



PLANNING CONSULTATION RESPONSE

Application No	2026/0491
Proposal	Change of use from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institutions) to operate as a residential care home for adults and young adults with autism and learning disabilities, together with extensions, alterations and conversion of outbuildings, including retrospective planning permission for the erection of Outbuilding 2.
Address	134 Church Hill, Royston, Barnsley, S71 4AQ
Date of Consultation Reply	13/07/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is partially located within a Mining Remediation Authority High Risk Planning Referral area. A search of SYMAS mining and geological records indicates the potential presence of shallow coal.

It is noted that the majority of the application involves conversion works with limited ground excavation/foundation works (exempt from coal mining risk assessment requirements) other than the retrospective outbuilding which is not located with the referral area.

SYMAS therefore has no objection to planning approval. The potential for coal mining legacy risks is considered Low.

If planning permission is granted it is recommended the Mining Remediation Authority informative advice is attached to the decision notice.

NO OBJECTION

Consultation Informative(s):

The proposed development lies partly within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining



BARNSLEY

Metropolitan Borough Council

Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one?

<https://www.gov.uk/government/publications/permit-process/permit-process>

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Planning Obligations required:

N/A