

Wrexham Country Borough Council
Sent Via Email

Sonny Robinson
St Patrick's House
17 Penarth Road
Cardiff
CF10 5ZA

09/01/2020

TOWN AND COUNTRY PLANNING ACT 1990

Planning Ref: P/2019/0923

Development: Outline application for residential development and detailed means of access with all other matters reserved.

Location: Land either side of Stansty Chain Road off A483 Trunk Road and A541 Mold Road, Wrexham, LL11 4YF.

Dear Sir/Madam

Thank you for your letter dated 2nd January 2020, together with the opportunity to comment on this proposal. The application site is in close proximity to two public footpath level crossings known as Stansty LC and Forge LC where we have recorded incidents of misuse and trespass. I have attached a location plan for convenience.

The construction of any new residential development in this location will have an impact on the use and operation of the level crossings. Such an impact is amplified by the relative positioning of this site to the local services to the north, access which will likely be facilitated via the level crossings.

The development would increase the risk to the public by changing the frequency and volume of use at the crossings. Therefore, it has been considered that the development would create an unacceptable risk to the two adjacent level crossings without the provision of appropriate mitigation. Network Rail therefore object to the proposed development, until such a time further detailed analysis is undertaken to fully consider the impact on the adjacent level crossings.

We are currently progressing a detailed assessment considering the impact of the proposed development on the risk to the level crossings and investigating any mitigation that could be installed/agreed to offset the additional risk. Upon completion of this investigation we will provide updated information to your authority to assist in the determination of this application. In the meantime, we would request the applicant contacts us to discuss the proposals in more detail.

If you have any questions in relation to the above, please do not hesitate to contact me.

Yours sincerely,

Sonny Robinson

Town Planner Western and Wales