

Sharon Craig

From: Gradwell Michael <Michael.Gradwell@networkrail.co.uk> on behalf of TownPlanning LNW <TownPlanningLNW@networkrail.co.uk>
Sent: 25 October 2018 17:00
To: planning
Cc: Jane Tucker
Subject: RE: Consultation on planning application 3/2018/0913 land off Clitheroe Road, adjacent to Shaw House Farm, BB7 9AD

Follow Up Flag: Follow up
Flag Status: Flagged

FAO Adam Birkett

3/2018/0913

Land off Clitheroe Road, adjacent to Shaw House Farm, BB7 9AD
FAO Adam Birkett

Network Rail has the following comments:

The applicant will need to comply with the following.

- As the generators on this site are fuelled by natural gas, a generator exhaust report is to be accepted by Network Rail Fire Safety Engineer to assess possibility of any flammable emissions extending over the site fencing towards the electrification apparatus.
- Can Network Rail have sight of the significant findings from the site fire and DSEAR risk assessment documents.
- We require sight of an accurate depot layout plan showing the locations of any gas storage units, generators, fuel stores etc.
- What fire-safety (passive and active) are provided on site i.e. gas suppression systems, fire alarm, gas shut off valves, fire-extinguishers, fire compartmentation for high risk storage units etc.
- Will the site be manned 24/7 by security personnel?
- Details of proposed transformer/substation locations (if applicable) to be submitted to Network Rail for acceptance due to risk of electro-magnetic interference with Signalling equipment.
- Details of procedures if the plant were to fault and overheat resulting in fire which could impact the railway infrastructure.
- Soakaways as a means of storm/surface water disposal must not be constructed near/within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Water discharged into the soil from the applicant's drainage system and land could seep onto Network Rail land and cause flooding, water and soil run off onto lineside safety critical equipment or de-stabilisation of land through water saturation. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway.
- Requirements for Tower Cranes Alongside Railways Controlled by Network Rail document applies in all circumstances where the crane and its load can collapse within 4m of a railway asset or property boundary. In the case of cranes the main controls can be found in Requirements for Tower Cranes Alongside Railways Controlled by Network Rail (see document attached). Although this is concerned with tower cranes, the same principles apply to other cranes including mobile cranes.
Summary as below in accordance with CPA
1 The crane should de-rated to 75% of maximum capacity in accordance with CPA guidance

2 The base design loads should be updated by 1.33 as per 2.3.3 in accordance with CPA guidance and crane down rated as 2.3.2.

- All excavations / earthworks carried out in the vicinity of Network Rail property/ structures must be designed and executed such that no interference with the integrity of that property/ structure can occur. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Asset Protection Engineer and the works shall only be carried out in accordance with the approved details.
- Prior to commencement Network Rail will need to be in receipt of a signed Basic Asset Protection Agreement (BAPA) in place. This is to cover costs of reviews of Risk Assessment and Method Statement (RAMS) and any associated on-site supervision by Network Rail. The RAMS would need to be accepted by Network Rail prior to commencement of works on site.

Some typical Risk and Method Statements to be accepted by Network Rail:-

- a. Cutting down of trees in the vicinity of the boundary.
- b. Works to install palisade fencing and close boarded fencing
- c. Excavation works (Network Rail will provide buried services records for Network Rail land prior to commencement of works).
- d. Use of Piling Rigs (if applicable)
- e. Use of mobile cranes or tower cranes

As the proposal includes works which may impact the existing operational railway and in order to facilitate the above, a **BAPA** (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent

Kind regards,

Michael Gradwell

Town Planner | Property

Network Rail

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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]

Sent: 11 October 2018 15:12

To: Whalley Parish Council <clerk@whalleyparishcouncil.org.uk>; LCCHighways

(lhscustomerservice@lancashire.gov.uk) <lhscustomerservice@lancashire.gov.uk>; 'planning.liaison@uuplc.co.uk' <planning.liaison@uuplc.co.uk>; Environmental Health <EnvironmentalHealth@ribblevalley.gov.uk>; TownPlanning LNW <TownPlanningLNW@networkrail.co.uk>

Subject: Consultation on planning application 3/2018/0913 land off Clitheroe Road, adjacent to Shaw House Farm, BB7 9AD

Please will you let Adam Birkett have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Adam Birkett).

The application is for the installation of a backup electrical generation hub together with security fencing, access, substations, gas kiosk and associated plant and equipment.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0913

Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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