

Planning Application for erection of 3 metre-high fence alongside tram line near 4 Buckfast Close

This application is for the erection of a fence, 3 metres in height to run alongside the Metrolink tram line as part of the enclosure of land recently purchased by the applicants from the Transport for Greater Manchester.

The Land comprises 71.6 square metres of rough land, with known land uses as follows:

- war-time allotments
- agricultural and/or equestrian land associated with the field to the north
- rough ground used for dumping building/construction materials and household items.

The Land has the gardens of houses (2, 4 & 6 Buckfast Close) on east and south sides, the Metrolink on the west side, and a field to the north which has underground utilities and is in transition from equestrian use to biodiversity land. At present, the Land is mainly half-buried man-made detritus, including barbed wire, creosoted railway sleepers, heras fence panel, steel joists, hay netting and plastic wrap, also ivy, nettles, brambles, as well as small holly, sycamore, and cherry trees.

To the southwest, a 3-metre fence was installed during the Metrolink construction (circa 2012) as noise-mitigation for 6, 7 and 5 Buckfast Close. No mitigation was deemed necessary at the time for 4 and 2 Buckfast Close, although the tram noise does still present a disturbance to those properties.

The intention is to continue the 3-metre high fence for ~8.5 metres using similar materials to screen the tram in terms of noise and visual impact. This will define the boundary between Metrolink land and the Land within this application to meet legal conditions imposed by Transport for Greater Manchester (as seller).

At the same time, a northern boundary between the Land and the field to the north will be put in place (as part of the same legal conditions). This boundary will be fencing and/or hedging of 2 metres or less in height and so is not specifically the subject of this application.

The Land will be excavated to remove all historic rubbish, especially the barbed wire which is currently a hazard to foxes. It is intended to become a transition zone between the garden of 4 Buckfast Close and the land to the north where biodiversity improvements have been carried out as part of the Urban Forest (see <https://www.urbanforest.uk>) project. It will be incorporated into the garden of 4 Buckfast Close and managed to encourage a diversity of wildlife.

Hedgehogs have been seen in the area, including the applicant's garden, and hedgehog holes will be put into the fencing (the current fencing has concrete gravel boards which do not allow the animals to easily move between gardens) – this will complement the hedgehog boxes installed by Urban Forest. Bird nest boxes will be installed on the new 3m fence. New trees have been planted in recent years within the Land and these will be repositioned as part of a restructuring to ensure they can grow to maturity and be of greater benefit to wildlife than it current is. The cherry tree is heavily misshapen and is unlikely to survive in the long-term.

Another objective of the planned works is to remove the man-made debris from the wider area and converting it from the appearance of a neglected wasteland, which currently attracts vandalism, towards a well-managed wildlife habitat.

The applicant is pleased to report that Policies EN9 (Green Infrastructure) and EN15 (Biodiversity) will be enthusiastically met by this project on account of the improvements made to the quality of the environment as a result of the works proposed.

Project:
4 Buckfast Close, Manchester, M21 0RY
Tram-side land + proposed 3m high fence

Drawing name:
Proposed management measures

Version: 1.0

Scale: 200

Date: 31/03/2024

Size: A4

