
From: Diane Clarke on behalf of Town Planning NWC

Sent: 23 May 2023 14:02

To: Planning (HPBC)

Subject: high peak HPK/2023/0193 Marsh Lane Energy Storage System Network Rail comments

Attachments: dev Asset-Protection-Initial-Enquiry-Questionnaire-Rev-1.1.docx; Electro-Magnetic Compatibility Assessment NR_L2_RSE_30041 EMC.PDF

Categories:

OFFICIAL

Please ensure that from now on ALL planning applications & ALL planning policy notifications are issued to this new address ONLY:

Please update all the relevant council planning policy & planning applications contact databases including all personal contact emailing lists.

NEW APPLICATION	HPK/2023/0193
APPLICANT'S NAME	Mr Kirk Denton
LOCATION	LAND AT Marsh Lane New Mills
PROPOSED DEVELOPMENT	The proposals comprises the construction and installation of a Energy Storage System (ESS) including the formation of site levels and associated access, landscaping and site infrastructure.
GRID REFERENCE	400962.7 384138.84

Please note that whilst Network Rail (NR) is submitting responses via the planning application process, it should be born in mind by the LPA/developer that the operational railway presents risks/issues that are different/unique to the risks posed by works taking place adjacent to non-railway undertaker land. Works on this site therefore must be undertaken with the supervision of NR via the ASPRO (asset protection) team to ensure that the works on site do not impact the safe operation, stability, integrity of the railway & its boundary. The LPA/developer are advised that unauthorised works adjacent to the railway boundary could impact the operation of nationally significant infrastructure & the applicant would be liable for any and all damages & costs caused by any works undertaken in this scenario. Therefore, the developer is requested to ensure that the development meets with NR requirements for works/developments adjacent to the railway boundary

which include planning material considerations as well as obligations specific to the railway undertaker. The interface is via a NR BAPA (basic asset protection agreement) – the developer is advised that the works must not commence on site (even if planning permission is granted) until agreed with NR. The applicant will be liable for all costs incurred by NR in facilitating, reviewing this proposal.

Network Rail (NR) has the following comments.

The proposal has the potential to impact the stability of the railway & its boundary, this includes the proposed fencing & bund works which could compromise the boundary & its treatments. To note, Network Rail will require an interface with the developer and the application construction works as well as the layout as a permanent arrangement must not impact the railway & its boundary.

- (1) All outside party (OP) fencing must be set back at least 1m from the railway boundary and must be constructed, maintained wholly on the OPs land & this includes foundations.
- (2) NR is concerned that the works for the bund could impact the cutting including loading/pressure on the cutting. NR cannot agree to the bund until further details are provided.
- (3) Excavation/earthworks/piling/scaffolding on site will need to be agreed with NR
- (4) NR are concerned by the proposed planting adjacent to the bund – any vegetation must be in line with the attached matrix.
- (5) The FRA states that infiltration/soakaways are proposed for the site.
Soakaways/infiltration systems must not be used within 30m of the railway boundary to ensure that pollution/flooding are not issues for the railway. All surface & foul waters must be drained in the direction away from the railway in closed sealed pipe systems.
- (6) NR will need to agree the ESS fire mitigation measures to ensure no fire risk is imported to the railway & to review the potential for any electro-magnetic interference on railway equipment. ESS equipment on site must not impact railway signalling/comms etc.
- (7) RAMS to be reviewed & agreed with NR.

The applicant is to submit the attached form to along with plans & this email.

No works are to commence until agreed with NR – the applicant will be liable for all costs incurred by NR.

From

Diane Clarke
Town Planning Technician NW&C

AssocRTPI
Network Rail
Email:

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, Waterloo General Office, London, SE1 8SW.

