



PLANNING CONSULTATION RESPONSE

Application No	2026/0657
Proposal	Erection of 1no. building for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yard, parking, landform and landscaping (Reserved matters of the outline part of hybrid planning permission 2019/1573) for Unit 6 seeking approval of access, appearance, landscaping, layout and scale.
Address	Land to the north and south of Dearne Valley Parkway, Hoyland, Barnsley
Date of Consultation Reply	07/09/2026
Consultee	SYMAS

Consultation Assessment and Justification

The development is located within a Mining Remediation Authority High Risk Planning Referral area. SYMAS mining and geological records indicates the presence of opencast backfill. The reserved matters application is a continuation of the approval process for the wider Dearne valley parkway development for which extensive geo-environmental investigations and remediation/mitigation strategies have been undertaken/devised. SYMAS has been consulted during this process, the applicant is aware of mining legacy risks. The site is deemed suitable/can be made suitable for the proposed development. SYMAS does not object to planning approval. If planning permission is granted it is recommended the Mining Remediation Authority informative advice is attached to the decision notice.

NO OBJECTION

Consultation Informative(s):

The proposed development lies partly within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one?
<https://www.gov.uk/government/publications/permit-process/permit-process>

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Planning Obligations required:

N/A