

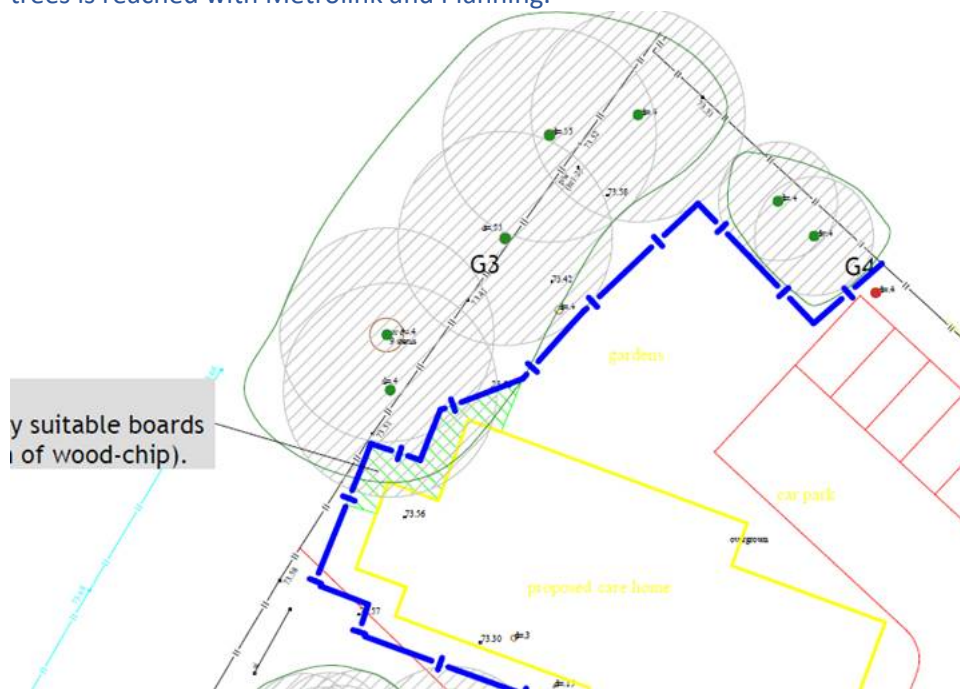
Planning Ref: 66519

Proposal: Erection of care home facility

Location: Land fronting Orkney Close & 77 Bury Road, Radcliffe, Manchester, M26 2WR

As I am sure you are aware the Applicant's property adjoins the Metrolink boundary where trams run on a small embankment.

The stability of an embankment can be impacted by many things but of note in this situation is the potential for the foundations of the building to impact the tree roots of the more westerly trees situated on Metrolink land. The tree survey shows that 4 of the 5 trees in Group 3 are within Metrolink Land and whilst a method statement has been submitted which shows the Root Protection Area (RPA) and states that special construction is required for surfaces constructed within the RPA, this does not address how the building foundations can be installed without adversely impacting the roots of the most westerly trees of that group. It should be noted that the yellow line of the building, shown in the image below, is less onerous than the width of the foundation and the spread of the trench. Should the roots of these trees be sufficiently impacted during the works this could damage and ultimately destabilise the trees in question and then in turn damage the stability of the low embankment and result in track movement. I would ask that the building is designed such that the foundations, including working room, fall outwith the RPA or that agreement to remove the trees is reached with Metrolink and Planning.



A detail for a fence has been included but it is not clear where this fence is to be located.

Until the above concerns regarding impact on Metrolink trees have been satisfactorily addressed Metrolink cannot support this Planning Application. However, should the Applicant be minded to adjust the extents of the foundations or to remove the trees likely to be impacted, Metrolink, would, due to the proximity of the development to the operational line, require the following conditions to be applied to any planning permission for this development:

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 Oldham 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 (which must not oversail the tramway);
- the erection and maintenance of security hoardings;
- measures to control the emission of dust and dirt during construction.

2. Boundary Treatment

No development shall take place until full details of any changes to the boundary treatment adjacent to the Metrolink tramway have been submitted to, and approved in writing by Bury Council, the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). Reason: To ensure that a safe and secure boundary treatment is installed on the boundary of the Metrolink.

3. Noise and Vibration

Prior to the commencement of 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

Transport for Greater Manchester