Outlook

Planning Application 144791/FO/2025

From [redacted]
Date Wed 07/01/2026 13:41
To Jennifer Atkinson [redacted]

4 attachments (11 MB)

FW: [EXT] LSBUD Ref: 39908782 Your Ref: 144791/FO/2025 (MF) Planning Application Holding Objection; Charles Street.pdf; HSG 47 (002) - Copy - Copy.pdf; SSW22.pdf;

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Dear Jennifer

Your planning application – No objection

After receiving the details of your planning application at Charles Street, 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.linesearchbeforeudig.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 an Intermediate Pressure Pipeline

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

- Manchester 7 Bar 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.

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If you need any further information or have any questions about the outcome, please contact us at **plantprotection.nw@cadentgas.com** 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

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Kind Regards

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