



BARNSELEY
Metropolitan Borough Council

Place Directorate
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Mr Robert Agus
White Agus Partnership
Office one, 34 Victoria Road
Barnsley
S70 2BU

My Ref: 2021/0631
Your Ref:
Date: 27/07/2021
Enquiries to: James Hyde
Direct Dial: 01226 772683
E-Mail: jameshyde@barnsley.gov.uk

Dear Mr Agus,

Description: Details of condition 3 (external materials) and 10 (coal mining risk) of planning permission 2020/0267.

Location: Land adjacent 65 Wharfedale Road, Gawber, Barnsley, S75 2LJ

I received a discharge of conditions application relating to application 2020/0267 which was for the 'Erection of 1no detached chalet bungalow and associated works' at the above address. The application was subject to prior to commencement/upon commencement conditions, the details of which are set out below;

Condition 3

This condition states;

Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The proposed materials are;

Roof tiles - dark grey Marley modern
Windows and doors - Anthracite grey uPVC
Walls – natural stone with stone heads and cills

The materials outlined above are acceptable for the development and, as such, condition 3 is hereby discharged. The development shall be carried out in accordance with the approved details.

Condition 10

This condition states;

The site is located within a Coal Authority coal mining referral area due to the probable presence of shallow coal. As detailed in the Design-it Structural Solutions Coal Mining Risk assessment report ref Dit/19/155, the land could therefore be at risk from mining legacy risks such as ground instability if shallow coal mine workings are present. A mine shaft is also recorded adjacent to the site. Prior to the commencement of development, and as advised by a suitably qualified engineer, site investigations must be undertaken to confirm the depth and condition of shallow coal. The site investigation 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 mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. Responsibility for securing a safe and development rests with the developer and/or landowner"

The Coal Authority in their letter dated 22/07/2021 have stated;

The Coal Authority have previously raised concerns regarding the safety and stability of the approved development in our previous letter to the LPA dated 28 May and 18 June 2021.

As you are aware, the Coal Authority were copied into an email sent to you dated 15 July 2021 from Mr Robert Agus, Partner of White Agus Partnership. Mr Agus has confirmed that a drilling and grouting (ground stabilisation) programme will be undertaken at this site, undertaken by a specialist contractor and under the terms and condition of the Coal Authority's Licensing and Permitting process. Grouting works will be validated by a suitably qualified third party.

In light of the above, subject to the approved development being carried out in accordance with the above, the Coal Authority would have no objection to the LPA discharging Condition 10 of approved consent 2020/0267.

SYMAS concur with the Coal Authority findings.

As a result of the above, condition 10 is hereby discharged. The development shall be carried out in accordance with the approved details.

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

Yours Sincerely

James Hyde, BA (Hons), MA, MRTPI
Planning Officer