



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0034
<b>Proposal</b>	Outline application for the erection of one dwelling with details of access and layout (other matters reserved).
<b>Address</b>	Land to the West of Chapel Road, Pilley, Barnsley, S75 3AR
<b>Date of Consultation Reply</b>	5 <sup>th</sup> February 2026
<b>Consultee</b>	SYMAS

### Consultation Assessment and Justification

Further to your consultation request of the 26th January 2026, I have the following comments:

We note the Mining Risk Assessment for the proposals, as prepared by JNP Group Consulting Engineers ref: S12898-JNP-XX-XX-RP-G-1001 dated November 2025. The report recommends for further intrusive site investigation works to determine the shallow coal mining position; namely to ascertain any stabilisation requirements should any unrecorded shallow mining voids be present within an influencing depth and the presence or otherwise of any unrecorded mine entries. Providing this is addressed via an appropriate condition as suggested below, then SYMAS will have **no objections**.

**NO OBJECTION\***

**Defer for amends/further information\***

\*Delete as applicable

#### **Consultation Suggested Conditions:**

The site has been identified to be at risk from potential coal mining legacy. A further phase 2 site investigation must therefore be undertaken as advised for in the Mining Risk Assessment for the proposals, as prepared by JNP Group Consulting Engineers ref: S12898-JNP-XX-XX-RP-G-1001 dated November 2025. The investigations and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. In the case of further stabilisation works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.

Reason – Land stability NPPF sections 189 a,b,c. 190 and 180 e & f



# **BARNSLEY**

**Metropolitan Borough Council**

**Consultation Informative(s):**

**Planning Obligations required:**