



PLANNING CONSULTATION RESPONSE

Application No	2026/0247
Proposal	Demolition of existing dwelling (retrospective), and the erection of 6 dwellings with associated works.
Address	177 High Street, Royston, Barnsley, S71 4RR
Date of Consultation Reply	26 th June 2026
Consultee	SYMAS

Consultation Assessment and Justification

Further to your consultation request of the 18th June 2026, I have the following comments:

We note the Coal Mining Risk Assessment for the proposals, as prepared by Abbydale Geoscience Ltd ref: 26036-MRA dated June 2026. The report recommends for further intrusive site investigation works to determine the shallow coal mining position; namely to ascertain any stabilisation requirements in regard to unrecorded shallow mining voids if present. Providing this is addressed via an appropriate condition as suggested below, then SYMAS will have **no objections**.

NO OBJECTION*

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy. A further phase 2 site investigation must therefore be undertaken as advised for in the Coal Mining Risk Assessment for the proposals, as prepared by Abbydale Geoscience Ltd ref: 26036-MRA dated June 2026. The investigations and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – Land stability NPPF sections 189 a,b,c. 190 and 180 e & f

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

Planning Obligations required: