

Sent: 24 June 2026 15:22

Subject: 1400024968- First Huddersfield, Old Fieldhouse Lane, Huddersfield, HD2 1AG
-2026/91401

Good afternoon,

FAO: Janus Architecture

Please forward to the relevant parties and review the 9 safety stipulations outlined below.

Planning Application ref: 2026/91401
Northern Gas Networks Objection ref: 1400024968

Huddersfield – Hopton Top 300mm ST (1938)

X: 415882
Y: 418703

Address: First Huddersfield, Old Fieldhouse Lane, Huddersfield, HD2 1AG
Proposal: Proposed electrification works including ground and gantry mounted chargers, overhead steel gantires and GRP feeder panels buildings

{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 asset only and thus, this e mail is specifically aimed
towards protecting the existing Northern Gas Networks High Pressure Gas Transmission pipeline, located adjacent to
the development area (please see extract below this high pressure pipeline is shown in dashed yellow).

Thus I would be most grateful if you could address my concerns below by responding to my following 8 related safety and integrity aspects.

The gas asset that is close to your proposal forms part of the Northern Gas Networks “bulk supply”

High Pressure Gas Transmission system and, is registered with the HSE as Major Hazard Pipeline. Any damage or disruption to this piece of plant is likely to give rise to grave safety, environmental and security of supply issues.

There is one existing NGN High Pressure Gas Transmission Pipeline which runs parallel to the development area,

as follows:

(known as); “ **HUDDERSFIELD – HOPTON TOP** ” which is 300 mm dia. (12”) and operates at 17 bar MOP (Max Operating Pressure) (equivalent to 248 Pounds / Inch²).

This is registered as a Major Accident Hazard Pipeline and the associated Pipeline Safety Reference for this particular pipeline is **1938**. 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 **14 metres** of the pipeline, in other words a strip **28 metres**

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).

((Note: 1. The above BPD is based on; below 30% SMYS (Specified Minimum Yield Stress) and material wall thickness of 7.14mm)

1. We have **statutory rights** along the length of, and centred on the above pipeline under NRSWA.

In addition, we have a **legal rights** along the length of, and centred on the above pipeline **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.

If applicable, this applies to the positioning of any 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 the NGN 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 **14 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 new balancing ponds or drainage within 7 metres of the pipeline

We would like assurances that any electrical equipment installed will not adversely interact with our pipeline or its cathodic protection, this may require interference assessments completed by yourselves (this assurance may include electrical testing procedures).

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

Gas Plan showing route of our High Pressure gas transmission pipeline (dashed yellow) and related extract from proposal.

