



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

For the attention of: Matthew Marsden - Case Officer

Barnsley Metropolitan Borough Council

08 April 2026

Dear Mr Marsden

Re: 2026/0222

Erection of single storey extension to the front of existing shop to be used as additional retail floor space; Yogi Convenience Store, 75 Huddersfield Road, Barnsley, S75 1AA

Thank you for your notification of 25 March 2026 seeking the views of the Coal Authority on the above.

The Coal Authority (now trading as the Mining Remediation 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: **Material Consideration**

I have reviewed the proposals and confirm that the application site falls within the Coal Authority's defined Development High Risk Area. Therefore within the application site and

surrounding area there are recorded coal mining features present at surface or shallow depths. The risk these features may pose should be considered as part of the planning process.

Our records indicate that the site lies within an area of probable historic unrecorded shallow coal mining and a coal seam of workable thickness infers to outcrop at or close to the surface to the south west of the site that may also have been historically worked at shallow depths beneath the site. These coal mining features could affect public safety and surface stability for new built development at the site.

The planning application is accompanied by a Coal Mining Risk Assessment Report (24-CS-072 – Rev 0, November 2024) produced by Concept Structural Design Ltd for a single storey shop extension. The report has been informed by an appropriate range of sources of historical, geological and coal mining information (Section 1.3)

It is noted that the Coal Authority were consulted on a previously approved application for this site: *2024/0965 - Erection of single storey front extension to existing shop*, which was also accompanied by the above report. Based on the professional opinion provided by the report author, following their review of historical, geological and coal mining information that the risk associated with surface movement from past shallow mining is low, we raised no objections to the proposal. We note that recommendations were made that the use of a reinforced raft foundation would further mitigate any potential risk.

Whilst it is acknowledged that this current scheme would result in a larger extension to that which has previously been approved by the LPA, as the site has been previously assessed by a competent body, who has discounted the risk from past coal mining activity, we would have no objection to this revised proposal.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that

may exist, and appropriate measures to be implemented, from technically competent personnel.

Sustainable Drainage

Where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of Coal Mining Risk Assessment Report (24-CS-072 – Rev 0, November 2024) are sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of Concept Structural Design Ltd) that the application site is safe and stable for the proposed development. The Coal Authority has **no objection** to the proposed development. Further information on ground conditions / foundation design may be required as part of the applicant's subsequent building regulations application.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

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](#)

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

Yours sincerely

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.