

Gail Bather

From: Sharon Holman
Sent: 12 March 2014 16:17
To: planning_admin
Subject: FW: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

[civica - further HSE response](#)

From: Gerry.Adderley@hse.gsi.gov.uk [<mailto:Gerry.Adderley@hse.gsi.gov.uk>]
Sent: 12 March 2014 13:57
To: Sharon Holman
Cc: Ralph.Rowlands@hse.gsi.gov.uk; Richard.Cary@hse.gsi.gov.uk
Subject: RE: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

Sharon

Thank you for your email of 26 February 2014 regarding a possible condition for the planning permission.

As the hazardous substances consent for the former Hafod Tileries site has not yet been revoked then HSE would not advise against the granting of planning permission if the following conditions are included in the planning permission:

a) the development may proceed at the developer's risk but no dwellings shall be occupied until the hazardous substances consent for the former Hafod Tileries site has been formally revoked, in accordance with the Planning (Hazardous Substances) Act 1990 as amended, and written confirmation of the revocation has been issued by the Hazardous Substances Authority.

b) no dwellings shall be sited within 18 metres of major accident hazard pipeline ref. 1890 - Rhostellyn to Acrefair.

Regards

Gerard Adderley
Health and Safety Executive
Hazardous Installations Directorate
Chemicals, Explosives and Microbiological Hazards Division
Major Accidents Risk Assessment Unit
2.2 Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS
Tel: 0151-951 5789

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]
Sent: 26 February 2014 16:12
To: Gerry Adderley
Subject: FW: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

Hello again Gerry,

I have reapplied the PADHI+ to this development in respect of the pipelines, and the advice is not surprisingly against the granting of planning permission.

Whilst the application site and former industrial buildings to be removed are within the HSE consultation zone, I wondered if we agreed on a suitably worded condition to ensure that no residential development were within the consultation zone (i.e. at least 24 metres away) and an amended indicative site layout plan drawn up, this would be sufficient for the HSE change its position and not advise against the granting of planning permission? Please see attached indicative master plan and pipeline location plan.

Thank you again for all your help in this matter.

Sharon

From: Sharon Holman

Sent: 19 February 2014 10:34

To: 'Gerry.Adderley@hse.gsi.gov.uk'

Subject: RE: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

Hi Gerry,

Many thanks for your speedy and detailed response. I will discuss the revocation of the hazardous substance consent etc. with the developers and re-run the PADHI+ consultation in respect of the other major hazards in accordance with your advice.

Thank you for your offer of help in applying PADHI+, and I will contact you again if I run into any difficulties.

Kind regards

Sharon

From: Gerry.Adderley@hse.gsi.gov.uk [<mailto:Gerry.Adderley@hse.gsi.gov.uk>]

Sent: 19 February 2014 10:11

To: Sharon Holman

Cc: PADHISupport@hsl.gsi.gov.uk; Ralph.Rowlands@hse.gsi.gov.uk; Richard.Cary@hse.gsi.gov.uk

Subject: RE: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

Sharon

Thank you for your emails of 12 February 2014 and 18 February 2014 regarding planning application P/2013/0545.

If the former Hafod Tileries site at Bangor Road, Johnstown, Wrexham, which was previously occupied by Easi-Gas (UK) Ltd, will no longer be used to store LPG, then Wrexham County Borough Council, as the hazardous substances authority, should consider revoking the hazardous substances consent which the site holds. If HSE is formally advised that the consent has been revoked, HSE will remove the consultation distance around the site and there will be no need for HSE to be consulted on developments in its vicinity.

Until the hazardous substances consent is revoked, HSE is not able to agree to the granting of planning permission subject to a condition which required the removal of the plant and equipment associated with the LPG storage; however, HSE would be prepared to consider a suitably-worded condition which would prevent the proposed development being occupied until the consent has been revoked.

However, there are other major hazards in the vicinity of the proposed development site which do not appear to have taken into account in the PADHI+ consultation. There are two major accident hazard pipelines to the north and to the east of the site, within whose consultation distances the development lies. The pipelines, which are currently operated by Wales and West Utilities, are:

a) ref. 1890 - Rhostyllen to Acrefair (HN004) Part 2

b) ref. 1893 - Hafod-Y-Bwch Branch (HN008)

Wrexham County Borough Council should have details of the precise routes of these pipelines in this area, in which case you should be able to carry out a PADHI+ consultation on the proposed development in respect of the pipelines. If not, then you should contact Wales and West Utilities for this information.

HSE has recently revised the methodology which it uses to assess the risks from natural gas pipelines such as these, and the HSE consultation zone distances which now apply to these pipelines are:

a) ref. 1890 - Rhostyllen to Acrefair (HN004) Part 2

Inner zone = 14 metres

Middle zone = 18 metres

Outer zone = 24 metres

b) ref. 1893 - Hafod-y-Bwch Branch (HN008)

Inner zone = 14 metres

Middle zone = 14 metres

Outer zone = 18 metres

If you have any difficulties in applying PADHI+ to this development and these pipelines, if you provide me with a map showing the exact location of the pipelines in this area, I will try and help.

Regards

Gerard Adderley
Health and Safety Executive
Hazardous Installations Directorate
Chemicals, Explosives and Microbiological Hazards Division
Major Accidents Risk Assessment Unit
2.2 Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS
Tel: 0151-951 5789

From: Sharon Holman [<mailto:Sharon.Holman@wrexham.gov.uk>]

Sent: 18 February 2014 10:10

To: LUP PADHI CI5

Subject: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

Further to my email below, the developer has confirmed that the facility has been decommissioned. Please find attached an aerial photograph which was taken of the site in June 2010. As you will see, when compared to the Google earth image dated 2006 also attached, the facility has been removed and this has been confirmed by our land owner.

Please confirm safe receipt of this email.

Many thanks

Sharon

From: Sharon Holman

Sent: 12 February 2014 15:00

To: 'lup.padhi.c15@hse.gsi.gov.uk'

Cc: 'Dean Fisher'

Subject: P/2013/0545 -Erection of 300 houses on Land at the Former Hafod Tileries, Bangor Road, Johnstown, Wrexham

Please see attached copy of the PADHI consultation response in respect of the above detailed planning application.

I have received the email below from the agent for the application advising that the apparatus etc. to which you refer will be removed from site. Should this be made a condition of any future planning permission prior to commencement of development, would your advice then be that you do not advise against the development?

I would be grateful if you could confirm your position in light of the additional information.

Kind regards
Sharon

Sharon Holman
Planning Officer/Swyddog Cynllunio



01978 298779



Planning Services, Community Wellbeing & Development, 16 Lord Street, Wrexham, LL11 1LG



Adran Cynllunio, Pennaeth Adran Lles Cymuned a Datblygiad, 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG



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From: Dean Fisher [<mailto:D.Fisher@gladman.co.uk>]

Sent: 11 February 2014 11:31

To: Sharon Holman

Cc: Chris Still

Subject: Bangor Road, Johnstown



Sharon

HSE - Unfortunately we have not been able to make contact with the HSE with respect to the consultation response received but can confirm that the apparatus to which they refer within their response, i.e. the gas storage tanks and the consultation zones to which they refer, have been decommissioned for some years and the infrastructure has been removed from site.

On this basis, would it be possible to re-consult with the HSE on the basis that this infrastructure has been removed to enable them to remove their objection.

NRW – Our consultants have been in discussion with Natural Resources Wales and agreed a scope in respect of the flood modelling. The results of this work should be available within the next 4 weeks.

Kind regards

Dean Fisher

Dean Fisher - Project Manager | d.fisherl@gladman.co.uk | DDI: 01260 288 886 | www.gladman.co.uk

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