



PLANNING CONSULTATION RESPONSE

Application No	2025/0849
Proposal	Redevelopment of builder's yard to erect two dwellings
Address	LOCATION: Birkland Farm, Fullshaw Lane, Langsett, Sheffield, S36 9FD
Date of Consultation Reply	04/11/2025
Consultee	SYMAS

Consultation Assessment and Justification

The proposed development is located within a Mining Remediation Authority High Risk Planning Referral area due to the possible presence of shallow coal and unrecorded shallow coal mine workings.

The applicant has submitted a coal mining risk assessment which details the coal mining legacy risks and recommends that an intrusive site investigation is required to evaluate the risks and ground conditions. (ref Groundsmiths LCRM: Stage 1 Risk Assessment & CMRA Project Ref: GUK-0625-03 18th August 2025)

If planning permission is granted it is therefore recommended that a condition be attached to the decision notice to ensure the recommendations of the CMRA are implemented prior to built development commencing.

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 issues. Prior to commencement of built development, Intrusive site investigations must therefore be undertaken to determine mining legacy risks and ground conditions as advised by the Groundsmiths mining risk assessment ref GUK-0625-03 dated 18th August 2025. The site 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 remediation/mitigation, shall be submitted for approval in writing to 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, the condition will not be discharged until a validation report for the works has 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

Consultation Informative(s):

Planning Obligations required:

N/A



BARNSLEY

Metropolitan Borough Council

