

Railway Neighbour

151-153 St Vincent Street
Glasgow
G2 5NW

Date: 23 November 2016

Ref: **GBK 1m 0450yds**

Dear Neighbour

NOTIFICATION LETTER and INVITE

Glasgow (Moray Place, Strathbungo)

Network Rail is pleased to announce that plans are now in place to allow us to renew the railway fencing adjacent to Moray Place, Strathbungo, Glasgow. We have been in dialogue with the Strathbungo Society for some time now to discuss the type of fencing that will fit in with the local environment and we are glad to advise that we have a proposed solution.

As you are no doubt aware, the fencing in this area is life expired and consists of three different types along the length of Moray Place. After much discussion with Glasgow City Council (GCC) and site visits with Strathbungo Society representatives, we have agreed to erect a black metal fence on Network Rail land that will be no higher than 1.6 metres.

INVITE

We will be holding a public drop-in event on Tuesday 6th December 2016 in Queens Park Baptist Church Hall, 180 Queens Drive, Glasgow, G42 8QD from 3.30pm to 6.45pm. In attendance will be representatives from Network Rail and the Strathbungo Society, as well as our contractors, QTS, all of whom will be on hand to answer any questions or address any concerns you may have about this work.

The work will be carried out in two phases; we cannot advise you of exact dates at present until we have the road closure secured, but anticipate February 2017 as the commencement date. We will notify you nearer the time of the exact dates of our work.

Phase 1 will run from Carswell Lane to Vennard Gardens replacing the existing post and wire fencing on the existing fence line.

Phase 2 will run from Vennard Gardens along the remainder of Moray Place until it reaches the masonry boundary wall at 6 Moray Place, which will remain in situ. The new fence will follow the same line of fencing as in Phase 1 which means it will be erected on Network Rail land back from the road and the existing hooped fence. Please note, at the pedestrian footbridge, the final panel of the fence on each side adjacent to the bridge will be angled into the bridge posts, and the height graduated to meet the posts at the top of the cylindrical part of the finial (i.e. not at the top of the spike). The same will be done at the stone wall (1-6 Moray Place). Please refer to the diagrams in the annex to this letter.

It is our intention to remove the existing hooped metal fence with the permission of the adjacent residents. It will be removed by Network Rail at plinth level whilst we are carrying out our work.

Our town planner has been in liaison with the Council's planning department and can advise:

- As the fence will be erected on Network Rail operational land it benefits from Permitted Development Rights and an application for planning consent is not required. GCC accept this position. Although planning consent is not required, given the nature of the surrounding area, we have discussed our proposals with GCC planners and they have accepted the style, height and finish of the fence is appropriate.
- No consent is required for the removal of the existing boundary fencing with the exception of those areas over 1 metre high. We have measured the various types of fencing and only the fence and gateposts, and infill fence, around the entrance to the former footbridge are over 1 metre high. We have confirmed with GCC that Conservation Area Consent is required for removal of the fence and gateposts in this area.
- We have stated in our discussions with GCC that we do not believe Listed Building Consent will be required. None of the fencing to be removed is listed and we do not intend to attach the new fence to the listed footbridge.
- We are aware that works to trees in the Conservation Area but outwith our land may need the approval of GCC; in addition to the consent of owners. Any such approvals will be obtained by our contractor.

Once in place, the fence line will be set back approximately 4 to 5 feet from the roadside. The strip of land beside the road would therefore be partly owned by Network Rail and partly by Moray Place title-holders. We are happy for residents to landscape this ground, being mindful about what is planted and the need for Network

Rail to have access to the fence. Management of owner-planted roadside vegetation will not be Network Rail's responsibility as the road edge belongs to residents.

To accommodate this work, trees and vegetation will need to be cut back or removed which will have a visual impact. During our site visits, it became apparent that some of the trees and vegetation requiring removal are not on Network Rail land and we will need to discuss with specific residents about the removal of these trees/shrubs. Our contractors will endeavour to keep vegetation removal to a minimum, but are duty bound to take account of, and notify residents of, the safety of any remaining trees which are at risk. These trees would only be left in place if title-holders formally acknowledge the risk and inform their insurance companies. **If you believe that any vegetation/trees between the edge of the road and the legal boundary (see diagram on page 5) are owned by you, please call us on our Helpline number below by Wednesday 30th November 2016 and our Project Manager, Mr Morrison will call you back to discuss. Alternatively, you can discuss this at our drop-in meeting.**

Prior to the fence being installed, we will clear the fly-tipping that has built up in this area.

All work will be carried out during dayshift (09:00 – 15:00 hours), however, a road closure is required for the set up of a safe working area. Emergency access will be maintained at all times. We will liaise with GCC's roads department and arrange for the road to be opened at the end of each day.

The equipment we use – in this case **chainsaws, chippers, small plant and machinery** - means that some noise is unavoidable but we will do all we can to minimise it. We have also briefed those working on site to work with consideration for the local community.

Please find photos attached of the type of fencing that we will be installing, as well as a diagram of the fence line, existing and planned.

We hope this information is useful and that you can come along to our drop-in session, however, in the meantime if you have any questions or concerns please call our **24-hr helpline on 03457 11 41 41.**

Yours faithfully

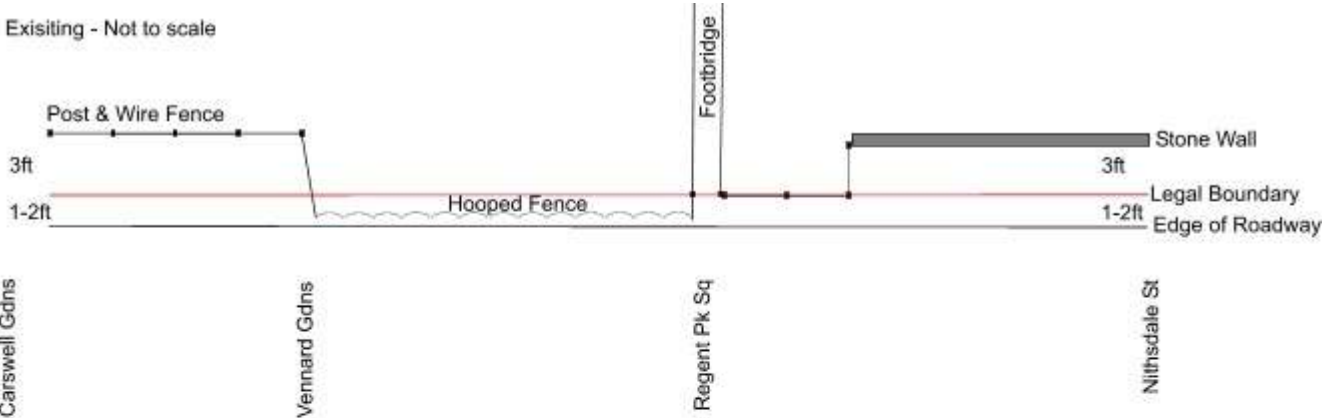
Evelyn Brown
Community Relations Manager, Scotland



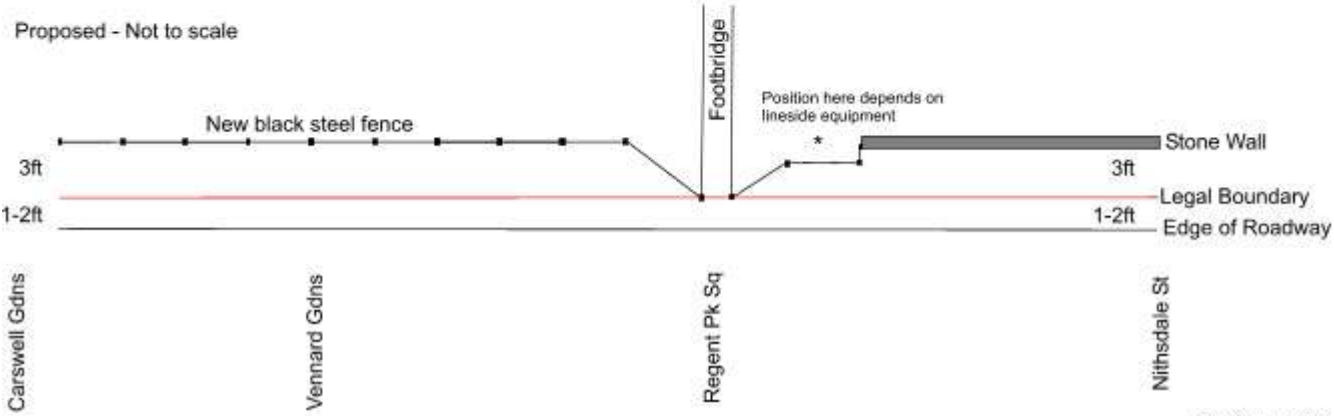
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Existing - Not to scale



Proposed - Not to scale



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