
From: Diane Clarke **On Behalf Of** Town Planning NWC

Sent: Friday, January 12, 2024 1:02 PM

To: James Stannard

Subject: high peak HPK/2023/0398 - Victoria Mill Woodside Street, New Mills drainage HOLDING OBJECTION

OFFICIAL

James

The Network Rail drainage engineers / asset protection team have the following comments:

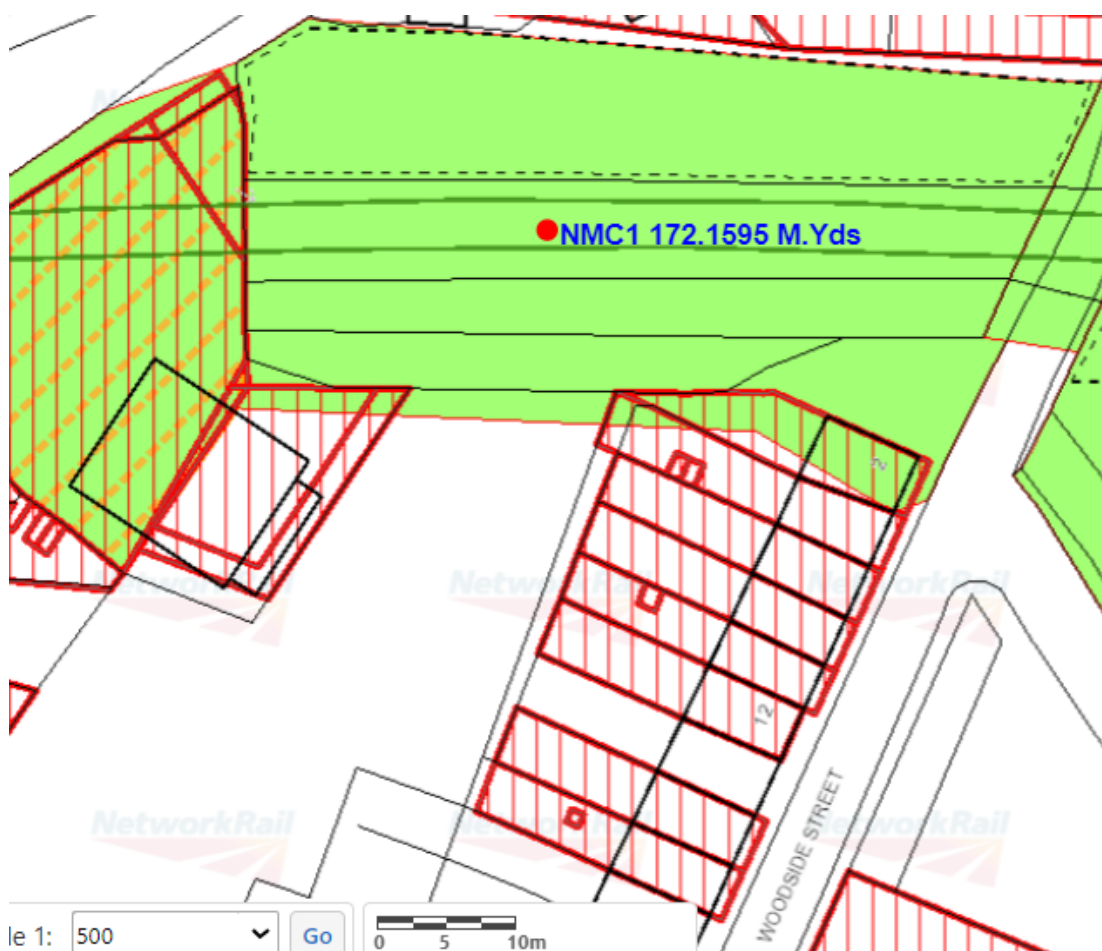
I can confirm that we have no mapped drainage assets at this location or anything close by that would be directly impacted by this development. CARRS also doesn't not show any culverts or other drainage features at the location. It does however show a retaining wall at the site (which is also visible on aerial mapping but not shown on Geo-RINM). I've attached the latest exam report for reference which was carried out in October and possibly after the site was developed – nothing untoward identified.

Our only concerns would be for any surface water run off if they have applied tarmac on site running to the boundary (assuming any surface water could flow directly onto NR

land), any new storage/buildings close to the boundary and what boundary measure is protecting the railway (and it may well be the extension of the retaining wall based on some of the images on the attached report). The plans and information supplied by planning don't tell us very much and aid in evaluating risk.

If it's possible please to ask the developer for further information of what has been carried out on site (in terms of drainage work, hard standings etc) so we could provide some more conclusive comments on this. It's also worth discussing this issue with the Structures team to see what their take is on the issue.

I also note that the site plans provided also seem to incorporate a narrow strip of NR freehold land that presumably is beyond the retaining wall and any physical demarcation boundary line – looking at the extract below, this strip of land should not be included in the developers site plans as they don't have title to the land (and therefore this perhaps provides opportunity for objection).



Network Rail therefore cannot close out because we have concerns regarding drainage that have not been addressed as outlined below by our drainage engineers. Drainage information and details of re-surfacing works creating areas of hard standing has not been provided as part of the planning application so we have no way of determining if flood risk has been increased with respect to the railway. There have been previous instances of flooding of the railway in the New Mills area so this is a major concern.

Please can you ask again for the Outside Party to complete the link for the customer portal and to also ensure that they remove all Network Rail land from the proposal area.

From

Diane Clarke
Town Planning Technician NW&C
AssocRTPI
Network Rail
Email: TownPlanningNWC@networkrail.co.uk

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