Ellie Jones

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 04 December 2025 09:58
To: planning_comments
Subject: P/2025/0435 - RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM, LL14 6DL

OFFICIAL

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

My Ref: P/TP25/247
Your Ref: P/2025/0435

Date: 4 December 2025

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: P/2025/0435
PROPOSAL: CHANGE OF USE FROM OFFICE (CLASS B1) TO DWELLING (CLASS C3) AND ERECTION OF BOUNDARY WALL
LOCATION: RUABON RAILWAY STATION, STATION ROAD, RUABON, WREXHAM, LL14 6DL

Dear Sir/Madam,

Thank you for your email dated **1 December 2025** 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.

Any external works that require access to Network Rail land will need to be agreed with Network Rail Asset Protection prior to the works commencing.

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

Yours Sincerely,

Grace Lewis MRTPI
Town Planner (Wales and Western)
Network Rail
Temple Point, Redcliffe Way, Bristol, BS1 6NL
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, Waterloo General Office, London, SE1 8SW.

****
****