



PLANNING CONSULTATION RESPONSE

Application No	2026/0422
Proposal	Residential development of up to 144 units and associated works
Address	Land to the south of Weetshaw Lane Roundabout, Cudworth, Barnsley
Date of Consultation Reply	14 th July 2026
Consultee	SYMAS

Consultation Assessment and Justification

Further to your consultation request of the 2nd July 2026, I have the following comments:

We note the Coal Mining Risk Assessment for the proposals, as prepared by Lithos Ltd ref: 4674/1 dated June 2024. The report addresses the mining legacy for the site and concludes that the proposed development has a low risk of shallow coal mining and/or mine entry risks. As such, no associated mining investigation works were deemed necessary. The report does outline issues that have been established via phase 2 works by way of (but not limited to): infilled quarry/made ground, high walls, contamination etc. These issues should be competently addressed at the Building Control stage of the development, subject to an approval.

Given the above SYMAS are satisfied that the applicant has demonstrated that the proposed development can be made safe from all aspects of coal mining legacy risks and therefore have **no objections** to the proposals. The Mining Remediation Authorities Standing Advice should be included within the decision notice if granted.

NO OBJECTION*

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):



Development Low Risk Area - Standing Advice

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026

Planning Obligations required: