildings and replacement with a new 4 classrom block for infants/new nursery (phase 1). Construction of new 4 block classroom for juniors (phase 2); Ysgol Id Hooson, Heol Caradoc, Rhosllanerchrugog, Wrexham, LL14 2DX - RECONSULTATION

Thank you for your notification of 11 February 2026 seeking the further views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority response: **Clarification Required**

We previously raised no objection to this application in a letter dated 20th June 2025, however we recommended conditions for a scheme of intrusive investigations to be carried out on site to in order to locate and establish the risks posed to the development by mine entry 328346-059. These works should then inform any remediation works and/or mitigation measures to address the potential risks associated with the shaft on the proposed scheme of development.

We wish to highlight that the Phase I Geoenvironmental Assessment Including Phase 1 Coal Mining Risk Assessment report commented that *"should the sports pitch locations be*

finalised, and be within around 10m of the anticipated locations of the mine shafts, then further investigation would be required to assess if the shaft has been suitably backfilled. It is recommended that this would be carried out as part of a later stage of investigation if this is required.'

Given the current layout development as of 16th December 2025 shown on drawing no. IDH-HOH-03-02-D-A-1203- P06 we considered that that further SI and any necessary remediation should be undertaken on site to establish the location and condition of shaft 328346-059 and its subsequent treatment.

We note the submission is now supported by Information titled Remediation Required Due to Drainage in Vicinity of Mine Shaft, papered by Eccles Associates Limited and dated 5th June. It would appear this information was not available to review when we made our latest comments.

Nevertheless, the information details that "*there is a risk that collapse of this shaft could be triggered by the earthworks to form the new playground and attenuation tank. Slight movement rather than catastrophic collapse could also occur, which might fracture drainage runs or cause the attenuation tank to leak, further exacerbating the problem, and eventually potentially leading to a catastrophic collapse.*"

We acknowledge that works to locate and establish the condition of shaft and its subsequent treatment should it be found are to be undertaken. However, the information provided notes that it is likely that drainage runs over the plotted position of shaft 328346-059, and the attenuation tank may fall with the shafts zone of potential collapse. We would therefore request that the applicant and their technical consultant consider SUDs proposed as part of the development scheme and ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site and the shaft feature present.

Furthermore, we are now aware of the inclusion of a new substation and hardstanding to the southwest of the existing car park that potentially fall within the zone of influence of shaft 328346-056 plotted on site. The applicant and their technical should therefore provide a plan to show the shafts plotted position, its departure and calculated potential zone of collapse using ground data and how this relates to the position of new substation. Consideration may need to be given to repositioning the development in order to ensure that adequate separation is provided between the mine entry, its calculated potential zone of influence and the proposed substation and associated works.

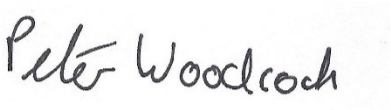
In light the above the applicant and their technical consultant are requested to provide further commentary within a CMRA or equivalent report on the matters

outlined above and in light of the most recent development layout plan IDH-HOH-03-02-D-A-1203- P06.

The Coal Authority would be very 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,



Peter Woodcock | *BSc (Hons), AssocRTPI*
Assistant 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.

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 advisors for this development in relation to ground conditions and the acceptability of development.