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My Ref : RICM/T&CP/307

Date : 30 April 2004

Fao : Mr G.Wakefield  
Ref : 04/0645/10

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990  
PROPOSED FACTORY UNIT AT CAMBRIAN INDUSTRIAL ESTATE, OFF  
COED ROAD, PONTCLUN.**

I refer to your letter dated 21<sup>st</sup> April 2004. I have no objections in principle to the proposed development. However, I give below my comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

1. DRAINAGE

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 10 metres of Network Rail's boundary.

2. SAFETY

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land.

Care must be taken to ensure that no debris or other materials can fall onto Network Rail land.

3. GROUND LEVELS

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway

embankments, retaining walls or bridges.

#### 4. SITE LAYOUT

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

#### 5. ENVIRONMENTAL ISSUES

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.


#### 6. LIGHTING

Given that the development includes proposals for external lighting, I must point out that this may conflict with Network Rail's signalling system. The developers should be required to obtain Network Rail's approval of their detailed proposals.

#### 7. LANDSCAPING

In the interests of safety, all new trees to be planted near Network Rail's land should be located at a distance of not less than their mature height from the boundary fence. Details of planting schemes should be submitted to this office for prior approval.

Yours faithfully,



Paul Wheeler  
Regional Infrastructure Clearance Manager