



PLANNING CONSULTATION RESPONSE

Application No	2026/0426
Proposal	Conversion of stable block to 1no. dwelling
Address	LOCATION: Land west of Cliff Lane, Brierley, Barnsley
Date of Consultation Reply	18/06/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area due to the possible presence of shallow coal and former opencast coal mining operations.

In consideration of the Mining Remediation Authority exemptions list, the stables conversion can be considered exempt from the coal mining risk assessment requirements. However a sizeable double garage is also proposed as part of the development for which SYMAS considers the evaluation of mining legacy health and safety/sustainability issues should be undertaken.

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 Geoinvestigate G22016, 31st Jan 2026)

The report concludes -

"It is our recommendation that an intrusive site investigation is carried out to establish the strength of the made-up ground below the proposed residential development at the western end of the property and that hazardous ground gases are absent within this deposit. Further deeper drilling investigation will be required if doubt remains about whether coal seam and shallow mine working remains below the western end of the site and the residential development."

The applicants planning statement also recommends- *"Any further investigation or remediation measures can be secured by planning condition to ensure that the development does not pose a risk to human health, structural stability, controlled waters or the wider environment."*

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 Geoinvestigate G22016, 31st Jan 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.



BARNSLEY

Metropolitan Borough Council

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

Consultation Informative(s):

N/A

Planning Obligations required:

N/A