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Chemicals, Explosives and  
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Head of Team  
Stuart Reston

Date: 18 February 2020

HSE Ref.: 4.2.1.6884  
Your Ref.: P/2020/0061/HYBR

For the attention of Jennifer Bolton

Dear Miss Bolton,

**Town and Country Planning (Development Management Procedure) (England)  
Order 2015**

**Planning Application No: P/2020/0061/HYBR**

**Proposal: Hybrid planning application for the following development (major development);**

**(i) full planning permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and  
(ii) outline planning permission for manufacturing (B2) and logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval)**

**at land to the west of Omega South & south of the M62, Bold, St Helens**

1. HSE is a statutory consultee for developments in the vicinity of major hazard sites and major accident hazard pipelines by virtue of Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. The proposed development site in planning application P/2020/0061/HYBR lies within the HSE consultation distance of a major accident hazard pipeline - the

North West Ethylene Pipeline - which is currently operated by Essar Oil (UK) Limited.  
The HSE consultation zones which currently apply to this pipeline are:

- Inner zone = 54 metres
- Middle zone = 125 metres
- Outer zone = 275 metres

3. This application has been considered using HSE's land use planning methodology (see <http://www.hse.gov.uk/landuseplanning/methodology.pdf>)

### **Full planning permission**

4. The area of the site for which full planning permission is sought for a B8 logistics warehouse and ancillary facilities, as shown in the drawing entitled 'Parameters Plan 1 – outline and detailed application boundaries OPP DWG3.1' (Drawing Number 05105 Rev. PL3), lies within the inner, middle and outer zones of the pipeline, as well as outside the consultation distance.

5. The proposed logistics warehouse building as shown in the Indicative Masterplan OPP DWG 1 (Drawing Number 05100 Rev. SK9) would be occupied by more than 100 people. The proposed building will also include a three-storey office block section which would lie outside the consultation distance. This building would therefore be classed as a sensitivity level (SL) 2 development within HSE's methodology. Although it appears that the building may extend slightly within the inner zone, as less than 10% of the building will lie within the inner and middle zones, it is considered to lie within the outer zone. **Consequently, HSE does not advise, on safety grounds, against the granting of full planning permission.**

### **Outline planning permission**

6. The area of the site for which outline planning permission is sought for manufacturing, logistics and ancillary facilities, as shown in the drawing entitled 'Parameters Plan 1 – outline and detailed application boundaries OPP DWG3.1' (Drawing Number 05105 Rev. PL3), lies within the outer zone of the pipeline and outside the consultation distance. The proposed layout shown in the Indicative Masterplan OPP DWG 1 (Drawing Number 05100 Rev. SK9), shows that Unit 4 will lie partly within the outer zone; Units 2 and 3 will lie outside the consultation distance.

7. As this element of the hybrid application is for outline permission, information is currently not available regarding the number of occupants, or the number of occupied storeys, which each building will have. However, within HSE's land use planning methodology, the highest sensitivity level which applies to a workplace building, regardless of the number of occupants or occupied storeys, is SL2, and HSE does not advise against SL2 developments within the outer zone. **Consequently, HSE does not advise, on safety grounds, against the granting of outline planning permission.**

8. As the proposed development lies within the consultation distance of the North West Ethylene Pipeline, you should consider contacting Essar Oil (UK) Limited before deciding the case. There are two particular reasons for this:

- they may have a legal interest (easement, wayleave, etc.) in the vicinity of the pipeline which 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.

Yours sincerely

*G. Adderley*

**Gerard Adderley**

**Statutory and Commercial Land Use Planning Advice**

**cc. Mr H Tucker, HSE CEMHD 5H, Bootle**

**Mrs A Gallagher, HSE ED5S3, Birmingham**