



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0266
<b>Proposal</b>	Application to determine if prior approval is required for the change of use of an office building (Use Class E(g)(i)) to 9 apartments (Use Class C3) via Schedule 2, Part 3, Class MA.
<b>Address</b>	LOCATION: 23 Queens Road, Barnsley, S71 1AN
<b>Date of Consultation Reply</b>	16/04/2026
<b>Consultee</b>	SYMAS

### Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area due to the probable presence of shallow coal and the potential for unrecorded mine workings.

The development consists of a building change of use (commercial to residential) with no new foundations and minimal ground works (car park alterations).

It is therefore the opinion of SYMAS that further coal mining risk assessments (beyond the submitted Phase 1 Environmental report by RGS ref C5856/26/E/9093) is not warranted. The development is considered exempt from the Mining Remediation Authority coal mining risk assessment requirements.

SYMAS has no objection to the development.

If planning permission is required/granted SYMAS would recommend that the Mining Remediation Authority informative note be 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*



# **BARNSLEY**

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*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](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