# SUPPORTING STATEMENT

Proposed Bridge and Footpath / Cycleway Works

Land at National Trust and south of Wrexham Road, Rhostyllen, Wrexham, LL14 4DH

February 2025

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## 1. Introduction

This statement is submitted in support of the planning application for the proposed bridge and footpath / cycleway works on land at National Trust and south of Wrexham Road, Rhostyllen, Wrexham, LL14 4DH.

The application proposes:

New bridge and footpath / cycleway works which will link Rhostyllen and the Erddig Estate.

The application is to be submitted by S G Estates Ltd.

This statement is being submitted instead of a Design and Access Statement. Design and Access Statements have been a statutory requirement for most planning applications in Wales since 1st June 2009, however, as the proposed bridge and footpath / cycleway works are classed as an engineering operation no Design and Access Statement is required.

This statement, however, fulfils a similar purpose to a Design and Access Statement in explaining the context of and thinking behind the proposed bridge and footpath / cycleway works.

## 2. Context

### i. Planning History

Two previous planning applications have been made for proposed bridge, footpaths and footpath / cycleway works and these were approved in 2007 (P/2007/0683) and 2012 (P/2012/0337).

### ii. Related Development

The proposed bridge and footpath cycleway works will link into the footpath and footpath / cycleway being provided by the residential development off Wrexham Road, Rhostyllen which was granted planning permission on 1st July 2010 (P/2007/0686).

iii. **Physical Context**

The proposed bridge and footpath / cycleway works will improve the link between the village of Rhostyllen and the Erddig Estate for pedestrians and cyclists.

The existing links between the village and the Erddig estate are public footpaths (ESC/9 and ESC/10) and a local road network. The route of the public footpaths includes several styles (See Photographs 1 – 4) and a footpath level crossing of the Wrexham-Shrewsbury rail line (See Photograph 5) and sections of the public footpaths are un-surfaced and poorly suited for wheelchair and pushchair use (See Photographs 6 - 9).

<u>Photographs 1 – 4: Existing Styles</u>





Photograph 5: Footpath Level Crossing




Photographs 6 -9: Existing Public Footpath Route Across Open Fields





The local roads between Rhostyllen and Erddig are more circuitous, relatively narrow and relatively busy and they do not have footways or space reserved for cyclists (See Photograph 10).

Photograph 10: Hafod Road



The proposed route will link up to the footpath / cycleway in the Pocket Park woodland on the north side of the Wrexham-Shrewsbury rail line and run beneath the rail line making use of the existing Network Rail bridge (WSJ 518) that takes the railway over the Glanyrafon Brook (See Photograph 11).

Photograph 11: Existing Network Rail Bridge (WSJ 518)



A new bridge will be installed over the Glanyrafon Brook, and the footpath / cycleway will extend from beneath the existing Network Rail bridge to the new bridge and then from the new bridge to Hafod Road. The proposed route will pass through woodland and open pastureland.

It is proposed that sections of public footpaths ESC/9 and ESC/10 will be diverted on to the new footpath / cycleway route which will allow the footpath level crossing on the Wrexham-Shrewsbury rail line to be permanently closed, however, this is subject to a separate statutory process.

3. **Design Objectives**

The design objectives are to create a safe, pleasant and convenient route between Rhostyllen and Hafod Road that is accessible to all.

4. **Design Principles and Concepts Applied**

**i.** Appearance, Layout, Scale and Character

The proposed bridge and footpath / cycleway will provide a safer and more pleasant alternative to the existing route via the local road network. It would also be a safer and more accessible route than the existing public footpaths and will provide an alternative route that misses out the footpath level crossing on the Wrexham-Shrewsbury rail line.

The main use is expected to be recreational walking and cycling. The route will run beneath the Network Rail bridge over the Glanyrafon Brook and meander through the woodland and open pastureland. From the Network Rail bridge to Hafod Road the proposed footpath / cycleway will be some 600m in length.

5. **Consultation**

S G Estates Ltd will be undertaking a pre-application consultation exercise prior to the submission of their detailed planning application for the proposed bridge and footpath / cycleway works.

6. **Access**

The existing public footpaths from Rhostyllen to Hafod Road requires several styles to be crossed including those associated with the footpath level crossing of the Wrexham-Shrewsbury Rail Line. The new footpath / cycleway and bridge will remove the need to cross the styles and provide a safe and inclusive access through to Hafod Road.