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For the attention of: Rebecca Larder – Case Officer

Barnsley Metropolitan Borough Council

[By email: developmentmanagement@barnsley.gov.uk]

29th May 2026

Dear Ms Larder

Re: Planning application 2026/0014

Proposed steel containers to be converted into a private bar with car sales offices above. (Retrospective) at Unit 2, Park Springs Spring Hill Road, Grimethorpe, Barnsley, S72 7BQ

Thank you for your notification of 21 May 2026 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: **Further information required**

I have reviewed the site location plan, the proposals and supporting information submitted and available to view on the LPA website and can confirm that the application site falls partly within the defined Development High Risk Area (DHRA).

The Coal Authority records indicate that mine shafts 440408-014 and 440408-016 (unknown depths) are present within the site. In addition, the plotted positions of two off-site mine shafts 440408-013 and 440408-003 (780.3m and 553m deep respectively) are located to the north of the site, with their potential zones of influence extending into the

site. Due to potential plotting inaccuracies, the actual positions of these shafts could deviate from their plotted positions by several metres, such that mine shaft 440408-013 could potentially be present within the application site.

In terms of past treatment, off-site mine shaft 440408-003 was filled with hardcore and plugged with a clay seal and is used for the monitoring of gas levels by the Mining Remediation Authority. We hold no details of any past treatment for the other mine shafts. An untreated or inadequately treated mine entry and its resultant zone of influence pose a significant risk not only to surface stability but also public safety.

We take this opportunity to highlight that any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety risks to site operatives as well as posing risks to the operational ability of the project. The Coal Authority has adopted a policy where, as a general precautionary principle, the building over or within the influencing distance of a mine entry should wherever possible be avoided. The Coal Authority would take this opportunity to make the applicant aware of our adopted policy: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries.

As you will be aware, the Coal Authority's general approach in cases where development is proposed within the DHRA is to recommend that the applicant obtains coal mining information for the application site and submits a Coal Mining Risk Assessment (CMRA) to support their planning application. However, you will also be aware that there are some development proposals which, due to their application type or nature, do not need to be supported by a CMRA even though they are located within the DHRA. One such exemption is where modular buildings are sited, requiring only minimal groundworks.

In this particular case, it appears that the containers are sited within the zone of influence of recorded mine shaft 440408-003 and potentially actually over the shaft itself. This situation clearly has significant public safety implications. However, in order to enable us to provide you with fully informed comments on the application, we would be grateful for the submission of further information/clarification on the following:

- Given the mention of 'retrospective' in the description, we would welcome clarification as to whether the containers are already present on site and are authorised, with retention sought for their conversion, or alternatively whether the application is seeking the retention of the containers themselves along with permission for their proposed conversion at some point in the future.
- The application form indicates that the current use of the site is 'car sales'. We assume that this use already has planning permission. No mention is made in the application development description to any other works having been carried out. We would therefore welcome confirmation as to whether the containers have been sited on an

existing, authorised hardsurfaced area at the car sales lot or whether engineering operations have taken place to enable the siting of the containers.

- Should it transpire that the applicant also requires planning permission for any other engineering operations carried out at the site, including to enable the siting of the containers, further details of the site and works carried out should be provided. These should include appropriate plans showing pre-existing and as-built levels. Photographs of the site would also be helpful.

We would be pleased to receive for further consultation and comment any additional information prepared and submitted by the applicant which addresses the above matters.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Bradley Shelton

Bradley Shelton

Apprentice Town Planner

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to the Coal Authority by the Local Planning Authority and/or 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.