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| Mr Phillip WalkerHead of City Development City of Wolverhampton Council Civic Centre St. Peter's Square WolverhamptonWV1 1SH  | 18 March 2021Page 1 of 1RC/kdm |

Dear Mr Walker

Network Rail Request for Prior Approval under Part 18 of the Town & Country Planning (General Permitted Development) (England) Order 2015

New Cycle Hub as part of redevelopment of Wolverhampton Railway Station

I write with regards to the forthcoming redevelopment of the cycle hub, as part of the wider Wolverhampton Interchange Masterplan.

This letter, together with the accompanying plans and documents forms a submission under Part 18 of the T&CP (GPDO) 2015 requesting prior approval to the detailed plans and specifications for the cycle hub.

As you will be aware, Network Rail, as a railway undertaker, benefits from various powers conveyed under the Town and Country Planning (General Permitted Development) (England) Order 2015. Part 18 Class A permits certain development authorised under local or private Acts or Orders, which includes a wide range of railway acts granting powers to construct, maintain and alter the railway.

Wolverhampton station was originally authorised under the ‘Birmingham, Wolverhampton, and Stour Valley Railway Act, 1846: Birmingham, Wolverhampton, and Dudley Lines’. This Act incorporates the provisions of Section 16 of the Railway Clauses Consolidation Act 1845, which permits the railway company and their successors in title (now Network Rail) the ability to undertake future works, not limited to the construction of the railway.

The provisions of Section 16 of the RCCA 1845 are widely applied to works undertaken today, including alterations to, or replacement of station buildings. Please find an extract attached for information:

*“Conditions apply to the erection or construction of a building, set out in Part 18 A.1 (a), meaning that the redevelopment of Wolverhampton station building requires the prior approval of the Local Planning Authority before any works commence. Whilst the parameters for refusal are limited to matters of siting, design and external appearance (Part 18 A.2), a full suite of documents is provided to allow the proposal to be understood and assessed in full.”*

Drawings & Documents

150800-ASL-00-RBS2-DRG-A-AR-0700 Cycle Hub Location Plan

150800-ASL-00-RBS2-DRG-A-AR-0701 Cycle Hub Detailed Location Plan

150800-ASL-00-RBS2-DRG-A-AR-0701 Cycle Hub Detailed Layout and Visualisation

Access Statement

I trust that the submission contains sufficient detail to enable the Council to fully consider the layout and design of the new cycle hub. If any additional information is required, please don’t hesitate to contact me.

Yours sincerely



Richard Cronin

Executive Director

For Austin-Smith:Lord Ltd

cc Jill Stephenson – Network Rail

Chris Jones – Ion Developments

Subeagh Singh – SLC Rail

Steve Rowland – Galliford Try

Encs