



PLANNING CONSULTATION RESPONSE

Application No	2026/0238
Proposal	Discharge of condition 10 (Coal Mining Declaration) of application 2024/1086: Proposal for 4no. two bedroom bungalows.
Address	LOCATION: 32 Queens Road, Barnsley, S71 1AR
Date of Consultation Reply	15/04/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area due to the possible presence of shallow coal and the potential for unrecorded shallow coal mine workings.

The applicant has already applied to discharge a condition for site investigations (for which SYMAS had no objection) and has now submitted a third party Geotechnical statement by Groundsmiths ref GUK-0425-03/Rp-004 dated 3rd Feb 2026. The statement summarises the investigative work undertaken on site (no mining legacy issues identified) and concludes the site is safe and stable in this regard and in consideration of relevant NPPF sections.

SYMAS has no objection to the discharge of condition 10

NO OBJECTION

Consultation Informative(s):

N/A

Planning Obligations required:

N/A