



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Jessica Duffield – Case Officer
Barnsley Metropolitan Borough Council

[By email: developmentmanagement@barnsley.gov.uk]

1 September 2026

Dear Jessica

Re: 2026/0657

Erection of 1no. building for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yard, parking, landform and landscaping (Reserved matters of the outline part of hybrid planning permission 2019/1573) for Unit 6 seeking approval of access, appearance, landscaping, layout and scale; land to the north and south of Dearne Valley Parkway, Hoyland, Barnsley

Thank you for your notification of 21 August 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority response: **Material Consideration**

Our records indicate that the site is in an area where mine entries and probable shallow coal workings are present and where surface mining activity has taken place. These

features pose a potential risk to surface stability and public safety. We note however that the mine entries recorded as being present in, or in proximity to, the site are identified as being completely removed by surface mining operations. There is a monitoring point close to the site, near Shortwood Roundabout, but this falls outside of the application site boundary. There are also reported mine gas sites in the vicinity but not within the application site.

We have previously commented on the Gateway 36 site and several phases of the development. We note that this current proposal (Plot 6) is noted to be part of Phase 2. In our letter to the LPA dated 15th February 2023, based on the information provided to us at that time, we noted that surface mining highwall had implications for Plots 3 and 4 but not the remainder of the plots in Phase 2.

We have commented on information for Condition 24 of the outline consent in respect of Phases 3 and Phase 2A.1. As our records indicate that the mine entries have been removed by surface mining activity and previous report authors have concluded that the highwall lies outside of this plot we have **no objections** to the access, appearance, landscaping, layout and scale of the development being considered as the reserved matters.

SUDs

It should be noted that where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

Mine Gas

It should be noted that wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist. These risks should always be considered by the LPA. The Planning & Development team at the Coal Authority, in its role of statutory consultee in the planning process, only comments on gas issues if our data indicates that gas emissions have been recorded on the site. However, the absence of such a comment should not be interpreted to imply that there are no gas risks present. Whether or not specific emissions have been noted by the Coal Authority, local planning authorities should seek their own technical advice on the gas hazards that

may exist, and appropriate measures to be implemented, from technically competent personnel.

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

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison 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.

