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**For the attention of: Ms J. Duffield – Case Officer**

Barnsley Metropolitan Borough Council

[By email: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)]

21 September 2026

Dear Ms Duffield

**Re: Application 2026/0765**

**Discharge of conditions 3 (Fence Height), 5 (Coal Mining), 6 (Highways - Post Completion Management), 7 (Drainage) and 8 (Bird and Bat Boxes) of application 2026/0355: (RETROSPECTIVE) Variation of condition 2 (Approved Plans) and Condition 3 (Biodiversity Net Gain) of application 2024/0699: Demolition of existing buildings and erection of 5no. bungalows, formation of new access and associated works at Royston Working Mens Club, 52 Church Street, Royston, Barnsley, S71 4QU**

Thank you for your notification of 16 September 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

**The Coal Authority response:**

You will recall that we raised no objection to planning application 2026/0355. We noted in our response letter that information had previously been submitted regarding intrusive site investigations undertaken at the site, to address coal mining legacy conditions attached to the original planning permission. This information confirmed that the site is stable from a shallow mining aspect and that no further considerations are necessary in this regard. As such, we advised that we would not expect the reimposition of coal mining legacy related investigation / remediation conditions on any new permission granted.

Despite the above, we note that Conditions 4 and 5 of planning permission 2026/0355 are coal mining legacy related and state:

4. *The development hereby approved shall be carried out in accordance with the relevant documents agreed in writing as per condition discharge application ref: 2025/0309 in relation to cycle storage; drainage; biodiversity enhancements and coal mining.*
5. *Prior to the occupation of the development hereby approved, 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 we did not request the imposition of the above conditions, it is for the LPA to determine whether the information submitted in support of the current application meets its expectations regarding the requirements of these conditions.**

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

Yours sincerely

*James Smith*

**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.