



BARNSELEY
Metropolitan Borough Council

**Place Directorate
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE**

JR Planning
Velocity Point
Wreakes Lane
Dronfield
S18 1PN

My Ref: 2023/0727
Your Ref:
Date: 01/09/2023
Enquiries to: Matthew Marsden
Direct Dial:
E-Mail:

Dear Mr Roberts,

Description: Discharge of condition 12 (coal mining) of application 2019/1145 (Outline planning permission for residential development of 1 no. dwelling (With All Matters Reserved))

Location: Woodbine Cottage, Doncaster Road, Billingley, Barnsley, S72 0JE

I received a discharge of conditions application relating to application 2019/1145 which was for 'Outline planning permission for residential development of 1 no. dwelling (With All Matters Reserved)';

Condition 12 states;

The site is located in a Coal Authority coal mining referral area due to the probable presence of shallow coal. The land could therefore potentially be at risk from mining legacy risks such as ground instability and fugitive gas migration. Site investigations must therefore be undertaken as advised by a suitably qualified engineer to confirm the depth and condition of shallow coal beneath the site. The investigation and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication 32 'Construction over abandoned mine workings' where applicable. a report undertaken by a suitably qualified engineer detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the LPA the development thereafter shall be carried out in accordance with the approved details. Responsibility for securing a safe and sustainable development rests with the developer and / or landowner.

Reason: Land Stability NPPF sections 178 a,b,c 170 and 170 e and f.

A coal mining investigation report by G&M Consulting (Ref C328/02/ATS) has been submitted with the application which confirms the site is not at risk from mining instability. The Coal Authority and SYMAS concur with the report findings, as such, condition 12 is hereby discharged.

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

Yours Sincerely

Matthew Marsden, BA(Hons), MSc