

All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Carl

Surname

Griffiths

Company Name

Whitshaw Builders LTD

Address

Address line 1

Unit 4 Whaley Road

Address line 2

Baurgh Green

Address line 3

Barnsley

Town/City

Barnsley

County

Country

United Kingdom

Postcode

s751fj

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The submitted information relates to the discharge of Conditions 11 and 12 relating to land stability and risks associated with historic coal mining activity at Land off Highstone Lane, Worsbrough, Barnsley.

In respect of Condition 11, the submission includes a Phase 2 Intrusive Ground Investigation Report (Ref: GUK-0925-01) prepared by Groundsmiths (UK) Ltd and dated 17 January 2026. The report details the intrusive site investigations undertaken to establish ground conditions and assess risks posed by historic coal mining activity. The works included exploratory boreholes and trial pits, in-situ testing, groundwater observations and laboratory testing of soil samples. The report provides details of the investigation methodology, borehole and trial pit logs, ground conditions encountered, contamination and geotechnical assessments, and engineering recommendations for the proposed development. The findings confirm the underlying ground conditions and identify appropriate measures to ensure the site is suitable for development.

In respect of Condition 12, a Completion Report prepared by Groundsmiths (UK) Ltd has been submitted confirming that intrusive drilling and remedial works have been undertaken across the site to investigate and address potential risks associated with historic coal mining activity. The works included borehole drilling through the coal seam and pressure grouting where required to stabilise areas of soft or broken ground encountered during the investigation.

The completion report confirms the methods and findings of the intrusive investigations and certifies that the required remedial and mitigation works have been completed. A suitably competent specialist confirms that the site has been made safe and stable for the approved development, in accordance with relevant UK guidance relating to coal mining legacy.

The submitted reports are therefore provided to demonstrate that the requirements of Conditions 11 and 12 have been satisfied.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

If Other has been selected, please provide contact details:

Title

**** REDACTED ****

First name

**** REDACTED ****

Surname

**** REDACTED ****

Phone Number

**** REDACTED ****

Email

**** REDACTED ****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Carl Griffiths

Date

11/03/2026