



PLANNING CONSULTATION RESPONSE

Application No	2026/0641
Proposal	Residential development up to 9 dwellings (Permission in Principle).
Address	Land off Barnsley Road, Darton, Barnsley
Date of Consultation Reply	24/08/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located partially within a Mining Remediation Authority High Risk Planning Referral area. A search of SYMAS mining and geological records indicates the potential presence of shallow coal.

BGS geological plan SE30NW also indicates the possible presence of made ground on the site.

It is the opinion of SYMAS that with suitable investigation/remediation/mitigation the site is or could be made suitable for the proposed development.

The applicant has submitted a third party coal mining risk assessment which details the coal mining legacy risks and recommends that intrusive site investigations are required to fully evaluate the ground conditions. (ref RB Geotechnical ref RBG543, August 2026)

If planning permission is granted it is recommended that a condition be attached to the decision notice to ensure the recommendations of the CMRA are implemented prior to built development commencing.

NO OBJECTION subject to condition

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy issues. Prior to commencement of built development, Intrusive site investigations must therefore be undertaken to evaluate the mining legacy risks and ground conditions as advised by the RB Geotechnical Coal Mining Risk assessment report ref RBG543, August 2026. The site investigations and subsequent development should 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 remediation/mitigation, shall be submitted for approval in writing to 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, the condition will not be discharged until a validation report for the stabilisation works has also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – Land stability NPPF P1 & P2

Consultation Informative(s):

N/A

Planning Obligations required:

N/A