



PLANNING CONSULTATION RESPONSE

Application No	2026/0713
Proposal	Demolition of existing dwelling and associated outbuildings, with erection of 4no. detached dwellings and garaging
Address	Stone Croft, 1 Hall Royd Lane, Silkstone Common, Barnsley, S75 4PP
Date of Consultation Reply	21/10/2026
Consultee	SYMAS

Consultation Assessment and Justification

The development is located within a Mining Remediation Authority (MRA) High Risk Planning Referral area. A search of SYMAS mining and geological records indicates the potential presence of shallow coal, shallow coal mine workings and mine entries

The applicant has submitted a coal mining risk assessment and ground investigation report which presents the finding of intrusive investigations and suggests the absence of coal mine workings within a critical depth of the proposed development.

The report identifies the location and condition of a mineshaft on the site and discusses the implications of a further mine shaft on adjacent land/close to the site boundary.

The accompanying proposed site layout shows proposed dwellings and associated garages in close proximity to the mine shaft(s).

From the available information SYMAS is unable to conclude the proposed layout is compliant with Mining Remediation Authority guidance on build development located in close proximity to mine entries and therefore SYMAS is unable to recommend planning approval at this time.

It is noted that the MRA have been consulted upon the proposals and as owner of the mine shafts it is recommended that the LPA should take MRA consultation in precedence to determine mining legacy safety and sustainability site layout issues for this application.

OBJECT (defer to MRA)

Consultation Informative(s):

N/A.

Planning Obligations required:

N/A