

From: [Grace Lewis](#)
To: [planning](#)
Subject: P/2023/0050 - LAND AT STANSTY FIELDS MOLD ROAD WREXHAM
Date: 30 March 2023 12:54:56
Attachments: [image001.png](#)

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP23/55
Your Ref: P/2023/0050

Date: 30 March 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: P/2023/0050

**PROPOSAL: RESIDENTIAL DEVELOPMENT OF 96 NO. DWELLINGS AND
ASSOCIATED INFRASTRUCTURE**

LOCATION: LAND AT STANSTY FIELDS MOLD ROAD WREXHAM

Dear Sir/Madam,

Thank you for your email dated **24 February 2023** together with the opportunity to comment on this proposal.

Network Rail **objects** to the proposals on safety grounds due to the additional risk that will be generated at the level crossings.

As your authority are aware the application site is in close proximity to two public footpath level crossings known as Stansty LC and Forge LC where we have recorded near miss incidents and misuse and trespass.

The submitted application is in addition to the pending application for up to 455 new dwellings to the south (P/2019/0923). Network Rail have been extensively involved in considering the impact of the 455 dwelling on the risk to the level crossings and have worked with the developers and the local authority to identify opportunities to overcome these risks. The 96 dwellings proposed as part of this application have not been considered in previous assessments, and therefore Network Rail have not considered the additional impact this would generate at the 2 level crossings.

Having reviewed the 2019 application for up to 455 dwellings, it appears the determination of this application is still pending. Given this additional development and the passage of time since the original assessment of the impact of up to 455 dwellings on the level crossings was

undertaken the current mitigation strategy for the level crossings will need to be reviewed. It is important for Network Rail to consider the cumulative impact of development on the level crossings, and therefore we will assess the implication of each development proceeding in isolation, along with the impact of both schemes progressing to delivery. We hope to work with your authority to suitably control the successive delivery of these developments and mitigate the increased risks to health and safety at the crossings. Network Rail therefore **object** to the proposed development until a detailed assessment considering the impact of all the proposals have on the level crossings is carried out, and an updated mitigation strategy is identified and secured..

If you have any questions in relation to the above, please do not hesitate to contact me.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western

Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

E grace.lewis@networkrail.co.uk

www.networkrail.co.uk/property

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