

Sent: 06 April 2023 10:59

Subject: RE: 1400018041 - location Former North Bierley Waste Water Treatment Works, Oakenshaw, BD12 7ET - 0221/94061

Good Morning,

Please forward to the relevant parties.

**Northern Gas Networks Objection Ref:- 1400018041 - location Former North Bierley Waste Water Treatment Works Oakenshaw BD12 7ET**

**Planning Ref:- 0221/94061**

**Proposal:- Reserved matters application pursuant to outline permission 2022/91849 for variation condition 21 (highways and occupation) on previous permission 2021/94060 for variation condition 32 on previous permission 2016/92298 for outline application 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) to include the discharge of conditions 17 (site investigations) 29 (Noise attenuation) and 31 (electric vehicle charging points)**

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protective measures will be incorporated within the development proposal, then I will arrange for the objection to be withdrawn.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 three documents which are particularly relevant, and which should make it easier for you to address some of the below aspects (Please 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.

**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 within the red line development area.  
(situated to the North West of the application plot and just prior to crossing the M606)

They are as follows:-

- a. “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.**

For this particular asset, **our safety advice** is based on industry standard (IGEM TD1 Ed. 6), 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 ).

- b. “ 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.**

For this particular asset, **our safety advice** is based on industry standard (IGEM TD1 Ed. 6), 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 ).

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 could be 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.**

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).**

The aspect of ground vibration needs to be carefully considered if the development will require existing buildings to be demolished, since there are similar applicable vibration limits.

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 within 7 metres of either pipeline.

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)).

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). I have attached our “Temporary Crossing Guidelines” for your information and action as appropriate**

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.

Any proposed close working will require our involvement and site attendance as appropriate.

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

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.**

(We offer a free service ((Mon /Fri x 28 days' notice)) of **locating our STEEL HP / IP pipes** accurately and providing safety related advice and instruction as necessary, hence, please get back to me if you require this service. We can often provide accurate depth of cover measurements at the same time).

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

**Additionally:-**

9. **Population Density : “H” type areas where the population density exceeds 30 persons / Hectare**

As a gas network and Pipeline operator, Northern Gas Networks is obliged to adhere to the Gas Industry Requirements as set out in the Institution of Gas Engineers and Managers standard IGEM / TD1

The document has just completed an update and has been re-issued as “Edition 6”.

In this updated document, **there is a new clause relating to assessing the safety ramifications for increased population density within a certain distance of any High Pressure pipeline** and is to identify any location near the pipeline where the population density has reached 30 people / hectare (Known as “H type” area designation for “High Contingency”).

Any Gas Transporter will be expected to abide by the new rules, and this places an onus on Northern Gas Networks to ensure that population density increases are addressed in order to try and restrict population growth in the vicinity of the pipeline and to maintain the “below 30 people / Hectare” ruling, or alternatively to assess the increased risks to the resulting population.

Obviously, since any new development situated near our HP pipeline (s) will affect our ability to comply with this clause, then in future, we will want any developer liaison to address this aspect.

You can understand the company's reluctance to simply allow new developments to be built adjacent to Major Hazard Pipelines without trying to either, agree a population density restriction or instigating a safety evaluation. Thus, I am adding this aspect to be addressed as part of any consultation process.

I fully understand that such a restriction, could affect any proposed layout and may reduce the number of envisaged planned dwellings or occupied buildings, **however, please can you provide an indication of the likely maximum population you expect to be present at any one time within a distance**

of 140 metres of the pipelines in question, **given your current proposal.**

**In order for us to assess the likely occupancy level, we would take an average of the proportion within the pipeline corridor (in this case 280 metres centred on the pipes), and the occupancy level (hours per day/week) as appropriate.**

I hope the above provides a satisfactory explanation as to why the objection has been made, and that you can address the aspects that need covering; however, I am available to discuss any of the issues if you want additional clarification.

Many thanks for your time and look forward to receiving your reply in due course.

**Proposal set against gas asset map (High Pressure Pipelines in dashed yellow):-**



Kind regards,

Kristian Ainsworth

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