The Coal Authority

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For the attention of: Ms J. Perkins – Case Officer
Wrexham County Borough Council

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

20 July 2026

Dear Ms Perkins

Re: Application P/2026/0373

Discharge of conditions 4 (remediation), 5 (site safety) and 8 (materials) of planning permission P/2023/0679 at Land Adjacent to 19 Church Street, Rhosllanerchrugog, Wrexham, LL14 2BN

Thank you for your notification of 16 July 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

The Coal Authority response:

Our particular interest in this instance lies with Conditions 4 and 5 of planning permission P/2023/0679, which state:

4. No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations, remedial works and migratory measures shall be carried out in accordance with authoritative UK guidance.

5. *Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*

We note that the application is accompanied by a Rotary & Ground Gas Monitoring Site Investigation Report (June 2025, prepared by Geoinvestigate Ltd). This report indicates that two rotary boreholes were drilled to a maximum depth of 30.0m bgl to investigate the coal mining situation at the site. These works were carried out under Mining Remediation Authority Permit ref. 29939).

The report advises that a 1.2m – 1.3m thick horizon of very weak shaley, poor quality coal was encountered in each borehole. The report concludes on the matter of coal mining risk that '*Given that this deposit / poor quality seam is shown as being intact each of the boreholes, it is considered to be unworked beneath the site. In this case, even if the coal had been subject to working, based on the 10x seam thickness rule of thumb of competent rock cover above the seam, then the site would be deemed safe from any future collapse of these workings, given that there is at least >14m of unbroken rock cover has been confirmed*.'

In light of the results of the borehole investigation, the report confirms that '*no mitigation in the form or foundation design or drilling and grouting is required at the site, with regard to the coal mining legacy at the site*.'

Based on the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development Team would have no objection to the LPA discharging Conditions 4 and 5 of the issued consent, in terms of coal mining legacy related land instability matters, should it see fit.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
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.