

Kay, Hayley

From: planningcomments@staffs Moorlands.gov.uk
Sent: 09 August 2018 15:54
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Hayley

Application Reference No. : SMD/2017/0829

Site Address: Vacant Land Adjacent To Railway Cottages CRESSWELL OLD LANE CRESSWELL STAFFORDSHIRE

Comments by: Matt LeightonNetwork Rail

From:

George Stephenson House
Toft Green
York
York

Phone:

Email: YO1 6JT

Submission: Not Object

Comments: FAO & Planning Support

Ref & SMD/2017/0829

Proposal & Construction of 11 new houses

Location & Vacant land adjacent to Railway Cottages, Cresswell Old Lane, Cresswell

Thank you for your letter of 18 July 2018 providing Network Rail with an opportunity to comment on the abovementioned application.

With reference to the protection of the railway, Network Rail has no objection in principle to the development, but below are some requirements which must be met,

Level Crossings

The safety of railway level crossing and of crossing users is of paramount importance to us and we would have concerns over any development that may increase the use and therefore the risk of a railway crossing. In this instance, the proposed development is near to the Cresswell Crossing. We would ask that level crossing safety leaflets are included in information/welcome packs provided to the new homeowners at the site. These can be provided by ourselves upon request from the developer. This information is also available online at www.networkrail.co.uk/levelcrossings

Drainage

All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property. All soakaways must be located so as to discharge away from the railway infrastructure. The following points need to be addressed:

1. There should be no increase to average or peak flows of surface water run off leading towards Network Rail assets, including earthworks, bridges and culverts.
2. All surface water run off and sewage effluent should be handled in accordance with Local Council and Water Company regulations.

Noise/Soundproofing

The Developer should be aware that any development for residential use adjacent to an operational railway may result in neighbour issues arising. Consequently, every endeavour should be made by the developer to provide adequate soundproofing for each dwelling. Please note that in a worst-case scenario there could be trains running 24 hours a day and the soundproofing should take this into account.

Lighting

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. Detail of any external lighting should be provided as a condition if not already indicated on the application.

Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

Network Rail is required to recover all reasonable costs associated with facilitating these works.

I would advise that in particular the drainage, soundproofing and lighting should be the subject of conditions, the reasons for which can include the safety, operational needs and integrity of the railway. For the other matters we would be pleased if an informative could be attached to the decision notice.

I trust full cognisance will be taken in respect of these comments. If you have any further queries or require clarification of any aspects, please do not hesitate to contact myself I would also be grateful if you could inform me of the outcome of this application, forwarding a copy of the Decision Notice to me in due course.

The method statement will need to be agreed with:

Asset Protection Project Manager

Network Rail (London North Eastern)

Floor 3B

George Stephenson House

Toft Green

York

Y01 6JT

Email: assetprotectionlneem@networkrail.co.uk

Kind regards

Matt Leighton