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For the attention of: Ms L. Bennett – Case Officer

Barnsley Metropolitan Borough Council

[By email: developmentmanagement@barnsley.gov.uk]

26 August 2026

Dear Ms Bennett

Re: Application 2026/0606

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 at Land north of Hemingfield Road, Hemingfield, Barnsley

Thank you for your notification of 17 August 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above application.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response: MATERIAL CONSIDERATION

The application site falls partly within the defined Development High Risk Area. Our records indicate that coal mining has place beneath the site at shallow depth. Such workings can pose a risk to ground stability and public safety.

You will be aware that the Coal Authority's Planning & Development Team raised no objection to outline planning application 2024/0122, to which the current reserved matters application relates. This was subject to the imposition on any permission issued of

conditions to secure the investigation of coal mining legacy affecting the site and if necessary, the undertaking of remedial works, along with the verification of all works carried out.

We are aware that planning permission was granted on appeal by the Planning Inspectorate, and we note that coal mining legacy matters are addressed in Condition 12 contained in the schedule of planning conditions included with the Appeal Decision.

We understand that the applicant is now seeking approval from the LPA regarding the outstanding reserved matters details, including the layout of development. On the basis that an appropriate coal mining legacy related condition is attached to the outline consent and given that there are no recorded coal mining features, such as mine entries, which would influence the layout of the development, the Coal Authority's Planning & Development Team wishes to raise **NO OBJECTION** to this reserved matters submission.

Please do not hesitate to contact me if you would like to discuss this matter further.

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 on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes 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.