

Advice : HSL-220412113815-321 DO NOT ADVISE AGAINST

Your Ref: R/2022/0050/FFM

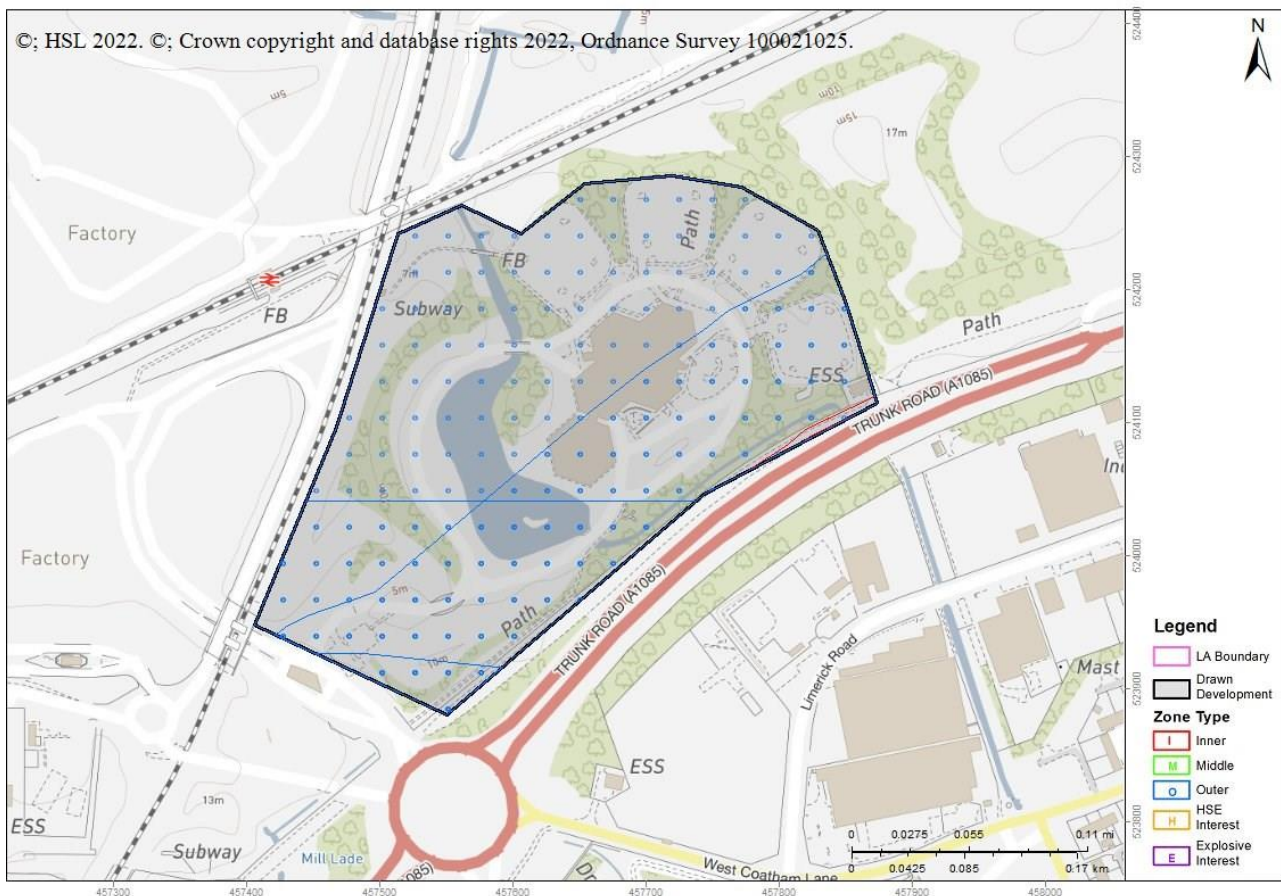
Development Name: Steel House, Trunk Road

Comments: ALTERATIONS TO EXISTING OFFICE BUILDING, CAR PARKING AND LANDSCAPING

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 Redcar and Cleveland (B).

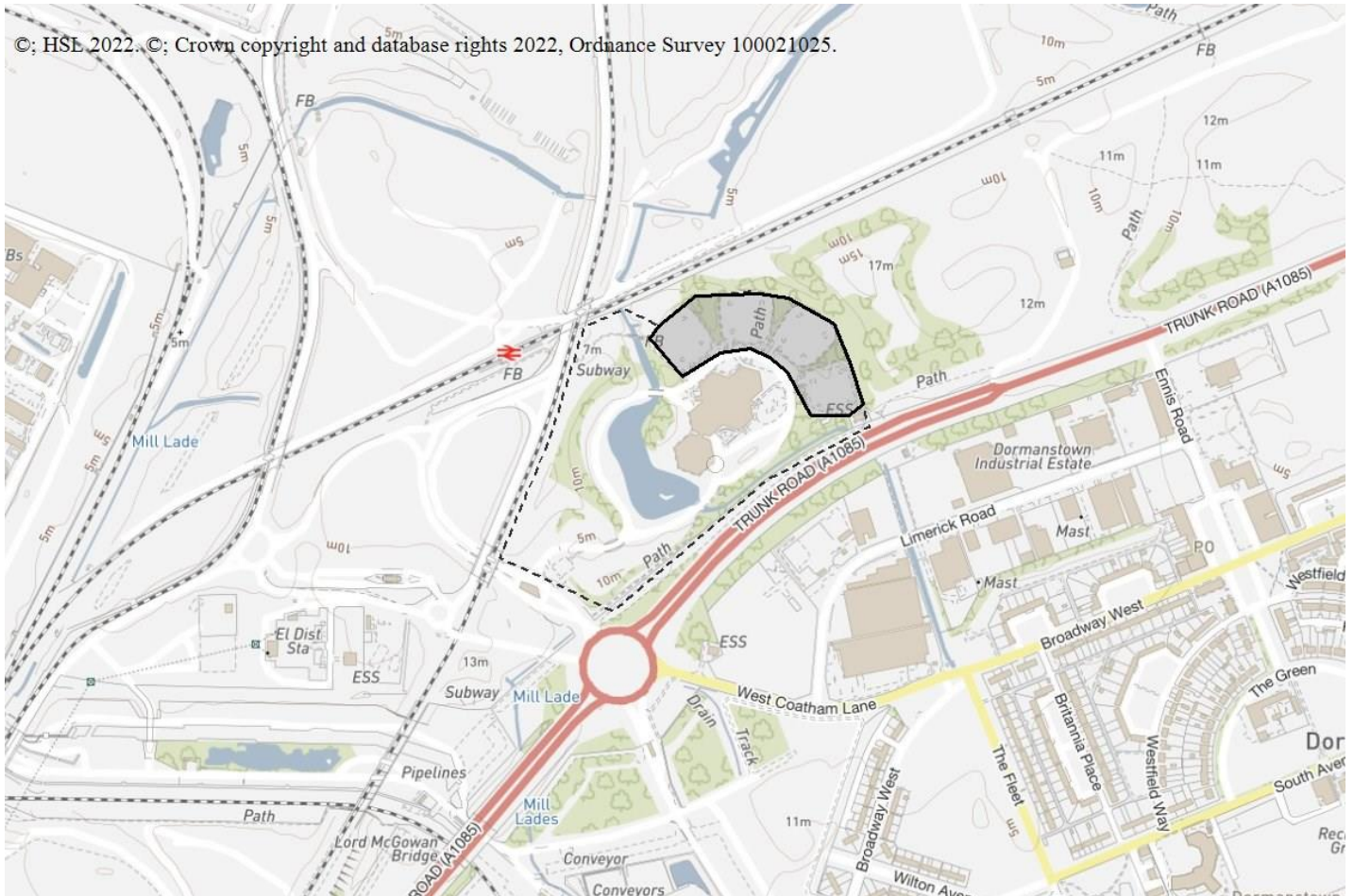
HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.



Breakdown:

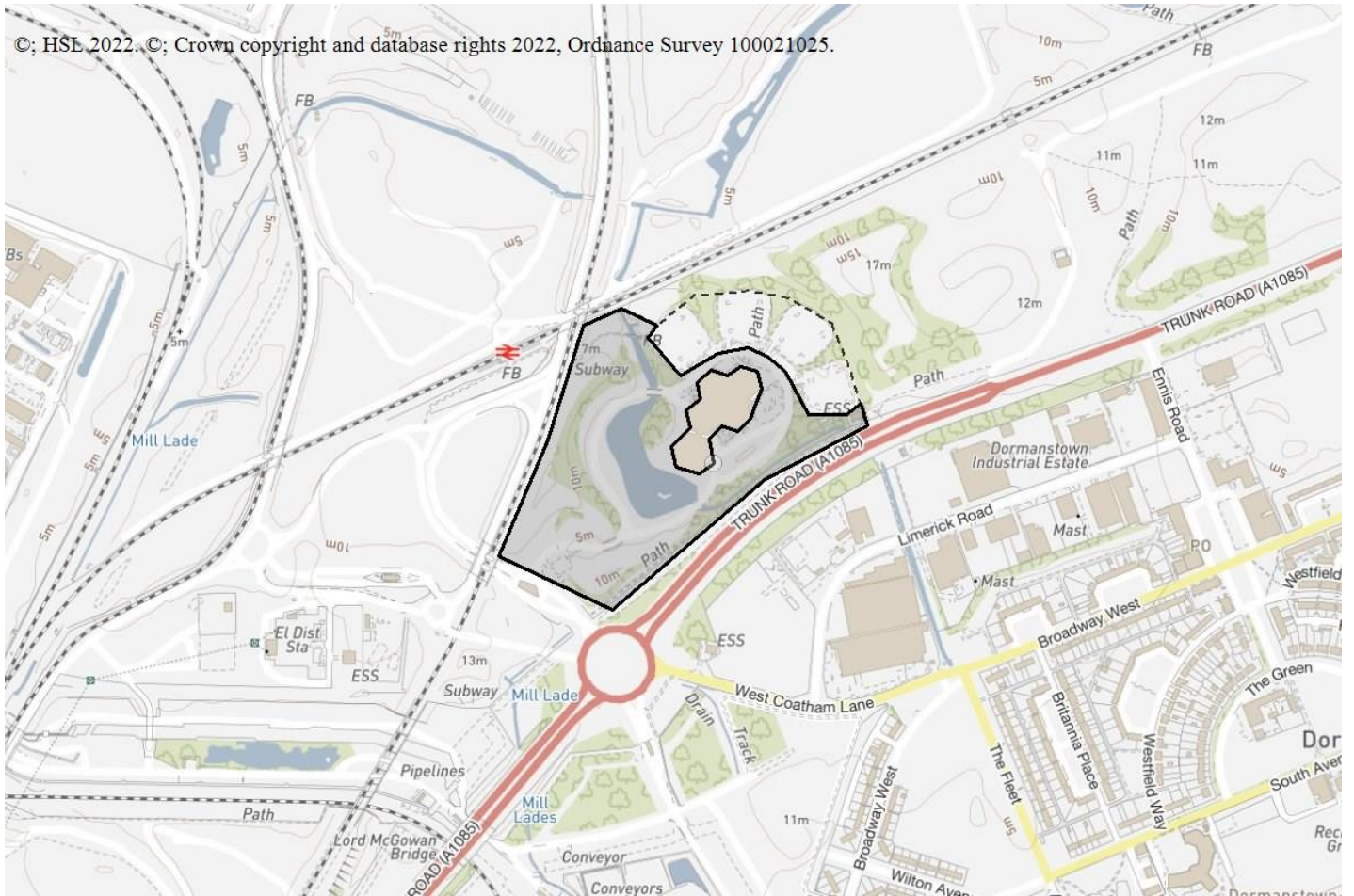
Parking Areas : Do Not Advise Against

Is this a parking area with no other associated facilities, car parks which are part of another development type should be included within that development type Yes



Landscaping : Do Not Advise Against

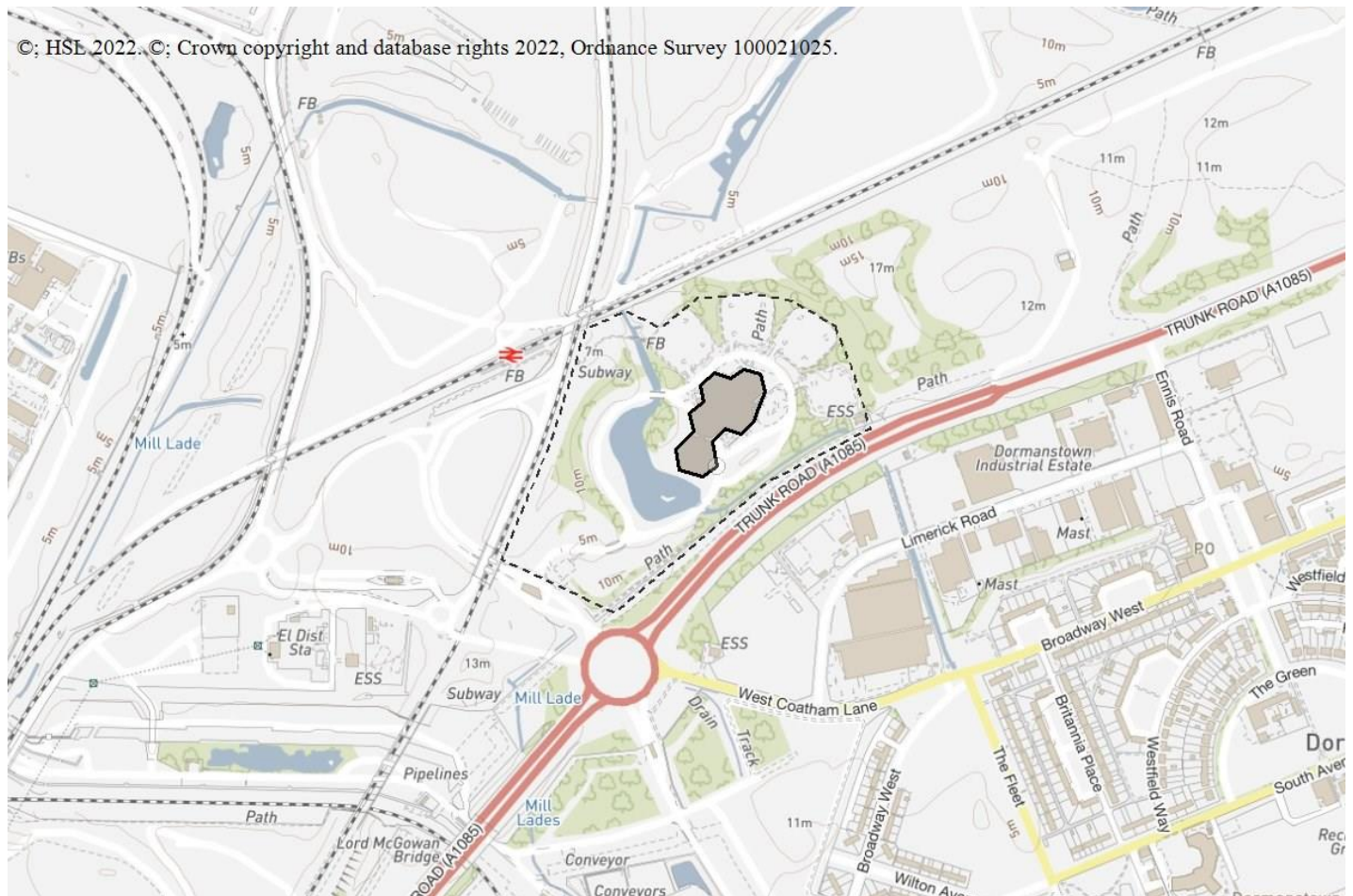
There are no questions for landscaping



Workplaces : Do Not Advise Against

Is it a workplace specifically for people with disabilities, e.g. sheltered workshops? No

Are there 100 or more occupants in any individual workplace building (that lie partly or wholly within a consultation distance)? Yes



Pipelines

- 4243517_ PX (TGPP) Ltd

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 Jane Parry at Redcar and Cleveland (B) on 12 April 2022.

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

