

Planning Ref: 67976
Proposal: Erection of 1 no. two storey dwelling with off street parking
Location: Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX

The development is directly adjacent to the Metrolink corridor at the toe of an embankment. Therefore in the absence of technical data to support this Application TfGM would require the following conditions to be applied to any planning permission granted on this site:

1. Construction Management Plan

No development shall take place, including any works of demolition, 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: -

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

Reason:

1. In the interests of highway safety.
2. To safeguard the amenities of the locality.
3. 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. Party Wall Act

Pursuant to Section 1(5) of the Party Wall Act 1996 the owner of the property is required to give Transport for Greater Manchester notice of these Works. The Notice must be given at least one month before the planned starting date, and include a description of the intended works, the full names of the property owners, the address of the property being worked on and the proposed start date.

Reason: To ensure compliance with the Party Wall Act 1996

3. Slope Stability

No construction works shall take place greater than 1m deep within 1m of the Metrolink land boundary without notifying Metrolink in advance. Any such works may require track / earthwork monitoring to be carried out as agreed with Metrolink and at the cost to the developer.

Reason: To protect the integrity of Metrolink infrastructure pursuant to policies

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. Boundary Treatment

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

Reason: To mitigate trespass onto the tramway

Metrolink
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG