

From: Leighton Matthew <Matt.Leighton@networkrail.co.uk>
Sent: 12 July 2018 11:31
To: Planning
Subject: Ref 6/2018/1519/MAJ - residential development, north of Chequersfield, Welwyn Garden City

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FAO – Ms Clare Howe
Ref – 6/2018/1519/MAJ
Proposal – Erection of 30 residential units with associated vehicular access, associated ancillary and enabling works
Location – Land north of Chequersfield Welwyn Garden City

Thank you for your letter of 20 June 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, especially with the close proximity to the development of an electrified railway and the adjacent access road to the Borofield Road Feeder Station, access to which should remain clear and unobstructed at all times.

Railway Access Point

The site is adjacent to the access road for the Borofield Road feeder station which runs along the northern boundary of the proposed development. This is a vehicular access point use of which is essential and is required on a 24/7 basis for ongoing inspection, maintenance and also emergency use. It is imperative that no part of the development, or plant, vehicles or machinery associated with the construction of the development, block or restrict this access at any time. Additionally, use of the access road must remain clear and unrestricted at all times during subsequent use of the site.

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.

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. As indicated above, the adjacent railway access road is used on a 24/7 basis and should remain clear and unobstructed at all times, both during construction and during subsequent use of the site.

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

I would advise that in particular the **soundproofing** 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.

Kind regards

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