



The Coal  
Authority

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**For the attention of: Rachael Roddis – Case Officer**

Barnsley Metropolitan Borough Council

[By email: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)]

22 October 2025

Dear Ms Roddis

**Re: Planning application 2025/0830**

**Erection of sub-station at 428 Carlton Road, Carlton, Barnsley, S71 3HX – Reconsultation**

Thank you for your notification of 15 October 2025 seeking the views of the Coal Authority (trading as the Mining Remediation Authority) on the above.

The Coal Authority response: **Substantive Concern**

As you are aware, the application site falls within the defined Development High Risk Area. The Coal Authority's information indicates that six mine shafts (CA ref, 436409-002, 436409-001, 436409-004, 435409-002, 435409-003 and 435409-001) are located within 20m of the application site (red line) boundary, with their potential zones of influence extending into the site. Due to potential plotting inaccuracies, the actual position of these mine shafts could deviate from their recorded position by several metres.

You will recall that the Coal Authority previously objected to the proposal in our initial consultation response of 15<sup>th</sup> October 2025 due to the lack of a Coal Mining Risk Assessment to identify and assess the risks posed to the proposed development by coal mining legacy.

We note that the applicant has now submitted a Coal Mining Risk Assessment (dated 2<sup>nd</sup> November 2021, prepared by the Coal Authority's commercial arm) in support of their

planning application; however, the Coal Authority's Planning & Development Team does not consider that this adequately addresses the impact of coal mining legacy on the proposed development and we therefore **OBJECT** to the proposal.

It is clear that the submitted report was prepared to inform development on an adjacent parcel of land in the control of the applicant, located to the north of the current application site. As such, it does not assess the risks posed by coal mining legacy to the specific scheme of development currently under consideration by the LPA.

The applicant should therefore be requested to submit a site and development specific Coal Mining Risk Assessment prepared by a competent person, utilising up-to-date information and informed by the results of appropriate investigations, in support of their application. This document should address the specific matters raised in our initial consultation response letter and should demonstrate to the LPA that the site is, or can be made, safe and stable for the proposed development, in accordance with paragraphs 187, 196 and 197 of the NPPF.

We would be pleased to receive for further consultation and comment any additional information prepared and submitted by the applicant.

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

Yours sincerely

*Bradley Shelton*

**Bradley Shelton**

**Apprentice Town Planner**

#### **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 purposes 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.*