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

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

11th March 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 - 2ND RECONSULTATION

Thank you for your email of 10 March 2026 seeking the further views of the Coal Authority on (trading as the Mining Remediation Authority) the above.

The Coal Authority response: **Further Clarification Required**

The Planning team previously commented on this application in a letter to the LPA 18th February 2026 and requested that the applicant and their technical consultant provide additional commentary in respect of shaft 328346-059 and the drainage systems proposed on site. Furthermore, we noted that the inclusion of a new substation and hardstanding to the southwest of the existing car park would potentially fall within the zone of influence of shaft 328346-056 plotted on site.

We note that this application is now accompanied by an Investigation of Mine Shaft 328346-059 report prepared by Eccles Associates Limited, dated 29th August 2025. The report author notes that the site layout has been amended and a drainage scheme is

proposed with an attenuation tank, together with an extension of the hardstanding level area adjacent to the new school buildings to accommodate a new playground.

The report author highlights that *"there is a residual 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 possibly 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, although because the shaft is grouted and capped this is considered highly unlikely."*

We are now aware that an investigation was undertaken by NKC Geotech on behalf of Eccles Associates Limited to locate mine shaft 328346-059, the findings of which are available in the report in Appendix iv. This report provides the following conclusion "*Shaft 328346-059 has been located and proved to have been grouted and capped in 1975 to the contemporary NCB Specification. No further investigation or remedial works will be required."*

The report author goes on to conclude that *"the risk to the project from mining related risks are low and no specific mitigation is required as part of the development. However, a watching brief will be required during the site clearance and development stage and should any suspect features, such as unrecorded shafts"*

However, the report acknowledges that *"it should be noted that the MRA may not approve the attenuation tank within a zone of 12.25 m from the proven shaft position without additional remedial works such as proof grouting the shaft to ensure it is still suitably grouted and has not degraded. The layout may therefore need to be amended. Discussions should be held with the MRA regarding their requirements."*

In light of these comments and recommendations it would appear that no new amended plans have been a submitted showing the proposed drainage systems located outside of the potential zone of collapse for the shaft 328346-059. As such the applicants and their technical consultant should consider whether they intend to carry out additional remedial works to ensure shaft 328346-059 has been adequately treated , to ensure the safety and stability of the site.

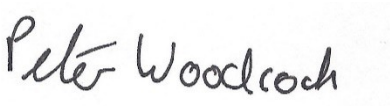
We also wish to highlight form our previous response that: *we are now aware of the inclusion the inclusion of a new substation and hardstanding to the southwest of the existing car park that potentially fall within the zone of influence of shaft 328346-056 plotted on site. The applicant and their technical 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.