BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0232
Proposal	Erection of 119 dwellings, open space and associated infrastructure.
Address	Land to the south of Bloomhouse Lane, East of Woolley Colliery Road, Darton, Barnsley
Date of Consultation Reply	10/07/2026
Consultee	SYMAS

Consultation Assessment and Justification

Part of the site is located within a Mining Remediation Authority planning referral area due to the presence of shallow coal. As indicated in the applicants Geoenvironmental appraisal, Lithos consulting engineers have identified an area of shallow coal mine workings that will require drilling and grouting stabilisation works. Lithos also make recommendations for suitable foundation design in these area.
SYMAS is therefore satisfied that the site is and/or can be made suitable for the proposed development and does not object to planning approval subject to the imposition of a suitable condition to ensure the completion of the mitigation/remediation works as recommended by Lithos Consulting.

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. The development must proceed in consideration of the remediation/mitigation recommendations detailed in the Lithos consulting Geoenvironmental Appraisal (ref 5624/1a dated February 2026). The remediation works and/or mitigation measures, to address coal mining legacy related hazards and instability, must be completed in accordance with authoritative UK guidance to ensure the development is safe and sustainable.
The condition shall not be discharged until a third party engineers validation report has been submitted to and approved by the local planning authority.
Reason– Land stability NPPF sections 187 e & f, 196 a,b,c. and 197

Consultation Informative(s):
N/A

Planning Obligations required:
N/A