

Cerys Jones

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 06 June 2022 12:34
To: planning
Subject: P/2022 /0459 - RUABON RAILWAY STATION STATION ROAD RUABON WREXHAM

OFFICIAL



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

My Ref: P/TP22/107
Your Ref: P/2022 /0459

Date: 6 June 2022

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: P/2022 /0459

**PROPOSAL: CONVERSION OF OFFICES TO DWELLING, ASSOCIATED INTERNAL WORKS,
NEW BOUNDARY WALL AND WORKS TO FORECOURT**

LOCATION: RUABON RAILWAY STATION STATION ROAD RUABON WREXHAM

Dear Sir/Madam,

Thank you for your email dated **19 May 2022** together with the opportunity to comment on this proposal.

Network Rail has no objection in principle to the above proposal but 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.

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 3months notice before works start. Initially the outside party should contact assetprotectionwales@networkrail.co.uk.

Access to the station is not to be affected by any works connected with the residential conversion.

The development will primarily take place within the existing structure. The proposed new boundary wall, if built adjacent to railway, should accommodate a 2m gap between the wall and Network Rail's land to ensure future site access.

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

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake, please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN.

