Wrecsam - Wrexham

Health and Safety Executive

Decision : HSL-240923083928-349 ADVISE AGAINST

Your Ref: P/2024/1405
Development Name: HAFOD HOUSE, HAFOD, RUABON, WREXHAM
Comments: SITING OF PORTAKABIN

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

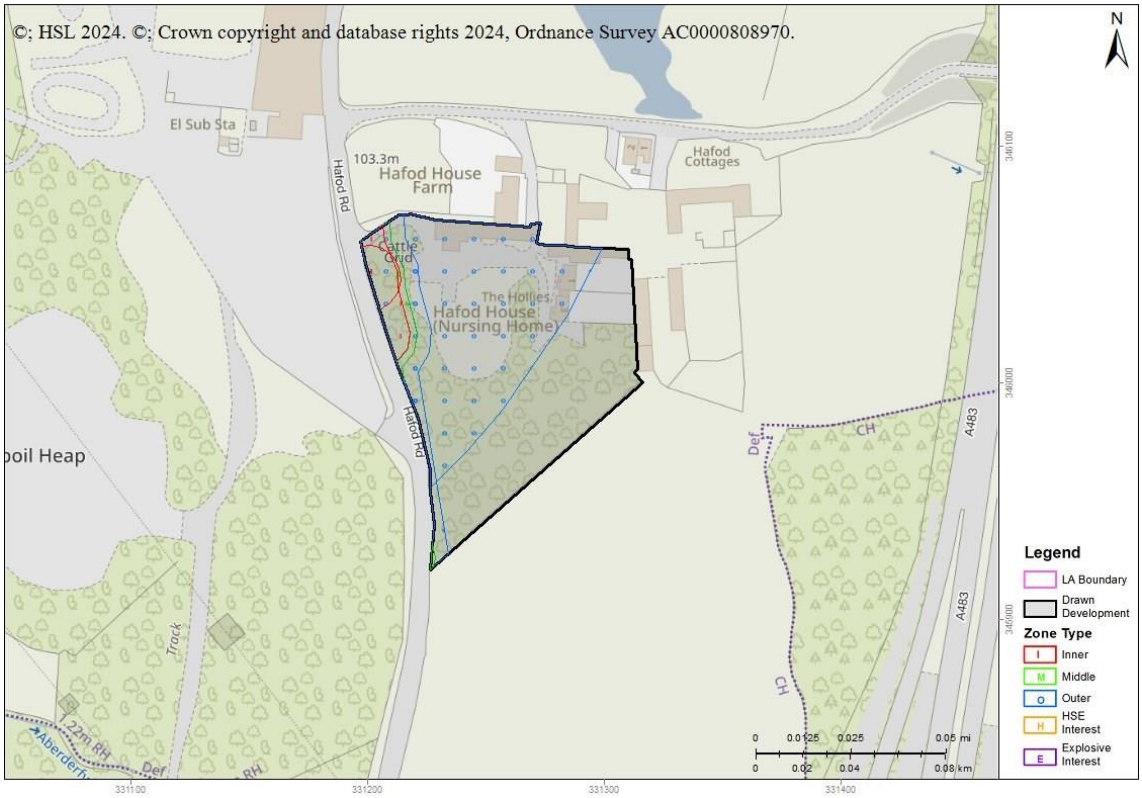
The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using HSE's planning advice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

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 you decide to refuse planning permission on the grounds of safety, HSE will provide the necessary support.

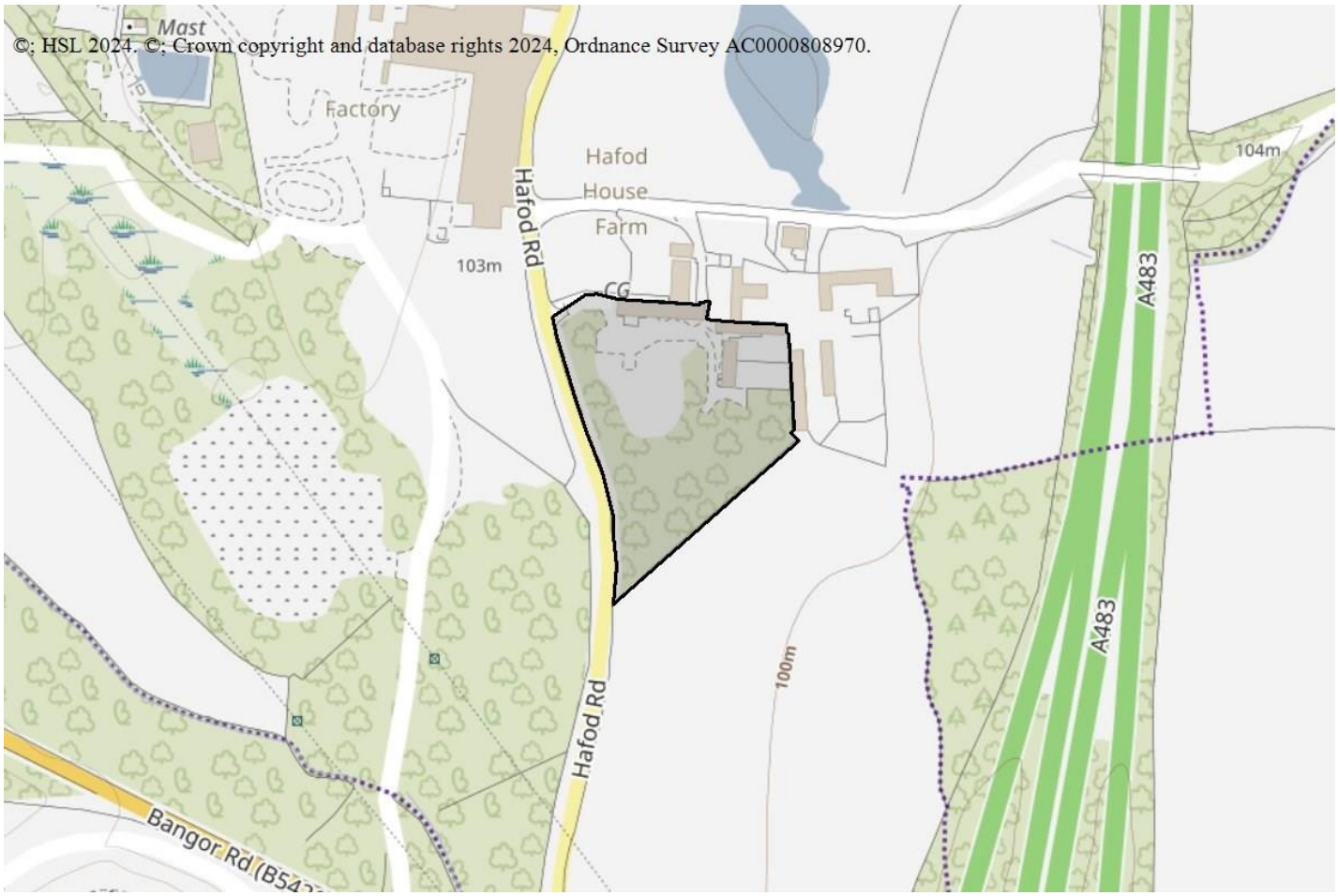
If, nevertheless, you are minded to grant permission, your attention is drawn to Section 9, paragraph 072 of the online Planning Practice Guidance on Hazardous Substances - Handling development proposals around hazardous installations, published by the Department for Levelling Up, Housing and Communities, 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 CEMHD5, HSE's Major Accidents Risk Assessment Unit by email to lupenquiries@hse.gov.uk. Please ensure the subject header says "Minded to Grant". 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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N
El Sub Sta
103.3m
Hafod House Farm
Hafod Cottages
Hafod Rd
Cattle Grid
The Hollies
Hafod House (Nursing Home)
Hafod Rd
Def
CH
A483
A483
CH
Track
Def
Legend
LA Boundary
Drawn Development
Zone Type
I Inner
M Middle
O Outer
H HSE Interest
E Explosive Interest
0 0.0125 0.025 0.05 mi
0 0.02 0.04 0.08 km
331100
331200
331300
331400
346100
346000
346000

Breakdown:

Institutional Accommodation And Education : Advise Against

Is the institutional accommodation a daycare facility or one that provides 24 hour care? 24 hour care
The total area of the 24 hour care facility is greater than 0.25 hectares. 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

- 7639_1890 Wales and West Utilities
- 8279_2547 Wales and West Utilities

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 email (lupenquiries@hse.gov.uk):

- 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).

Please note there may be an additional charge for this work.

This advice report has been generated using information supplied by Sharon Williams at Wrecsam - Wrexham on 23 September 2024.

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 by email at lupenquiries@hse.gov.uk. Depending on the nature of the further discussions you may be advised that there is a charge for consultancy work done on your behalf by the team.