BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2022/0714
Proposal	Change of use of land to equestrian use and erection of stables (Amended Plans and Description)
Address	3 Moor End Cottages, Moorend Lane, Silkstone Common, Barnsley, S75 4RW
Date of Consultation Reply	9th July 2026
Consultee	SYMAS

Consultation Assessment and Justification

Further to your consultation request of the 23rd June 2026, I can confirm that our original response for the application (dated 15th September 2022) remains valid; which constituted the following:

We note the submitted 'Statement Relating to Potential Historic Shallow Mining beneath the Proposed Development and Proposed Mitigation Measures'. This document does not constitute a competent Coal Mining Risk Assessment with no author indicated. There are no plans included to illustrate for example the position of the former opencast site relative to the proposed "pod" and stables which could be located over the former opencast high wall – thus posing risks of differential settlement issues.

However, given the scale and nature of the development we consider that in principle given the geological situation and the construction design of the pod and stables (pod – lightweight temporary building, stable is to be constructed on a raft) further intrusive investigations may be considered onerous.

In summary SYMAS does not object to the proposed change of use development. However, it is recommended that confirmation of Coal Authority agreement is sought through the consultation process.

I trust this satisfies your enquiry at this time, however, please consult SYMAS again should you require any further information or advice.

NO OBJECTION*	**Defer for amends/further information***	
*Delete as applicable		

BARNSLEY
Metropolitan Borough Council

Consultation Suggested Conditions:

Consultation Informative(s):

Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

Planning Obligations required: