



PLANNING CONSULTATION RESPONSE

Application No	2025/0980
Proposal	Erection of commercial building with mixed use Classes E(a), E(c) and E(g).
Address	1 - 3 Church Street, Staincross, Barnsley, S75 6BU
Date of Consultation Reply	18 th December 2025
Consultee	SYMAS

Consultation Assessment and Justification

Further to your consultation request of the 4th December 2025, I have the following comments:

We note the Phase 1 Preliminary Contamination Risk Assessment for the proposals, as prepared by GEOL Consultants Ltd ref: GEOL25-6165 dated 26th October 2025. The report also includes a Coal Mining Risk Assessment which addresses the coal mining legacy aspects and recommends for further intrusive site investigation works to determine the shallow coal mining position; namely to ascertain any stabilisation requirement should any unrecorded shallow mining voids be present within an influencing depth. Providing this is addressed via an appropriate condition as suggested below, then SYMAS will have **no objections**.

NO OBJECTION*

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy. A further phase 2 site investigation must therefore be undertaken as advised for in the Coal Mining Risk Assessment section of the Phase 1 Preliminary Contamination Risk Assessment report for the proposals, as prepared by GEOL Consultants Ltd ref: GEOL25-6165 dated 26th October 2025. The investigations and subsequent development must 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 mitigation shall be submitted for approval in writing by 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, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

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



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

Planning Obligations required: