

053/3649/REG/LH

1st November 2021



Registered in England 07068066

Parkhill
Wetherby
West Yorkshire
LS22 5DZ

T 01937 545 330

www.lithos.co.uk

Dear

Croslands Hill Road, Huddersfield – Summary of meeting with Health & Safety Executive

Further to our meeting on the 21st October 2021 with Philip Smith of HSE please find below my summary of the discussion and key considerations for Redrow as you move forward with the proposed planning submission.

Prior to the meeting Lithos issued an email to HSE setting out our understanding that the separation distance from Building 15, adjacent to the northern boundary of the Redrow development site, was taken from the explosive store within Building 15 and this was confirmed by Black Cat.

However, this was not HSE's understanding. HSE records indicate that the separation distance is from the exterior of Building 15. Since this assumption has been included in all previous safety assessments associated with the license, including the development of Building 15 'blast' zone, the point of measurement could not be questioned at this stage and must be taken from the exterior of the building.

Assuming the exterior of Building 15 as the point of measurement, Redrow confirmed there is unlikely to be any feasible options to take the development forward to accommodate the required separation distance. However, HSE did confirm that the responsibility of maintaining the separation distance was that of the license holder alone i.e. should Redrow secure planning permission HSE would require the storage capacity of Building 15 to be reduced to achieve the necessary separation from the new residential dwellings. HSE confirmed they would not seek to object to any proposed development on the adjacent land.

It is our understanding from the discussions with HSE that issue of the notice to reduce capacity would be triggered by notification of planning approval being granted and the notice would be issued on Black Cat by HSE immediately. The notice is legally binding and requires immediate action, although the formal license variation could take longer (possibly 12 to 18 months).

HSE also noted that Building 15 was the retail outlet for Black Cat with public access and was not understood to be used for continuous storage of fireworks. As such the reduction in capacity is unlikely to affect the wider operation of the site. HSE were also aware of the proposed intention for Black Cat to relocate and the existence of an approved outline permission for a residential development on the Black Cat site.



In summary it is our understanding from these discussions that if the reduction in volume in Building 15 is not achieved voluntarily given the intention to develop adjacent land, HSE can and will enforce this reduction. Also, the responsibility for maintaining the separation distance does not fall to Redrow either through amendments to planning layout or via planning conditions.

Yours sincerely

Liz Hart

Associate Director

for and on behalf of

LITHOS CONSULTING LIMITED