

Planning Ref: 68809

Proposal: Outline application for Erection of 4no. dwellings and associated parking (all matters reserved except Access)

Location: Land to rear of Wells Street, Bury, BL9 0TU

I refer to the pre application information submitted in respect of the residential development at Wells Street and comment as follows from a Metrolink perspective.

Metrolink runs in a fairly deep cutting on ballasted track adjacent to the proposed development site and it is of paramount importance that the stability of this cutting slope or the trees are not compromised by the works on the site or by changes to the drainage in the vicinity.

I attach a number of images captured from tram video footage. This footage dates from 2015 so it is likely that the vegetation and trees are more mature but the images are good for demonstrating the change in level between the track and the development sites. You will note that the land is partly retained by a cutting slope with a low retaining structure at the bottom of the cutting for a short length and whilst this does not preclude the sites from being developed as proposed it will require close liaison with TfGM and the Metrolink Operator and Maintainer (KAM) to ensure that the cutting slope is not destabilized. A street view image is also included to demonstrate the difference in levels.

There is clearly huge potential for the proposed works to adversely impact Metrolink infrastructure and/or operations and in this regard we will request that Developer enters into an Asset Protection Agreement with Metrolink in advance of any works commencing onsite. Additionally, we would request that the Conditions listed below are attached should the Planning Authority be minded to approve this Application.

We welcome the Applicant engaging with TfGM and the Metrolink Operator in relation to asset protection and satisfying Metrolink in relation to the below conditions. Whilst we will work with the developer to ensure Metrolink assets are not adversely impacted, it should be noted that there may be a charge in relation to this if the expertise of Discipline Engineer's need to be called up on.

Conditions

1. Working safely near Metrolink

No development shall take place until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Bury Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction methods to be used; including the use of cranes if intended (which must not oversail the tramway);
- site hoarding and scaffolding; and
- measures to control the emission of dust and dirt during construction.

Reason:

To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. Further details can be found via the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>

2. Vehicle Restraint Measures

No development shall take place until the scope and specification of vehicle restraint measures to be installed along part of the boundary of the development which is shared with Metrolink and has potential to be used by vehicles has 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:

1. To protect Metrolink infrastructure.
2. To safeguard the amenities of the locality.

3. Tree Protection

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

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.

4. Noise and Vibration

Prior to the commencement of the development a scheme for acoustically insulating the proposed development against noise and vibration from the adjacent Metrolink line shall be submitted to and approved in writing by Bury Council as local planning authority. The approved noise insulation scheme shall be completed before the use of the development commences.

Reason: To secure a reduction in noise from Metrolink in order to protect future residents from noise nuisance, pursuant to policies

5. Track and slope monitoring during construction works

Excavation is not to be carried out greater than 1m deep within 1m of the Metrolink operational boundary or any piling works within the zone of influence without notifying Metrolink in advance and obtaining approval. Any such works may require track, retaining wall or slope monitoring to be carried out as agreed with Metrolink and at the cost to the developer.

Reason: To ensure that the development does not adversely affect the cutting slope or track alignment and therefore the operation of Metrolink

6. Landscaping and Boundary Treatment

No development shall take place until full details of the landscaping and urban realm works adjacent to the Metrolink boundary and the associated 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 and that adjacent landscaping/urban realm is not detrimental to Metrolink Operations.

7. Drainage

No development shall take place, until the detailed design for the drainage of the development has 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 manage the risks associated with water run-off onto the Metrolink infrastructure and tramway pursuant to policies



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Google

street View - May 2012



