

From: Lynda Griffin

Sent: 27 May 2022 15:24

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: FW: RE: Planning Application 67953 Consultation - 24 Brookfield, Prestwich,

Dean,

Planning Ref: 67953

Proposal: Demolition of existing link detached dwelling and erection of 3 no. terraced dwellings

Location: 24 Brookfield, Prestwich, Manchester, M25 1EL

I refer to the abovementioned Planning Application and comment as follows from a Metrolink perspective:-

General Comments:

Whilst Metrolink have no objection to this application the development site does adjoin the Metrolink boundary and has potential to adversely impact Metrolink operations.

Metrolink runs on a large embankment on ballasted track adjacent to the site and it is important that the embankment itself or the trees between the property and the tramway are not de-stabilized by the works on the site.

As you can see from the below image there are mature trees within the adjacent Metrolink land that overhang the property boundary that will need to be invested in an arboricultural impact assessment and the Root Protection area for the group of trees with the Metrolink site determined. Destabilising the Metrolink trees could in time destabilise the embankment on which Metrolink operates.



In view of the foregoing we would request that the conditions set out below are applied to any planning permission for this development.

Conditions

1. Tree Protection

No development shall take place until full details of the root protection to the trees located within the Metrolink boundary have been submitted to, and approved in writing by, the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester) and a design to demonstrate that the development will not impact the stability of the trees and therefore the embankment.

Reason:

To protect trees against root damage and to maintain the stability of the trees such that they do not fail and impact Metrolink infrastructure.

2. Boundary Treatment

No development shall take place until full details of the boundary treatment to the Metrolink tramway have been submitted to, and approved in writing by Bury Council as Local Planning Authority (approval to be in consultation with Transport for Greater Manchester).

Reason:

To ensure that an appropriate boundary treatment is installed on the boundary of the Metrolink tramway in the interests of maintaining the safe operation of the tramway.

Regards

Lynda

Lynda Griffin

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