

Sent: 25 July 2025 16:20

Subject: 1400023256 - Unit 800, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS - 2025/91202

FAO: Farzana Tabasum, please share with all relevant personal as required.

Thanks for consulting with Northern Gas Networks regarding the above application and our related objection. Please peruse the e mail below and send me a response regarding the 13 safety stipulations that I have indicated.

1400023256 - Unit 800, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS

Planning Application Ref:-	2025/91202
Northern Gas Objection Reference:-	1400023256
Location:-	Unit 800 Bretton Park industrial Estate, Bretton Park Way,
Savile Town, Dewsbury, WF12 9BS	
Proposal:-	Erection of three storey office extension, alteration of hard surfaced area to car park, with associated works including landscaping.

Dewsbury – Crossgates 450 ST 17 Bar MOP,

X: 425300

Y: 419995

{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 note there are also additional NGN pipelines and apparatus in close proximity to this proposed development.
(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.

1. There is one Northern Gas Networks High Pressure Gas Pipeline that is running through the gardens of the proposed properties;

There is one existing Northern Gas Networks High Pressure Gas Transmission Pipeline which passes through the rear gardens of the development area(s), as follows:

“ **Dewsbury – Crossgates** ” which is 450 mm dia. (18”) and operates at 17 bar MOP (Max Operating Pressure) (equivalent to 247 Pounds / Inch²).

This is registered as a Major Accident Hazard Pipeline and the associated Pipeline Safety Reference for this particular pipeline is **1918**. Under the Land Use Planning Regulations, there will be an associated **HSE consultation distance for this pipeline.**

The Pipe is shown in dotted 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 **7 metres** of the pipeline, in other words a strip **14 metres** (42 feet)

wide centred on the pipeline should be clear of buildings. (This is known as the Building Proximity Distance: BPD)

(This includes any permanent residences or temporary static caravans / cabins or places of work).

The above BPD is based on; below 30% SMYS (Specified Minimum Yield Stress) and material wall thickness of 10.31mm.

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 carry out 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.

(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 **7 metres** of the pipeline.
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.
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 will be no hole boring within 15 metres of the pipeline
9. There will be no new balancing ponds or drainage within 7 metres of the pipeline
10. The pipeline will not be exposed at any time during the development.
11. There will be no reduction in or increase of cover over the pipeline, during or after the works.
12. If plots of land are sold privately, land owners are to be made aware of the pipeline that runs through the rear of the development.
The new land owners must adhere to these safety stipulations.
13. **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 Recommendations as set out in the Institution of Gas Engineers and Managers publication 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 us 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.

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

Kind regards,

Callum Dale

TOTEX Technician – Plant Protection

Northern Gas Networks

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