



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Rachael Roddis – Case Officer

Barnsley Metropolitan Borough Council

[By email: developmentmanagement@barnsley.gov.uk]

1 September 2025

Dear Rachael

Re: 2025/0687

Discharge of Condition 4 (Drainage) and 5 (Mining Legacy) of application 2017/0027 - Demolition of existing house and erection of 3 new houses (Outline with all matters reserved) approval granted at appeal under reference APP/R4408/W/17/3180755; The Laurels, 24 Viewlands, Silkstone Common, Barnsley, S75 4QP

Thank you for your notification of 27 August 2025 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:

Condition 5 of the planning permission seeks to address coal mining legacy and requires the undertaking of intrusive site investigations and the implementation of any necessary remedial measures.

The Coal Authority records indicate that the site has been subject to recorded coal mining at shallow depth and is likely to have been subject to unrecorded coal mining at shallow depth.

Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases.

The Coal Authority notes the submitted Ground Investigation Report (dated 6 May 2025) from Geol Consultants Ltd, which has been submitted in support of the discharge of the aforementioned planning conditions. The content of the Report confirms the sinking of rotary boreholes to confirm ground conditions and to identify any necessary remedial measures. The Report provides confirmation that only one unworked coal seam was encountered, with sufficient competent rock cover above any other deeper seams to afford ground stability.

On account of the above, the Planning and Development Team at the Coal Authority is satisfied that the issue of the potential for coal mining legacy to affect the proposed development has now been adequately investigated. The Coal Authority would therefore **have no objections to the LPA discharging Condition 5** on the basis of the aforementioned details submitted by the applicant.

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.

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 advisers for this development in relation to ground conditions and the acceptability of development.