

3<sup>rd</sup> February 2026

Report Ref: GUK-0425-03/Rp-004

**By Email only**

Mr J. Shaw  
Whitshaw Developments Limited  
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Barnsley  
S75 1FJ

James,

**Land to rear of 32 Queens Road, Barnsley**

As you are aware, we have undertaken extensive assessment and ground investigation works at the above development (herein referred to as the 'Site') since your instruction to proceed in April 2025. The works we completed followed on from a series of third-party reports dating back to 2008 which comprised coal mining risk assessments <sup>[1,2]</sup>, a preliminary environmental risk assessment <sup>[3]</sup>, and a limited phase of intrusive investigation/environmental risk assessment <sup>[4]</sup>.

Initial works undertaken by ourselves comprised the completion of an up-to-date risk assessment <sup>[5]</sup> and a subsequent phase of intrusive ground investigation to confirm general ground conditions and allow for an update of the Site's contaminative status in relation to its now residential end use <sup>[6]</sup>. As indicated in the historical third-party reports, the Site was identified as being at potential risk from shallow mining legacy in the Abdy Coal. Since historical investigation works undertaken by others were not all-encompassing, as part of the Site's recent investigation a phase of rotary open-hole drilling was also completed so that a full and compliant assessment of the mining legacy status could be made. These drilling works were commissioned by yourselves on a separate basis with Demolition & Geotechnical Ltd ('D&G'), although the findings of the investigation were presented in the overall investigation report prepared by ourselves.

We note your requirement to submit to Barnsley Metropolitan Borough Council a pre-occupancy confirmation statement with respect to the proven mining legacy status of the Site, with this being to support the discharge of that planning condition; it is therefore the intention of this document to provide that. A general summary of the findings of the investigation completed by D&G is provided below, although where further information about

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<sup>1</sup> William Saunders (2011). Coal Mining Risk Assessment. Proposed Church and Community Centre, Queen's Road, Barnsley. Ref – 10383/12, dated 8<sup>th</sup> November.

<sup>2</sup> Lyons CMC (2024). Coal Mining Risk Assessment. For proposed Residential Development at Land to the Rear of 32 Queens Road, Barnsley, S71 1AR. Ref – CMRA/00353, dated 24<sup>th</sup> April.

<sup>3</sup> Geo<sup>2</sup> Remediation Limited (2024). Phase 1 Preliminary Risk Assessment. Land to Rear of 32 Queens Road, Barnsley, S71 1AR. Ref – 24/1533.1, dated 1<sup>st</sup> May.

<sup>4</sup> Wardell Armstrong (2008). Phase II Environmental Assessment. 32 Queen's Road, Barnsley. Ref – SD08-0093, dated September.

<sup>5</sup> Groundsmiths (UK) Ltd (2025), LCRM: Stage 1 Risk Assessment. Land to rear of 32 Queens Road, Barnsley. Ref: GUJ-0425-03/Rp-001, dated 6<sup>th</sup> May.

<sup>6</sup> Groundsmiths (UK) Ltd (2025), LCRM: Intrusive Site Investigation. Land to rear of 32 Queens Road, Barnsley. Ref: GUJ-0425-03/Rp-002, dated 16<sup>th</sup> June.

the historic phases of assessment and investigation are required, reference should be made to the documents cited herein.

### Ground Investigation Findings

Based upon the data provided by D&G, it may be reported that six rotary openhole boreholes (RO1 to RO6) were advanced to a terminal depth of 30.0m bgl across the footprint to the Site. Within the Coal Measures bedrock, coal was recorded in all six boreholes. In all instances only one bed was noted at shallow depth; this was assumed to be the Two Foot Coal.

No evidence of the Adby Coal was recorded below the Two Foot Coal to terminal depths (where boreholes were advanced to 30m bgl), and no evidence of any other mining-induced instability or weakness was recorded. Intact Coal Measures bedrock soils were proven in all instances throughout the vertical profile, and therefore risk from shallow coal mining legacy was not expected.

The depths and thicknesses of the coal as encountered are summarised in Table 1, below.

**Table 1 – Proven Coal Mining Legacy**

Borehole Position	Borehole Terminal Depth (m)	Depth to Top of Coal Mining Feature (m)	Depth to Base of Coal Mining Feature (m)	Thickness of Coal Mining Feature (m)	Comment
RO1	30.0	2.2	3.1	0.9	Thin intact coal recorded in all boreholes.
RO2	30.0	1.8	2.8	1.0	
RO3	30.0	3.0	4.0	1.0	
RO4	15.0	4.5	5.5	1.0	Intact bedrock soils to terminal depths.
RO5	15.0	1.7	2.7	1.0	
RO6	15.0	2.9	3.9	1.0	No recorded working.  No loss of flushing medium or arisings.

### Summary

The need for additional phases of investigation or any remedial works to consolidate shallow mining legacy was not identified. The coal as proven was undisturbed in all instances, and there were no other mining related artefacts identified.

On the basis of specific investigation data, it is considered that the Site may be determined as being safe and stable in accordance with the National Planning Policy Framework <sup>[7]</sup>, namely paragraphs 196 and 197 (Ground Conditions and Pollution) which state (*in relation to mining legacy, anyway*) that planning policies and decisions should ensure that:

**Para.196:** a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

**Para.197:** Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

<sup>7</sup> Department for Levelling Up, Housing & Communities (2024; updated 2025). National Planning Policy Framework. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>, 12<sup>th</sup> December.

If you require any further assistance, please do not hesitate to contact us.

Andrew Spooner BSc (Hons) MPhil MEnvSc FGS  
Director

For and on behalf of  
**Groundsmiths (UK) Ltd**