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Date: 17/05/2023

Dear Sir/Madam,

Application for Prior Approval under Part 18 of the GPDO relating to proposed works to extend existing Platforms at Newton-le-Willows Station, St Helens.

I am writing to notify you of Network Rail's intention to undertake works to extend the existing platforms at Newton-le-Willows Railway Station. The station is located within the settlement of Newton-le-Willows and is situated within an area characterised by mix of residential and commercial properties.

The proposed description of development is as follows:

“Works for the extension of the existing 2 No. platforms at Newton-le-Willows Railway Station, St Helens.”

More particularly, the main proposed works comprise:

- Removal of existing platform eastern end ramp and construction of a circa 25.53m extension to the eastern end of the northern up Chat Moss platform (Platform 1, which serves trains travelling towards Manchester);
- Removal of existing platform eastern end ramp and construction of a circa 38.49m extension to the eastern end of the southern down Chat Moss platform (Platform 2, which serves trains traveling towards Liverpool); and
- Various associated works, including removal of redundant infrastructure, provision of

new platform end escape stairs, platform lighting columns and other platform furniture.

As the Station is Grade II Listed a separate Listed Building Consent application has been made.

The works are necessary in order to enable all train users, including persons with reduced mobility, to use all doors on trains stopping at the station. The current platform lengths don't permit trains to open all accessible doors for persons with reduced mobility on all services. Any services in reverse formation can't accommodate persons with reduced mobility on the platform.

We have submitted a site location plan and drawings detailing the full extent of the works proposed (an extract from the location plan is included at **Appendix 1**, and a full list of the drawings provided is included at **Appendix 2** to this letter).

From a town planning perspective, the works are permitted development under Part 18, Class A (Miscellaneous development - development under local or private Acts or Order) of the Town and County Planning (General Permitted Development) Order 2015 (the "GPDO"). This section of the railway was authorised and constructed under powers contained in the Liverpool to Manchester Railway Act 1826.

The Act incorporates powers for the then railway companies and their successors in title (now Network Rail) to undertake future works, including those required for the making and maintaining of the railway.

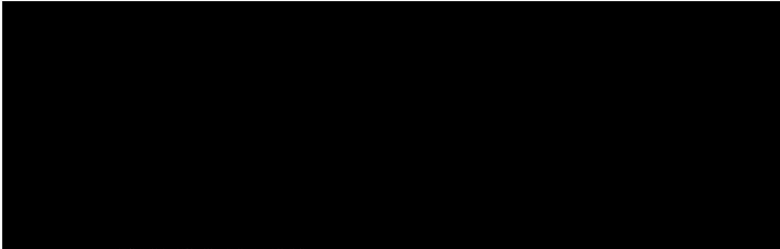
Under Condition A1 of Part 18, it is necessary for details of the proposed works to be submitted to the Local Planning Authority ("LPA") for prior approval. It should be noted that under Part 18 Condition A2, the prior approval is not to be refused unless the LPA is satisfied that:

- The development ought to be, and could reasonably be, carried out elsewhere on the land; or
- The design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.

As required under Part 18, we would be grateful to receive the Council's prior approval for the works to the Depot. Please note that under the provisions of paragraph 7(b) of the GPDO, this prior approval application should be determined within a period of 8 weeks beginning with the day immediately following that on which the application is received by the LPA.

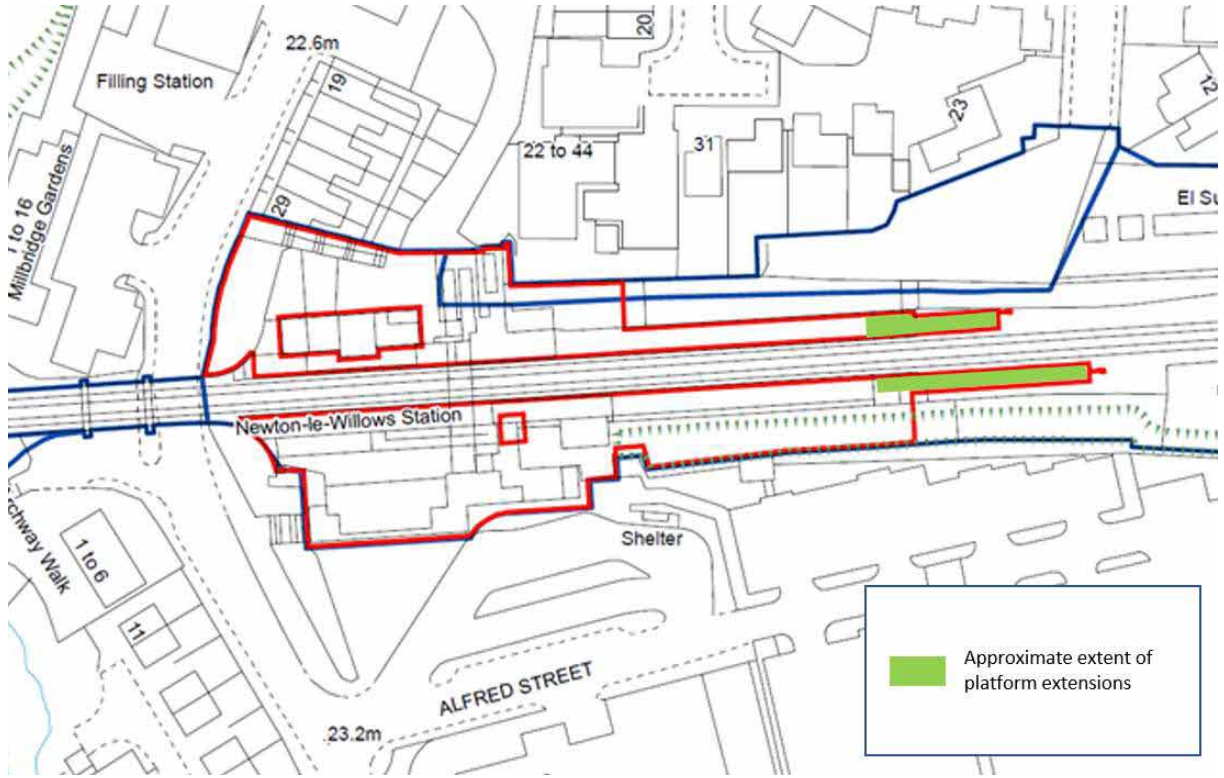
If you wish to discuss the proposals or require any further information, please do not hesitate to contact me.

Yours sincerely,



Director, CBRE (acting on behalf of Network Rail)

Appendix 1: Location Plan Extract



Appendix 2: List of Plans and Drawings

Drawing No.	Rev	Description
0266084	-	Newton le Willows Location Plan
173282-GFT-NLW-DSE-DRG-C-CV-470101	B01	Newton le Willows Station –Existing General Arrangement
173282-GFT-NLW-DSE-DRG-C-CV-470302	B01	Newton le Willows –Proposed General Arrangement and Elevations