



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

For the attention of: Mr M. Marsden – Case Officer
Barnsley Metropolitan Borough Council

2 April 2026

Dear Mr Marsden

Re: Application 2026/0200

Discharge of conditions 11 (intrusive site investigations) and 12 (signed statement confirming site is safe and stable) relating to application 2023/0941: Erection of 1no. detached dwelling at Highstone Corner, Highstone Lane, Ward Green, Barnsley, S70 6SD

Thank you for your notification of 24 March 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

The Coal Authority response:

Conditions 11 and 12 attached to planning permission 2023/0941 state:

11. *No above ground development shall commence until;*
- a) a scheme of further intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, including identifying all mine entries present within the site; and*
 - b) remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.*
- The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.*

12. *Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.*

As set out in some length in our consultation response letters of 23 April and June 2025 regarding the original application, in consideration of supporting information by Silkstone Environmental, our expectations for further works were:

- The undertaking of drilling and grouting works to stabilise recorded mine workings in the Abdy (Winter) coal seam at shallow depth beneath the site, as encountered during a previous in borehole investigation carried out at the site by Silkstone Environmental Ltd.
- The undertaking of further investigations to identify all mine entries that could be present within / extending beneath the site which had not previously been located. This included adit 434404-17 in consideration of its allotted 8m departure distances, along with adit 434404-13.
- The treatment of all mine entries present with the site, including any adit roadways passing beneath the site, to ensure the safety and stability of the site and development as a whole. This includes adits 434404-05, 434404-14 and 434404-16 previously located by Silkstone Environmental Ltd.

We note that the application is accompanied by a Site Investigation Report (17 January 2026, prepared by Groundsmiths Geotechnical Engineers). The works detailed in this report do not relate to the investigation of coal mining legacy affecting the site.

The application is also accompanied by a Completion Report for the Treatment of Mine Workings (22 January 2026, again prepared by Groundsmiths Geotechnical Engineers). This report reviews information relating to a programme of drilling and grouting stabilisation works carried out by Demolition & Geotechnical Limited on a grid pattern across much of the site. The report concludes:

'Borehole spacings to cover the dwelling and its associated access were as prescribed in the Specification, supplemented further a significant number of positions for the purpose of confirming/discounting the presence of the two mine entries alluded to by Silkstone.

'All drilling was taken down through the floor of the deepest underlying coal to competent ground below at 10m bgl.

'As indicated herein, a total of one hundred and thirteen positions were completed to facilitate the consolidation works for the Site. All of the borehole positions encountered intact Coal Measures soils to depth, and where present, intact coal. Some localised soft strata was recorded, and some positions had no coal/discontinuous coal, but this is not unusual given the variance that can occur due to geological processes.

'There was no reported evidence of shallow mining legacy in any part of the Site. Validation works typically completed to assess the quality and effectiveness of the remedial activities described herein was not therefore required and no such data is presented. On the basis of information provided by D&G, it is considered that the Site may be determined as being safe and stable in accordance with the requirements of the NPPF. Comments and conclusions presented herein are considered reasonable on the basis of the Site-specific information reviewed.'

Whilst we welcome the works carried out to treat coal mining legacy affecting the site, we wish to make the following comments regarding the reporting provided:

- The report does not address the apparent discrepancy between the results of the grouting works undertaken and the expected shallow coal mining situation given Mining Remediation Authority records and the results of previous investigations that suggest the presence of mine workings at shallow depth beneath the site. We assume that the report author has reviewed the relevant Mining Abandonment Plans in this regard.
- The report does not confirm that works to locate all mine entries that could potentially be present within the site have been carried out and that all mine entries present within the site have been suitably remediated.
- The 53° bearing of adit 434404-13 (shown on geological plans and Mine Abandonment Plans) is such that any roadway associated with this feature would be expected to extend beneath the site, under or close to the proposed dwelling. The report suggests that no evidence of this feature was encountered during drilling and grouting works. No hypothesis is advanced as to why it was not found. Should it be the case that the report author considers that it lies beneath the depth of drilling and grouting works carried out, consideration should be given to whether sufficient cover will overlie the adit to ensure the stability of the dwelling.

Until the above matters have been satisfactorily addressed by the applicant and their technical consultants, the Coal Authority's Planning & Development Team is unable to recommend the discharge of Conditions 11 and 12 of the issued consent.

We would be pleased to receive for further consultation and comment any additional information prepared and submitted by the applicant.

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

Yours sincerely

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

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 purposed 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.