

**Michael Clynych**  
**Architect & Town Planner**  
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**Ingbirchworth**  
**S36 7GF**

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Rec'd 25/11

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Save on SP

VALIDATE

18 January 2017

Mr. M. Smith  
BMBC Planning Dept  
PO Box 634  
Barnsley  
S70 9GG

Dear Matthew

2017/0027/Invalid

I refer to our recent discussion. It has been suggested (see copy letter) that a Coal Mining Risk Assessment is required.

I have discussed the issue with Paul James of SYMAS at some length;

The site appears to be within the Coal Authority referral area.

The site has the Silkstone four foot seam about 300 metres to the south west and an unnamed 50cm open cast working north west of the site.

Both workings are old and the open cast site is actually ancient.

Paul believes the risk of any problems is, "very small". There is no evidence of any damage to the house in the middle of the site and no problems with the many surrounding newer houses.

We do understand the very theoretical risk and we will at some point need some sort of investigation to satisfy the Coal Authority that they will never be required to fund and problem and indeed any insurance company for the houses. However, Paul agrees that at this Outline only stage, a suitable planning condition is fair and appropriate to require further information at a detailed stage.

I am anxious to avoid significant costs for my client when we are only establishing the principle of development. Any subsequent Development can be funded by the builder/developer in knowledge of the study required.

I hope you can now move forward with me in the way suggested.

Yours sincerely,





**BARNSLEY**  
Metropolitan Borough Council

Place Directorate  
Economic Regeneration  
Planning and Building Control  
Head of Service: Joe Jenkinson

Greg McGrath  
The Lauries  
24 Viewlands  
Silkstone Common  
S75 4QP

My Ref:  
Your Ref:  
Date:  
Enquiries to: Laura Bennett  
Direct Dial: 01226 775721  
E-Mail: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)

Dear Sir / Madam,

APPLICATION NO: 2017/0027/INVALID  
DESCRIPTION: Demolition of existing house and erection of 3 new houses (Outline)  
LOCATION: The Lauries, 24 Viewlands, Silkstone Common, S75 4QP

Thank you for your planning application in respect of the above. Unfortunately, your application is invalid and cannot be processed because:-

**Coal Mining Risk Assessment required.**

Please attach these documents to an email and send to [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk) or post to the address below as soon as possible to enable us to process your application. Please remember to quote the planning application number. If you require assistance or have any queries please telephone the Planning officer named above.

If the application is invalid due to non-payment of a fee, again please contact us via email at [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk) or telephone the Planning officer named above to confirm you have made the payment. Please remember to quote the planning application number. If you have paid via card, please also quote your payment reference number.

Yours faithfully

Joe Jenkinson  
Head of Planning & Building Control

PO Box 634, Barnsley, South Yorkshire S70 9GG

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