



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: Bradley Sargeson – Case Officer
Barnsley Metropolitan Borough Council

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

20th October 2026

Dear Mr Sargeson

Re: Planning Application 2026/0713

Demolition of existing dwelling and associated outbuildings, with erection of 4no. detached dwellings and garaging; Stone Croft, 1 Hall Royd Lane, Silkstone Common, Barnsley, S75 4PP

Thank you for your notification of 8 October 2026 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**

I have reviewed the site location plans, the proposals and the supporting information submitted and available to view on the LPA website. I can confirm that the site falls within the defined Development High Risk Area.

The Coal Authority's information indicates there is a mine entry 429404-006 present within the western part of the site with another mine entry 429404-017 recorded off site circa 7m

from the north application site boundary, although within the area of the applicant's ownership. Due to potential plotting inaccuracies, the actual positions of these features could deviate from their plotted position by several metres, such that entry 429404-017 could also be present within the site. We hold no past treatment details for these mine entries and an untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

Our records also show that the site is in an area of historic recorded and likely unrecorded coal workings at shallow depth. Voids and broken ground associated with such workings may pose a potential risk to surface stability and public safety.

We note that this application is accompanied by a Coal Mining Risk Interpretation Report prepared by Lyons CMC Coal Mining & Geotechnical Consultancy, dated 8th May 2025. The report has been based upon a review of coal mining and geological information, and identifies a risk posed to the site by the presence of past shallow coal workings and two disused mine shafts.

The report author comments that *"a borehole investigation consisting of 6 holes was deemed a reasonable level of investigation in the outset regarding the shallow mining position and given the large remaining property on site; along with various probe holes to natural ground to determine the location of the mine shaft ref: 429404-006."*

The report author details in respect of shallow coal mine workings that *"given the findings (weathered in-tact coal at/close to surface followed by a second/lower in-tact coal seam that should not affect stability be it worked or otherwise) it is considered that the risks of shallow coal mining for this specific site is very low."* And in relation specifically to recorded underground coal mine workings, the report authors explains *"it is considered that the 'past shallow workings' within the MRA information will relate to deeper coal seams in excess of 20m deep which (given the likely coal seams below this horizon) should not cause a stability aspect at the surface be they worked or otherwise."* They conclude that *"no further works or considerations regarding shallow coal workings will be necessary for the development."*

The report author notes that the probe hole investigations have proved the location and treatment of shaft 429404-006 and recommended that any proposed building foundation should be sited clear of the cap by at least 3m. The report author outlines that *"as the shaft has been proved to be filled, it may be acceptable for soft landscaping (gardens for example) to be maintained (like present) as the use above the cap itself; any other uses, such as hard standings/driveways, over or in close proximity (within 3m), will require the prior design approval from the Mining Remediation Authority."*

Furthermore, the author notes that *"development should be avoided from the small area of the 'zone of influence' of the adjacent mine shaft ref: 429404-017 to the north of the site, as outlined in the attached plan – which equates to a 10m radius (MRA 'departure') drawn from the*

plotted shaft position. This situation could change however, subject to a further site investigation (following site clearance), that 'disproves' the mine shaft within the site itself to the boundary line in that zone. If this is determined, then building foundations should be sited away from the boundary line by the same distance to bedrock/formation level (to achieve the 45 rule should the shaft be present directly adjacent the site boundary to the north)."

The Coal Authority is of the opinion that building over, or within the zones of influence, of mine entries should be avoided wherever possible, even after they have been treated, in line with our adopted policy which can be found at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries> .

We wish to highlight that any planning application proposing a detailed layout of development shows that built development avoids the mine entries and their associated zones of influence. In this instance, we note from the Proposed Site Layout drawing that the plot 1 dwelling and driveway area are potentially sited directly above shaft 429404-006 and within its associated zone of influence. We must also highlight that the plot 1 dwelling and plot 2 garage is also potentially within the zone of influence associated with shaft 429404-017. This conflicts with our adopted policy and we must therefore **OBJECT** to the proposed layout of development.

As such, the Coal Authority considers that site investigations designed and carried out by competent persons should be undertaken prior to determination of the planning application in order to locate outstanding mine shaft 429404-017 across the departure area that falls within the application site. We acknowledge that there may be scope to carry out an additional search for this shaft in the area under the applicant's ownership.

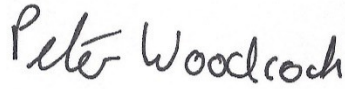
We would request that the applicant and their technical consultant to incorporate the results of these investigations into a revised report. This should take account of the mine shafts departures (potential plotting error) and local ground conditions as identified by intrusive investigations on site and define appropriate 'no-build' zones around these features. An amended site layout drawing should then be provided which demonstrates how development is to be arranged on site in a manner which avoids the defined 'no-build' zones.

We would also expect consideration to be given by the applicant and their technical consultant to any areas of instability identified within the site, associated with the mine shafts features. This should be addressed from a public safety perspective for future occupants of the new dwelling. Typically, mitigation measures such as a suitably designed and installed below surface geogrid membrane to offer temporary protection in the event of any collapse have been implemented in similar situations.

The Coal Authority would be very pleased to receive for further consultation and comment any additional information submitted by the applicant.

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

Yours sincerely,



Peter Woodcock | BSc (Hons), AssocRTPI
Assistant Planning and 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 purposed 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.