Danielle Cooper

From: Planning
Sent: 02 September 2024 15:12
To: Danielle Cooper
Subject: Fw: LSBUD Ref: 34582632 Your Ref: 139998/FO/2024 (SO) DBYD MP-LP High Risk
Attachments: 34582632_CadentGas.pdf

Regards
Tehseen

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: .box.plantprotection <plantprotection@cadentgas.com>
Sent: 02 September 2024 13:00
To: Planning <Planning@manchester.gov.uk>
Subject: LSBUD Ref: 34582632 Your Ref: 139998/FO/2024 (SO) DBYD MP-LP High Risk

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Date: 02/09/2024
LinesearchbeforeUdig ref: 34582632
Your ref: 139998/FO/2024 (SO)

Dear Sir/Madam,

Your planning application – No objection, informative note required
We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.
What you need to do
To prevent damage to our assets or interference with our rights, 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. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.
If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
Your responsibilities and obligations
Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of

permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.
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 plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,
Plant Protection Team
T: 0800 688 588
plantprotection@cadentgas.com
cadentgas.com

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Keeping people warm, *while protecting the planet*

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