



PLANNING CONSULTATION RESPONSE

<b>Application No</b>	<u>2025/0149</u>
<b>Proposal</b>	<u>Change of use of land to a gypsy/traveller site including erection of a day room; hardstanding and boundary treatments (Retrospective)</u>
<b>Address</b>	<u>Hill Top Park, Land off Wakefield Road, Smithies, Barnsley, S71 1ND</u>
<b>Date of Consultation Reply</b>	<u>19<sup>th</sup> June 2025</u>
<b>Consultee</b>	<u>SYMAS</u>

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<b>Consultation Assessment and Justification</b>		
<p><u>Further to your consultation request of the 9th June 2025, I have the following comments.</u></p> <p><u>We note the Coal Mining Risk Assessment (CMRA) for the proposals, as prepared by Enviroresolution Ltd ref: ES03637 dated 22<sup>nd</sup> April 2025. The report recommends that further phase 2 intrusive investigations and ground stabilisation/treatment works are carried out in relation to the coal mining legacy risks to the proposed development; namely in this instance associated with two mine shafts within the northern part of the site, two mine adits in the southern part of the site and two mine adits just to the north-west. If any mine shaft/s is/are proved and treated on site, then a stand-off for the proposed building is likely to be required in line with best practice guidance (CIRIA C758D); AND in consultation/agreement with the Mining Remediation Authority as owners of the features. Any shallow voids associated with the tunnels of the former mine adits will require drilling and grouting to stabilise (as advised for in the CMRA).</u></p> <p><u>Providing the above is competently addressed then SYMAS would have no objections to the proposals. Should permission be granted therefore, a condition would be required to ensure the works are carried out – an example of which is detailed below.</u></p> <p><u>I trust this satisfies your enquiry at this time, however, please consult SYMAS again should you require any further information or advise.</u></p>		
<b>NO OBJECTION*</b>	<b>Defer for amends/further information*</b>	<b>OBJECT*</b>
*Delete as applicable		

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# **BARNSLEY**

**Metropolitan Borough Council**

**Consultation Suggested Conditions:**

The site has been identified to be at risk from potential coal mining legacy. Intrusive site investigations and ground stabilisation works must therefore be undertaken as advised for in the Coal Mining Risk Assessment for the proposals, as prepared by Envirosolution Ltd ref: ES03637 dated 22nd April 2025. The site 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, treatment works undertaken and any other mitigation factors adopted 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. 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 183 a,b,c. 184 and 174 e & f

**Consultation Informative(s):**

**Planning Obligations required:**