



# DESIGN AND ACCESS STATEMENT

Installation of  
Boundary fence, and  
the formation of a temporary  
vehicle access and  
ground levelling

Land at Stryt Y Bydden  
Caego, New Broughton,  
Wrexham  
LL11 6TQ

## Description

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The site is a redundant railway siding a branch of the Moss valley Line which ran through the village of Caego until the 1930's as part of the Great Western Railway's network. The site had been left to its natural resources and had become overgrown with self-set scrubland and fly tipping.

My client purchased the site with the prospect of making a planning application to develop the site in the future.

Prior to the purchase of the land, the site had been cleared of the brash and the existing top soil.

During the construction of the houses on the adjoining site the applicant has been informed by the occupants that a considerable amount of soil from the groundworks on their site had been tipped on my client's site. This soil was recently removed by the previous owner and the site reduced to its original level.

On purchasing the site my client proceeded to construct a temporary vehicular access onto the highway. He then progressed to levelling the existing railway ballast. Inquiries were made to the LPA with reference to fencing the site along its boundaries, in particular from the adjacent highway. An Officer from the LPA visited the site and advised my client that a fence, no higher than 1m could be erected and a laurel hedge on the inside of that fence. This work has Permitted Development Rights. Photographs of the work carried out forms part of the submission of this planning application.

The exposed existing railway ballast, has been levelled throughout the site by my client and a topographical survey has been carried out and supports the planning application along with photographs.

This planning application is retrospective