

## Nicola Gunn

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**From:** Carly Miskell  
**Sent:** 10 January 2023 09:20  
**To:** Planning  
**Subject:** FW: LSBUD Ref: 28110770 Your Ref: 3/2022/1144 (DE) DBYD MP-LP High Risk  
**Attachments:** 28110770\_CadentGas.pdf

**Categories:** To Upload

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**From:** .box.Cadent.PlanningApplications <Cadent.PlanningApplications@cadentgas.com>  
**Sent:** 09 January 2023 15:59  
**To:** Carly Miskell <Carly.Miskell@ribblevalley.gov.uk>  
**Subject:** LSBUD Ref: 28110770 Your Ref: 3/2022/1144 (DE) DBYD MP-LP High Risk

### External Email

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Date: 09/01/2023  
LinesearchbeforeUdig ref: 28110770  
Your ref: 3/2022/1144 (DE)

Dear Sir/Madam,

### **Your planning application – No objection, informative note required**

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our medium and low pressure assets. We have no objection to this proposal from a planning perspective, however we need you to take the following action.

### **What you need to do**

To prevent damage to our assets or interference with our rights, 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. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.*

*If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](https://www.cadentgas.com/diversions)*

*Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](https://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.*

### **Your responsibilities and obligations**

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of

permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

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.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) or on 0800 688 588 quoting your reference at the top of this letter.

**Kind Regards,**  
Plant Protection Team  
T: 0800 688 588  
[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)  
[cadentgas.com](http://cadentgas.com)



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