BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0650
Proposal	Erection of building for vehicle maintenance (Use Class Sui Generis) and associated infrastructure including fuelling facilities; truck and plant wash facilities with surfacing works and formation of parking, following the demolition of existing buildings and structures.
Address	Wordsworth Business Park Whaley Road, Barugh, Barnsley, S75 1FJ
Date of Consultation Reply	10/09/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located partially within a Mining Remediation Authority High Risk Planning Referral area. A search of SYMAS mining and geological records indicates the potential presence of shallow coal.
The site was also formerly occupied by Barugh Coke Works and associated tips, and landfill. Therefore made ground is likely to be present on site.

Given the above the site may be at some degree of mining legacy risk such as ground instability or the presence of fugitive ground gases.

The applicant has submitted a third party Geoenvironmental desk top study report and coal mining risk assessment report by JPG which detail the sites history and coal mining legacy risks. The reports make recommendations that intrusive site investigations are required to fully evaluate the ground conditions.

If planning permission is granted it is recommended that a condition be attached to the decision notice to ensure the recommendations of the JPG CMRA are implemented prior to built development commencing.

NO OBJECTION subject to condition		

Consultation Suggested Conditions:

The site has been identified to be at risk from potential coal mining legacy issues. Prior to commencement of built development, Intrusive site investigations must therefore be undertaken to evaluate the mining legacy risks and ground conditions as advised by the JPG Coal Mining Risk assessment report ref 6709-JPG-Z2-XX-RP-G-0602-S2-P02, May 2026. The site investigations and subsequent development should be undertaken in compliance with Construction Industry Research and Information association publication C758D “Abandoned mine workings manual” where applicable. A report detailing the findings of the investigation, and any recommended remediation/mitigation, shall be submitted for approval in writing to the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, the condition will not be discharged until a validation report for the stabilisation works has also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – Land stability NPPF P1 & P2

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Consultation Informative(s): N/A
Planning Obligations required: N/A