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Sent: 06 July 2009 12:19

To: Planning

Subject: N6/2009/1053/MA & N6/2009/1054/LB - residential development at the former Roche Buildings, Broadwater Road, Welwyn Garden City

For the attention of Mrs Ward

Please find below comments from Network Rail in relation to the planning application for residential development at the former Roche Buildings, Broadwater Road, Welwyn Garden City (N6/2009/1053/MA & N6/2009/1054/LB).

With reference to the protection of the railway, NR has no objection in principle to the development, but below is a requirement which should be met.

- The Developer should be aware that any development for residential use close 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.

We are aware of the wider plans for the development of the Broadwater Road area and the District and County Councils aspirations to improve bridge access across the railway. Within this context and given the close proximity of the development site to the station it is considered appropriate that a contribution is sought from the developer towards station improvements.

This gives a useful guide as to the considerations to be taken into account in relation to development adjacent to the railway. I would advise that in particular the soundproofing should be the subject of a condition, the reasons for which can include the safety, operational needs and integrity of the railway.

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.

Margaret

Margaret Lake
Town Planning Technician LNE

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