

Sent: 19 March 2024 10:35

Subject: 2024/90551 Linfit House Barn, 125, Linfit Lane, Kirkburton, Huddersfield, HD8 0UA
1400020466

Thank you for consulting us on the below application.

1400018992 - location Linfit House Barn, 125 Linfit Lane, Kirkburton, Huddersfield, HD8 0UO

Planning Application Ref:-	2024 / 62 / 90551 / E
Northern Gas Objection Reference:-	1400020466
Planning Consultation Reference:-	2024 / 62 / 90551 / E
Location:-	Linfit House Barn, 125 Linfit Lane, Kirkburton, Huddersfield, HD8 0UO
Proposal:-	Proposed new access arrangement, off Linfit Lane with a private driveway leading up to new dwelling

(Hopton Top -Catshaw 450) 450mm 38 bar)

(Hopton Top – Catshaw) 750mm 38 Bar)

DPN: NE409975

{Please note that it is standard practice for our “before you dig” department to issue an “objection” to any planning proposals which are close to, or affect our High Pressure gas transmission system}.

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 Northern Gas Networks High Pressure Gas Transmission pipelines , located just outside the development property.
(please see extract below)

The gas assets which are close to your proposal form 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 these pipelines is likely to give rise to grave safety, environmental and security of supply issues.

There are two existing NGN High Pressure Gas Transmission Pipelines which pass close to, or within the development area, as follows:-

1. (known as):-
 “ Hopton Top -Catshaw 450 ” (450 mm dia. (18”) 38 bar MOP (Max Operating Pressure: equivalent to 550 Pounds / Inch²).
 and
 “ Hopton Top – Catshaw 750” (750 mm dia. (30”) 38 bar MOP (Max Operating Pressure: equivalent to 550 Pounds / Inch²).

The associated Pipeline Safety References are 1946 and 1947 respectively.

Under the Land Use Planning Regulations, there will be an HSE consultation distance for each pipeline.

(The Pipes are shown in dashed yellow in our MAPS extract below),

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 **27 metres** of the 450mm pipeline, in other words a strip 54 metres (177ft) wide centred on the pipeline should be clear of buildings. (This is known as the Building Proximity Distance: BPD)

(This includes any permanent or temporary static caravans / cabins or structures that can be regarded as “places of work”).

((**Note: 3.** The above BPD is based on; 450mm pipeline & 30% SMYS (Specified Minimum Yield Stress) and material wall thickness of 10.31mm)

Under no circumstances is it permitted for a building to be constructed over the pipeline route.

2. **In addition**, we have a **legal rights** along the length of, and centred on the above pipelines which is recorded by way of a deed of easement,

Nothing should be placed in or on the easement, that would prevent NGN gaining access to the pipe.

The deeds confirms that NGN as the pipeline owner should have access to the pipe at all reasonable times and at

any time in an emergency to carryout repairs, maintenance and monitoring. The developer or land owner, in laying out any development must consider

NGN’s right of access over the adjoining land and along the easement strip so as to facilitate future access for both personnel and machinery.

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

In this case the strip of land in question is 40ft centred on the pipelines.

(and If applicable, this applies to the positioning of any road construction, building extensions, (+ permanent or temporary static caravans).

NGN would expect to be consulted and agree to any other types of structures planned within the easement as indicated by the applicable deed.

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 may be pipeline related test posts situated close to the pipe 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.

In general: It is unacceptable for any building to be constructed directly over a High Pressure gas Transmission pipeline.

I will arrange for our objection to be withdrawn, if you can confirm that, (and assuming the above permission is granted), the ensuing works will not affect / or be close to our existing gas transmission pipeline as follows:-

1. There will be no **NEW** occupied buildings or extensions within 27 metres of the pipelines.
2. There will be no **groundworks** within 10 metres of the pipeline.
3. There will be no new trees planted within 10 metres of the pipeline.
4. There will be no **new permanent** or **temporary** vehicular crossing points over the pipeline. ((Guidelines attached))
5. There will be no new services (water / electric / comms / gas etc), placed in the vicinity of, or crossing the pipe at any point.
6. There will be no explosive blasting within 250 metres of the pipeline.
7. There will be no ground vibrations associated to piling, within 15 metres of the pipeline.
8. There are no new balancing ponds or drainage within 7 metres of the pipeline.

For your information, please see attached document “ SSW22 Safe Working and Development near NGN Plant: requirements for Third Parties”

Prior to **(any close proximity groundworks: within 10 metres of pipes)**; the **Existing pipeline location & depth of cover must be confirmed by on site measurement carried out 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 if you require this service. We can often provide accurate depth of cover measurements at the same time).

I have also attached our tree planting guidelines should landscaping be included in your proposal. (i.e. closer than 10 metres to either pipe)((guidelines attached)

Thanks for your time and attention, and please don’t hesitate to contact me if you wish to discuss any of the above aspects.

Location of Planned development with Gas Plan adjacent (High Pressure Gas Pipelines in Dashed yellow)

TOTEX Technician – Plant Protection
Northern Gas Networks

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Networks Operations Limited
(03528783) | Northern Gas
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(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,

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