

[REDACTED]

From: HazSubConsent CEMHD5 <HazSubCon.CEMHD5@hse.gov.uk>
Sent: 26 November 2025 14:32
To: Planning (HPBC)
Cc: HazSubConsent CEMHD5
Subject: RE: External Consultation Letter - App ref HPK/2025/0457
Attachments: E_2171837.DOC

Categories: [REDACTED]

Dear Sir/Madam

Thank you for your email seeking HSE's observations on application **HPK/2025/0457**

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice.

However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on any future developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- residential accommodation;
- more than 250m² of retail floor space;
- more than 500m² of office floor space;
- more than 750m² of floor space to be used for an industrial process;
- transport links;
- or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology: www.hse.gov.uk/landuseplanning/methodology.htm

NB HSE is a statutory consultee with regard to building safety (in particular to fire safety aspects) for planning applications that involve a relevant building.

A relevant building is defined in the planning guidance at gov.uk as:

- containing two or more dwellings or educational accommodation and
- meeting the height condition of 18m or more in height, or 7 or more storeys

If the planning application relates to Fire Statements and applications relating to relevant buildings, then these are not dealt with by the Land Use Planning team and instead they should be sent to PlanningGatewayOne@hse.gov.uk

There is further information on compliance with the Building Safety Bill at <https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021>

<https://forms.office.com/e/twNqwPkE9x>. If you need a different format or have questions about this research, please contact the user research team on LUPuserresearch@hse.gov.uk and we will do our best to help.

English version: Please see our privacy notice for details on how we use your information:

<https://www.hse.gov.uk/help/privacy.htm>

If you are not the intended recipient any disclosure, copying, distribution or other action taken using the information contained in this email is strictly prohibited. Please notify the sender of the error so internal procedures can be followed, and delete the communication from your system immediately thereafter.

Welsh version: Gweler ein hysbysiad preifatrwydd am fanylion ynghylch sut rydym yn defnyddio eich gwybodaeth:

<https://www.hse.gov.uk/help/privacy.htm>

Os nad chi yw'r derbynnydd bwriadedig, mae unrhyw ddatgeliad, copïo, dosbarthu neu unrhyw gamau eraill a gymerir gan ddefnyddio'r wybodaeth sydd yn yr e-bost hwn wedi'u gwahardd yn llym. Rhwch wybod i'r anfonwr am y gwall fel y gellir dilyn gweithdrefnau mewnol, a dileu'r cyfathrebiad o'ch system ar unwaith wedi hynny.