

Planning Ref: 73200

Proposal: Erection of 1 no. two storey dwelling with off street parking

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

I refer to the abovementioned application and comment as follows from a Metrolink perspective.

The development is immediately adjacent to the Metrolink boundary and whilst the Applicant has provided a document identified as a Construction Management Plan, it merely shows the proposals with herras fencing around the site and the front garden/driveway being used as material storage.

What this plan does not show is how the westerly elevation of the property can be constructed without the need to enter onto Metrolink land, clearly, there would also be a need to enter onto Metrolink land in order to maintain that side of the property.

I would request that a Construction Management Plan that includes method statements for construction and maintenance is provided to demonstrate how the building can be constructed without the need to enter onto Metrolink land. Whilst it may be possible to build from the inside, ongoing maintenance may be more problematic and there is little confidence that the Applicant will not enter Metrolink Land to build and/or maintain. It is recommended that the Applicant seeks to enter into an access agreement with TfGM regarding the use/lease of the adjacent Metrolink operational land.

In view of the foregoing we would request that the following Condition is attached to any consent granted:

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 the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). The approved Metrolink CMP shall include safe methods of working without the need to encroach onto Metrolink Operational Land. The CMP, as a minimum, shall provide for: -

- *construction methods to be used; and*
- *the erection and maintenance of scaffolding*

Reasons: To ensure that the developer does not illegally enter Metrolink Operational Land and thereby expose his workforce or Metrolink personnel to any risks that may arise as a result.

I would also reiterate the recommendation that the Applicant engages with TfGM [@Estates](#) to try and agree access arrangements that will benefit the property and mitigate risks associated with unauthorised use of TfGM land.

Metrolink

Transport for Greater Manchester