The Coal Authority

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For the attention of: Sarah Stuba
Wrexham County Borough Council

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

18th September 2026

Dear Sarah,

Re: Application P/2026/0532

Erection of 8 dwellings; Land South Of Pinecroft At, Afoneitha Road, Pen-y-cae, Wrexham, LL14 2PF

Thank you for your notification of 16 September 2026 seeking the views of the Coal 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.

I have reviewed the proposals and confirm that the application site falls within the Coal Authority's defined Development High Risk Area. This is on the basis that our information indicates the presence within the site of the outcrop of a conjectured coal seam, which is shown as dipping in an easterly direction. This seam may have been subject to unrecorded mining activity in the past and is recorded to have been worked beyond the site boundary to the east. Such workings can pose a risk to surface stability and public safety.

A Coal Mining Risk Assessment (CMRA) prepared by NKC Geotech Limited has been submitted in support of the application. The works were undertaken under permit and have since been reported and Coal Authority records updated in light of those. Five rotary boreholes were drilled to 30m depth all identifying the Half Yard Coal seam at a depth of 20-23.5m bgl, 0.5m in thickness and confirmed as unworked with 'no evidence of any past mining activity'. NKC Geotech conclude that there is '*no necessity to take structural precautions against coal mining subsidence*'.

On the basis of the CMRA and investigation findings, written by a competent person, has risk from coal mining risk legacy within the site, the Coal Authority's Planning Team wishes to raise **no objection** to this panning application. We note that the CMRA does recommend the use of raft foundations, but this is a result of ground conditions unrelated to mining this is for consideration of building control.

Should planning permission be granted for this proposal, we request that the following Informative Notes in italics are included on the decision notice:

As a result of the low likelihood that anomalous conditions are encountered in the course of construction:

1 - Ground Investigations

Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, the piling of foundations, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.

Due to the possible presence of coal:

2 - Requirement for Incidental Coal Agreements

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information

regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements.

3 - Shallow coal seams

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development Team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

SuDS

Where SuDS are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to 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.

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

Yours sincerely,

Leigh Sharpe

Geotechnical & 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.