

**From:** TownPlanning LNW <TownPlanningLNW@networkrail.co.uk>  
**Sent:** 07 December 2020 12:49  
**To:** Planning  
**Subject:** Ribble Valley ref 3-2020-1038 9 Fox St Clitheroe DofC boundary-ground levels  
HOLDING OBJECTION  
**Attachments:** dev Asset-Protection-Initial-Enquiry-Questionnaire-Rev-1.1.docx  
**Categories:** Blue Category

OFFICIAL

3/2020/1038

374457 / 442370

Discharge of Conditions of planning application 3/2014/0776. Condition 3 - Materials, 4 - Boundary Treatments, 7 - Construction Method, 8 - Drainage, 9 - Ground Levels.  
9 Fox Street Clitheroe Lancashire BB7 2AQ

FAO Stephen Kilmartin

Network Rail is placing a holding objection on the proposed dofc. The applicant states that in regards to ground levels that no earthworks will be carried out near the railway line. This is an incorrect assumption.

When designing proposals, the developer and council are advised, that any measurements must be taken from the operational railway / Network Rail boundary and not from the railway tracks themselves. From the existing railway tracks to the Network Rail boundary, the land will include critical infrastructure (e.g. cables, signals, overhead lines, communication equipment etc) and boundary treatments (including support zones) which might be adversely impacted by outside party proposals unless the necessary asset protection measures are undertaken. No proposal should increase Network Rail's liability. To ensure the safe operation and integrity of the railway, Network Rail issues advice on planning applications and requests conditions to protect the railway and its boundary.

The applicant will need to gain agreement to any ground level or excavation works within 10m of the railway boundary – not the railway line itself.

The site plan appears to show a "New 1800mm high post and panel timber boundary fence" which appears to be on the railway boundary. This is not acceptable to Network Rail. Any outside party fencing must be set back at least 1m from the railway boundary to ensure that NR's boundary treatments can be maintained and renewed as well as ensuring that there is no impact to any cabling on our land.

At this stage the applicant will need agreement to these proposals from Network Rail – including RAMS, ground levels and boundary treatments – therefore the applicant is to submit the attached form to [AssetProtectionLNWNorth@networkrail.co.uk](mailto:AssetProtectionLNWNorth@networkrail.co.uk)

**Once the attached Asset Protection Questionnaire has been completed and forwarded to the team the enquiry will then be processed and an email sent to the applicant giving a project reference number and name of person with the asset protection team that will deal with the enquiry.**

**For further information on interfacing with Network Rail please see [Working by the railway - Network Rail](#)**

One Network Rail has reviewed and agreed the works the HO can be withdrawn.

During the current situation all planning applications and planning policy consultation must be issued to: TownPlanningLNW@networkrail.co.uk only. Please do not send hard copies to the Manchester office as the Town Planning team are working from home.

From

**Diane Clarke**  
**Town Planning Technician NW&C**  
**AssocRTPI**  
**Network Rail**

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