



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

My Ref: W/TP20/185
Your Ref: P/2020 /0648

Date: 16 November 2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: P/2020 /0648

**PROPOSAL: CHANGE OF USE OF PREMISES TO FITNESS CENTRE (D2) IN RETROSPECT
RFC RUABON FITNESS CENTRE**

LOCATION: UNIT 4 ZONE 1 VAUXHALL INDUSTRIAL ESTATE RUABON WREXHAM

Dear Sir/Madam,

Thank you for your email dated **22 October 2020** 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.

DRAINAGE

New 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 is not to show up on Buried service checks.

SAFETY BARRIER SHORTER

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.

SAFETY

Any additional 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 .

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.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western
Network Rail

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