

Kate Mansell

From: Kevin McBean <KevinM@goodrichllp.com>
Sent: 14 August 2020 10:35
To: dgilbank@northerngas.co.uk
Cc: Amy Smith; Ian Dunckley ; David Wainwright; Barry Smith (barry.smith@prp.uk.com)
Subject: Technical Responses to Northern Gas Network (NGN): Objection ref:- 1400003233
Attachments: We found suspicious links

Morning Donald,

RE: Technical Responses to Northern Gas Network (NGN): Objection ref:- 1400003233
(East Bierley to Hopton Top & Canal Road to Hartshead Moor pipelines)

We are Employers agents for applicant Carbide Properties and are supporting Pegasus Planning with your technical enquiries associated with planning application no **2020/91807**.
I have included a response in blue text within your 3rd August 20 email correspondence – below, which I hope clarifies the points that you have raised.

If you could respond to both Amy and myself in the event that you have any further clarifications associated with this application, it would be appreciated.

Regards

Kevin McBean
Senior Project Manager
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 Goodrich Consulting LLP

From: Donald Gilbank <DGilbank@northerngas.co.uk>
Sent: 03 August 2020 10:34
To: Amy Smith <Amy.S.Smith@pegasusgroup.co.uk>
Cc: DC.Admin@kirklees.gov.uk; Before You Dig <BeforeYouDig@northerngas.co.uk>; Samuel Whiteley <swhiteley@northerngas.co.uk>; Iain Welldon <IWelldon@northerngas.co.uk>; Dave Ring <dRing@northerngas.co.uk>; Jon Todd <jtodd@northerngas.co.uk>; Christopher Wright <CSWright@northerngas.co.uk>

Subject: Attached letter from Kirklees Council regarding application number 2020/91807 at location Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET

Amy (& FAO Kate Mansell)

Northern Gas Network (NGN): Objection ref:- 1400003233

((East Bierley to Hopton Top & Canal Road to Hartshead Moor pipelines))

Many thanks for your e mails and sorry for delayed reply; as you know, I have just returned to work from a holiday. Hopefully the below will provide the required information for you to address the gas pipeline safety and integrity issues which we need to resolve regarding your proposed.

Observations By:	Northern Gas Network (NGN)
Application No.	2020/91807
Proposed Development:	Reserved matters application pursuant to outline permission no. 2016/92298 for re-development of former waste water treatment works following demolition of existing structures to provide employment uses (use classes B1(c), B2 and B8)
Location:	Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET
OS Map Reference	SE 417988.7888 427399.9853
Applicant/Agent:	Pegasus Group
Class:	LargeScale Major Developments

Proposed development: Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET

Thanks for your e mail explaining the development proposal adjacent to Jnct. 26 of the M62 / M606 area (Ex water treatment plant).

I have formulated a general reply for you, based on the information I can see on the planning web site.

(Note: FYI:- I have had some previous dealings with 3rd parties in connection with proposed development in this location).

:- (However, I cannot download the general site plan that is associated to this application, from the planning web site (due to an It "Time Out" issue)

Hence it would be helpful if when you reply if you can provide me with the site layout).

[Kev McBean] Response – HTC drawing 2454P408 rev A should be referenced to this response.

Please note that it is usual for our "before you dig" department to issue a standard "objection" to any plans which are close to, or affect our High Pressure gas transmission system.

The gas assets that are close to your proposal are part of the Northern Gas Networks bulk supply High Pressure Gas Transmission system and are registered with the HSE as Major Accident Hazard Pipelines. Any damage or disruption to any of the pieces of plant in question is likely to give rise to grave safety, environmental and security of supply issues.

Going forward, I would like agreement with either yourself as a representative of **the applicant & developer**, that **ALL** our below stipulations are either **“Not Applicable”** or **will be addressed** throughout the planning and construction process, as appropriate. If we agree that the safety and integrity of our assets will either, not be affected, or that the relevant protective measures will be incorporated within the development proposal, then I will arrange for the objection to be withdrawn.

I have attached a couple of documents which are particularly relevant, and which should make it easier for you to forward to whoever you deem necessary.

Note: The issues I am addressing are related to the **below assets only** and thus, this e mail is specifically aimed towards protecting the **existing** NGN High Pressure Gas Transmission pipelines, which are located either within or adjacent to the development area.

As I am never sure exactly what will be built and what groundworks undertaken near our buried plant, the following information and stipulations are to be applied, as appropriate, to the actual development proposal.

[Kev McBean] Response – Industrial unit, road access points with associated car parking and landscaping as indicated on HTC drawing 2454P408 rev A.

Road construction is being managed by another developer – Opus North and is covered by a separate application.

I would like a response relating to items 1,2, 3, 4, 5, 6, 7, 8 & 9 below.

1. There are **2 existing** NGN High Pressure Gas Transmission Pipelines which pass close to or within the development area.

They are as follows:-

a. “ East Bierley to Hopton Top ” which is 600 mm dia. (24”) with 38 bar Max Pressure.

This is registered as a Major Accident Hazard Pipeline and the associated Pipeline Safety Reference

for this particular pipeline is 1933. Under the Land Use Planning Regulations, I understand that the

HSE consultation distance for this pipeline is 140 metres.

(The Pipe is shown in dotted yellow in our MAPS extracts below and is the closest pipeline to the existing treatment plant perimeter),

For this particular asset, **our safety advice** is based on industry standard (IGEM TD1 Ed. 5), which states that there should be **no “Occupied Buildings”**, within **3 metres** of the pipeline, in other words **a strip**

6 metres

wide centred on the pipeline should be clear of buildings.

(This includes any permanent or temporary static caravans).

(Note: based on; less than 30% SMYS (Specified Minimum Yield Stress) and material wall thickness of 11.91mm).

[Kev McBean] Response – The NGN asset has been plotted on HTC drawing 2454P408 rev A. The clear distance of the proposed

building has been indicated at approximately 16 metres from the easement of the gas pipeline. The proposed building

will be in excess of 16 metres from the East Bierly to Hopton Top gas pipeline.

b. “ Canal Road to Hartshead Moor ” which is 450 mm dia. (18”) with 17 bar Max Pressure.

This is registered as a Major Accident Hazard Pipeline and the associated Pipeline Safety Reference

for this particular pipeline is 1942. Under the Land Use Planning Regulations, I understand that the

HSE consultation distance for this pipeline is 11 metres.

(The Pipe is shown in dotted yellow in our MAPS extracts below and is parallel to the pipe above),

For this particular asset, **our safety advice** is based on industry standard (IGEM TD1 Ed. 5), which states that there should be **no “Occupied Buildings”**, within **7 metres** of the pipeline, in other words **a strip**

14 metres

wide centred on the pipeline **should be clear of buildings.**

(This includes any permanent or temporary static caravans).

(Note: based on; less than 30% SMYS and material wall thickness of 10.31mm).

[Kev McBean] Response – The NGN asset has been plotted on HTC drawing 2454P408 rev A. The clear distance of the proposed building has been indicated at approximately 16 metres from the easement of the gas pipeline. The proposed building will be in excess of 16 metres from the Canal Road to Hartshead Moor gas pipeline.

2. **In addition, we have legal rights** along the length of, and centred on the above pipelines, wherever it crosses private land.

Regardless of item 1 above, **NGN would not agree to any occupied buildings being placed within the easement.**

(and If applicable, this applies to the positioning of any permanent or temporary static caravans).

NGN would expect to be consulted and agree to any other types of structures planned within the easement.

We would also want to agree to any proposed new services placed within or close the easement and if electric conductors, we may

require interference testing to be undertaken by the third party in order to ensure there is no related degradation of our pipeline

or its protection systems. There are pipeline related test posts near the 2 pipelines and within the development area;

NGN would expect that these test posts must remain in situ, or be repositioned at the developers expense. Similarly,

NGN would need to agree to any new road proposals within the easement.

[Kev McBean] Response - HTC drawing 2454P408 rev A, indicates that the proposed building will not be constructed within the existing easement.

The application boundary does cross into the easement zone, landscaping is proposed for this small area. NGN landscaping guidelines will be taken into account when finalising the landscaping design.

[Kev McBean] Response – Existing test posts will remain in position. If due to unforeseen circumstances relocation is required the contractor will consult with

NGN to agree revised locations during the construction phase.

[Kev McBean] Response – s38 Road construction is being competed by another developer - Opus North via a separate planning application associated with the road construction. Bellmouths to the fire escape track and the overspill car park for the proposed unit are within the NGN easement zone. s38 road design and technical approval which is being conducted by Opus North and is to take into account NGN road design recommendations.

3. NGN would also want to limit any change in ground levels over and in the vicinity of the existing pipeline (s) to ensure that the **existing pipeline depth of cover is not reduced** and also that any increase in overburden is

limited, such that the total depth of cover is **no greater than 2.5 metres** (as measured from pipe crown to new ground level).

NGN would also need to ensure that any planned retaining walls did not adversely affect the integrity of our pipes, and in order to

ensure this was the case, we would want an expert in the relevant field to assess any such proposals.

Should percussive piling be necessary, NGN would want to limit any vibration within 15 metres of our pipelines to a measured < 75mm/s ppv.

(Please see attached safety document section 8.3).

[Kev McBean] Response - The foundations design for the proposed is pad foundations no percussive piling is required for the development.

4. If the development includes any **drainage ponds or Lagoons**, these must not be placed over the pipeline(s) route

at any point. (In other words, the pipelines must not be submerged under water).

We would want any associated batter or banking to be constructed so that it does not encroach into our easement.

[Kev McBean] Response – There are no drainage ponds/lagoons or attenuation basins within the application boundary to for the development.

The drainage for this development will not cover any of the gas pipelines.

5. Additionally, for any recreation or landscaped spaces, which are proposed close to our gas pipeline (s), we have tree planting guidelines

which advise the types and species which are safe to plant and provide recommended minimum distances for each from the pipe.

(the roots of large trees can present a significant safety hazard when wrapped around buried pipes; particularly if the tree

subsequently is blown or falls over, pulling the pipe and causing it to rupture). ((Guidelines are attached)).

[Kev McBean] Response – The landscaping design will take into consideration NGN landscaping design guidelines.

6. NGN would want to agree with the developer, any **required pipeline protection, should any access points be**

incorporated over the pipeline(s). (i.e. either Temporary for construction or Permanent street or road access).

Such protection for vehicular crossing points may include a **specifically designed concrete plinth.**

(In this case, I would strongly recommend that any planned new roadways should be placed outside the easement,

Ideally at least 1 BPD (Building Proximity Distance) away from the located route of the pipe).

However, NGN would be willing to agree tangential or even offset permanent pipeline road crossing points,

so long as the required pipe protection was agreed and provided by the developer, including NGN's design approval (G17 Process).

[Kev McBean] Response – s38 Road construction is being competed by another developer - Opus North via a separate planning application associated with the road construction. Bellmouths to the fire escape track and the overspill car park for the proposed unit are within the NGN easement zone. s38 road design and technical approval which is being conducted by Opus North is to take into account NGN road design recommendations.

7. We would also want to agree any **safety precautions** to be adhered to by **any third parties** carrying out **ground works**

in close proximity to our High Pressure Pipelines at any point along their length.

This includes the laying and positioning of services as they cross the pipe(s), or placed within the easements.

Please see attached document "Working Safely near High Pressure Gas Pipelines"

Prior to groundworks; Existing location & depth of cover must be confirmed by on site measurement by our appointed representative.

[Kev McBean] Response – Ground works will be constructed in accordance with "Working Safely near High Pressure Pipelines". The developer shall

Request for the contractor to establish cover levels and coordinate any services which may cross the existing pipelines with Northern Gas Networks Engineers.

8. There are a 2 of existing sleeved sections of pipeline, adjacent to the existing Water Treatment plant entrance and northern perimeter:

Consideration could be given to having new road crossing points above the existing pipeline sleeves.

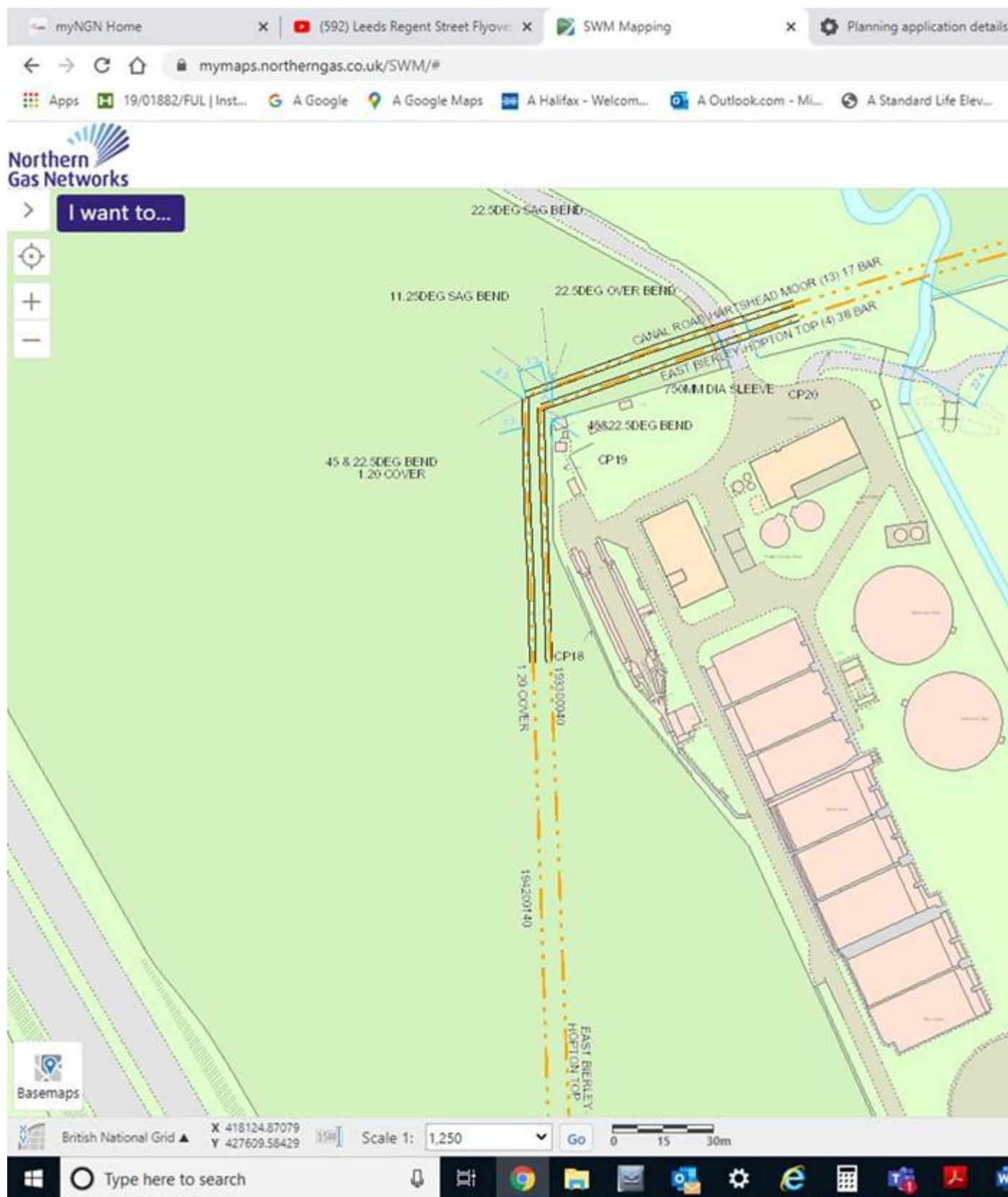
[Kev McBean] Response – No construction works associated with this application are scheduled to take place in the area of the "sleeved services" refer to HTC Drawing 2454P408 rev A.

9. Please confirm that no explosive Blasting Techniques will be utilised during the construction period.

[Kev McBean] Response – No blasting techniques will be required. This application is associated with on-plot construction of pre-prepared plot Which is being completed by Opus North and covered under a separate application.

Thank you for giving me the opportunity to comment, and please don't hesitate to get back to me with any

queries or for further clarification. Please forward this e mail at your discretion.
I will be happy to discuss any of the above aspects.



Kind regards,

Donald Gilbank

Network Officer (Pipeline Protection)

Northern Gas Networks

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Northern Gas Networks Limited (05167070) | Northern Gas Networks Operations Limited (03528783) | Northern Gas Networks Holdings Limited (05213525) | Northern Gas Networks Pensions Trustee Limited (05424249) | Northern Gas Networks Finance Plc (05575923). **Registered address:** 1100 Century Way, Thorpe Park Business Park, Colton, Leeds LS15 8TU. Northern Gas Networks Pension Funding Limited Partnership (SL032251). **Registered address:** 1st Floor Citypoint, 65 Haymarket Terrace, Edinburgh, Scotland, EH12 5HD. For information on how we use your details please read our [Personal Data Privacy Notice](#)

From: Before You Dig <BeforeYouDig@northerngas.co.uk>

Sent: 20 July 2020 22:47

To: Donald Gilbank <DGilbank@northerngas.co.uk>

Subject: FW: EXT:Attached letter from Kirklees Council regarding application number 2020/91807 at location Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET

Good evening

Please find attached planning app objection.

Thanks

Jameson Bwanali

Administration Assistant

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Get involved! Have your say in the future of your gas network and win great prizes, by taking part in our BIG customer survey at together.northerngasnetworks.co.uk Keep posted to take part in a range of activities from workshops to roadshows. Together, we are the network.

Northern Gas Networks Limited (05167070) | Northern Gas Networks Operations Limited (03528783) | Northern Gas Networks Holdings Limited (05213525) | Northern Gas Networks Pensions Trustee Limited (05424249) | Northern Gas Networks Finance Plc (05575923). **Registered address:** 1100 Century Way, Thorpe Park Business Park, Colton, Leeds LS15 8TU. Northern Gas Networks Pension Funding Limited Partnership (SL032251). **Registered address:** 1st Floor Citypoint, 65 Haymarket Terrace, Edinburgh, Scotland, EH12 5HD. **For information on how we use your details please read our [Personal Data Privacy Notice](#)**

From: Planning ContactCentre <Planning.ContactCentre@kirklees.gov.uk>

Sent: 09 July 2020 13:33

To: Before You Dig <BeforeYouDig@northerngas.co.uk>

Subject: EXT:Attached letter from Kirklees Council regarding application number 2020/91807 at location Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET

External email! - Think before you click

Dear Sir/Madam

Please find attached documentation relating to the above application.

Kind regards

Kirklees Planning



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