Decision: HSL-170201162241-351 ADVISE AGAINST

Your Ref: BDC Norfolk 20170095
Development Name: Land south of Broadland Gate, adjacent to Postwick Interchange
Local Authority Reference: 20170095

Comments: The development of the site for 1 no. petrol filling station and 2 no. drive through restaurants, together with various infrastructure and landscaping works.


Commercial In Confidence

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using HSE’s planning advice web app, based on the details input on behalf of Broadland District.

HSE’s Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE’s advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

Major hazard sites/pipelines are subject to the requirements of the Health and Safety at Work etc. Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation. Where hazardous substances consent has been granted (by the Hazardous Substances Authority), then the maximum quantity of hazardous substance that is permitted to be on site is used as the basis of HSE’s assessment.

If, nevertheless, you are minded to grant permission, your attention is drawn to Section 9, paragraph 072 of the online Planning Practice Guidance on Hazardous Substances - Handling development proposals around hazardous installations, published by the Department for Communities and Local Government, or paragraph A5 of the National Assembly for Wales Circular 20/01. These require a local planning authority to give HSE advance notice when it is minded to grant planning permission against HSE’s advice, and allow 21 days from that notice for HSE to consider whether to request that the Secretary of State for Communities and Local Government, or Welsh Ministers, call-in the application for their own determination. The advance notice to HSE should be sent to CHEMHD5, HSE’s Major Accidents Risk Assessment Unit, Health and Safety Executive Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS or by email to lup.padhi.c15@hse.gov.uk. The advance notice should include full details of the planning application, to allow HSE to further consider its advice in this specific case.

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Breakdown:

Landscaping DAA

There are no questions for landscaping

Indoor Use By Public AA

What is the total floor space of the development (that lies partly or wholly within a consultation distance)? 250 to 5000 square metres inclusive
Outdoor Use By Public AA

What is the maximum number of people likely to be present at any one time? Up to 100 people

Parking Areas DAA

Is this a parking area with no other associated facilities, car parks which are part of another development type should be included within that development type Yes
If the proposed development relates to an extension to an existing facility, which will involve an increase of less than 10% in the population at the facility, then HSE may reconsider this advice; please contact HSE’s Planning Advice team if this development involves such an extension.

Pipelines

- 7446_1705 National Grid Gas PLC

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

HSE’s advice is based on our assessment of the pipeline as originally notified to us. It may be that in the vicinity of the proposed development the operator has modified the pipeline to reduce risks by, for example, laying thick-walled pipe. If you wish to contact the operator for this information then HSE is willing to re-assess the risks from the pipeline, relative to the proposed development, if all the following details are supplied to HSE by you:

- pipeline diameter, wall thickness and grade of steel.
- start and finish points of thick-walled sections (not required if it is confirmed that they are more than 750m from all parts of the development site).

These details to be clearly marked on a pipeline strip map, or other appropriate scale map, then included with the full consultation and submitted to CHEMHDS, HSE’s Major Accidents Risk Assessment Unit, Health and Safety Executive, Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS to allow it to be individually assessed. Please clearly identify on your covering letter that it is a resubmission with additional details of the major hazard pipeline.

Unidentified Pipelines

There is at least one unidentified pipeline in this Local Authority Area. You may wish to check with the pipeline operator where known or the Local Authority before proceeding. The details HSE have on record for these pipelines is as follows:

- 1023896 Gastransport Services Pipeline from Shell Gas Plant to NG Transco Bacton
- 1034462 RWE npower plc Bacton to Great Yarmouth Gas Pipeline - proposed development at Merrivale Model Village, Marine Parade, Great Yarmouth
- 4419708 National Grid Gas PLCBernard Matthews Farm Biomethane Pipeline
- 4426607 National Grid Gas PLCNetterton Farm Biomethane Pipeline
- 4431221 National Grid Gas PLCOaks Farm Biomethane Pipeline

This advice report has been generated using information supplied by at Broadland District on 09 February 2017.

Note that any changes in the information concerning this development would require it to be re-submitted.

You may wish to contact HSE’s Planning Advice team to discuss the above enquiry result on 01298 218159 or by email at lre enquiries@hsl.gsi.gov.uk. Depending on the nature of the further discussions you may be advised that there is charge for consultancy work done on your behalf by the team.