

From: [Kerfoot, Jennifer](#)
To: [Development Management](#)
Subject: FW: [EXT] LSBUD Ref: 37502838 Your Ref: 25/00353/FUL (MF) Planning Application Holding Objection
Date: 10 June 2025 11:06:57
Attachments: [37502838_CadentGas.pdf](#)
[LSBUD-250603-37502838.PDF](#)
[\[Not_Protectively_Marked\] PA PUB Plan - 25-00353-FUL - ERECTION OF A PURPOSE BUILT DEVELOPMENT COMPR.pdf](#)
[HSG 47.pdf](#)
[West Hill House.pdf](#)
[SSW22 NEW 2023.pdf](#)
[RiskAssessmentPDF.pdf](#)
[Maint 5028 \(002\) - Copy - Copy.pdf](#)

You don't often get email from jennifer.kerfoot@cadentgas.com. [Learn why this is important](#)

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Dear Claire Ringwood,

Your planning application – No objection

After receiving the details of your planning application at Cope Funeral Services Ltd Manchester Road Rochdale OL11 4JQ, 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.linsearchbeforeudig.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:

CASTLETON – ROCHDALE = 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.

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 [\[plantprotection.nw@cadentgas.com\]](mailto: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: .Box.SiteVisits

Sent: 05 June 2025 10:30

To: .box.plantprotection.NW

Subject: FW: [EXT] LSBUD Ref: 37502838 Your Ref: 25/00353/FUL (MF) Planning Application Holding Objection

Good morning ,

Please see attached all the information for reference 37502838 .

Kind Regards

Mosope

Plant Protection

Customer Performance

Cadent

Ansty Park, Pilot Way, Coventry, CV7 9JU

T 0800 688 588

plantprotection@cadentgas.com

cadentgas.com

Self Service for Plant Enquiries:

www.lsbud.co.uk

Please note – We've moved

We have now moved our Dial Before U Dig enquiry platform from EAGLES to [LinesearchbeforeUdig](http://www.lsbud.co.uk). All Cadent and National Grid plant enquiries will need to be logged via the online portal for instant assessment. Why not register now

From: .box.Cadent.PlanningApplications

Sent: 04 June 2025 08:32

To: .Box.SiteVisits

Subject: [EXT] LSBUD Ref: 37502838 Your Ref: 25/00353/FUL (MF) Planning Application Holding Objection

Good Morning,

Please see attached

Kind Regards,

Mosope Fagbulu

Plant Protection

Customer Centre Administrator

Cadent

Pilot Way, Ansty Park, Coventry, CV7 9JU

T 0800 688 588

plantprotection@cadentgas.com

Cadentgas.com

Self Service for Plant Enquiries:

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Please note – We've moved

We have now moved our Dial Before U Dig enquiry platform from EAGLES to

LinesearchbeforeUdig. All Cadent and National Grid plant enquiries will need to be logged via the online portal for instant assessment. Why not register now?

From: plantprotection@cadentgas.com <plantprotection@cadentgas.com>

Sent: 03 June 2025 14:08

To: .box.Cadent.PlanningApplications

<Cadent.PlanningApplications@cadentgas.com>

Cc: .box.plantprotection <plantprotection@cadentgas.com>

Subject: [EXT] LSBUD Ref: 37502838 Your Ref: 25/00353/FUL (MF) Planning Application Holding Objection

Date: 03/06/2025

LinesearchbeforeUdig ref: 37502838

Your ref: 25/00353/FUL (MF)

Dear Sir/Madam,

Your planning application – Holding objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application which is in the vicinity of our gas asset/s. We are placing a holding objection on the proposal whilst our engineering team reviews the available information. We will be in touch once we have reviewed the proposals in more detail. In the meantime, we may contact you for more information to help us make the decision.

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

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 and 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.

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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

Kind Regards,

North West Plant Protection Team

T: 0800 688 588

plantprotection.NW@cadentgas.com

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