Wrecsam - Wrexham

Health and Safety Executive

Advice : HSL-250313093327-349 DO NOT ADVISE AGAINST

Your Ref: P/2025/0211
Development Name: PICKHILL FARM, PICKHILL, CROSS LANES, WREXHAM LL13 0UL
Comments: DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

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 is 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: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

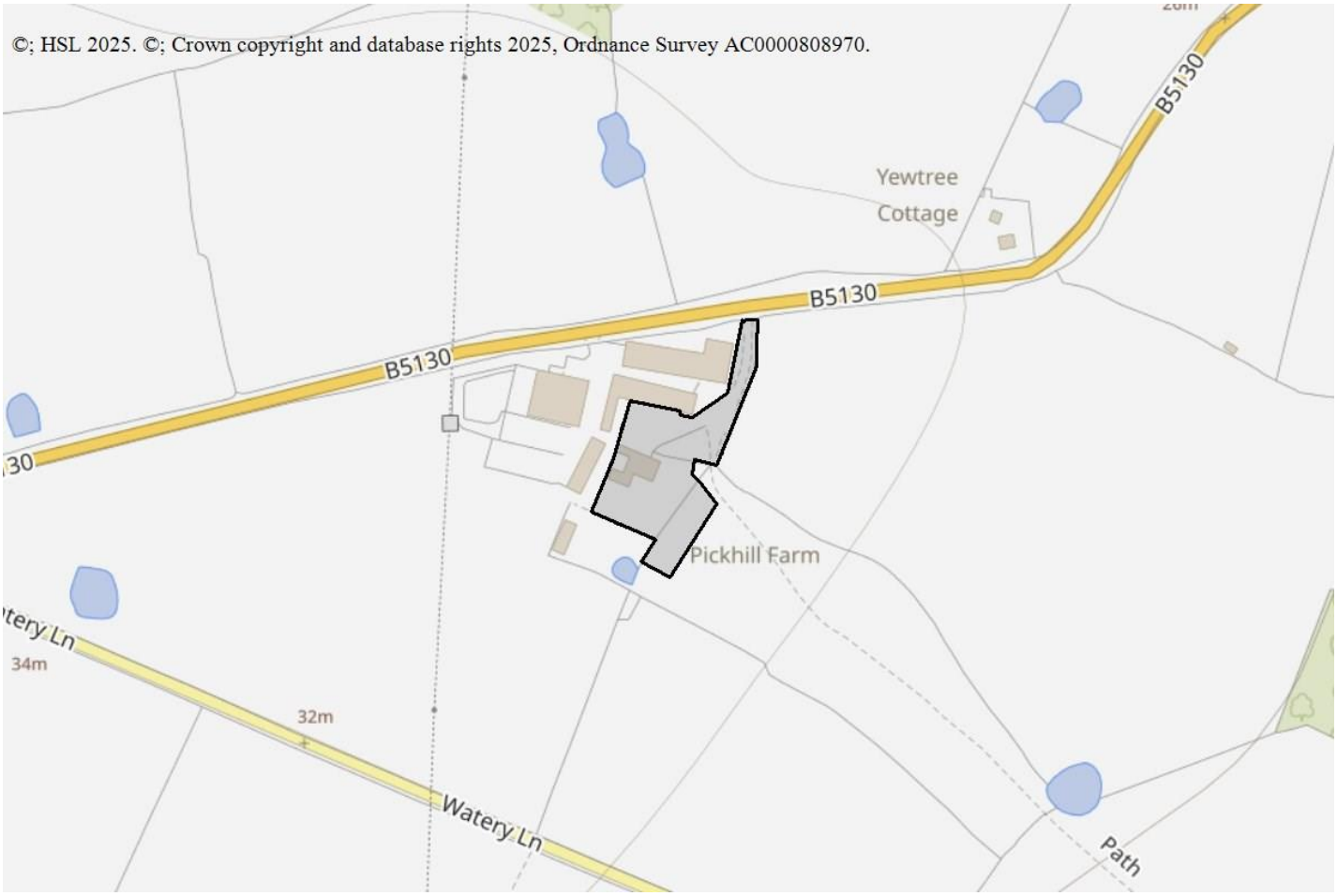


Breakdown:

HSL-250313093327-349 Date enquiry completed :13 March 2025 (339183,347791)

Housing : Do Not Advise Against

How many dwelling units are there (that lie partly or wholly within a consultation distance)? Less than 3



Pipelines

- 7627_1879 National Gas

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 the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

This advice report has been generated using information supplied by Sharon Williams at Wrecsam - Wrexham on 13 March 2025.

Note that any changes in the information concerning this development would require it to be re-submitted.