

Report to Planning applications committee

14 May 2015

Report of Head of planning services

Subject Application no 15/00564/H - Gas Holder Station, Cremorne Lane, Norwich

Reason for referral Hazardous substance revocation which requires authorisation of an order

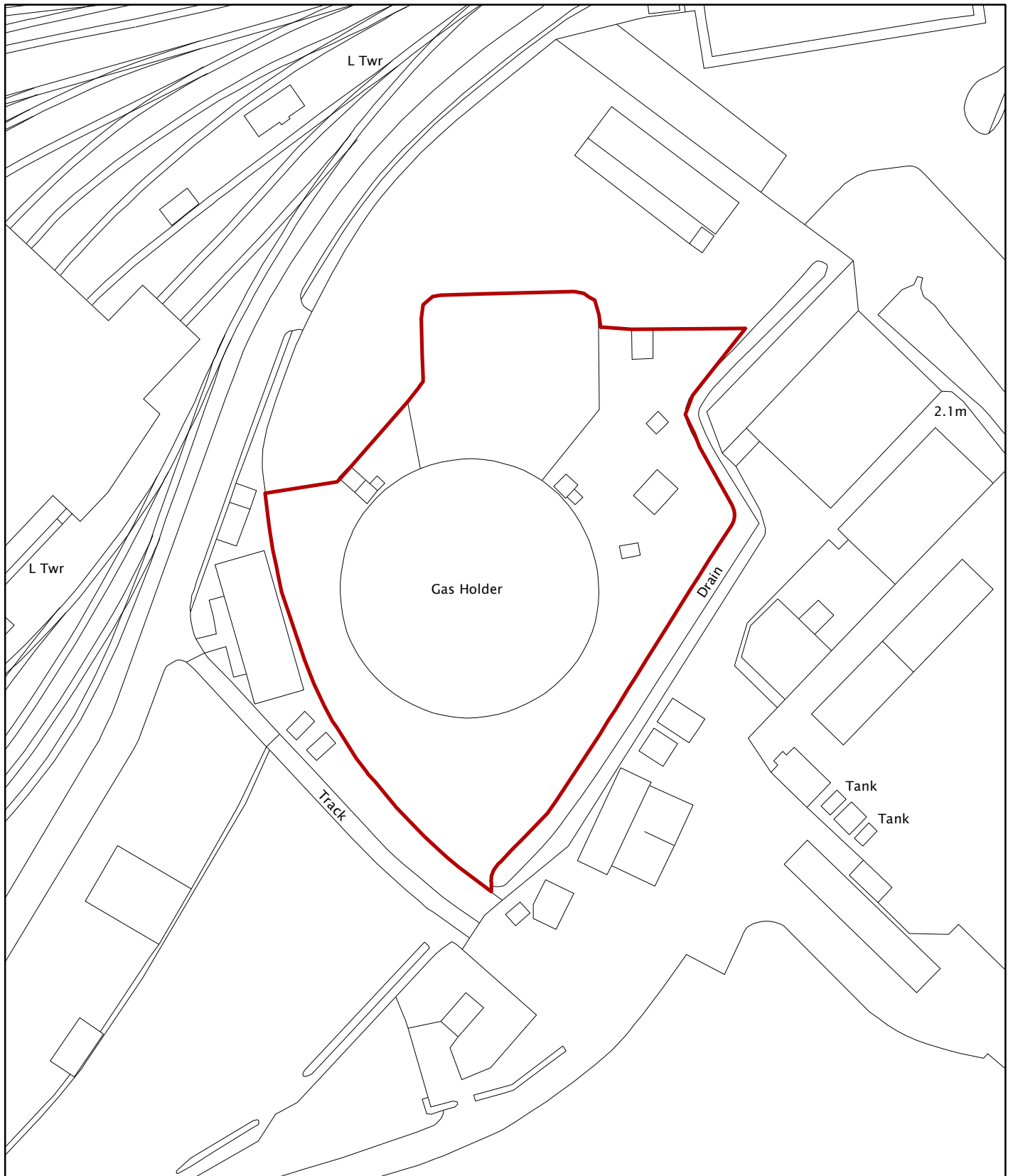
Item

4(I)

| | |
|----------------------|---------------------------------------|
| Ward: | Thorpe Hamlet |
| Case officer: | Mark Brown – markbrown@norwich.gov.uk |

| Development proposal | | |
|--|---------|---------|
| Revocation of hazardous substance consents for gas storage references 4HS9201/H, 4HS9201/H, 4/2000/0293/H and 4/2001/0885/H. | | |
| Representations | | |
| Object | Comment | Support |
| 0 | 0 | 0 |

| | |
|-----------------------|---|
| Expiry date | N/A |
| Recommendation | Authorise officers to progress with the revocation of the consents. |



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Planning Application No 15/00564/H

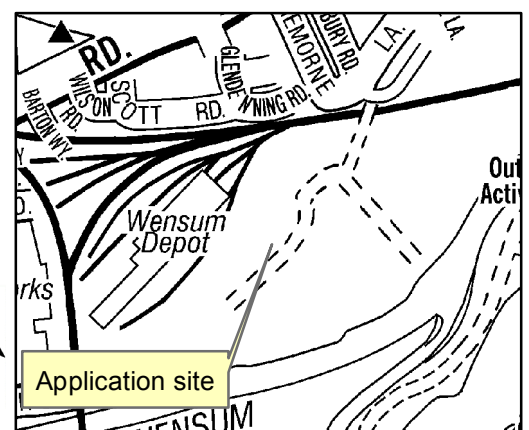
Site Address Gas Holder Cremorne Lane

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The gas holder is located on the Utilities Site a triangular area of land bordered by the Yarmouth railway line to the north, the London railway line to the west and the River Wensum to the south and southeast.
2. The site was formerly occupied by two power stations a coal fired 1920's power station and a gas fired 1960's power station with associated gas works. The power stations were located on the river frontage to the southwest and the gas works to the northeast. The power stations and most associated structures have now been removed from the site.
3. The gas holder is of a typical cylindrical construction and currently remains on the utilities site located roughly in the centre of the site on an east west axis and towards the northern boundary. The use of the holder for the storage of natural gas ceased in February 2009.
4. The gas holder has consent for demolition granted under delegated powers in July last year.

Relevant planning history

5. There are three hazardous substance consents relating to the storage of Natural Gas on the site detailed below, a deemed consent and two continuations of consent when there was a change in control of part of the land. The 2014 consent is for the demolition of the gas holder.

| Ref | Proposal | Decision | Date |
|------------------|--|----------|------------|
| 4/HS9201/H | Deemed consent for hazardous substance consent (deemed consent was provided for substances stored on land before the Hazardous Substance Act was enacted in 1990). | APPR | 02/12/1992 |
| 4/2000/0293 | Continuation of hazardous substance consent for the storage of natural gas. | APPR | 23/06/2000 |
| 4/2001/0885 | Continuation of hazardous substance consent for the storage of natural gas. | APPR | 19/12/2001 |
| 14/00271/DE M | Demolition of gas holder, electrical switch room, store room and telemetry building. | APPR | 18/07/2014 |

The proposal

6. Hazardous substance regime runs alongside the planning process and provides controls over the presence of certain types and quantities of substances on, over of under land. Hazardous substance consents allow the authority to consider the residual risk of the storage of substances particularly on neighbouring land uses.

Where a hazardous substance consent is in place the Health and Safety executive set up consultation zones within the vicinity of the storage location within which the local planning authority must consult the Health and Safety Executive on any development proposals. Within these consultation zones depending on the distance from the hazardous installation certain types of development may not be acceptable depending on their risk profile (e.g. residential development would typically not be acceptable within the inner consultation zones). The consultation zones for the existing gas holder are shown within appendix A to this report.

7. National Grid has recently provided confirmation that the gas holder has been decommissioned and that the hazardous substance consent is no longer required.
8. Hazardous substance consents remain in place until revoked, it is suggested that given the confirmation from National Grid that the consent is now revoked.

Representations

9. There is no requirement for public consultation before revoking such a consent and no public consultation has been undertaken.

Consultation responses

10. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environment Agency

11. Have no comments

Health and Safety Executive

12. Have no objections and provide some general procedural guidance.

Assessment of planning considerations

Relevant development plan policies

13. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**
 - R10: Utilities Site, Cremorne Lane

Case Assessment

14. The revocation of a hazardous substance consent must be by order which must be confirmed by the Secretary of State
15. Any person who is an owner of, or who appears to be in control of the whole or any part of the land, or any other person who will be affected by the order must be served a notice and given an opportunity to be heard by a person appointed by the secretary of state (i.e via public inquiry).

16. A hazardous substance consent may be revoked where:
- a) the authority consider having regard to material considerations that it is expedient to do so;
 - b) If it appears that there has been a material change of use of land to which a hazardous substance consent relates;
 - c) That planning permission has been granted for development the carrying out of which would involve a material change of use of such land and the development to which the permission relates has been commenced; or
 - d) That the substances has not been present on, over or under the land in a quantity equal to or exceeding the controlled quantity (15 tonnes).
17. In this case National Grid has confirmed that they no longer have a need for the storage of natural gas on the site. The site is allocated for redevelopment under policy R10 of the Site Allocations Plan and Site Specific Policies Local Plan and it is therefore considered expedient to revoke the hazardous substance consent to allow for the future redevelopment of this site in line with the aspirations of local plan policy.
18. The Hazardous Substances Act provides for compensation to any person who suffers damage in consequence of the order by depreciation of the value of land or being disturbed in the enjoyment of the land. To this end National Grid have confirmed that no such claim will be made and that no person will suffer damage as a result of the order. It is therefore considered that there is negligible risk to the Council in terms of cost of compensation for the revocation order.

Equalities and diversity issues

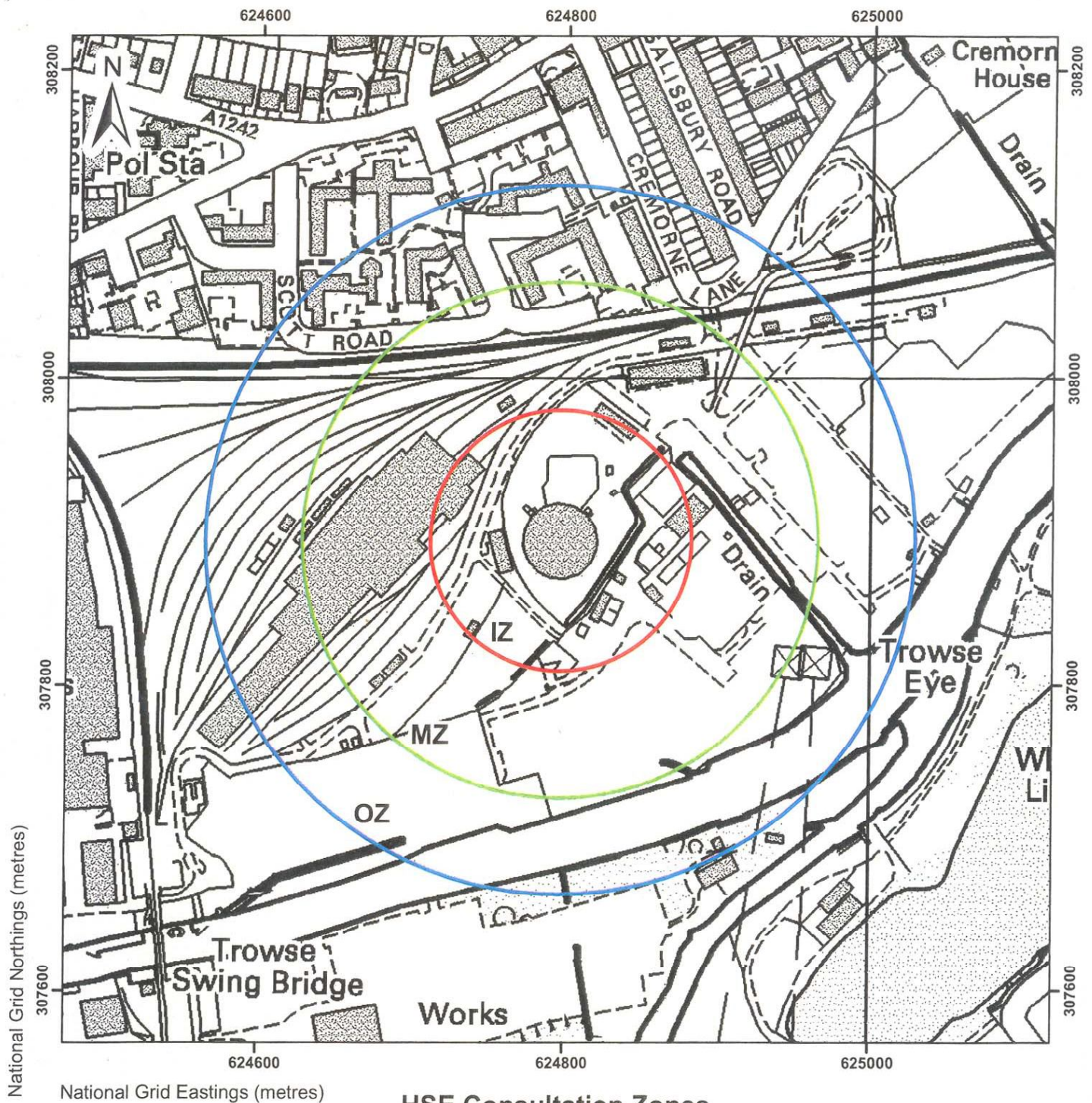
19. There are significant/There are no significant equality or diversity issues.

Conclusion

20. For the reasons outlined above it is recommended to authorise officers to progress an order for the revocation of the hazardous substances consents on the site.

Recommendation

To authorise officers to prepare and serve revocation orders for the existing hazardous substances consents at the Gas Holder, Cremorne Lane, Norwich and following expiry of the statutory period to forward the orders to the Secretary of State for confirmation.



HSE Consultation Zones

Transco, Cremorne Lane Holder Station, Cremorne Lane, Norwich,
NR1 1TZ

HSE HID CI5 Ref: H1688
Grid Ref: TG 249 079

Prepared - January 2007

This map supersedes all previous or undated maps

IZ = Inner Zone
MZ = Middle Zone
OZ = Outer Zone

