

## Judith Williams

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**From:** Philip Forster  
**Sent:** 03 February 2016 14:14  
**To:** planning\_admin  
**Subject:** FW: Wrexham ref P-2015-0949 Park Rd Rhosymedre 30 dwellings

### Network Rail response

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**From:** TownPlanning LNW [mailto:TownPlanningLNW@networkrail.co.uk]  
**Sent:** 03 February 2016 14:12  
**To:** Philip Forster  
**Subject:** Wrexham ref P-2015-0949 Park Rd Rhosymedre 30 dwellings

P/2015/0949  
LAND OFF AND WEST OF PARK ROAD, RHOSMEDRE, WREXHAM  
30 DWELLINGS  
328387 / 342475

From a desktop study it appears this proposal could potentially import risk to Network Rail's (the company) land and infrastructure in particular the following:

- Excavations – Excavations on or adjacent to the railway boundary including the erection of fencing
- Buildings – The company recommends all buildings are constructed at least 2 metres from the boundary fence to avoid any access requirements on to its infrastructure either for construction or future maintenance purposes.
- Foundations – The company offers no right of support to the development. Where foundation works penetrate the company's support zone or ground displacement techniques are used the works will require specific approval and careful monitoring by the company. There should be no additional loading placed on any cutting and no deep continuous excavations parallel to the boundary without prior approval.
- Plant and materials – There is a risk the use of plant and materials which in the event of failure could fall on to the company's land. These operations will require the company's supervision (this also includes tree felling).
- Drainage – All surface water drainage should be directed away from the company's land to the public mains system. Soakaways are not acceptable where the following apply :
  - a) Where excavations which could undermine Network Rail's structural support zone or adversely affect the bearing capacity of the ground
  - b) Where there is any risk of accidents or other acts leading to potential pollution of Network Rail's property/infrastructure
  - c) Where the works could adversely affect the water table in the vicinity of Network Rail's structures or earthworks.
- Boundary fencing – No encroachment must take place on Network Rail's land without prior agreement from the company's Property Department.
- Landscaping – It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to the company's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.
- Ground disturbance - Should the works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the company and the utility companies have buried services in the area in which there is a need to excavate. The company's ground disturbance regulations applies. The developer should seek specific advice from the company on any significant raising or lowering of the levels of the site.

- Lighting – Any lighting scheme or structure colouration must not affect the safe operation of the railway
- Signalling – The proposal must not interfere with or obscure any signals that may be in the area.
- Vehicle incursion – Where roadways, vehicle turning areas, parking bays about the boundary, the company requires adequate highways approved vehicle incursion barriers to be installed to protect the boundary fencing.
- Access Points – Where the company have defined access points, these must be maintained to the company's satisfaction.

The developer should also be made aware that there is a rail over road bridge at WSJ2 195Miles 0638Yards (as shown in photograph below) the structure has a low head room and history of bridge strikes. The developer should inform any subcontractors and anyone travelling to site, so an alternative route to site can be arranged when transporting materials and plant.



In order to mitigate the risks detailed above, the Developer should contact the company's Asset Protection Wales Team well in advance of mobilising on site or commencing any works. The initial point of contact is [assetprotectionwales@networkrail.co.uk](mailto:assetprotectionwales@networkrail.co.uk). The department will provide all necessary Engineering support subject to a Basic Asset Protection Agreement.

Regards

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