



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/1067
<b>Proposal</b>	Erection of sub-station
<b>Address</b>	LOCATION: Land off Dearne Valley Parkway, Rockingham Business Park, Hoyland, Barnsley
<b>Date of Consultation Reply</b>	07/01/2026
<b>Consultee</b>	SYMAS

### Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area.

The applicant has provided a Coal Mining Risk Assessment and Coal Recovery Report, dated February 2021 by JPG (Leeds) Ltd.

The report states that surface mining has taken place on the site. The extent of the opencast mining and its associated highwall have been identified- where the highwall is present there is a risk of differential settlement. The substation is positioned to the north of the highwall.

The report also suggests the risk of underground coal mining, both recorded and unrecorded, affecting the surface low and no mitigation is required.

Given the above SYMAS has no objection to planning approval.

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

**NO OBJECTION**

#### Consultation Informative(s):

##### Informative Note

The proposed development lies 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.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

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



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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](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)

What is a permit and how to get one? - GOV.UK ([www.gov.uk](http://www.gov.uk))

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

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

**Planning Obligations required:**

N/A