

**Ellie Jones**

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**From:** Grace Lewis <Grace.Lewis@networkrail.co.uk>  
**Sent:** 05 September 2023 15:28  
**To:** planning  
**Subject:** P/2022 /1080 - KRONOSPAN LTD HOLYHEAD ROAD CHIRK WREXHAM

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

OFFICIAL



Network Rail  
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Bristol  
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My Ref: P/TP23/171  
Your Ref: P/2022 /1080

Date: 5 September 2023

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NO: P/2022 /1080**

**PROPOSAL: CONSTRUCTION OF NEW ACCESS ROAD, LORRY PARK, WEIGHBRIDGE AND BUILDING, CAR PARK, FACILITIES BLOCK, ROUNDWOOD STORAGE AREAS ,132 KV SUBSTATION AND ANCILLARY WORKS KRONOSPAN LTD**

**LOCATION: KRONOSPAN LTD HOLYHEAD ROAD CHIRK WREXHAM**

Dear Sir/Madam,

Thank you for your email dated **3 August 2023** together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the amended plans. Due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

The site is located in an area where mining for coal has historically taken place and there are no recorded dissolution. There are also no records of landfill gas in the location.

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection

Agreement, if required, with a minimum of 3 months notice before works start. Initially the outside party should contact [assetprotectionwales@networkrail.co.uk](mailto:assetprotectionwales@networkrail.co.uk).

#### DRAINAGE

Soakaways / attenuation ponds / septic tanks etc, as a means of storm/surface water disposal must not be constructed near/within 5 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property/infrastructure. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property / infrastructure. Ground levels – if altered, to be such that water flows away from the railway. Drainage does not show up on Buried service checks.

#### LIGHTING

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

#### SAFETY BARRIER

Where new roads, turning spaces or parking areas are to be situated adjacent to the railway; which is at or below the level of the development, suitable crash barriers or high kerbs should be provided to prevent vehicles accidentally driving or rolling onto the railway or damaging the lineside fencing.

Yours Sincerely,

**Grace Lewis**

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