



PLANNING CONSULTATION RESPONSE

Application No	2025/1071
Proposal	Erection of 9no detached dwellings
Address	LOCATION: Alexandra Working Mens Club, 59 High Street, Royston, Barnsley, S71 4RF
Date of Consultation Reply	24/02/2026
Consultee	SYMAS

Consultation Assessment and Justification

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

The applicant has submitted a coal mining risk assessment which details the coal mining legacy risks and recommends that an intrusive site investigation is required to fully evaluate the ground conditions. (ref Lyons CMC CMRA 00439, 18th Dec 2026)

If planning permission is granted it is therefore recommended that a condition be attached to the decision notice to ensure the recommendations of the CMRA are implemented prior to built development commencing.

NO OBJECTION subject to condition

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy issues. Prior to commencement of built development, Intrusive site investigations must therefore be undertaken to evaluate the mining legacy risks and ground conditions as advised by the Lyons CMC coal mining risk assessment ref CMRA 00439, 18th Dec 2025. 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 remediation/mitigation, shall be submitted for approval in writing to the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, the condition will not be discharged until a validation report for the stabilisation works has also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – Land stability NPPF sections 189 a,b,c. 190 and 180 e & f

Consultation Informative(s):

Planning Obligations required:

N/A