

From: Simon Greenland
To: planning_admin
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Subject: P-2010-0908 Units 7 and 9 Pandy Business Park two smalllight ind units
Place: planning_admin

Consultation response for importing please

>>> TownPlanning LNW <TownPlanningLNW@networkrail.co.uk> 04/11/2010 10:29 >>>
FAO Simon Greenland
P/2010/0908
UNITS 7 AND 9 PANDY BUSINESS PARK PLAS ACTON ROAD PANDY
ERECTION OF TWO SMALL SEMI-DETACHED LIGHT INDUSTRIAL UNITS

With regard to the above Network Rail town planning we have no objection to the proposal but would wish to make the following comments:

The developer makes mention in the design and access statement of trimming the tress along the railway boundary as they may encroach onto the new building. Should the trees require trimming they must be trimmed without recourse to encroaching on the Network Rail boundary. Network Rail's boundary fence or wall must not be damaged or affected in any way and the branches should be trimmed so that they do not fall onto Network Rail land. The proposed buildings themselves should be set back at least 2 metres from Network Rail's boundary fencing, this will allow the applicant to maintain the buildings and erect them without encroaching onto Network Rail land thus avoiding provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

The design and access statement makes mention of foul and surface water drainage and its disposal including into an open culvert - no water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains, without Network Rail approval. 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. Soakaways should not discharge towards and/or within 10m of railway infrastructure.

Should the erection of the buildings require any scaffolding that will be placed within 10 metres of the railway boundary fence then it must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

Regards

Diane Clarke
Town Planning Technician LNW
Network Rail

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