

Sharon Craig

From: .box.plantprotection.NW <plantprotection.NW@cadentgas.com>
Sent: 28 May 2025 12:02
To: Jane Tucker; clerk@longridge-tc.gov.uk; lhsplanapps@lancashire.gov.uk; Countryside
Cc: Planning
Subject: RE: [EXT] Consultation on planning application 3/2025/0300 The Barn, Preston Road, Longridge PR3 3BL
Attachments: 25 0300 Consult.pdf; HSG 47.pdf; Maint 5028 (002) - Copy - Copy.pdf; RiskAssessmentPDF.pdf; SSW22 NEW 2023.pdf; The Barn.pdf

External Email

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Dear Maya Cullen,

Your planning application – No objection

After receiving the details of your planning application at The Barn Preston Road Longridge PR3 3BL, we have completed our assessment. We have **no objection** to your proposal from a planning perspective.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high-pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, 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. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High-Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

WALTON LE DALE – SLYNE = 8 Meters BPD

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution

Your responsibilities and obligations

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.

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If you need any further information or have any questions about the outcome, please contact us at plantprotection.nw@cadentgas.com quoting your reference at the top of this letter.

Kind Regards
[North West] Plant Protection Team

Cadent

Plant Protection (Block C), Mersey Road North, Failsworth, Greater Manchester M35 9FF

plantprotection.nw@cadentgas.com

cadentgas.com

From: Jane Tucker <Jane.Tucker@ribblevalley.gov.uk>
Sent: 22 May 2025 15:45
To: clerk@longridge-tc.gov.uk; lhsplanapps@lancashire.gov.uk; Countryside <countryside@ribblevalley.gov.uk>; .box.plantprotection.NW <plantprotection.NW@cadentgas.com>
Subject: [EXT] Consultation on planning application 3/2025/0300 The Barn, Preston Road, Longridge PR3 3BL

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Please will you let Maya Cullen have your comments on the above planning application? **(The email address to respond to is planning@ribblevalley.gov.uk FAO Maya Cullen)**

The application is for replacement windows, additional velux windows, adjustment to four window openings, provision of pigeon hole vents to gable wall. Glazed link to and conversion of garage to art studio, including timber cladding, infilling of door and replacement of vehicular door. Installation of Air Source Heat Pumps.

Here is a link to view the submitted documents on our website

https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2025%2F0300

Kind regards,

Jane

Jane Tucker, Planning Administration Assistant, Economic Development and Planning,
Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA Tel: 01200 425111

Disclaimer

Tops for resident satisfaction – 78% of residents are satisfied with Ribble Valley as a place to live (2023 Residents Survey - Life in Ribble Valley)

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