
Fw: Planning Application 142888/FO/2025

From Jennifer Atkinson <[REDACTED]>

Date Tue 01/07/2025 15:45

To Lucy Harrison <[REDACTED]>

 2 attachments (6 MB)

FW: [EXT] LSBUD Ref: 37748585 Your Ref: 142888/FO/2025 (TA) Planning Application Holding Objection; Cambridge Street.pdf;

Jennifer Atkinson
Principal Planning Manager

Email: [REDACTED]

Tel. [REDACTED]

From: [REDACTED]

Sent: Tuesday, July 1, 2025 3:34:58 PM

To: Jennifer Atkinson <[REDACTED]>

Subject: Planning Application 142888/FO/2025

You don't often get email from [REDACTED] [Learn why this is important](#)

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Your planning application – No objection

After receiving the details of your planning application at **Cambridge Halls**, we have completed our assessment. We have **no objection** to your proposal from a planning perspective.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. **If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm**

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a Intermediate Pressure Pipeline

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- Manchester 7 Bar Pipeline has a 3 metre Building Proximity Distance

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [REDACTED] quoting your reference at the top of this letter.

Kind Regards

North West Plant Protection Team

Cadent

Plant Protection (Block C), Mersey Road North, Failsworth, Greater Manchester M35 9FF

[REDACTED]
cadentgas.com

Kind Regards

[REDACTED]
Network Technician
Energy Operations
Plant Protection NW

Cadent

M [REDACTED]
[REDACTED]

cadentgas.com

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 Site Boundary

CLIENT:
Unite Students and Manchester Metropolitan University

PROJECT:
Cambridge Halls, Manchester

DRAWING:
Site Location Plan

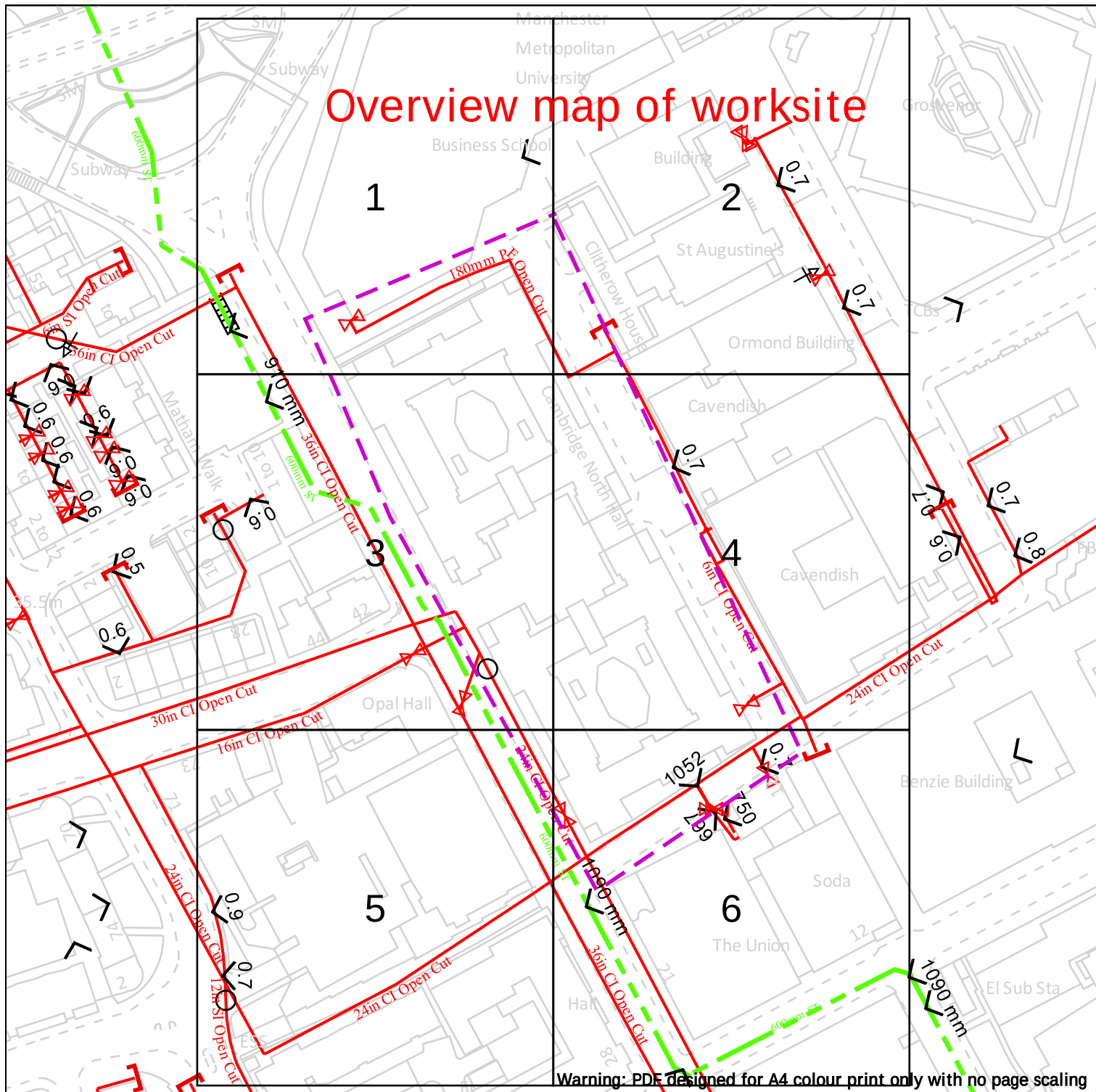
PROJECT NUMBER:
UNIM3028

DRAWING NUMBER: CHECKED BY:
Figure 1.1 SM

REVISION: STATUS:
1.0 Final

DATE: SCALE:
April 2025 1:2,000 @ A3

Overview map of worksite



Warning: PDF designed for A4 colour print only with no page scaling

WARNING! This area contains Gas Mains Operating at High Pressure (in excess of 7 bar) and/or Intermediate Pressure (between 2 and 7 bar). Before excavating in the area contact the Plant Protection team on 0800 688 588 or

Cadent
Your Gas Network

Dig Sites

Area:

Line:



LP Mains
MP Mains
IP Mains
LHP Mains



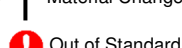
Valve

Depth of cover

Syphon



Diameter Change



Material Change



Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.

Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Date Requested: 24/06/2025
Job Reference: 37748585
Site Location: 384110 396980
Requested by: Mr Abdul Ali

Your Scheme/Reference:
142888/FO/2025 (TA)

View extent: 100m, 100m

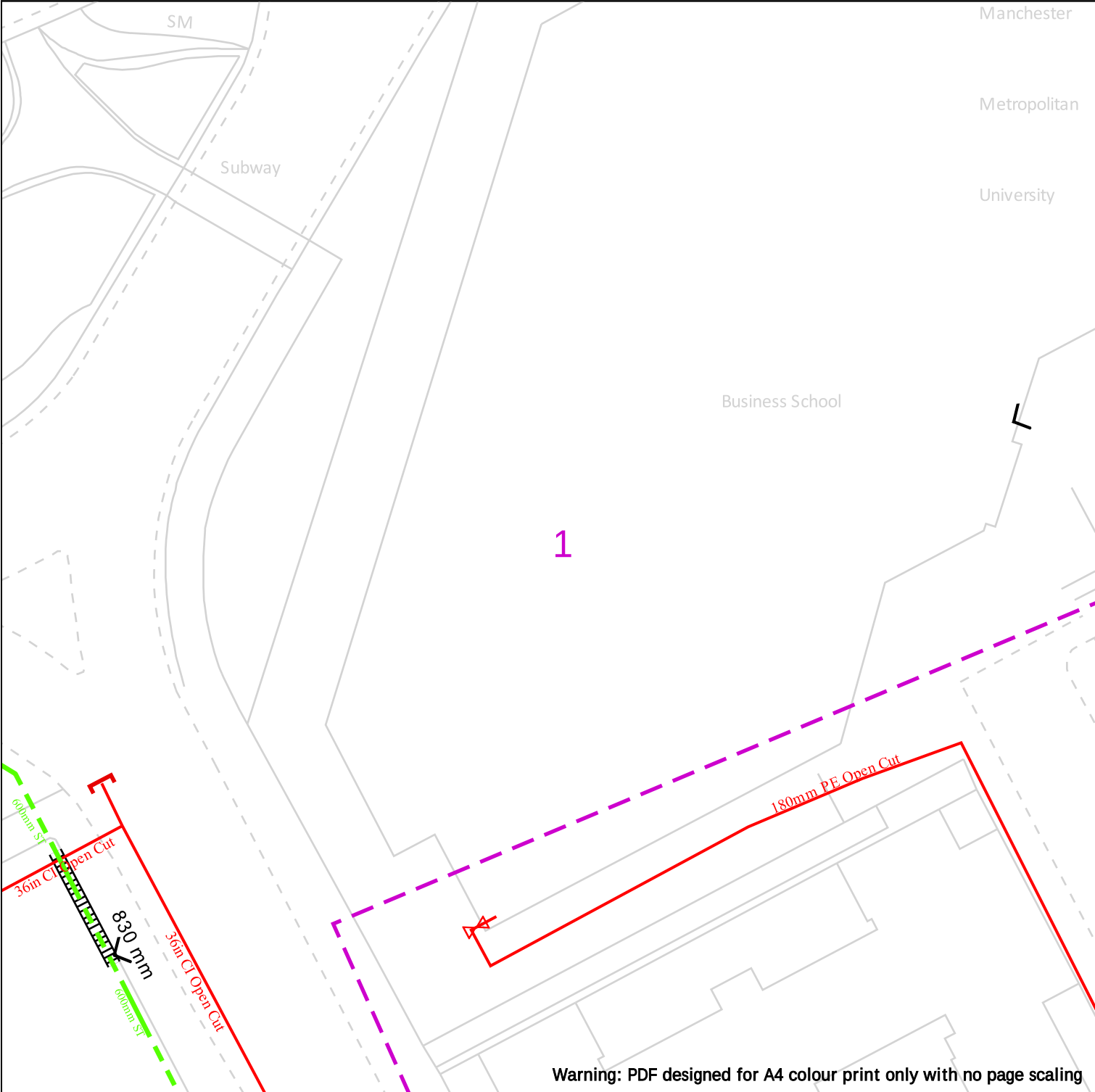
IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of emergency call - 0800 111 999

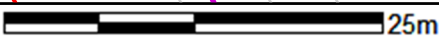
Scale: 1:1537 (When plotted at A4)

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Job Reference: 37748585
Site Location: 384110 396980
Requested by: Mr Abdul Ali

Your Scheme/Reference:
142888/FO/2025 (TA)

View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

Dig Sites	Area:	Line:
	LP Mains	Valve
	MP Mains	Depth of cover
	IP Mains	Syphon
	LHP Mains	Diameter Change
		Material Change
		Out of Standard Service

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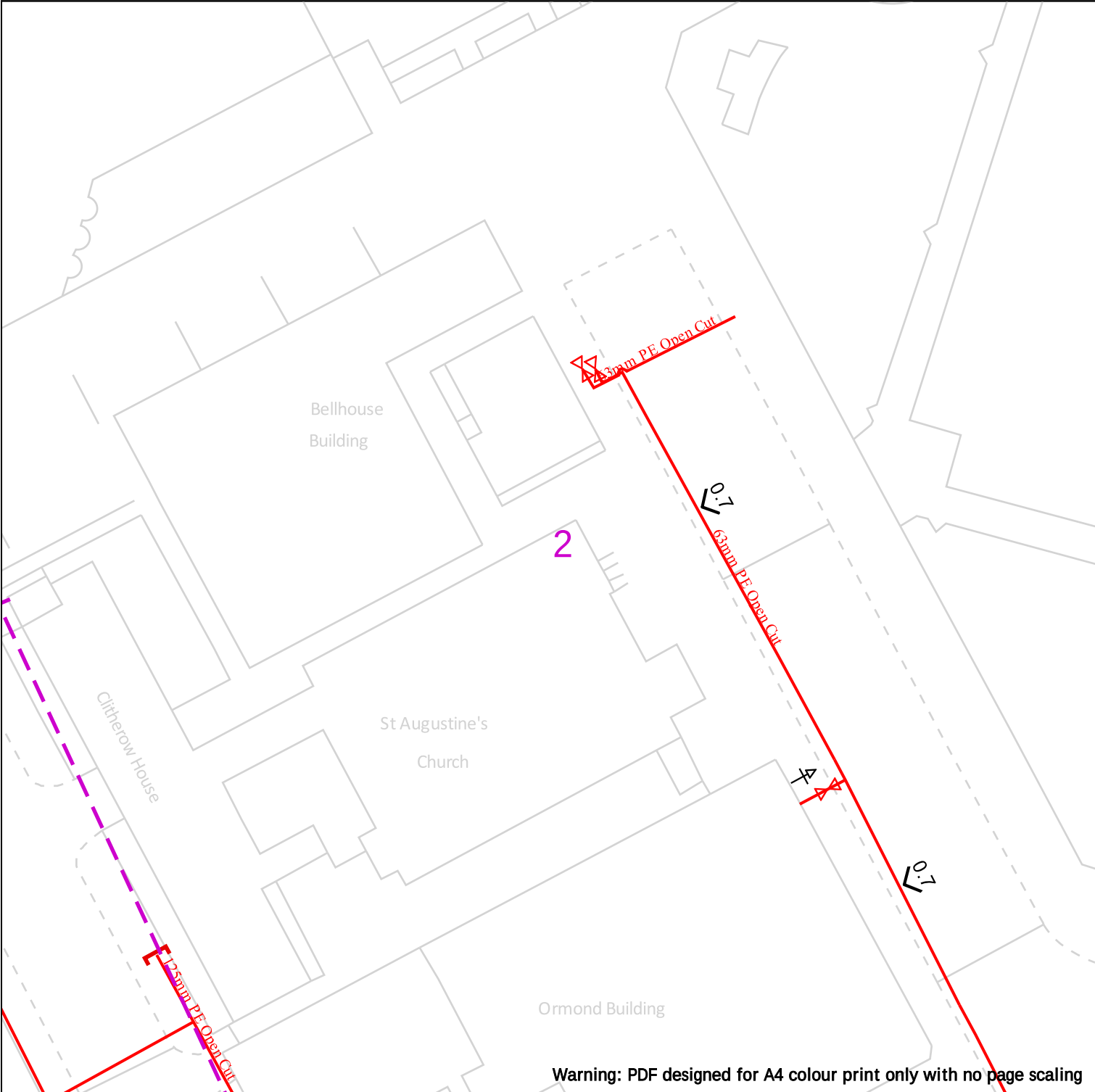
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View extent: 100m, 100m

Scale: 1:500 (When plotted at A4)

25m

Dig Sites	Area:	Line:
	LP Mains	Valve
	MP Mains	Depth of cover
	IP Mains	Syphon
	LHP Mains	Diameter Change
		Material Change
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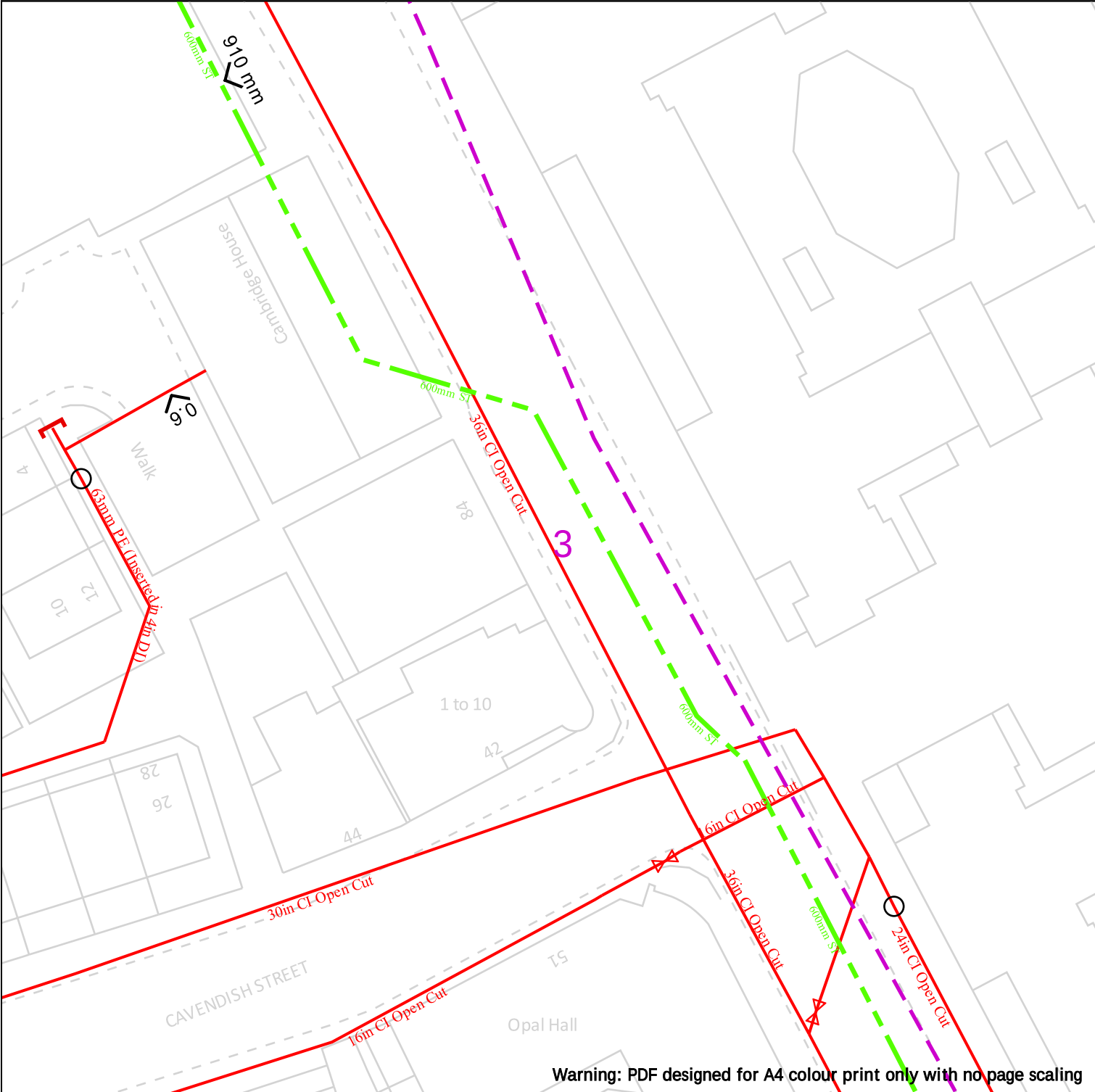
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Dig Sites	Area:	Line:	
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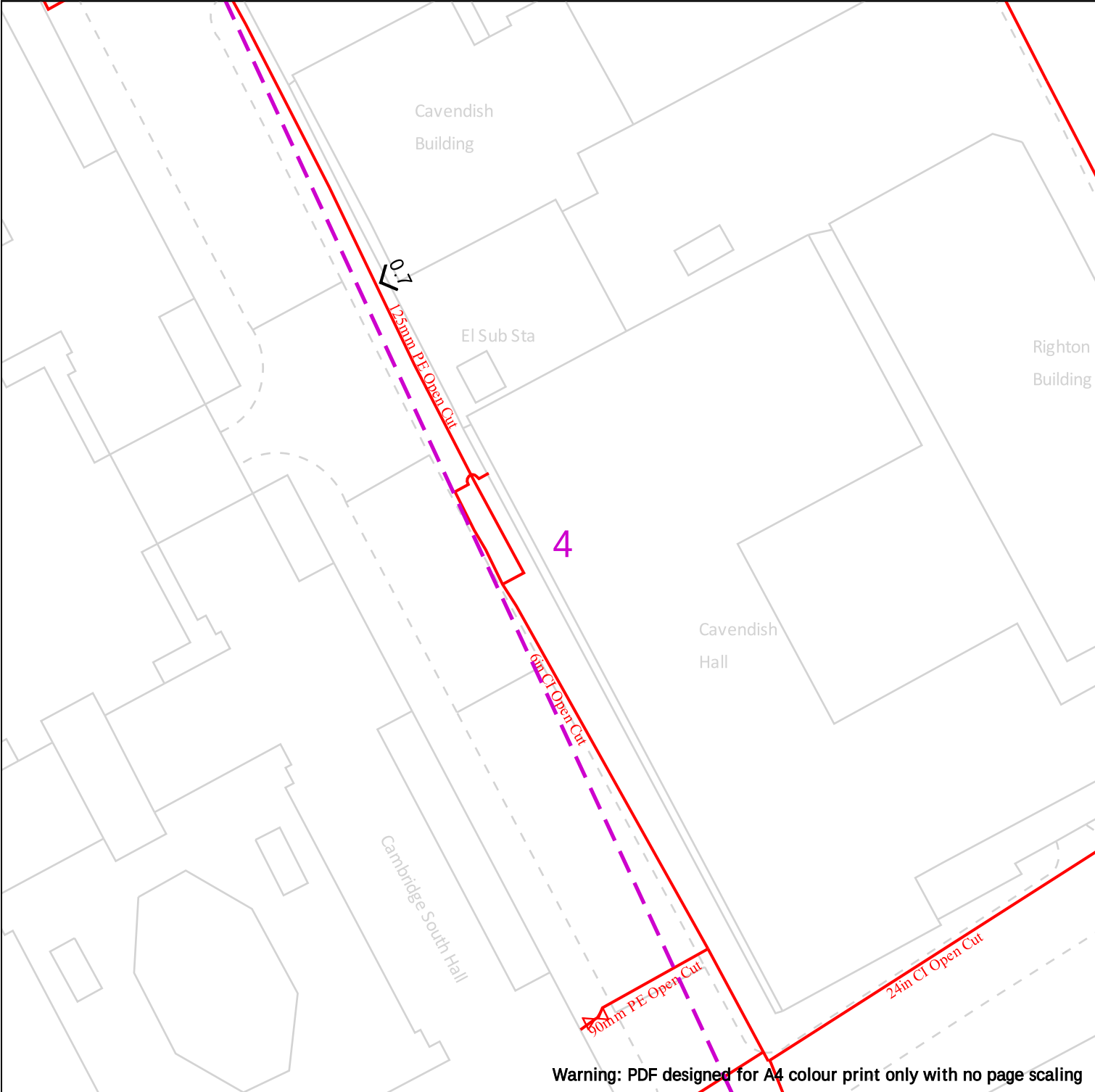
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25m

Dig Sites

Area:

Line:

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MP Mains

IP Mains

LHP Mains

Valve

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Syphon

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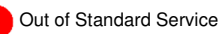
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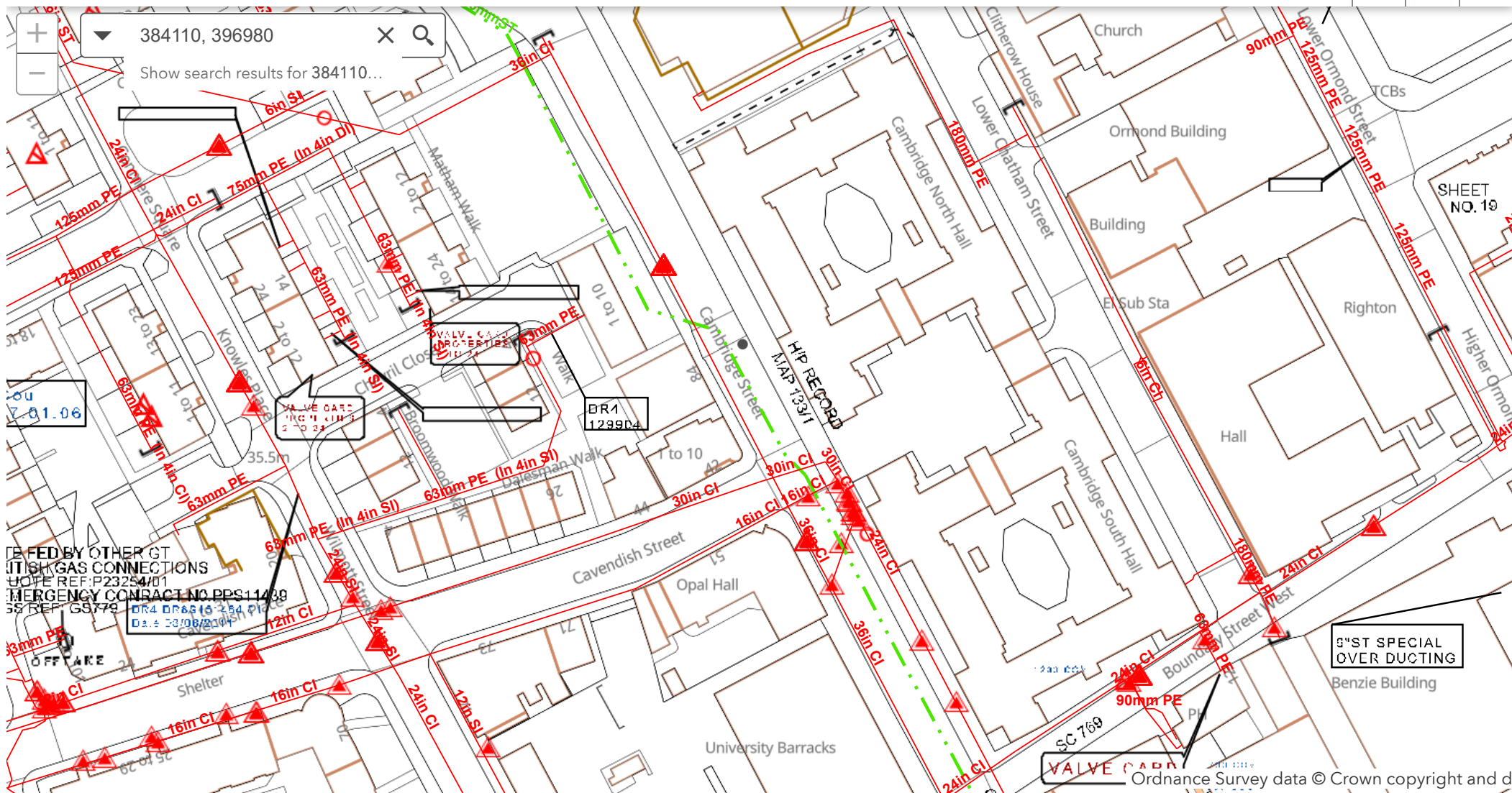


Cadent
Your Gas Network



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30m

384132 397055 Meters

Enquirer

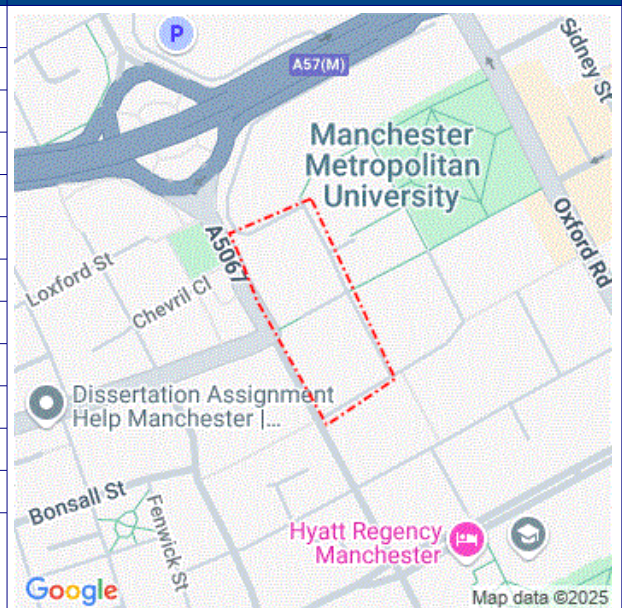
Name	Mr Abdul Ali	Phone	0800 688 588
Company	Cadent Gas Limited	Mobile	Not Supplied
Address	Cadent Brick Kiln Street Hinckley LEC LE10 0NA		
Email	[REDACTED]		

Enquiry Details

Enquiry type	Planned Works
Work category	Planning Applications
Work type	Multiple properties
Work type buffer*	75 metres
Start date	22/07/2025
End date	23/07/2025
Scheme/Reference	142888/FO/2025 (TA)
Search location	XY= 384155, 396973
Confirmed location	384110 396980
Site size	0 metres square
Site Contact Name	Jennifer Atkinson
Site Phone No.	01612344517
Description of Works	Planning Application - Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels Case officer - [REDACTED] Cambridge Halls Of Residence Cavendish Street, Manchester M15 6TT

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Not Notified
EUNetworks Fiber UK Limited	01992257688	01992257688	Not Notified
Fulcrum Pipelines Limited	03330146455	0800111999	Not Notified
Last Mile	[REDACTED]uk.com	0800111999	Not Notified
UK Power Distribution	08447400074	08003118074	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members

(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
Eden Estuary Energy Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
G.Network Communication Ltd c/o JSM Group Ltd	Gamma	Gas Networks Ireland (UK)
Gateshead Energy Company	Gigaclear Ltd	Greenlink Interconnector Ltd
Harbour Energy	Heathrow Airport LTD	Humbly Grove Energy
IGas Energy	Impala Terminals Infrastructure Ltd	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities	Liverpool City Region Connect
Mainline Pipelines Limited	Manchester Jetline Limited	Manx Cable Company
Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited	MUA Group Limited
Mutual Energy	National Gas Transmission	National Grid Electricity Distribution
National Grid Electricity Transmission	National Grid Ventures	Neos Networks
Northern Gas Networks Limited	Northumbrian Water Group	NPower CHP Pipelines
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)
RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals	SAS Utility Services Ltd
Scottish and Southern Electricity Networks	Scottish Power Generation	Seabank Power Ltd
SES Water	SGN	Shell

Shell NOP	South Staffs Water	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)
toob Limited	Total (Colnbrook) c/o Penspen	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Networks
Uniper UK Ltd	University of Cambridge Granta Backbone Network	Vattenfall
Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd	Virgin Media O2
Voneus Limited	VPI Power Limited	Wales and West Utilities
Welsh Power	West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)
Westminster City Council	Winnington CHP Ltd	Zayo Group UK Ltd c/o JSM Group Ltd

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	[REDACTED]		Not Notified
Bring Energy	[REDACTED]	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	[REDACTED]	033 3150 7282	Not Notified
Colt	[REDACTED]	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	[REDACTED]	02087314613	Not Notified
Manchester City Council	https://www.manchester.gov.uk		Not Notified
Mobile Broadband Network Limited	[REDACTED]	01212 621 100	Not Notified
Sky UK Limited	[REDACTED]	02070323234	Not Notified
Sota	[REDACTED]		Not Notified
United Utilities	[REDACTED]	08707510101	Not Notified
Utility assets Ltd	[REDACTED]		Not Notified
Verizon Business	[REDACTED]	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	[REDACTED]	01454662881	Not Notified

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