

Ribble Valley Borough Council
Planning Department
Council Offices
Church Walk
Clitheroe

Your Ref: 3/2016/0497

Our Ref: RVBC.1309-2016-00071

13 June 2016

BB7 2RA

HSE advice produced by PADHI+ for Ribble Valley Borough Council

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2010, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008]

This HSE advice refers to the proposed development Proposed single storey extension to form kitchen, summer snug and alterations to existing barn to form guest accommodation. at Lower Yew Tree Farm, Alston Lane, Alston, Preston, Lancashire. PR3 3BN, input into PADHI+ on 12 Jun 2016 by Ribble Valley Borough Council.

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 also within at least one Consultation Distance, has been considered using PADHI+, HSE's planning advice software tool, based on the details input by Ribble Valley Borough Council. Only the installations, complexes and pipelines considered by Ribble Valley Borough Council during the PADHI+ process have been taken into account in determining HSE's advice. Consequently, **HSE does not advise, on safety grounds, against the granting of planning permission in this case.**

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 is produced on behalf of the Head of the Hazardous Installations Directorate, HSE.