

From: [Matt Leighton](#) on behalf of [Town Planning LNE](#)
To: [PCAdmin](#)
Subject: Ref 2021/91604 - erection of retaining wall, Manashay House, 115 Upper Brow Road, Paddock
Date: 08 June 2021 16:57:23
Attachments: [image001.png](#)
[Standard Informatives.rtf](#)

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Network Rail Consultation Response

FAO:	Tom Hunt
Date:	8 June 2021
Application reference:	2021/91604
Proposal:	Erection of retaining wall
Location:	Manashay House, 115 Upper Brow Road, Paddock, Huddersfield, HD1 4UP

Thank you for your recent correspondence relating to the above application.

Network Rail own, operate and develop Britain's railway infrastructure. Our role is to deliver a safe and reliable railway. All consultations are assessed with the safety of the operational railway in mind and responded to on this basis.

Following assessment of the details provided to support the above application, Network Rail has **no objection in principle to the development**, but below are some requirements which must be met, especially given the nature of the proposals in proximity to the railway embankment.

Works in Proximity to the Operational Railway Environment

Development Construction Phase and Asset Protection

Due to the proximity of the proposed development to the operational railway boundary, it will be imperative that the developer liaise with our Asset Protection Team (contact details below) prior to any work taking place on site to ensure that the development can be undertaken safely and without impact to operational railway safety. Details to be discussed and agreed will include construction methodology, earthworks and excavations, use of crane, plant and machinery, drainage and boundary treatments. It may be necessary for the developer to enter into a Basic Asset Protection Agreement (BAPA) with Network Rail to ensure the safety of the operational railway during these works. In this instance, it will be imperative to ensure that the scheme does not undermine the stability of the adjacent railway embankments.

Condition

Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Contact details for Asset Protection are supplied below and **we would draw the developers' attention to the attached guidance on Network Rail requirements**.

Reason for above conditions:

The safety, operational needs and integrity of the railway.

Informatives:

Please see attached standard railway requirements to be included as informatives. We would draw the developers attention to the earthworks and excavations comment as well as use of crane and plant. We would also make the additional comment below;

Details of earthworks, (ground raising or lowering) and excavations for foundations, basements, etc. within 15 metres of Network Rail's boundary or infrastructure support zone (including embankments and track) are to be submitted to Network Rail for prior approval. The structural integrity of Network Rail's formation or structures must not be compromised. Stability calculations together with supporting independent design check certification and geological information, will be required to prove this where necessary.

Details of any retaining walls, other support structures and earthworks associated with ground level alterations adjacent to the railway boundary are to be submitted for Network Rail consideration and acceptance. This includes any temporary earthworks and stockpiling of materials.

Conclusion

Thank you again for the opportunity to comment on the proposed scheme. We trust that the above will be given due consideration in determining the application and if you have any enquiries in relation to the above, please contact us at townplanninglne@networkrail.co.uk.

Useful Network Rail contacts;

Asset Protection Eastern

For enquiries, advice and agreements relating to construction methodology, works in proximity to the railway boundary, drainage works, or schemes in proximity to railway tunnels (including tunnel shafts) please email assetprotectioneastern@networkrail.co.uk.

Land Information

For enquiries relating to land ownership enquiries, please email landinformation@networkrail.co.uk.

Property Services

For enquiries relating to agreements to use, purchase or rent Network Rail land, please email propertyserviceslne@networkrail.co.uk.

Kind regards



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