



The Coal  
Authority

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**For the attention of:** [REDACTED] - **Case Officer**  
Barnsley Metropolitan Borough Council

*Copy to: Heidi Boot*

18th January 2024

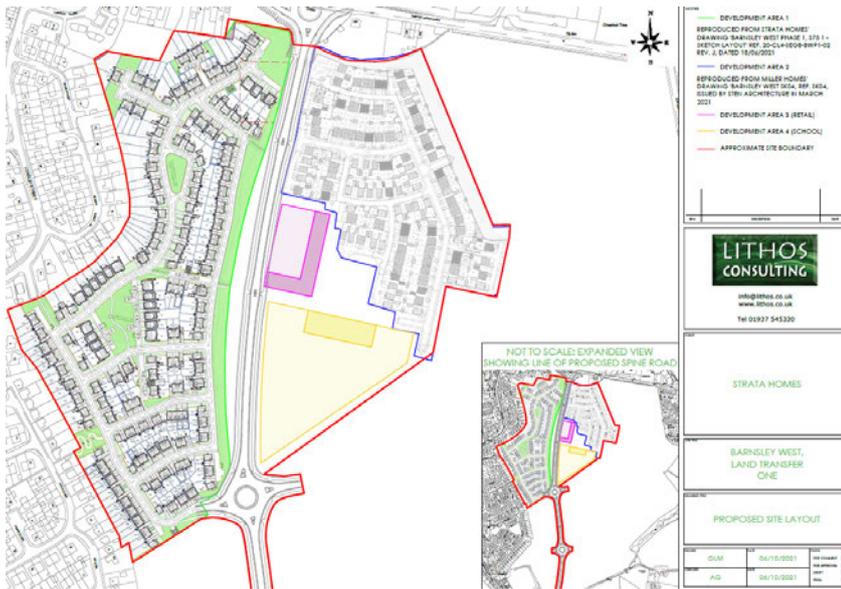
Dear [REDACTED]

**Re: 2021/1090 - Hybrid application for residential development for 1,560 dwellings comprising: a) Full planning permission for: earthworks to create development platforms; strategic drainage ponds/dry detention basins and associated drainage infrastructure; construction of a new link road; location of strategic landscaping and ecological areas; demolition of existing buildings; works to Hermit Lane; and erection of Phase 1(a) residential development comprising 216 dwellings, b) Outline planning permission for: Residential development comprising up to 1,344 dwellings; new primary school; small shops and community facilities; and associated infrastructure works, (Amended Description and Amended Plans) - Land South of Barugh Green Road and East of Higham Common Road, Barnsley (Residential)**

As you are aware the Coal Authority are in receipt of an email from Heidi Boot of Pegasus Planning, dated 4<sup>th</sup> January 2024, in relation to the above site. Ms Boot has kindly drawn our attention to the Geoenvironmental Appraisal – Land Transfer One, dated March 2022 and prepared by Lithos.

The Geoenvironmental Appraisal – Land Transfer One (LT1) report sets out details of the site investigations carried out on this site and their findings. The report authors state that in the LT1 area, indicated on the plan below for clarity, the intrusive investigations did not encounter any evidence of shallow coal workings. The report authors therefore conclude that the risks posed to surface stability is deemed to be insignificant. They also confirm that no mine entries are located within or close to LT1. They do however acknowledge the

presence of the surface highwall, which they comment will need detailed considered of foundation design to avoid differential settlement.



On the basis of the information now reviewed the Planning team at the Coal Authority are satisfied that the potential risks posed by coal mining features in respect of site LT1 have been adequately investigated and assessed.

I have however still been unable to locate, within the many documents available on the LPA website, any detailed assessment of the coal mining features and their relationship to the development platforms, strategic drainage ponds/dry detention basins and associated drainage infrastructure and new link road, which are all subject to full planning permission, which I have previously requested. As previously noted, and in order to provide additional commentary on these elements of the 'full' proposals it is requested that a plan is provided identifying the recorded mine entries, zones of influence and surface mining highwalls and how these relate to the development platforms, strategic drainage ponds/dry detention basins and associated drainage infrastructure and new link road. Annotations and commentary on these features and their relationship to the proposed developments and the risks arising would also be appreciated.

In my last response dated 24<sup>th</sup> November 2023, I commented that *"It would be helpful if an updated CMRA could be submitted, or an additional note, which covers the site as a whole, addresses my previous comments and makes clear the investigations carried out to date to investigate coal mining legacy features."* Although this has now been satisfied for LT1 the remainder of the site would, in my opinion, still benefit from this level and nature of information, in order to provide clarity. We are unable to withdraw our objection at this time.

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

Yours sincerely



**Melanie Lindsley** BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI

**Principal Planning & 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 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 advisors for this development in relation to ground conditions and the acceptability of development.*