

Planning Ref: 67976

Proposal: Technical Details Consent following approval of Permission in Principle ref. 63568 for the construction of 1 no. two storey dwelling with off street parking (maximum 1 no. dwelling)

Location: Land adjacent to 1 Lancaster Avenue, Whitefield, Manchester, M45 6DX

Refer to the abovementioned Application and also the TfGM comments included in the Decision Notice for Application 63568, copied below in italics for ease of reference.

*Transport for Greater Manchester (TfGM)*

*The development is directly adjacent to the Metrolink corridor at the toe of an embankment.*

*Therefore TfGM would require the conditions to be applied to any technical details consent granted on this site:*

- Submission of a construction Traffic Management Plan*
- Details of the proximity of the proposed development to the Metrolink/embankment*
- Acoustic insulation scheme for the dwelling*
- Details of boundary treatment.*

*A section plan to show the relationship between the proposed dwelling, the embankment and the Metrolink should also be submitted and finished floor levels detailed. The Applicant would be required to give notice to TfGM prior to commencement of works and pursuant to Section 1 (5) of the Party wall Act*

The submitted documentation in support of this current Application does not include sufficient documentation to address the comments previously made. Until information that adequately addresses the comments made to 63568 are submitted and agreed by Metrolink we cannot support the Approval of this Application.