

Penistone Developments
City Mills
Peel Street
Morley
Leeds
LS27 8QL

49647-ECE-XX-XX-RP-C-0002
AJK

14 May 2026

Dear Richard,

Ben Bank Road, Silkstone Common

Barnsley MBC Planning Permission Ref: 2025/0166

We write further to the above site in relation to Condition 7, which requires confirmation that the site has been made safe and stable for the approved development in terms of risks presented by mining legacy.

Rogers Geotechnical Services, who undertook the original site investigation on the site, have previously written to you (letter ref: C4752/24/E/LETTER, dated 6 January 2025) to confirm that the ground investigation identified three seams of coal at shallow depth below the site, but that no evidence of mine workings was identified in any of these seams. No further action was required in their opinion to remediate the site from any mining legacy risk.

Subsequently, Eastwood Consulting Engineers have been engaged to undertake foundation design for the two proposed dwellings. Foundations have been designed as trench fill footings for HT02 in its entirety, and as trench fill footings for the main house section of HT01, and as a shallow raft slab for the attached double garage and plant room.

HT02 in the south of the site was affected by the presence of one of the identified coal seams (likely to be the Parkgate Coal) being encountered within the foundation excavations below the southern half of the plot, with the seam outcropping at surface below the north part of the plot. The seam was approximately 1.5 m thick, and was intact throughout the foundation. The foundation was deepened to bear onto the mudstone bedrock below the coal, with formation depths of between 1.9 m and 2.6 m below the northern half of the plot, and at around 3.5 to 4.0 m below finished floor level in the south of the plot, where the coal was deepest.

Plot HT01 in the north of the site was located north of the Parkgate Coal's outcrop and was therefore not affected by its presence.

Both plots were within influencing distance of existing/removed trees, and therefore footings were deepened in accordance with current NHBC guidance to counteract an potential movement caused by seasonal heave due to the trees. Copies of the foundation designs for both plots are appended for reference.

All foundations were constructed on competent bedrock which is considered to provide sufficient bearing capacity for the loads imparted by the overlying superstructure.

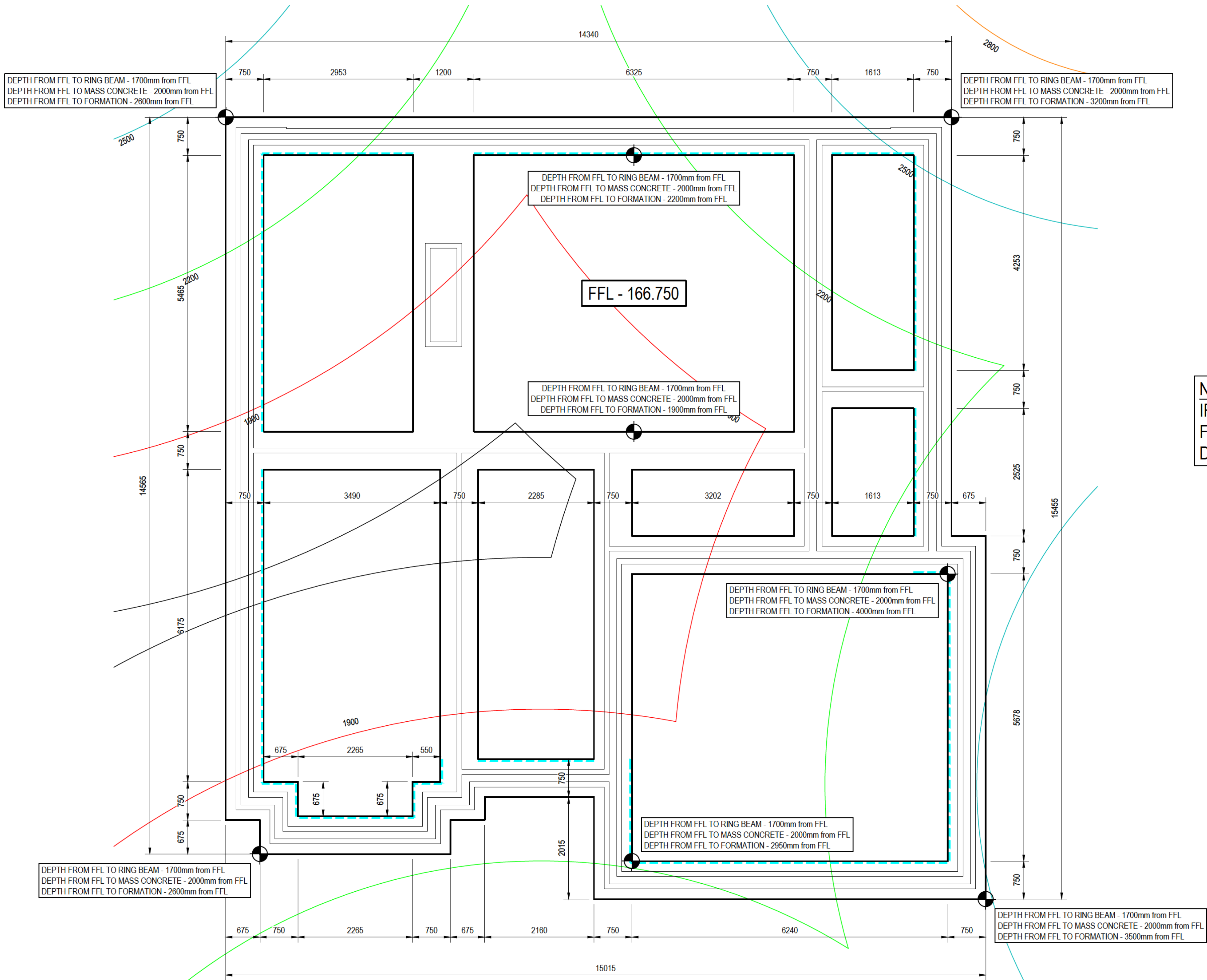
The site, and foundations, are therefore considered to be stable and no other remediation is considered necessary. We hope that on review by Barnsley MBC, Condition 7 can now be considered for discharge.

Yours Sincerely



Andrew Kerslake
Technical Director

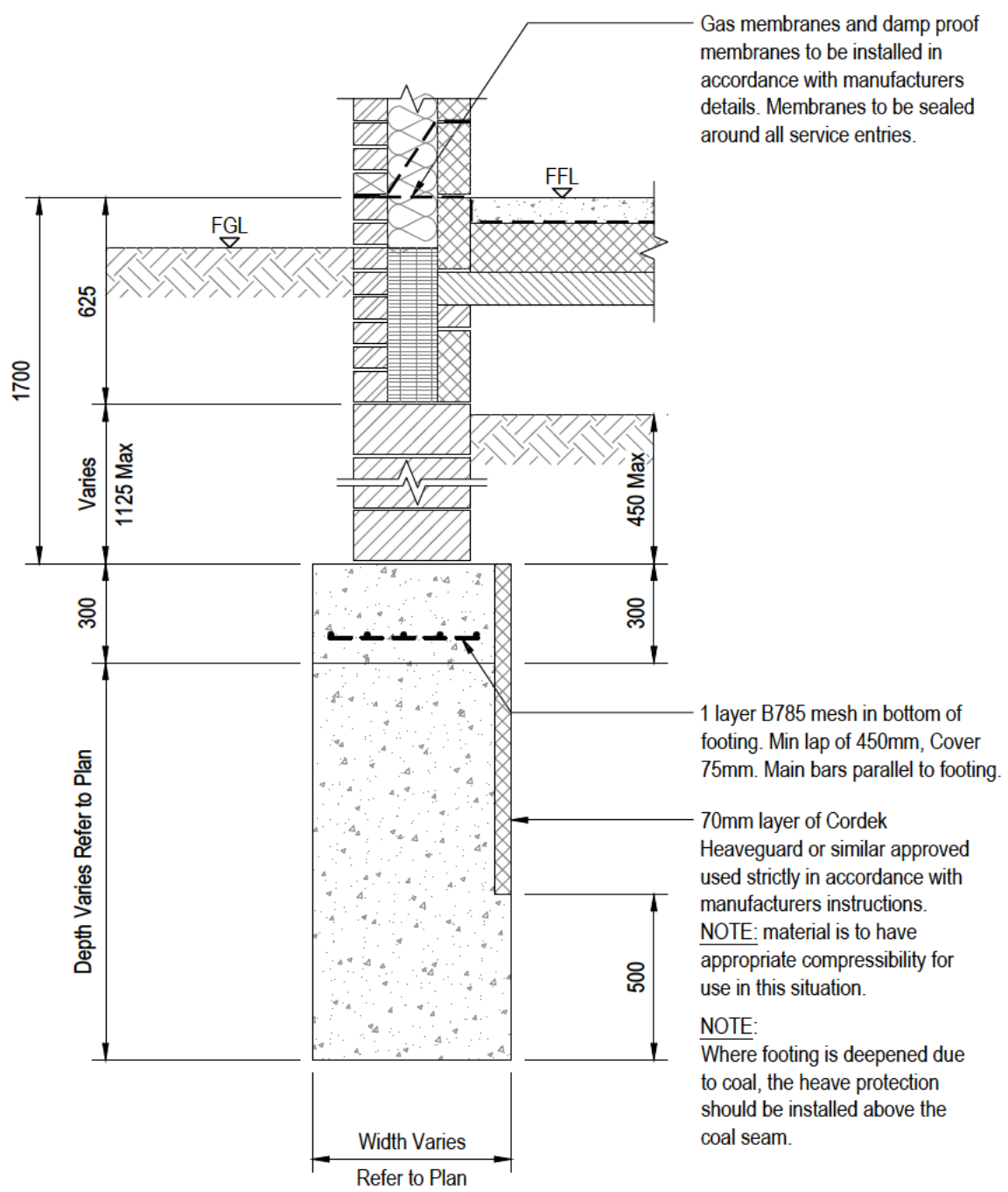
Enc: Drawing 49647-ECE-XX-XX-DR-C-0040-P02 - Plot B HT02 Foundation Details
 Drawing 49647-ECE-XX-XX-DR-C-0039-P04 - HT01 Foundation Details
 Drawing 49647-ECE-XX-XX-DR-C-0055 - Garage Raft Drawing (HT01)



PLOT B FOUNDATION LAYOUT

SCALE 1:50

NOTE:
IF COAL ENCOUNTERED IN BASE OF
FOUNDATION, FOUNDATION IS TO BE
DEEPEMED TO BELOW THE BASE OF THE SEAM.



TRENCH FILL FOOTING WITH HEAVE PRECAUTIONS

SCALE 1:20

1. This drawing to be read in conjunction with all current ECE and Architects/Specialists drawings.
2. All setting out to be checked and confirmed on site before construction of any foundations.
3. All setting out to be checked and confirmed on site before construction of any foundations.
4. All concrete to be DS2 AC-1s in accordance with BS8500.2.
5. Foundations have been designed using a safe bearing capacity of 106kN/m².
6. Clay soils are high shrinkability.

P02	Trench fill footing revised to suit comments from site.	JB	AK	27.03.2026
P01	First Issue.	JB	AK	06.03.2026
REV	DESCRIPTION	SIG	CHK	DATE

PENISTONE DEVELOPMENTS

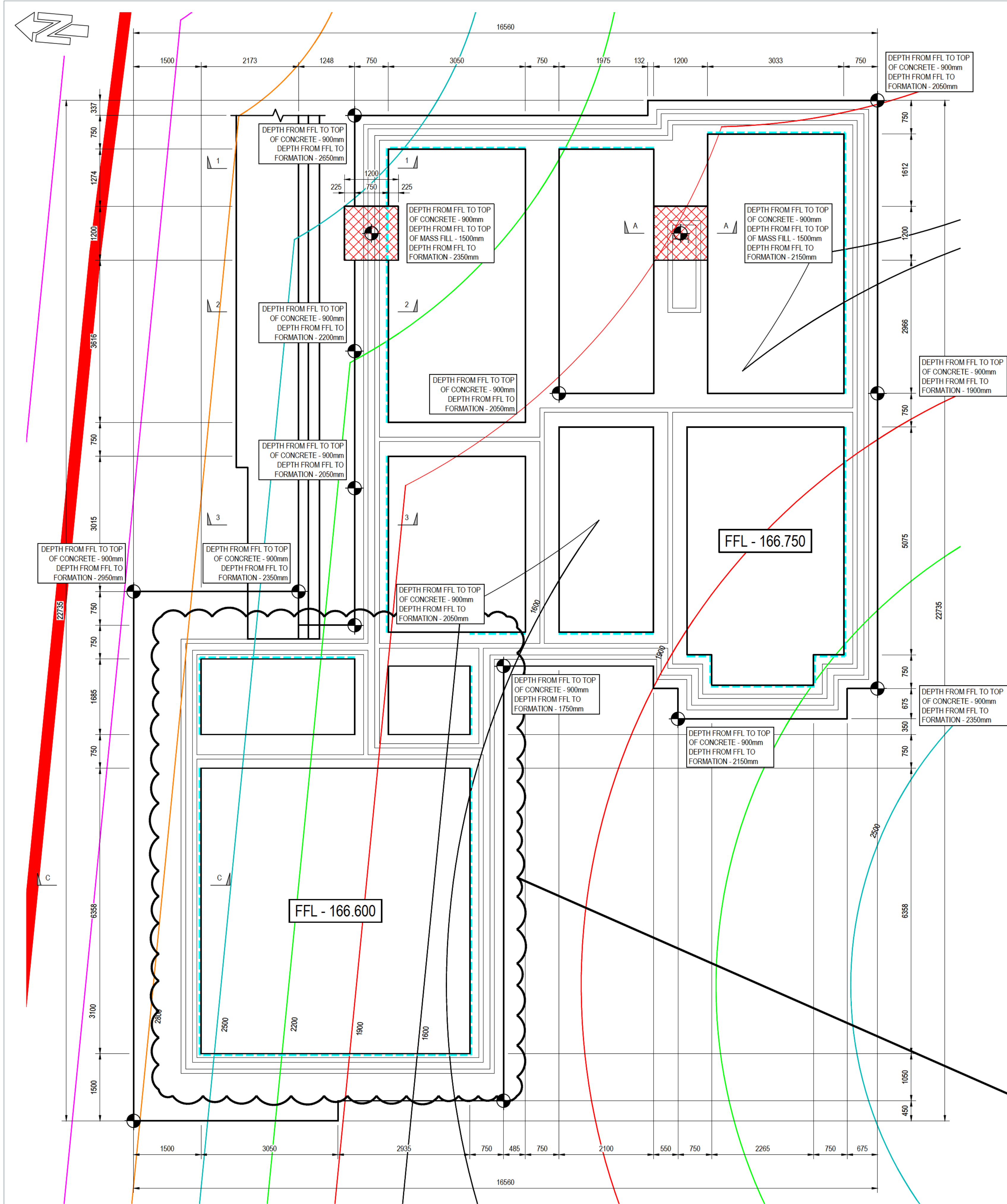
BEN BANK ROAD,
SILKSTONE COMMON

PLOT B - HT02
FOUNDATION DETAILS



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ECE PROJECT No	SCALE AT A1	STATUS	SUITABLE FOR
49647	1:50 & 1:20	S0	Initial
DRAWING NUMBER			
49647 - ECE - XX - XX - DR - C - 0040	P02	REV	
Project	Originator	Zone	Level
Type	Role	Number	

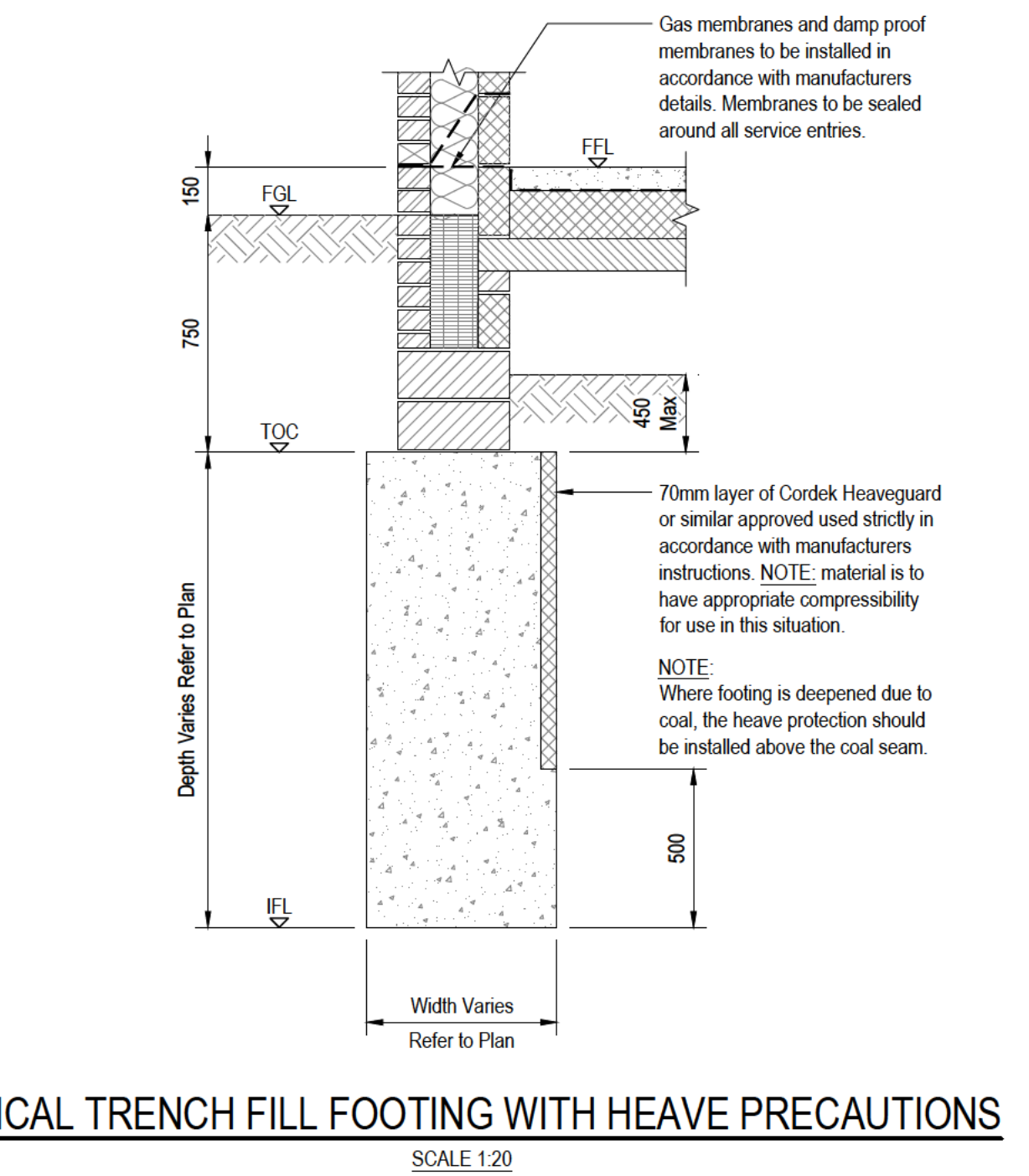
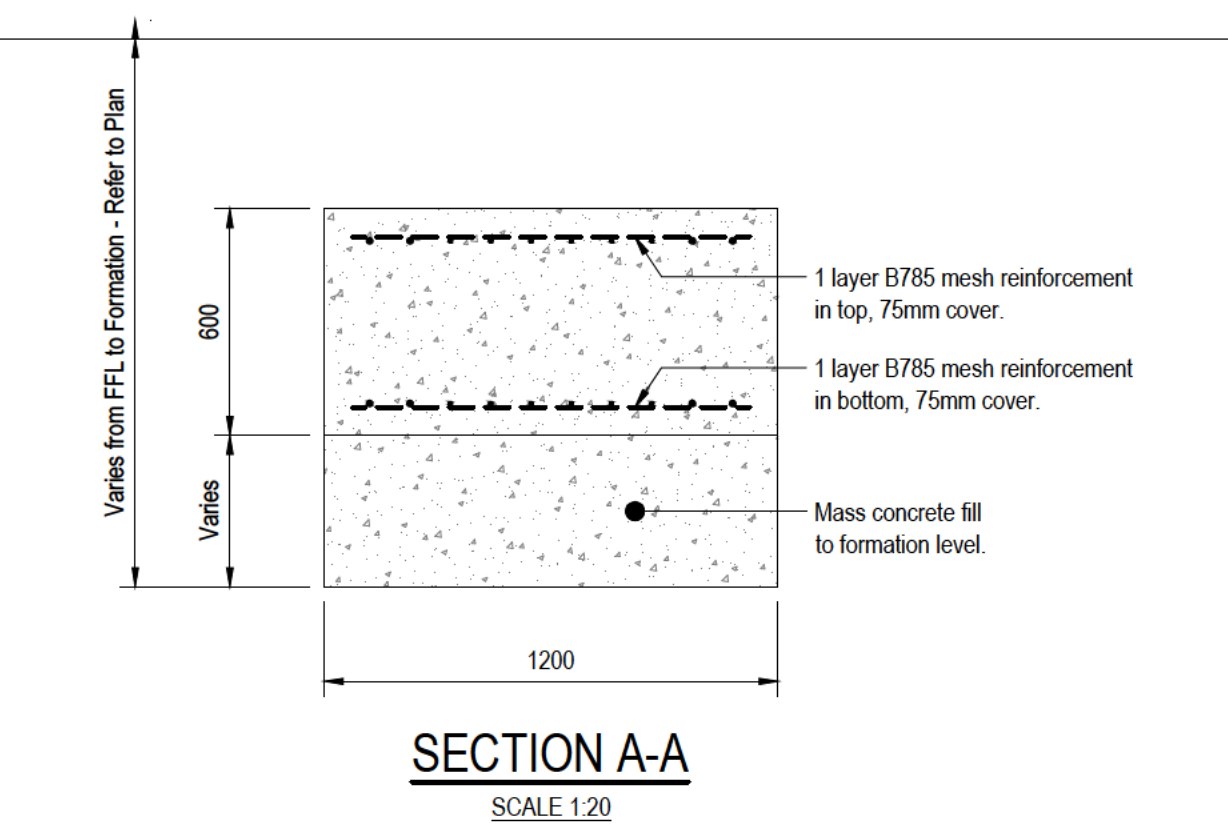


PLOT A FOUNDATION LAYOUT
SCALE 1:50

IF COAL ENCOUNTERED IN BASE OF FOUNDATION, FOUNDATION IS TO BE DEEPEMED TO BELOW THE BASE OF THE SEAM.

FOR RETAINING WALL DETAILS, SECTIONS AND TANKING DETAILS REFER TO ECE DRAWINGS NUMBERED 49647/037 & 038.

FOR STANDARD MASONRY RETAINING WALL DETAILS REFER TO ECE DRAWING NUMBERED 49647/050.



NOTE: GARAGE AREA TO USE RAFT FOUNDATION. REFER TO DRAWING 0055 FOR DETAILS OF RAFT CONSTRUCTION.

1. This drawing to be read in conjunction with all current ECE and Architects/Specialists drawings.
2. All setting out to be checked and confirmed on site before construction of any foundations.
3. All setting out to be checked and confirmed on site before construction of any foundations.
4. All concrete to be DS2 AC-1s in accordance with BS8500.2.
5. Foundations have been designed using a safe bearing capacity of 106kN/m².
6. Clay soils are high shrinkability.

KEY:

- Indicates areas of foundations that require heave precautions.
- Indicates cut off for foundation shuttering until foundation depths and retaining wall details are confirmed.
- Indicates area of foundation requiring reinforcement. 1 layer of B785 top & bottom, 75mm cover.
- Minimum footing depths from existing ground level due to retained trees.

- METHOD STATEMENT:**
1. EXCAVATE AND POUR HOUSE FOUNDATION AND TANKED RETAINING GARAGE WALL FOUNDATION.
 2. EXCAVATE GARDEN RETAINING WALL FOUNDATION TO DEPTHS INDICATED.
 3. THE GROUND BENEATH THE WALLS IS TO BE EXCAVATED AND REPLACED WITH SELECTED **WELL GRADED** GRANULAR FILL (CLASS 6F2 & 6F5 MATERIAL)
 4. INSTALL CONCRETE FOOTING TO REQUIRED DEPTH.

P04	Amended garage foundation	TGM	???	!!!
P03	Additional section markers added for garden retaining wall.	JB	AK	01.04.2026
P02	Additional foundation information added.	JB	AK	31.03.2026
P01	First Issue.	JB	AK	18.03.2026
REV	DESCRIPTION	SIG	CHK	DATE

PENISTONE DEVELOPMENTS

BEN BANK ROAD,
SILKSTONE COMMON

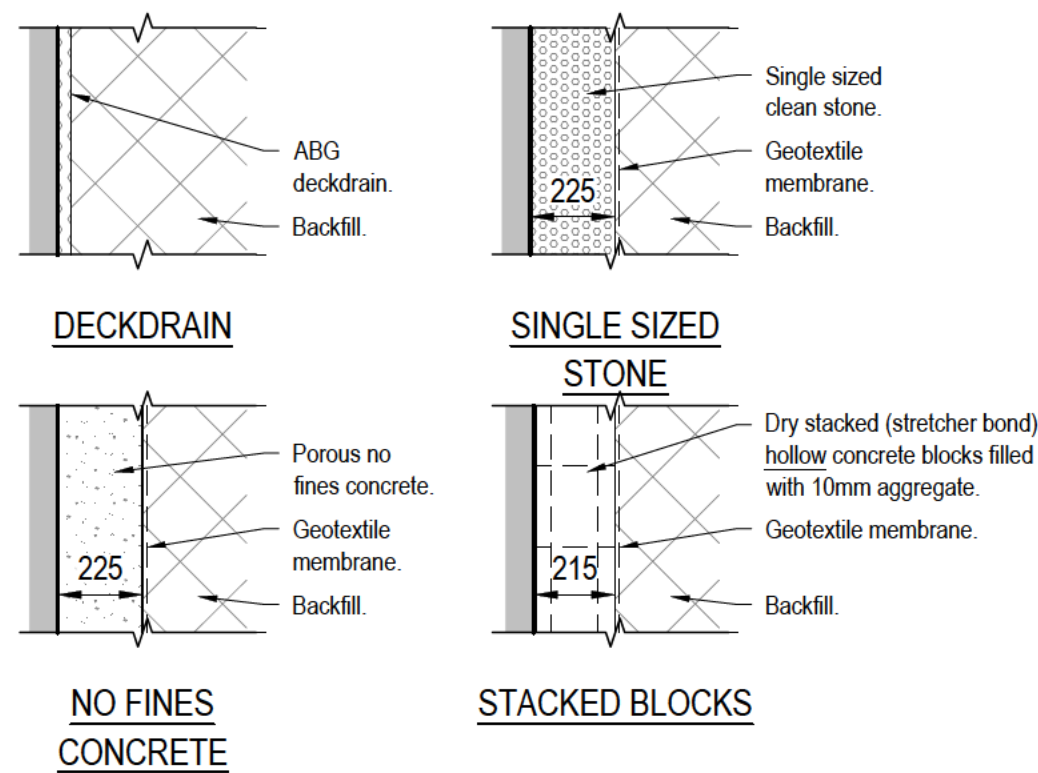
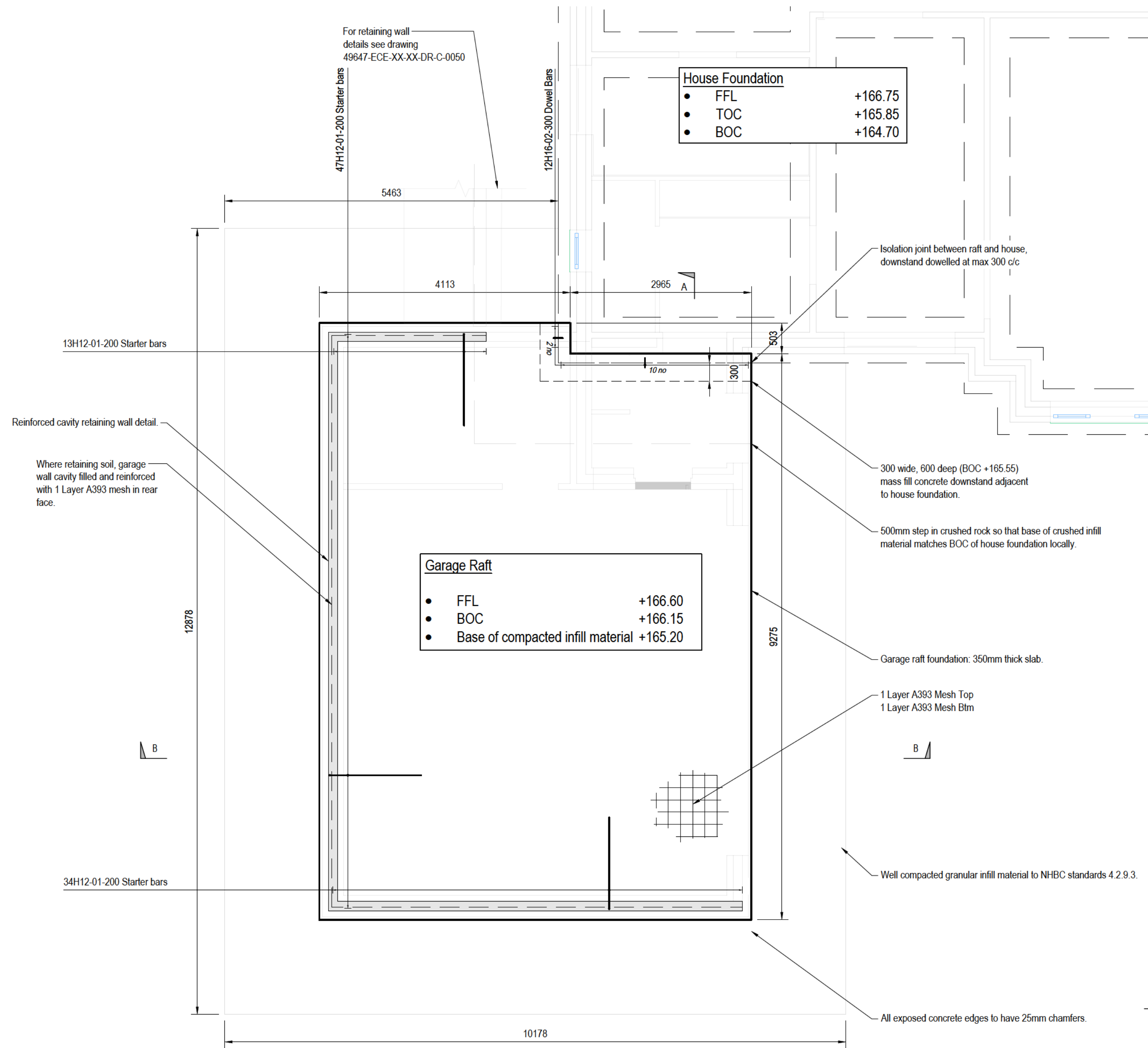
PLOT A - HT01
FOUNDATION DETAILS

Eastwood
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ECE PROJECT No	SCALE AT A1	STATUS	SUITABLE FOR
49647	1:50 & 1:20	S0	Initial
DRAWING NUMBER			
49647 - ECE - XX - XX - DR - C - 0039	P04		
Project	Originator	Zone	Level
	Type	Role	Number



CAVITY INFILL/CASTING METHODS

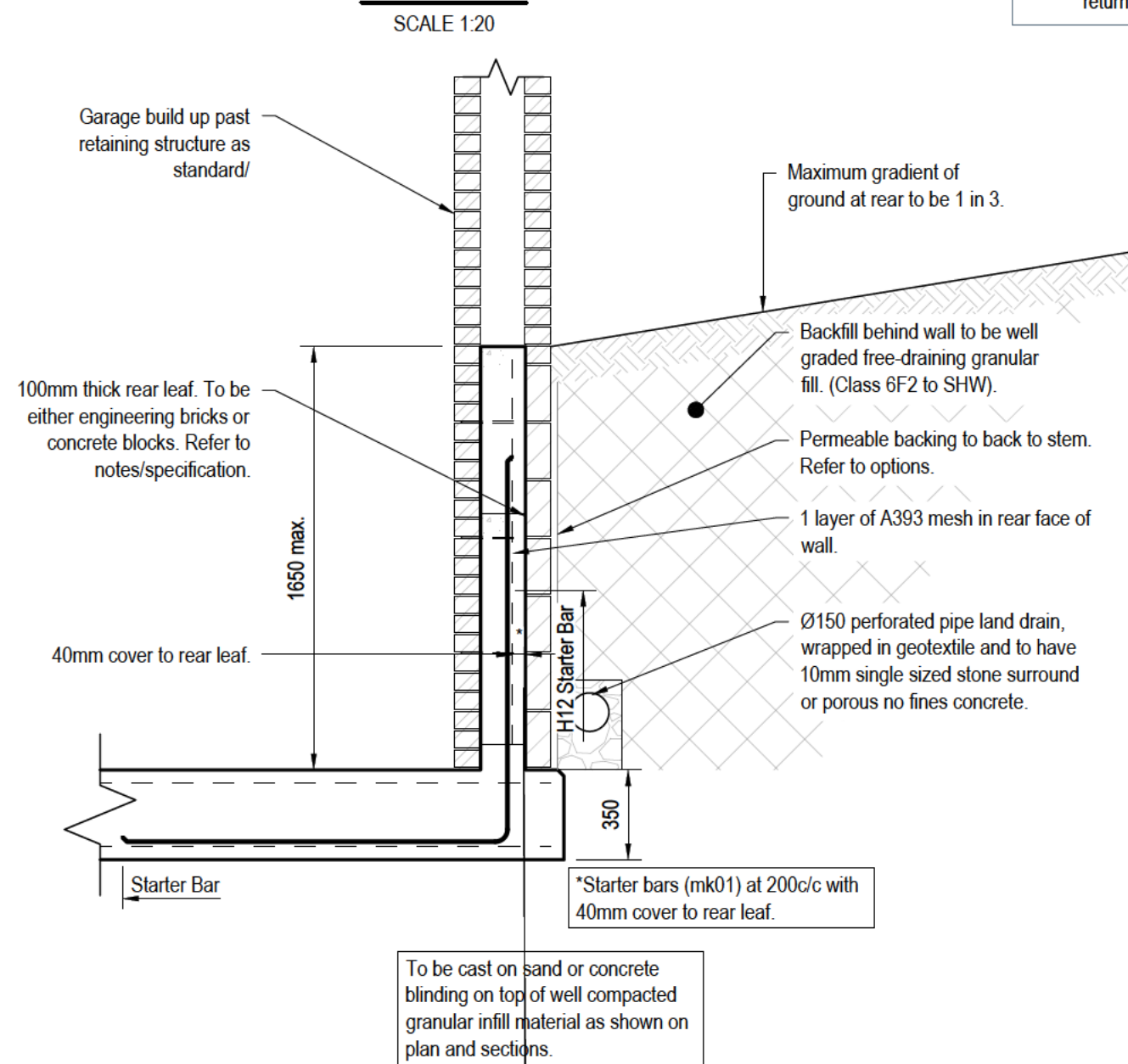
METHOD A: Low Lift

- Concrete cavity infill should be placed as part of the coursing in maximum vertical intervals of 450mm.
- No interval should progress until the layer below has hardened (at least 24 hours).
- All excess mortar in the cavity should be removed before infilling.
- The infill should be placed in layers to within 50mm below the level of the last course laid.
- Concrete should be suitably compacted during each interval.
- Type 1 ties to BS EN 845-1 to be placed at 900mm horizontal centres and 450mm vertical centres (staggered). A line of ties are to be provided at 225mm vertical centres within 225mm of any openings/ends of the wall where the outerfacing leaf is not returned into the rear leaf.

METHOD B: High Lift

- Concrete cavity infill should be placed in maximum vertical intervals of 900mm.
- No interval should progress until the layer below has hardened.
- Clean out holes to be left open at the base of the wall to allow any excess mortar in the cavity to be removed before infilling (holes to also be filled prior to filling).
- The infill should be placed in layers to within 50mm below the level of the last course laid.
- Concrete should be suitably compacted during each interval.
- 6mm hairpin galvanized link ties to be provided at 450mm vertical and horizontal centres. Refer to high-lift tie detail. A line of ties are to be provided at 225mm vertical centres within 225mm of any openings/ends of the wall where the outerfacing leaf is not returned into the rear leaf.

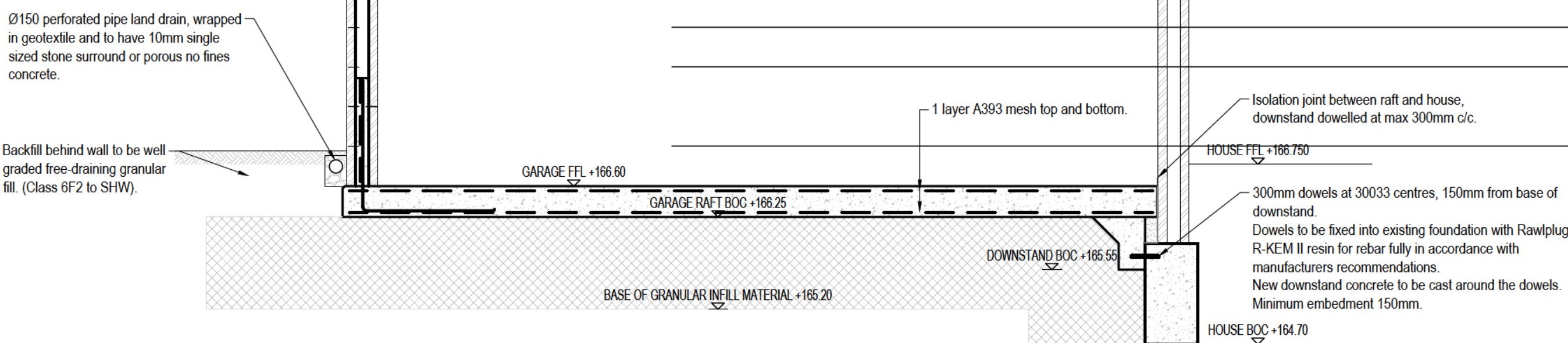
PERMEABLE BACKING TO STEM OPTIONS



DETAIL OF RETAINING CONSTRUCTION ON GARAGE WALL

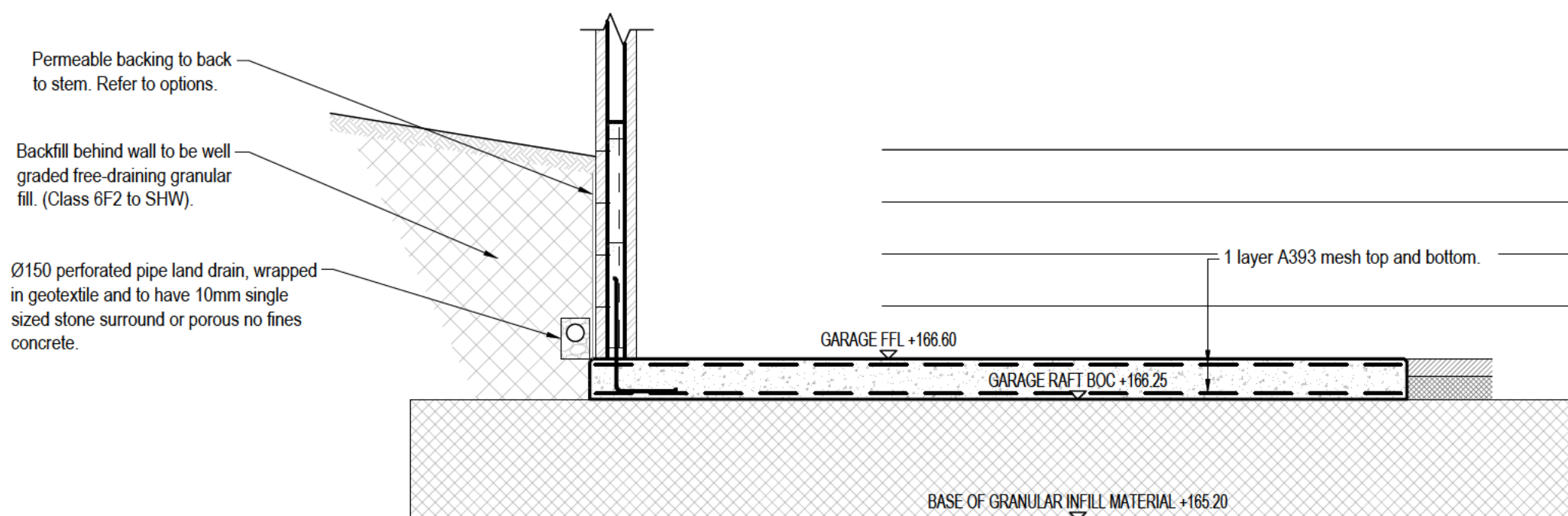
UP TO 1.65m RETAINED HEIGHT

SCALE 1:25



SECTION A-A

SCALE 1:50



SECTION B-B

SCALE 1:50

- This drawing is to be read in conjunction with all relevant external works and foundation layouts.
- Do not scale from drawings. All levels are in metres above ordnance datum and all dimension are in mm, unless stated otherwise.
- This drawing is only valid if used within 2 years from first issue. Eastwood Consulting Engineers should be consulted if this drawing is used after 2 years to ensure that it is to current codes of practice and best practice guidance.

CONCRETE NOTES

- Concrete to comply with the National Structural Concrete Specification for Building Construction 4th Edition (NSCS) generally. Project specific elements are highlighted below.
- Concrete to be designated mix C35. Concrete design chemical class to be DC-1. All cavity fill mixes to have 10mm aggregate and an S3 slump.
- Porous no fines concrete to be Portland cement (CEM I) and 40mm single sized aggregate in the ratio of 1:8 by volume or 1:10 by mass.
- Nominal cover to reinforcement to be 50mm unless stated otherwise for exposure class XC3/4 & ACEC AC-2.
- Fabric mesh reinforcement to be Grade B500A, B500B or B500C to BS4483:2005.

MASONRY NOTES

- Facing bricks below ground level (and including 150mm above ground level) to be Class B Engineering bricks conforming to BS EN 771-1 or manufactured stone units conforming to BS EN 771-5 (suitable for exposure class MX3.2).
- Facing bricks above ground level to be clay units conforming to BS EN 771-1 with F2 freeze/thaw resistance and S2 sulphate resistance with a water absorption not exceeding 12% or manufactured stone units conforming to BS EN 771-5 (suitable for exposure class MX3.1). Minimum declared compressive strength to be 30 N/mm².
- Blocks to be either aggregate concrete blocks conforming to BS EN 771-3. Blocks are to have a minimum mean density of 1500 kg/m³ or minimum compressive strength of 7.3 N/mm². Autoclaved aerated concrete blocks conforming to BS EN 771-4 may be used if suitable for use below ground (Exposure case K2, PD 6697 Table 15).
- Mortar to be type (ii) / M6 designation in accordance with EN 998-2 & BS EN 1996-2.
- Coping to be either Class B Engineering bricks conforming to BS EN 771-1, manufactured stone units conforming to BS EN 771-5 or dedicated coping stones (suitable for exposure class MX3.2).
- Facing and rear wall to be constructed in stretcher bond.

FORMATION NOTES

- Granular infill should be cast on competent natural ground, described as having an allowable bearing pressure of at least 100 kN/m².
- Where competent ground is not encountered at the proposed formation level, the ground should be replaced with well compacted selected granular fill or mass concrete down to competent ground.
- The Aggressive Chemical Environment for Concrete assumed is DS-2 AC-2. For more onerous soil conditions, Eastwood Consulting Engineers should be consulted.

P01	First issue.	AS	VS	24.04.2026
REV	DESCRIPTION	SIG	CHK	DATE

PENISTONE DEVELOPMENTS

BEN BANK ROAD, SILKSTONE COMMON

PLOT A - HT01 - FOUNDATION PLAN FOR GARAGE



ECE PROJECT No	SCALE AT A1	STATUS	SUITABLE FOR
49647	1:50	S0	Initial
DRAWING NUMBER			
49647 - ECE - XX - XX - DR - C - 0055 P01			
Project	Originator	Zone	Level
			Type
			Role
			Number