



PLANNING CONSULTATION RESPONSE

Application No	2026/0294
Proposal	Discharge of conditions 4 (Levels), 5 (Boundary Treatments), 6 (Broadband), 8 (Drainage), 16 (Dust Management), 17 (Noise Management), 18 (Coal Mining) and 20 (Tree Protection) of application 2022/0321: Erection of 4no detached dwellings and associated works.
Address	LOCATION: Land adjacent The Stables, Pantry Hill, Worsbrough Dale, Barnsley, S70 4RP
Date of Consultation Reply	01/05/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area due to the presence of shallow coal. Planning permission was approved subject to conditions including the requirement for a site investigation/remediation/mitigation of mining legacy risks and associated ground conditions

The applicant has submitted a "Coal Mining Risk Interpretation Report" by Lyons CMC ref SI00357 dated 12th July 2024 which summarises the results of boreholes drilled across the site.

The report concludes the site is underlain by intact coal and mining legacy risks are low. The report recommends some reinforcement is incorporated into foundation design as a contingency for residual risk

SYMAS has no objection to the discharge of condition 18.

NO OBJECTION

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

N/A

Consultation Informative(s):

N/A

Planning Obligations required:

N/A