



**Development Management
Planning, Policy and Building Control
Regeneration and Assets**

Whitshaw Builders LTD
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Ref: 2026/0200
Date: 19/08/2026
Enquiries: Matthew Marsden
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Dear Mr Griffiths,

Description: 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

Location: Highstone Corner, Highstone Lane, Ward Green, Barnsley, S70 6SD

I have received a discharge of conditions application relating to application 2023/0941 which was for '*Erection of 1no. detached dwelling*'.

Condition 11 states;

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.

Reason: In the interests of past coal mining activity.

Condition 12 states;

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.

Reason: In the interests of past coal mining activity.

The details provided have been reviewed by the Mining Remediation Authority (MRA) and the South Yorkshire Mining Advisory Service (SYMAS) and are deemed acceptable. Therefore conditions 11 and 12 can be discharged.

I would note that conditions 3, 4, 6, 9, 10 and 13 also need discharging and are not included as part of this application.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer