



The Coal  
Authority

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**For the attention of: Rebecca Larder – Case Officer**

Barnsley Metropolitan Borough Council

[By email: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)]

[Copy email: Steve Barker - redacted]

19 May 2026

Dear Ms Larder

**Re: 2026/0160**

**Erection of a mixed use barn at first floor level above the existing silage clamps, part-educational use (Class F1) and part-leisure use (Class E).; Cannon Hall Open Farm, Bark House Lane, Cawthorne, Barnsley, S75 4AT – FURTHER INFORMATION RECEIVED**

As you are aware, the Coal Authority objected to this planning application in our previous letter to you dated 10 March 2026 as no Coal Mining Risk Assessment or equivalent report had been provided in order to assess the risks that former coal mining activity recorded at the site may have on the proposed development.

The Planning team at the Coal Authority have now received further information from Steve Barker at Prism Planning in an email of 7 May 2026 of which he provided a Coal Mining Risk Assessment and Intrusive Investigation Report (26006/CMRA/001, May 2026) produced by

REFA (Geotechnical, Civil & Structural Engineers) to determine the likely presence of historic unrecorded shallow coal mining beneath the area of the proposed development.

### The Coal Authority response: **Material Consideration**

The Coal Mining Risk Assessment and Intrusive Investigation Report has been informed by geological and coal mining information, together with the results of intrusive site investigations in the form of two rotary boreholes drilled to a final depth of 30m. We are pleased to note that the investigations were carried out under the terms and condition of a Coal Authority Permit: 31506. A plan to illustrate where the boreholes were drilled are appended to the report and whilst no borehole logs have been provided, a summary of the investigations has been provided: Table 3.

The report author informs that whilst the boreholes encountered coal seams, no evidence of them being worked were encountered (no broken ground / loss of flush). Accordingly, the report concludes that the site is considered to be very low risk and no further remedial treatment or consideration towards the issue of coal mining are required.

### Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that may exist, and appropriate measures to be implemented, from technically competent personnel.

### Sustainable Drainage

Where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability,

including the implications this may have for any mine workings which may be present beneath the site.

#### The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of Coal Mining Risk Assessment and Intrusive Investigation Report (26006/CMRA/001, May 2026) are sufficient for the purposes of the planning system in demonstrating (based on the professional opinion of REFA: Geotechnical, Civil & Structural Engineers) that the application site is safe and stable for the proposed development. The Coal Authority **withdraws its objection** to the proposed development.

We consider it prudent that the LPA add the following wording as an Informative Note to the Decision Notice should the LPA grant planning permission:

*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](#)

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely

D Roberts

**Deb Roberts** M.Sc. MRTPI

**Planning & Development Manager**

#### **Disclaimer**

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposes in

relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

*In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.*