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**For the attention of: Laura Bennett – Case Officer**

Barnsley Metropolitan Borough Council

[By email: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)]

1 July 2026

Dear Laura

**Re: 2026/0493**

**Discharge of conditions 26 (Site Investigations) and 27 (Remediation Scheme) of application 2024/0867: Residential development of 114no. dwellings and associated works (AMENDED PLANS); former Woolley Colliery site, Woolley Colliery Road, Darton, Barnsley, S75 5JA**

Thank you for your notification of 25 June 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.

The Coal Authority response: **Substantive Concern**

Condition 26 of the planning permission states:

*'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.'*

You will note the content of my colleague's letter to you dated 3 December 2025 in connection with planning application. Specifically, his comments were informed by the content of the accompanying Geoenvironmental Appraisal Report (July 2024, prepared by Sirius Geotechnical). In addition to the identification of crop workings in the north of the site, the Report confirmed the identification of an adit/roadway in the southern part of the site, which the Report went on to confirm would require treatment by drilling and grouting. In conjunction with the drilling and grouting operation, and because of the inherent risk of undue stability implications posed by potential unrecorded shallow coalmine workings, the Report confirmed that it would be prudent to undertake confirmatory proof drilling of certain plots during the treatment of the recorded adit/roadway. The Report confirmed that this would be particularly important where piled foundations were proposed and the potential for a reduction in the ratio of competent rock overlying the Top Haigh Moor coal.

The applicant has submitted two letters from Sirius Geotechnical Ltd dated 1 May 2026 and 28 May 2026 in support of the discharge of Condition 26. However, and whilst the letter dated 28 May deals specifically with the 'Southern Site Area', no reference appears to be made to the adit/roadway or confirmation provided that this feature, as well any confirmed shallow mine workings have been consolidated by drilling and grouting.

Similarly, and in terms of the letter dated 1 May, which deals with the 'Northern Site Area', whilst the letter reaffirms the identification of infilled crop workings to a depth of 6.5m and the potential for historic unrecorded workings, little reference appears to be made thereafter and confirmation that these features have been stabilised.

On account of the above, and by the very nature of the condition, which requires a signed statement of declaration to be submitted to confirm that the site has been made safe and stable, you will appreciate our concerns in the sense that the information does not meet the requirements of the condition. We are therefore **unable to recommend the LPA discharge Condition 26 and require more explicit information from the applicant's agent concerning the coal mining related issues.**

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

**Chris MacArthur**

**Chris MacArthur** *B.Sc.(Hons), DipTP, MRTPI*

**Planning Liaison Manager**

## Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.