



PLANNING CONSULTATION RESPONSE

Application No	2026/0606
Proposal	Reserved Matters application (with layout, scale, landscaping and appearance under consideration) for the erection of 173 dwellings, laying out of open space and associated infrastructure pursuant to outline planning consent 2024/0122 (Appeal APP/R4408/W/25/335991): Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site
Address	Land north of Hemingfield Road, Hemingfield, Barnsley
Date of Consultation Reply	1 st September 2026
Consultee	SYMAS

Consultation Assessment and Justification

Further to your consultation request of the 17th August 2026, I have the following comments:

SYMAS has no objections or comments to offer regarding the reserved matters; although we can confirm that our response dated 29th February 2024 for the outline application (ref: 2024/0122) remains valid. For reference that response constituted the following:

We note the Coal Mining Risk Assessment (CMRA) for the proposals, as prepared by Enzygo GeoEnvironmental Ltd ref: CRM.1483.056.GE.R.001 dated June 2024. The report recommends that further phase 2 intrusive investigations are required to fully determine any coal mining legacy risks to the proposed development; namely in this instance associated with determining the depth and nature of opencast backfill material and to negate the presence of any shallow coal/mine workings below.

In consideration of the above, should permission be granted then a condition would be required such as:

The site has been identified to be at risk from potential coal mining legacy. Intrusive site investigations must therefore be undertaken as advised for in the Coal Mining Risk Assessment for the proposals, as prepared by Enzygo GeoEnvironmental Ltd ref: CRM.1483.056.GE.R.001 dated June 2024. 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 and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the



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development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, then 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

	Defer for amends/further information*	
*Delete as applicable		
<u>Consultation Suggested Conditions:</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required:</u>		