



manchester 142464/FO/2025 Riverpark Trading Estate comprising 498 dwellings Network Rail asset protection comments

From [REDACTED]
on behalf of
Town Planning NWC [REDACTED]
Date Fri 16/05/2025 12:05
To Jennifer Atkinson [REDACTED]

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[142464/FO/2025 | Erection of a residential development comprising 498 dwellings \(Use Class C3a\) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works | Former Riverpark Trading Estate Riverpark Road Manchester M40 2XR](#)

Jennifer

Please see below Network Rail asset protection comments for the attention of the developer and for the LPA info.

Asset Protection received a recent enquiry for this site. See initial comments below. I have copied in Steven Bowles for comment as Asset Protection Interface Manager.

- 1. The proposed retaining structures will be supporting the slope to the railway. The designs for regrading/retaining structures will therefore be subject to Engineering assurance. Retaining structures supporting the railway will require 125 year design life.*
- 2. Soakaways as a means of storm/surface water disposal must not be constructed near/within 30 metres of Network Rail's boundary. Drainage plans subject to Network Rail acceptance.*
- 3. Boundary treatment design is subject to Network Rail acceptance.*
- 4. The area is identified as requiring Network Rail Mining Team referral due to being within a Landfill and Mining referral area.*

A total of c. 500 new dwellings: 279 apartments in 5 buildings ranging from 4 to 6 storey in height. 221 homes in a mix of 2, 3 & 4 bedroom properties. Hard & Soft landscaping.

From

[REDACTED]
Town Planning Technician NW&C
AssocRTPI
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Email:



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