



PLANNING CONSULTATION RESPONSE

Application No	2026/0140
Proposal	Demolition of former garages and construction of one detached dwellinghouse
Address	Land adjacent to 14 Windhill Drive, Staincross, Barnsley
Date of Consultation Reply	24/07/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development site is within a Mining Remediation Authority High Risk Planning Referral area due to the possible presence of shallow coal and the potential for shallow coal mine workings.

The applicant has submitted a third party coal mining risk assessment which details the coal mining legacy risks and recommends that intrusive site investigations are required to fully evaluate the ground conditions. (ref Rogers Geotechnical ref C6018/26/E/9318, 7th May 2026)

If planning permission is granted it is recommended that a condition be attached to the decision notice to ensure the recommendations of the CMRA are implemented prior to built development commencing.

NO OBJECTION subject to condition

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy issues. Prior to commencement of built development, Intrusive site investigations must therefore be undertaken to evaluate the mining legacy risks and ground conditions as advised by the Rogers Geotechnical CMRA ref C6018/26/E/9318, 7th May 2026. The site investigations and subsequent development should 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 remediation/mitigation, shall be submitted for approval in writing to the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, the condition will not be discharged until a validation report for the stabilisation works has also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – Land stability NPPF sections 187 e & f, 196 a,b,c. and 197

Consultation Informative(s):

N/A

Planning Obligations required:

N/A