

Our Ref: 25688383 22/00681/F

Thursday, 19 May 2022

Jo Rahman
Borough Council King's Lynn and West Norfolk King's Court, Chapel Street
King's Lynn
Norfolk
PE30 1EX

**National Gas Emergency Number:
0800 111 999***

*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

Asset Protection
Gas Transmission
National Grid
Warwick
CV34 6DA
Email: assetprotection@nationalgrid.com

National Grid Gas – High Risk Response Letter

Dear Sir/ Madam,

An assessment has been carried out with respect to National Grid Gas Transmission plc's apparatus and the proposed work location. Based on the location entered into the system for assessment the area has been found to be within the High Risk zone from National Grid Gas Transmission plc's apparatus and you **MUST NOT PROCEED** without further assessment from Asset Protection.

It is **YOUR** responsibility to take into account whether you are required to or would benefit from referring to the HSE Land Use Planning App (LUP), available from HSE's website. (Please note for some works this is a requirement for them to take place) More information on the LUP is available at <https://www.hse.gov.uk/landuseplanning/>

Please note this response and any attached map(s) are valid for 28 days.

Yours sincerely

Asset Protection Team

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid Gas Transmission plc's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to National Grid Gas Transmission plc (NGGT)

This assessment does **NOT** include:

- National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Asset Protection.
- Recently installed apparatus
- National Grid Electricity Transmission plc.
- Apparatus owned by other organisations, e.g. Cadent, other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to National Grid Gas Transmission plc easements or wayleaves nor any planning or building regulations applications.

National Grid Gas Transmission plc 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 require further assistance please contact the Asset Protection team via e-mail (assetprotection@nationalgrid.com) or via the contact details at the top of this response.

Are My Works Affected?

Is your proposal Scheduled Works, Proposed Works, Formal Enquiry or a Formal Planning Application?

Proposed Works

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. **This is not approval to commence work.** You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Asset Protection will endeavour to provide an initial assessment within 28 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled

Works enquiry has been completed and final response received.

Scheduled Works

Your proposal is in proximity to the National Grid Gas Transmission plc's apparatus specified within the "Assessment" section, which may impact, and possibly prevent, your proposed activities for safety and/or legal reasons.

You must not commence any work until you have complied with all of the guidance provided and been contacted by all of the teams (if any) listed in the Contact Requirements section.

As set out in the table in the "Assessment" section of this response; in respect of all the apparatus listed you must read and follow all the guidance provided when planning or undertaking any activities at this location. Additionally, for apparatus assessed as having a high potential to be affected, a member of the respective team will contact you within 28 working days.

As your proposed activity is in close proximity to National Grid's Gas Transmission assets we have referred your enquiry/consultation to our Asset Protection team for further detailed assessment. We request that you do not commence work or take further action with regards to your proposal until you hear from us. We will endeavour to contact you within 28 days from the date of this response. Please contact us at assetprotection@nationalgrid.com if you have not had a response within this time frame.

Formal Enquiry

Searches based on your enquiry have identified that there is National Grid Gas Transmission plc's apparatus in the vicinity of your enquiry which may be affected by the activities specified. National Grid therefore formally objects to these activities pending further consultation.

How to deal with National Grid's objection.

National Grid Gas Transmission plc is concerned that its property and apparatus will be affected by the proposals contained within the Order and we enclose a plan showing the location of National Grid Gas apparatus. We are therefore concerned that consent should not be given for the Order without National Grid Gas apparatus being properly protected.

The Company would wish to have the opportunity to appear at any public local inquiry held into the application for this Order.

We have asked our engineering department to provide you with further details of how National Grid Gas is affected by the proposals.

Formal Planning Application

Searches based on your enquiry have identified that there is National Grid Gas Transmission plc's apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Can you please inform Asset Protection, as soon as possible, the decision your authority is likely to make regarding this application.

If the application is refused for any other reason than the presence of apparatus, we will not take any further action. Please let us know whether Asset Protection can provide you with technical or other information that may be of assistance to you in the determination of the application.

We request that you take no further action with regards to your proposal until you hear from Asset Protection. We will contact you within 28 working days from the date of this response. Please contact us if you have not had a response within this timeframe.

Assessment

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- National Gas Transmission Pipelines and associated equipment

Requirements

National High Pressure Gas Pipelines

BEFORE carrying out any work you must:

- Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.
- Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

DURING any work you must:

- Ensure that the National Grid requirements are followed for work in the vicinity of High pressure pipelines including the supervision of the digging of trial holes.
- Comply with all guidance relating to general activities and any specific guidance for each asset type as specified in the Guidance Section below.
- Ensure that access to National Grid apparatus is maintained at all times.
- Prevent the placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over National Grid apparatus unless specifically agreed with National Grid in advance.
- Exercise extreme caution if slab (mass) concrete is encountered during excavation works as this may be protecting or supporting National Grid apparatus.
- Maintain appropriate clearances between gas apparatus and the position of other buried plant.

GUIDANCE

National Grid Gas Transmission Network data

The Network map for National Grid Gas Transmission assets can be downloaded at the following link in GIS format.

<https://www.nationalgrid.com/uk/gas-transmission/land-and-assets/network-route-maps>

High Pressure Gas Pipelines Guidance:

If working in the vicinity of a high pressure gas pipeline the following document must be followed: 'Specification for Safe Working in the Vicinity of National Grid High Pressure Gas Pipelines and Associated Installation – Requirements for Third Parties' (SSW22). This can be obtained from: <Link to SSW22 once it has been updated and signed off>

Essential Guidance document:

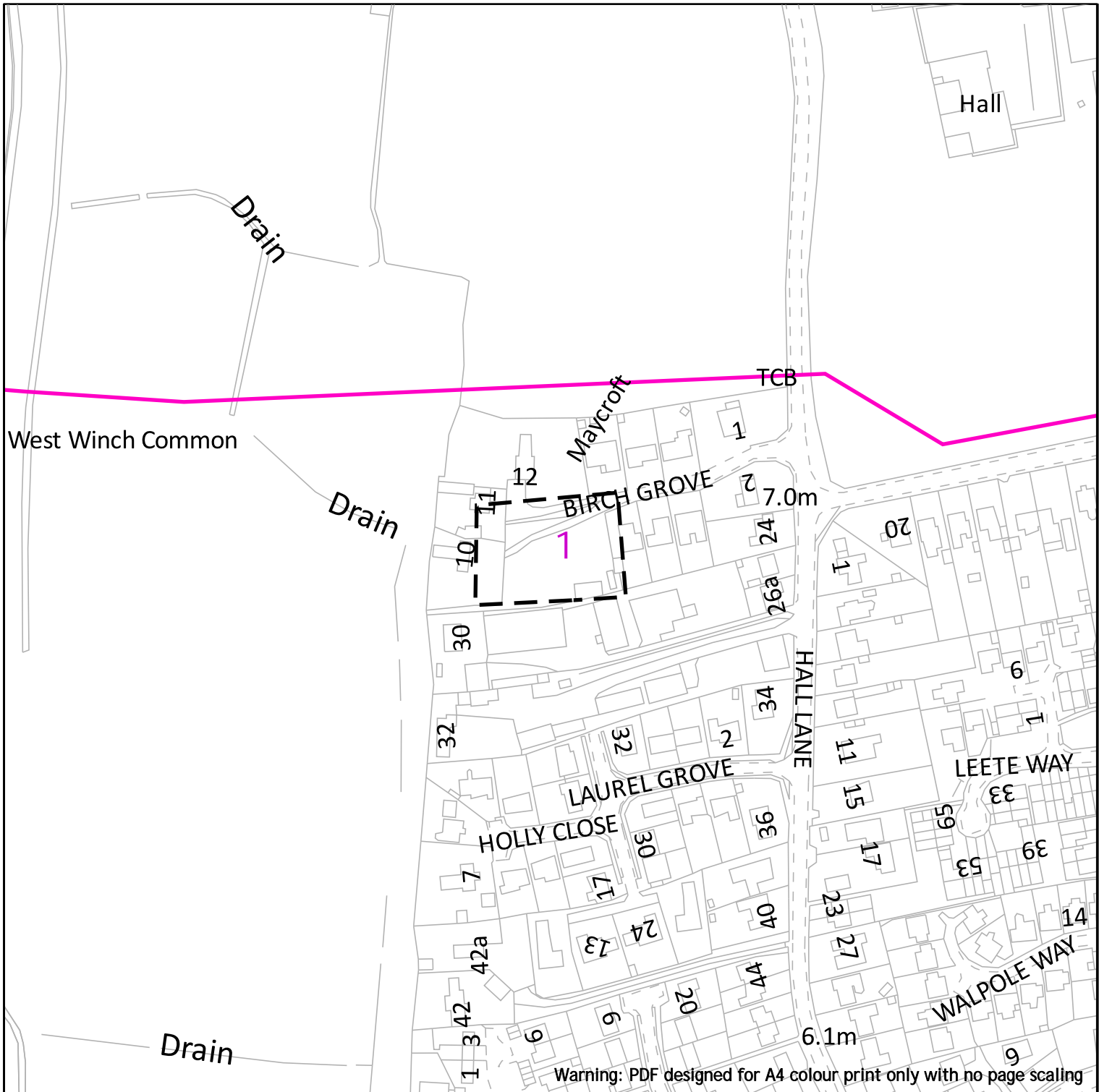
<https://www.nationalgrid.com/uk/gas-transmission/sites/gas/files/documents/8589934982-Essential%20Guidance.pdf>

You should be aware of the following information regarding National Grid's high pressure (1) underground pipelines and associated apparatus:

- Our underground pipelines are protected by permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our gas transmission network. Hence we require that no permanent structures are built over or under pipelines or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the pipeline route and that unrestricted and safe access to any of our pipeline(s) must be maintained at all times.
- The information supplied is given in good faith and only as a guide to the location of our underground pipelines. The accuracy of this information cannot be guaranteed. The physical presence of such pipelines may also be evident from pipeline marker posts. The person(s) responsible for planning, supervising and carrying out work in proximity to our pipeline(s) shall be liable to us, as pipeline(s) owner, as well as to any third party who may be affected in any way by any loss or damage resulting from their failure to locate and avoid any damage to such a pipeline(s).
- The relevant guidance in relation to working safely near to existing underground pipelines is contained within the Health and Safety Executive's (www.hse.gov.uk) Guidance HS(G)47 "Avoiding Danger From Underground Services" and all relevant site staff should make sure that they are both aware of and understand this guidance.
- Our pipelines are normally buried to a depth of 1.2 metres or more below ground and further information may be found on the plans provided. Ground cover above our pipelines should not be reduced or increased.
- Any proposed cable crossings are subject to approval from National Grid, completion of a Deed of Consent and must remain a minimum of 600mm above or below the pipeline. All works associated with cable installation must be supervised by National Grid. Cables cannot be pulled through until a Deed of Consent is in place.
- If it is planned to use mechanical excavators and any other powered mechanical plant, it shall not be sited or moved above the pipeline.
- If it is planned to carry out excavation to a depth greater than 0.3 metres, embankment or dredging works, the actual position and depth of the pipeline must be established on site with our representative and a safe working method agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- The digging of trial holes to locate the pipeline must be carried out under the supervision of our on-site representative following approval of RAMS. Excavation works may take place unsupervised no closer than 3 metres from the pipeline once its actual location has been confirmed. Similarly, excavation with handheld power tools may take place no closer than 1.5 metres away.

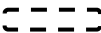
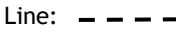
- For operational and safety reasons National Grid requires unrestricted access to our Above Ground Installations and Compressor Stations. We would request that any proposed changes to roads/layouts in the vicinity of our site have regard to the need to maintain access.
- Any construction traffic should either cross the pipeline using existing roads or at agreed crossing locations using agreed protective measures.
- Ground anchors for scaffolding stay wires should only be sited in the vicinity of the pipeline after the pipeline position has been confirmed on site with our representative and the ground anchor position agreed.
- If your proposals include the installation of wind turbines then the minimum separation between the pipeline and the nearest turbine should be 1.5 times the mast height.
- If your proposals include the installation of a Solar Farm, all assets must remain outside of the National Grid easement, all cable crossings must be agreed during the design stage, a Deed of Consent undertaken and an Earthing report must be provided for review. National Grid must retain access to its assets at all times once works have been completed.

The relocation of existing underground pipelines is not normally feasible on grounds of cost, operation and maintenance and environmental impact. Further details can be found in our specification for: safe working in the vicinity of National Grid high pressure gas pipelines and associated installations – requirements for third parties: T/SP/SSW/22 (see link above or copy enclosed)



nationalgrid



Dig Sites Area:  Line: 

 NHP Mains

National Grid House

Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

AssetProtection@NationalGrid.com

Date Requested: 19/05/2022

Job Reference: 25688383

Site Location: 562713 315422

Requested by: Mrs Jo Rahman

Your Scheme/Reference: 22/00681/F

IMPORTANT NOTICES

This plan shows those pipes owned by National Grid Limited in its role as a licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

National Grid Gas Emergency Number: 0800 40 40 90

Available 24 hours, 7 days/week. Calls may be recorded and monitored

Scale: 1:2500 (When plotted at A4)

ENQUIRY SUMMARY

Received Date

19/05/2022 9:14

Work Start Date

20/05/2022

Your Reference

22/00681/F

Location

Centre Point: 562713 315422

X Extent:

Y Extent:

Postcode: PE330PQ

Map Options

Paper Size: A4

Orientation: PORTRAIT

Scale: 1:2500

Real World Extents: 69m x 51m

Enquirer Details

Organisation Name: BCKLWN

Contact Name: Jo Rahman

Email Address: joanne.rahman@west-norfolk.gov.uk

Telephone: 01553 616233

Address: Borough Council King's Lynn and West Norfolk King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX

Enquiry Type

Planned Works

Activity Type

Planning Applications

Work Types

Single property

Notes/Works Description (if supplied)

Two storey detached single family dwelling house

Site Contact Name (if supplied)

Joanne Rahman

Site Contact Number (if supplied)

01553616233