

James Argles

From: Planning Support
Subject: FW: Ref HGY/2023/2357 - Phase 4 Land at Haringey Heartlands
Attachments: Standard Informatives.docx

Sent: 09 October 2023 16:52

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OFFICIAL

Network Rail Consultation Response

FAO:	Haringey Development Management Team
Date:	9 October 2023
Application reference:	HGY/2023/2357
Proposal:	Buildings H1, H2 and H3 forming Phase 4
Location:	Land at Haringey Heartlands

Thank you for your recent correspondence relating to the above application.

Network Rail own, operate and develop Britain's railway infrastructure. Our role is to deliver a safe and reliable railway. All consultations are assessed with the safety of the operational railway in mind and responded to on this basis.

Following assessment of the details provided to support the above application, Network Rail has **no objection in principle to the development**, but below are some requirements which must be met,

While the proposed phase of development is some distance from the railway boundary, given the scale of the proposed buildings, we would appreciate further information in relation to the collapse radii of cranes and piling equipment if they are to be used in the construction of the proposals, in order that we may ensure that there is no impact on operational railway safety. We therefore require that the following condition is included on the decision notice should the scheme be granted planning permission;

Works in Proximity to the Operational Railway Environment

Development Construction Phase and Asset Protection

Due to the proximity of the proposed development to the operational railway boundary, it will be imperative that the developer liaise with our Asset Protection Team (contact details below) prior to any work taking place on site to ensure that the development can be undertaken safely and without impact to operational railway safety. Details to be discussed and agreed will include construction methodology, earthworks and excavations, use of crane, plant and machinery, drainage and boundary treatments. It may be necessary for the developer to enter into a Basic Asset Protection Agreement (BAPA) with Network Rail to ensure the safety of the operational railway during these works.

Condition

Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Authority. The construction methodology shall demonstrate consultation with the Asset Protection Project Manager at Network Rail. The development shall thereafter be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Contact details for Asset Protection are supplied below and **we would draw the developers' attention to the attached guidance on Network Rail requirements.**

Reason for above conditions:

The safety, operational needs and integrity of the railway.

Informatives:

Please see attached standard railway requirements to be included as informatives.

Conclusion

Thank you again for the opportunity to comment on the proposed scheme. We trust that the above will be given due consideration in determining the application and if you have any enquiries in relation to the above, please contact us at townplanninglne@networkrail.co.uk.

Useful Network Rail contacts;

Asset Protection Eastern

For enquiries, advice and agreements relating to construction methodology, works in proximity to the railway boundary, drainage works, or schemes in proximity to railway tunnels (including tunnel shafts) please email assetprotectioneastern@networkrail.co.uk.

Land Information

For enquiries relating to land ownership enquiries, please email landinformation@networkrail.co.uk.

Property Services

For enquiries relating to agreements to use, purchase or rent Network Rail land, please email propertyserviceslne@networkrail.co.uk.

Kind regards



Matt Leighton

Town Planning Technician

Diversity and Inclusion Champion

Network Rail Property - Eastern Region

George Stephenson House, Toft Green, York, YO1 6JT

Please note I am on study leave on Thursdays for the foreseeable future and will be unavailable on these days

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