



PLANNING CONSULTATION RESPONSE

Application No	2026/0613
Proposal	Amalgamation of 2x existing flats and change of use to create 12 bedroom HMO (Use Class Sui Generis) with associated works.
Address	Flat 1, 42 Doncaster Road, Barnsley, S70 1TL
Date of Consultation Reply	10/08/2026
Consultee	SYMAS

Consultation Assessment and Justification

The development is located within a Mining Remediation Authority High Risk Planning Referral area. A search of SYMAS mining and geological records indicates the potential presence of shallow coal.

The application is of limited scope (conversion works) with limited ground works. The application is therefore considered exempt from the Coal Mining Risk Assessment requirements.

SYMAS therefore has no objection to planning approval.

If planning permission is granted it is recommended the Mining Remediation Authority informative advice is attached to the decision notice.

NO OBJECTION

Consultation Informative(s):

The proposed development lies partly within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one?

<https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

Planning Obligations required:

N/A