



PLANNING CONSULTATION RESPONSE

Application No	2026/0420
Proposal	Erection of 10no. 2 and 3 storey detached dwellings
Address	Land west of Sheffield Road, Birdwell, Barnsley
Date of Consultation Reply	30/07/2026
Consultee	SYMAS

Consultation Assessment and Justification

The development is not located within a Mining Remediation Authority High Risk Planning Referral area. SYMAS records concur that the site is low risk in terms of coal mining legacy issues.

The application is accompanied by a Coal Mining Risk assessment report authored by LYONS CMC ref 00437 dated 3rd December 2025. The report concludes mining legacy risks are low and no further action is necessary in this regard.

The above report and the applicants Phase 1 Environmental Assessment (Wardell Armstrong SD06-0048 dated April 2006) indicate the presence of made ground/landfill on the site and advise that geo-environmental investigations are required to fully evaluate ground conditions and the need for remediation/mitigation which should include engineered foundation/pavement design considerations and potential fugitive gas mitigation.

It is noted the Wardell Armstrong assessment is over 20years old and therefore non-current.

In summary- the applicant has demonstrated that coal mining legacy risks at the site are low and therefore SYMAS has no objection to planning approval.

However it is noted that (beyond the scope of SYMAS), further evaluation of ground conditions and associated geo-environmental risks is required due to the presence of made ground/landfill in a backfilled railway cutting.

If planning permission is granted it is recommended the Mining Remediation Authority standing advice is attached to the decision notice.

NO OBJECTION

Consultation Informative(s):

Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026.

Planning Obligations required:

N/A