

Application Reference Number:		2026/0676.	
Application Type:		Full.	
Proposal Description:		Alterations to external elevations including rendering and oak coloured composite cladding.	
Location:		The Portcullis, Pitt Street, Barnsley, S70 1BB.	
Applicant:		GPP Leisure Limited.	
Third-party representations:	None.	Parish:	
		Ward:	Kingstone.

Summary: This application seeks planning permission for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding. This proposal would support the longevity of an established business and would maintain and/or enhance the vitality and viability of Barnsley Town Centre. This proposal is therefore considered acceptable in principle and substantial weight is given to the anticipated benefits of supporting the overall vitality and viability of the centre in accordance with national decision-making policies, including NPPF Policy TC2 and Local Plan Policy TC1. This proposal is considered acceptable in respect of its potential impacts on visual amenity; residential amenity, health and pollution control; highway safety; biodiversity and geodiversity; and contaminated and unstable land in accordance with NPPF Policies DP3, P3, TR3, TR4 and P2, and Local Plan Policies D1, GD1, POLL1, T3, T4, BIO1 and CL1, and is attributed substantial, moderate and modest weight in favour, in accordance with national decision-making policies and planning judgement. The anticipated benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4. For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance. Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c). Recommendation: APPROVE subject to conditions.
--

Site Description

This application relates to an existing public house and bar located on the south of Pitt Street within the Southern Fringe District of Barnsley Town Centre in the Urban Barnsley settlement. Pitt Street green space is located adjacent to and south-west of the development site. The Barnsley National Spiritualist Church is located adjacent to and north-east of the development site. The surrounding area is a mix of commercial and residential uses. Commercial uses are focused to the north and north-east with residential uses to the south, south-west and north-west. The street scene material palette comprises brick and stonework alongside limited examples of cladding and rendering.

The application building is a part single and part two-storey flat roofed building constructed of brickwork. A single storey projection to the front (north) appears to be constructed of stonework and painted grey. Existing external decking areas to the front (north) are in the process of being removed. A single storey projection to the rear (south) appears to be constructed of brickwork and painted off-white. The application building is fronted by areas of hardstanding with a vegetated embankment to the rear. A hedge bounds the development site to the south-west (side). The topography of the area falls south-to-north.



Planning History

B/83/0082/BA	Change of use from club premises to licensed premises with dining facilities.	Approved.
B/86/0035/AD/BA	Illuminated post mounted box sign.	Approved.
B/88/0293/BA/AD	Illuminated fascia sign.	Approved.

Proposed Development

This application seeks planning permission for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in the NPPF should be given very limited weight. The only exception to this is where they have been examined and adopted or made against the NPPF (August 2026). Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF (August 2026).

The development site is located within the Urban Barnsley settlement and is within the Southern Fringe District of Barnsley Town Centre.

The following Local Plan policies are therefore relevant in this case:

- *Policy SD1: Presumption in favour of Sustainable Development.*
- *Policy TC1: Town Centres.*
- *Policy BTC15: Southern Fringe.*
- *Policy D1: High Quality Design and Place Making.*
- *Policy GD1: General Development.*
- *Policy POLL1: Pollution Control and Protection.*
- *Policy T3: New Development and Sustainable Travel.*
- *Policy T4: New Development and Transport Safety.*
- *Policy CL1: Contaminated and Unstable Land.*
- *Policy BIO1: Biodiversity and Geodiversity.*

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *Biodiversity and geodiversity (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF, 2026) sets out the overarching planning framework for England. It has replaced the previous version published in December 2024 and introduced a revised structure comprising national decision-making policies organised by policy code rather than paragraph number in the main body of the NPPF. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development, with paragraph 17 setting out the three overarching objectives of sustainable development: economic, social and environmental. Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The following NPPF sections and NPPF policies are relevant in this case:

Section 3: Decision-making policies

- *DM3: Determining development proposals.*
- *DM6: Use of planning conditions and obligations.*
- *DM7: Relationship with other regulatory regimes.*

Section 4: Achieving Sustainable development

- *S3: Presumption in favour of sustainable development.*
- *S4: Principle of development within settlements.*

Section 8: Ensuring the vitality of town centres

- *TC2: Development in town centres*

Section 14: Achieving well-designed places

- *DP3: Key principles for well-designed places.*

Section 15: Promoting sustainable transport

- *TR3: Locating development in sustainable locations.*
- *TR4: Street design, access and parking.*
- *TR6: Assessing transport impacts.*

Section 17: Pollution, public protection and security

- *P2: Ground conditions.*
- *P3: Living conditions and pollution.*

Section 19: Conserving and enhancing the natural environment

- *N2: Improving the natural environment.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Representations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

A site notice was posted nearby which expired 21st September 2026.

No representations were received.

Consultations

Local Ward Councillors	Comment(s).
------------------------	-------------

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

NPPF Policy S3(1): Presumption in favour of sustainable development establishes that decisions on development proposals should apply a presumption in favour of sustainable development. This means that NPPF Policy S4 should be applied when considering development proposals within settlements; and in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

In this instance, the development site is located within the Urban Barnsley settlement, and therefore, NPPF Policy S4 is applicable.

NPPF Policy S4(1): Principle of development within settlements establishes: Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework (NPPF).

NPPF Policy TC2: Development in town centres establishes that in considering proposals for development in town centres, substantial weight should be given to the benefits of: supporting the overall vitality and viability of the centre; and improving or retaining access to local shops and other facilities which provide day-to day services for the local community.

Local Plan Policy TC1: Town Centres establishes that support will be given to maintaining and enhancing the vitality and viability of Barnsley Town Centre.

Considering the above, this proposal for alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding would support

the longevity of an established Town Centre business and would therefore, support, maintain and/or enhance the vitality and viability of Barnsley Town Centre. As such, this proposal is considered acceptable in principle and subject to an assessment of the following matters. Substantial weight is given to the anticipated benefits of supporting the overall vitality and viability of the centre in accordance with national decision-making policies.

Impact on Visual Amenity

NPPF Policy DP3(1): Key principles for well-designed places establishes that development proposals should respond to their context so that they integrate with and enhance their surroundings. This should not preclude innovation or change where appropriate.

NPPF Policy DP3(3) establishes that substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Local Plan Policy D1: High Quality Design and Placemaking, establishes support would be given to development if proposals would achieve a high quality of design and would respect, take advantage of, and reinforce the distinctive local character and features of Barnsley.

This application seeks planning permission for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding.

The application building whilst functionally efficient appears devoid of any visual significance, and its general scale, haphazard massing and flat roof design appears at odds with the surrounding context which comprises buildings that appear more modest in scale and uniform in respect of general design and appearance. The application building appears somewhat dilapidated with noticeable graffiti and dated external finishes.

The Applicant makes the case within a submitted statement that replacing the aging brickwork with a crisp silicone render and modern composite cladding would provide a clean, contemporary aesthetic while maintaining the structural footprint and scale of the existing building. The introduction of high-quality, durable composite materials and smooth render would replace tired exterior finishes, significantly improving the street frontage and visual amenity of the immediate local area.

It is acknowledged that this proposal would be a clear departure from the application building's current external appearance and aesthetic in respect of materiality and that there are limited existing examples of cladding and render to surrounding buildings. The extent of the proposed rendering and use of composite materials would therefore likely have a moderate adverse impact on the character of the street scene. However, the Applicant has worked with the Local Planning Authority (LPA) throughout the application process to alleviate concerns.

A white render was originally proposed, but this was considered to appear visually abrasive, jarring and inharmonious within the surrounding context. Following a suggestion from the LPA to consider a render colour with softer natural tones, the Applicant proposed an alternative 'Chalky' colour. This colour would appear more subdued and more consistent with the natural and neutral tones of the street scene external material palette compared with the previous white colour. The proposed composite cladding would adopt an oak finish. Whilst the LPA would have preferred a reduction to the amount of render proposed and an alternative render colour with stronger definition and greater connection to the nearby stonework, on balance, the amendments are considered acceptable in this instance when considered against the anticipated benefits of this proposal. Despite potential moderate impacts on the character of the street scene, this proposal is still viewed as an enhancement of the external appearance of the application building. This proposal would also support the longevity of an established business which would support the overall vitality and viability of Barnsley Town Centre.

Considering the above, there is no evidence to indicate that this proposal would result in unacceptable levels of impact in respect of visual amenity that would otherwise warrant refusal of planning permission, especially when weighed against the anticipated benefits of this proposal. Substantial weight should therefore be given to compliance with relevant development plan policies when assessing the design quality of proposals in accordance with NPPF Policy DP3.

Considering the above, this is considered to weigh substantially in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy DP3: Key principles for well-designed places and Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding its potential impact on visual amenity.

Impact on Residential Amenity, Health and Pollution Control

NPPF Policy P3(1): Living conditions and pollution establishes: Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. Within this context development proposals should accord with NPPF Policy P3(2) (a-f) where applicable.

Local Plan Policy GD1: General Development, indicates that support will be given to development if there will be no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development would be compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.

Local Plan Policy POLL1: Pollution Control and Protection, establishes that support will be given to development if it is demonstrated that proposals would not be likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause nuisance to the natural and built environment or to people.

This application seeks planning permission for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding. As such, it is not considered that this proposal would contribute to significant increased levels of overshadowing, overlooking and loss of privacy or reduced outlook.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during demolition and/or construction works. However, any potential impact is anticipated to be temporary and construction hours could be controlled by condition.

Considering the above, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy P3: Living conditions and pollution and Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protection and is considered acceptable regarding its potential impact on residential amenity, health and pollution control.

Impact on Highways

NPPF Policy TR3: Locating development in sustainable locations supports development that is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.

NPPF Policy TR4: Street design, access and parking establishes that to contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should: give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services. Proposals should also provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan.

NPPF Policy TR6(4): Assessing transport impacts establishes that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

This application seeks planning permission for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding. Existing access and off-street parking arrangements would be maintained. As such, it is not considered that this proposal would have a severe impact on the transport network (in terms of capacity and congestion, including cumulative impacts) or an unacceptable impact on highway safety to otherwise justify a refusal in accordance with NPPF Policy TR6.

Considering the above, this is considered to weigh moderately in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policies TR3: Location development in sustainable locations and TR4: Street design, access and parking, and Local Plan Policies T3: New Development and Sustainable Travel and T4: New Development and Transport Safety and is considered acceptable regarding its potential impact on highway safety.

Impact on Biodiversity and Geodiversity

In England, Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and means developers must deliver a BNG of 10%. This proposal is not subject to the BNG requirement and falls within one of the listed exemptions.

Considering the above, this is considered to weigh modestly in favour of this proposal and its approval.

This proposal is therefore considered to comply with Local Plan Policy BIO1: Biodiversity and Geodiversity and is considered acceptable regarding its potential impact on biodiversity and geodiversity.

Impact on Contaminated and Unstable Land

NPPF Policy P2: Ground conditions establishes that sites proposed for development should be suitable for their proposed use taking into account: ground conditions, including any risks arising from land instability or contamination (whether due to natural hazards or current and former activities such as mining or fuel storage); and the extent to which any such risks can be mitigated, and the potential impacts on the natural environment arising from remediation.

Adequate site assessment information, prepared by a competent person, should be available to inform these considerations.

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

The development site is located within a high risk development area as defined by the Mining Remediation (Coal) Authority (MRA).

Whilst this application is not supported by a Coal Mining Risk Assessment (CMRA) this proposal is for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding. The nature of this development would therefore fall on Part B of the MRA's published exemptions list as any potential groundworks are anticipated to be minimal. On this basis, it is not considered that requiring a CMRA would be proportionate to the nature of the development proposed in this particular case. The MRA's standing advice and informative note could be included on any positive decision.

Considering the above, it is not anticipated that this proposal would have a severe impact on ground conditions, including any risks arising from land instability or contamination. It is therefore considered that this proposal would accord with NPPF Policy P2 and Local Plan Policy CL1.

Considering the above, this is considered to weigh modestly in favour of this proposal and its approval.

This proposal is therefore considered to comply with NPPF Policy P2: Ground conditions and Local Plan Policy CL1: Contaminated and Unstable Land and is considered acceptable regarding its potential impact on contaminated and unstable land.

Other Matters

During the application process, Councillor Guest provided comments in respect of this application which stated that this proposal should enhance the building as it is a little run down. It was also asked whether a bin be placed outside for customer use.

Whilst the installation of a bin outside for customer use is not a material planning consideration in respect of this proposal, these comments were relayed to the Applicant for consideration and potential implementation.

Planning Balance and Conclusion

In accordance with the provisions of NPPF Policy S3 and Local Plan Policy SD1 this proposal is considered within the context of the presumption in favour of sustainable development.

This application seeks planning permission for proposed alterations to the external elevations of the application building, including rendering and the installation of oak coloured composite cladding.

This proposal would support the longevity of an established business and would maintain and/or enhance the vitality and viability of Barnsley Town Centre. This proposal is therefore considered acceptable in principle and substantial weight is given to the anticipated benefits of supporting the overall vitality and viability of the centre in accordance with national decision-making policies, including NPPF Policy TC2 and Local Plan Policy TC1.

This proposal is considered acceptable in respect of its potential impacts on visual amenity; residential amenity, health and pollution control; highway safety; biodiversity and geodiversity; and contaminated and unstable land in accordance with NPPF Policies DP3, P3, TR3, TR4 and P2, and Local Plan Policies D1, GD1, POLL1, T3, T4, BIO1 and CL1, and is attributed substantial, moderate and modest weight in favour, in accordance with national decision-making policies and planning judgement.

The anticipated benefits of approving this development would not be substantially outweighed by any adverse effects, when assessed against the national decision-making policies, to otherwise justify a refusal in accordance with NPPF Policy S4.

For the reasons given above, and taking all other matters into consideration, this proposal conforms with all relevant national and local planning policies and supplementary guidance.

Planning permission should therefore be granted subject to the necessary condition(s) without delay in accordance with NPPF Policy S3(1)(c).

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- *Amendments sought to proposed render colour.*
- *Clarification sought regarding proposed cladding specification.*

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the approved plans:

Location Plan.

S1951 Measured Survey.

BM Architectural Scenic Living Slatted Composite Cladding Specification Data received 11th October 2026.

Johnstone's Trade Stormshield Render Colour Card received 29th September 2026.

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy and D1: High Quality Design and Place Making.

3. The composite cladding hereby permitted shall be 'Oak' as specified on the submitted BM Architectural Scenic Living Slatted Composite Cladding Specification Data received 11th October 2026 and confirmed by email received on 12th October 2026.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy and D1: High Quality Design and Place Making.

4. The silicone render hereby permitted shall be 'Chalky' as specified on the submitted Johnstone's Trade Stormshield Render Colour Card received 29th September 2026 and confirmed by email received on 28th September 2026.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy and D1: High Quality Design and Place Making.

5. Construction or demolition-related activity shall only take place between the hours of 08:00am – 18:00pm Monday to Fridays, 09:00am – 14:00pm Saturdays and at no time on Sundays and Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby and in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

6. There shall be no burning of any material within the development site during any demolition and/or construction phases.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby and in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.
3. It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.
4. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.
5. 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 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? - GOV.UK (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](#)