



The Coal
Authority

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For the attention of: Rachael Roddis – Case Officer

Barnsley Metropolitan Borough Council

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

15 October 2025

Dear Ms Roddis

Re: Planning application 2025/0830

Erection of sub-station at 428 Carlton Road, Carlton, Barnsley, S71 3HX

Thank you for your notification of 2 October 2025 seeking the views of the Coal Authority (trading as the Mining Remediation 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: FUNDAMENTAL CONCERN

The application site falls partly within the defined Development High Risk Area; therefore within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

The Coal Authority records indicate that six mine shafts (CA ref, 436409-002, 436409-001, 436409-004, 435409-002, 435409-003 and 435409-001) are located within 20m of the application site (red line) boundary, with their potential zones of influence extending into the site. Due to potential plotting inaccuracies, the actual position of these mine shafts could deviate from their recorded position by several metres.

We acknowledge that the proposed substation is relatively small in footprint, however, we assume that the building will require excavations to create suitable foundations and sub-surface space for associated cabling/conduits. As such, we assume that you have consulted us on the basis that you consider that the proposal will require not insignificant groundworks and therefore does not fall under part b) of our published exemptions list (exempt by nature of development).

In light of the above, the applicant should be informed that they need to submit a Coal Mining Risk Assessment to support their planning application. As no relevant information has been submitted at this time, the Coal Authority's Planning & Development Team **OBJECTS** to this application.

We wish to highlight that any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety risks to site operatives as well as posing risks to the operational ability of the project. The Coal Authority has adopted a policy were, as a general precautionary principle, the building over or within the influencing distance of a mine entry should wherever possible be avoided. The Coal Authority would take this opportunity to make the applicant aware of our adopted policy: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries.

In this case, it is evident that the proposed building will be sited within the potential zones of influence of mine shafts 436409-001 and 436409-002 and, due to potential plotting inaccuracies, could actually be located over shaft 436409-002. We hold no treatment details of for either of these shafts, which are recorded to be 43m deep. This would conflict with our adopted policy.

In order to demonstrate that the proposed building has been suitably informed by the presence of the mine shafts, we consider that investigations designed and carried out by competent persons should be undertaken prior to determination of the planning application. These investigations should seek the location of the mine shafts and to establish the extent of their associated zone of influence.

Prior to the undertaking of any such investigations, the Coal Authority considers that it would be prudent for the applicant to carry out a positional review of the mine shafts from source data, to ensure that investigations are based upon the most accurate best plot positions for the shafts.

The results of these investigations should be incorporated into the required Coal Mining Risk Assessment, and should be used to demonstrate to the LPA that the risks posed by the mine shafts are fully understood and to demonstrate how these risks are to be suitably addressed. They should also be used to inform any necessary revisions to the proposed building to demonstrate that it avoids the zone of influence of the shafts.

Given our adopted policy, we consider the LPA should explore the possibility with the applicant of alternative positions for the substation clear of the mine shafts and their associated zones of influence.

The applicant should note that Permission is required from our Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb Coal Authority property. Any comments that the Coal Authority may have made in a Planning context are without prejudice to the outcomes of a Permit application.

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

Yours sincerely

Bradley Shelton

Bradley Shelton

Apprentice Town Planner

General Information for the Applicant

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.groundstability.com. A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development. If you merely submit a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report obtained from www.groundstability.com (or a similar product from private land search suppliers) this will not overcome our objection to your planning application.

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. Links to the relevant professional institutions of competent bodies and guidance on how to produce a Coal Mining Risk Assessment can be found at:

www.gov.uk/planning-applications-coal-mining-risk-assessments

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from the Coal Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

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.