Health and Safety Executive

Economy and Planning

Wrexham County Borough Council

By email only

Our Reference: L2406
For the attention of Sarah Duckworth

Chemical Explosives and
Microbiological Hazards Division 5
1.2 Redgrave Court
Bootle L20 7HS

Email.lupenquiries@hse.gov.uk
http://www.hse.gov.uk/
Stuart Reston – Team Leader

Date: 6 November 2024

Dear Ms Duckworth,

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED) - SITING OF PORTAKABIN - HAFOD HOUSE, HAFOD, RUABON, WREXHAM

1.Thank you for contacting HSE's Land Use Planning advice team to ask for a review of the Land Use Planning advice provided for an office portacabin at Hafod House, Ruabon. HSE is a statutory consultee for certain developments within the Consultation Zones of major hazard sites and major accident hazard pipelines.

These types of development include:

- residential accommodation;
- more than 250m2 of retail floor space;
- more than 500m2 of office floor space;
- more than 750m2 of floor space to be used for an industrial process;
- transport links;
- or developments which are otherwise likely to result in a material increase in the number of persons working within or visiting the notified area (once the construction work has been completed).

2.The proposed development site lies within the outer HSE consultation zone of a site with consent to hold hazardous substances, the Easi Gas (UK) Ltd site at Hafod Road. HSE has developed a Web App (https://pa.hsl.gov.uk/) to provide planning authorities and developers with HSE's Land Use Planning (LUP) advice for new developments. Thank you for using the Web App to obtain LUP advice on this application (ref HSL-240923083928-349).

We note that the WebApp gave the response that there are sufficient reasons for advising against the granting of planning permission. This advice was based on the assumption that the planning application was for a large development for the accommodation of vulnerable people and therefore a sensitivity level 4 development in HSE's LUP methodology. It is HSE policy to advise against a sensitivity level 4 development in the outer consultation zone of a major hazard site.

3.Thank you for informing HSE that the proposed development will be a portacabin for use as an office by staff at the Hafod House care home, and therefore is considered to be a workplace. As explained in HSE's LUP methodology [http://www.hse.gov.uk/landuseplanning/methodology.htm] HSE does not advise against a workplace in the outer consultation zone of a major hazard site.

4.In conclusion, HSE **does not advise against** the granting of permission for planning application P/2024/1405; this advice supersedes that obtained from the HSE planning Advice Web App on 23 September 2024 (ref HSL-240923083928-349). In these circumstances, there is no need for HSE to consider requesting that the application be called-in by Welsh Ministers for their own determination. We should be grateful if you would draw the change in HSE's advice to the attention of the planning committee when it meets to determine this planning application.

Yours sincerely

Richard Lomax

Richard Lomax
Statutory and Commercial Land Use Planning Advice