



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

For the attention of: Mr M. Marsden – Case Officer
Barnsley Metropolitan Borough Council

26 June 2026

Dear Mr Marsden

Re: Application 2026/0200

Discharge of conditions 11 (Intrusive Site Investigations) and 12 (Signed Statement confirming Site is Safe and Stable) relating to application 2023/0941: Erection of 1no. detached dwelling at Highstone Corner, Highstone Lane, Ward Green, Barnsley, S70 6SD - FOLLOW UP

As you will be aware, the Coal Authority (trading as the Mining Remediation Authority) was contacted directly by email by Andrew Spooner of Groundsmiths Geotechnical Engineers regarding the above application, most recently on 8 June 2026. We understand that the application remains under consideration by the LPA and given that you have been copied into the email correspondence we have responded to you directly in the interest of expediency. Mr Spooner has been copied into our response for information.

The Coal Authority response:

You will recall from our initial consultation response letter of 2 April 2026 that we noted the submission of a supporting Site Investigation Report (17 January 2026, prepared by Groundsmiths Geotechnical Engineers), which detailed a programme of drilling and grouting works carried out at the site. Whilst we acknowledged that the report advised that

no evidence of shallow mining legacy was reported during these works, we raised a number of comments regarding the works carried out and the interpretation of the results.

Since we issued our previous letter, our Mining Information Team has advised that in light of information received and after reviewing and georeferencing all the source plans for mine entry 434404-13, this feature has been determined as having been incorrectly recorded and therefore has been deleted from our database.

In his email Mr Spooner has sought to address the outstanding matters raised in our initial response letter. Whilst he acknowledges that our records indicate that the Winter/Abdy Coal is recorded as having been worked beneath the site, based on the boreholes undertaken he remains satisfied that the identified shallow coal seam is unworked beneath the site.

Mr Spooner indicates that additional works in the form of surface clearance and excavation have been carried out recently to further investigate recorded mine entries. He advises that no evidence of shaft 434404-019 was encountered and as such this feature is assumed to lie off-site and poses no risk to development. As no mitigation measures such as geogrid reinforcement are recommended, we assume that Mr Spooner is satisfied that an off-site collapse of the shaft close to the site boundary would not extend to any significant degree into the site.

With regards recorded adits, Mr Spooner advises that the additional works carried out discounted the features identified by Silkstone Environmental as being adits, with undisturbed natural ground being proven. As such, he concludes that risk from these adits is not expected.

Mr Spooner is aware of the coal mining legacy which our records suggest is present at and in the vicinity of the site. He has clearly expressed his view that the works undertaken to investigate/remediate coal mining legacy present are appropriate and adequate. As such, based on the information submitted and the professional opinions contained therein, the Coal Authority's Planning & Development Team would now have no objection to the LPA discharging Conditions 11 and 12 of the issued consent, in terms of coal mining legacy related land instability matters, should it see fit.

If you would like to discuss this matter further, please contact me on the above number.

Yours sincerely



James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Local Planning Authority and/or information that has been published on the Council's website for consultation purposed in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

In formulating this response the Coal Authority has taken full account of the professional conclusions reached by the competent person who has prepared the Coal Mining Risk Assessment or other similar report. In the event that any future claim for liability arises in relation to this development the Coal Authority will take full account of the views, conclusions and mitigation previously expressed by the professional advisors for this development in relation to ground conditions and the acceptability of development.