



INVESTOR IN PEOPLE



RTPI  
Learning Partner

200 Lichfield Lane  
Berry Hill  
Mansfield  
Nottinghamshire  
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Web: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)



The Coal  
Authority

For the Attention of: Case Officer - Inner Team (DC)  
Barnsley Metropolitan Borough Council

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

24<sup>th</sup> November 2023

Dear Case Officer

**PLANNING APPLICATION: 2021/1090**

**Hybrid application for residential development for 1,560 dwellings comprising:**  
**a) Full planning permission for: earthworks to create development platforms; strategic drainage ponds/dry detention basins and associated drainage infrastructure; construction of a new link road; location of strategic landscaping and ecological areas; demolition of existing buildings; works to Hermit Lane; and erection of Phase 1(a) residential development comprising 216 dwellings, b) Outline planning permission for: Residential development comprising up to 1,344 dwellings; new primary school; small shops and community facilities; and associated infrastructure works, (Amended Description and Amended Plans) - Land South of Barugh Green Road and East of Higham Common Road, Barnsley (Residential) - Further re-consultation**

Thank you for your notification of the 25th October 2023 seeking the further views of the Coal Authority on the above planning application and the amendments made.

We previously commented on this application, for residential and associated development, in a letter to the LPA dated 28<sup>th</sup> April 2022. It is assumed that the Phase 1 development, for which full permission is sought is, remains as indicated on the plan below. If this is not the case and full consent is being sought for other areas of the scheme clarification of this would be appreciated.



We previously noted that the following:

*..... we would expect the findings of intrusive site investigations for features recorded as being present which impact on layout in the area proposed for full consent (mine entries and surface mining highwalls) to be carried out in order to inform any revisions to the layout necessary prior to a decision being made. This includes where development platforms and associated infrastructure are to be fixed by the granting of full planning permission. No information on this element of the development proposed appears to have been provided to address our previous concerns. Further information on the how the development platforms will relate to the coal mining features is requested, in the form of a plan, with annotations if deemed necessary. Information on the investigations carried out to locate coal mining features which impact on surface development (mine entries and highwalls) is also requested, as per our previous correspondence.*

The Geoenvironmental Appraisal, dated December 2022 and prepared by Lithos Consulting, relates to the site below only, and this appears to be the most up to date report available in respect of coal mining legacy issues. This report also confirms that although the high walls have been located no investigations to locate the mine entries have been carried out.



It would be helpful if an updated CMRA could be submitted, or an additional note, which covers the site as a whole, addresses my previous comments and makes clear the investigations carried out to date to investigate coal mining legacy features. On the basis of the information currently available to review we **maintain our objection**.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

[Redacted signature]

**Principal Planning & Development Manager**

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or 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 advisers for this development in relation to ground conditions and the acceptability of development.*

