



PLANNING CONSULTATION RESPONSE

Application No	2026/0222
Proposal	Erection of single storey extension to the front of existing shop to be used as additional retail floor space.
Address	Yogi Convenience Store, 75 Huddersfield Road, Barnsley, S75 1AA"
Date of Consultation Reply	26/03/2026
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 the potential for unrecorded shallow coal mine workings.

The applicant has submitted a coal mining risk assessment undertaken by Concept Structural design (ref 24-CS-072 – Rev 0 dated November 2024) which details the coal mining legacy situation and recommends that the risks (namely low risk unrecorded shallow mine workings) can be mitigated with suitable foundation design (reinforced raft)

SYMAS has no objection to the proposed mitigation strategy

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

NO OBJECTION subject to condition

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy issues. The foundations of the proposed development must therefore be designed in accordance with the recommendations of the Coal Mining Risk assessment by Concept Structural design ref 24-CS-072 – Rev 0 dated November 2024. Further advice should be sought from a suitably qualified structural engineer to finalise the raft foundation design. Responsibility for securing a safe and sustainable development rests with the developer and/or landowner.

Reason – Land stability NPPF sections 189 a,b,c. 190 and 180 e & f

Consultation Informative(s):

N/A

Planning Obligations required:

N/A