

Submission No.			109	
Organisation Name or Name of Submitter			Greybirch Limited (represented by ILTP Consulting)	
Item No.	Section Ref.	Page No.	Observation Statement	TII Response
RE: Submission on Behalf of Greybirch Limited on Proposed Scheme and CPO (Compulsory Purchase Order) of Lands				
1	Cover Letter	1	<p>The subject lands, which are shown in yellow on Figure A attached, have the benefit of an existing planning permission for a hotel (ref: 3560/19) which includes two basement levels.</p> <p>The concern or clarification our client is seeking is in respect to any limitations or impacts that might arise if</p> <ul style="list-style-type: none">• the permitted development was under construction at the same time as the Metrolink construction• if the development on the retained lands took place during the operational stage of Metrolink.• In addition they are seeking an understanding as to whether a taller development on same lands (subject to planning) might be impacted in the event of same progressing with the Metrolink at construction or at operational stage. <p>We have only recently been in contact with TII in respect to this matter and further meetings are planned with TII in the near future.</p>	<p>MetroLink will be a catalyst for and provide opportunity for future development and regeneration. While the MetroLink Railway Order does not include for future neighbouring or overhead development, the tunnels and stations are designed to support appropriate future imposed loads.</p> <p>TII will be required to make submissions in relation to planning applications for proposed future developments on or adjacent to MetroLink and there will necessarily be some engineering constraints (such as permissible loadings) required. However MetroLink is committed to engaging with known development proposals and new development proposals as they emerge with the intent of facilitating such developments as they emerge to the maximum extent consistent with the safe operation of the proposed Project.</p> <p>Again in common with other existing rail and tunnel projects, following grant of the Railway Order and development of detailed design, TII will produce “Guidance Note for Developers” that will be the subject of bye-laws following the grant of Railway Order and which is designed to facilitate future adjacent or over-site development while protecting the integrity and safety of the MetroLink works and operations.</p> <p>Therefore at this stage TII is dealing with known development proposals on a case by case basis, TII will work with parties in the future to assist with the wider development of sites over and above stations and tunnels. In this context TII has successfully engaged with a number of developers over the last two years to accommodate development over and in proximity to the alignment and there have been no material restrictions on development subject to the implementation of agreed design and mitigation measures and it is not anticipated that MetroLink will have a material impact on the development potential of sites above and in proximity to the alignment in future.</p> <p>The meetings planned for the future should consider the layout of the basements referred to by the observation in relation to the possible location of the MetroLink tunnels and the engineering implications and solutions for this.</p> <p>If a development is planned to be under construction at the same time as MetroLink, then before construction commences a coordination meeting would need to be held to ensure the phasing of development construction does not impact MetroLink construction.</p>
2	Additional request	2	We would ask the ABP to also seek clarification in respect to any limitation that might arise in respect to planned or future development on the retained lands.	Please refer to response (1) above.