



PLANNING CONSULTATION RESPONSE

Application No	2026/0362
Proposal	Erection of a single storey rear extension and alterations to rear garden levels (retrospective)
Address	4 Hazelwood, Smithies, Barnsley, S71 2GE
Date of Consultation Reply	04/06/2026
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority planning referral area. However, householder extensions are exempt from the Mining Remediation Authority coal mining risk assessment planning application validation requirements as indicated in published guidance- <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>. Therefore a coal mining risk assessment is not required.

In the event planning permission is granted (and in the case of permitted development), householder extensions are subject to building regulations approval which includes scrutiny of the extension design against building regulation requirements, the scope of which includes ground stability/foundation design and fugitive gases.

SYMAS does not object to planning approval.

If planning permission is granted it is recommended that the Mining Remediation Authority informative is attached to the decision notice.

No Objection

Consultation Informative(s):

Informative Note

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.



BARNSLEY

Metropolitan Borough Council

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Planning Obligations required:

N/A