

Manchester Traincare Centre

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Modular Offices – Right of Way Report



April 03, 2024
Version 1.0

P6406-RWR 1.0

Manchester Traincare Centre – Modular Offices – Right of Way Report 1.0

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Originator

Lisa J Ball

(Print Name)



(Signature)

Design Director

(Job Title)

03/04/2024

Date

Checker

Ian Bald

(Print Name)



(Signature)

Managing Director

(Job Title)

03/04/2024

Date

CONTENTS

<u>VERSION CONTROL</u>	<u>1</u>
<u>EXECUTIVE SUMARY</u>	<u>2</u>
<u>INTRODUCTION</u>	<u>3</u>
<u>EXISTING PUBLIC RIGHT OF WAY</u>	<u>4</u>
<u>PHOTOGRAPHIC EVIDENCE</u>	<u>6</u>
<u>CONCLUSION</u>	<u>7</u>
<u>APPENDIX A – JUSTIFICATION REPORT</u>	<u>8</u>
<u>APPENDIX B – ISSUE SHEET</u>	<u>9</u>
<u>APPENDIX C - DRAWINGS</u>	<u>10</u>

VERSION CONTROL

Issue	Revision No.	Date Issued	Description of Revision	Revision Page No.	Reviewed By
First	01	03/04/2024	-	-	Ian Bald

EXECUTIVE SUMMARY

Epsilon Design Engineers Ltd have been appointed to assist Manchester Traincare Centre with the modular office building temporary planning application for our client Alstom. This document looks at the right of way of the public footpath which is affected by the modular office building.

The modular office building was initially installed in 2018 to serve as a short term office block to house the Train Operators staff, visiting from other traincare Depots. The nature of the structure was intended to meet with the urgent business needs and was approved by Manchester City Council for a period of 5 years.

As part of the initial planning application 116818/FO/2017, condition No. 6 was not discharged as such, this report outlines the condition and status of the public right of way.

The existing footpath was initially considered impeded by the modular office building, however means of routing around the temporary accommodation was provided as to not obstruct the public right of way.

This report concludes the accessibility of the public footpath is inadequate. The footpath has not been maintained by Manchester City Council in the 5 years since the planning application was approved. The hedges are overgrown, and the underfoot conditions are very dangerous and unsafe.

INTRODUCTION

Manchester Traincare Centre is located in Stockport, Manchester and is one of five Traincare Centre's that maintain the Pendolino fleet on the West Coast Main Line. The Traincare Centre also houses the control headquarters where the full Pendolino service regime is undertaken.

The Traincare Centre is on land that is owned by Network Rail, the land is leased to Alstom, a train operator.

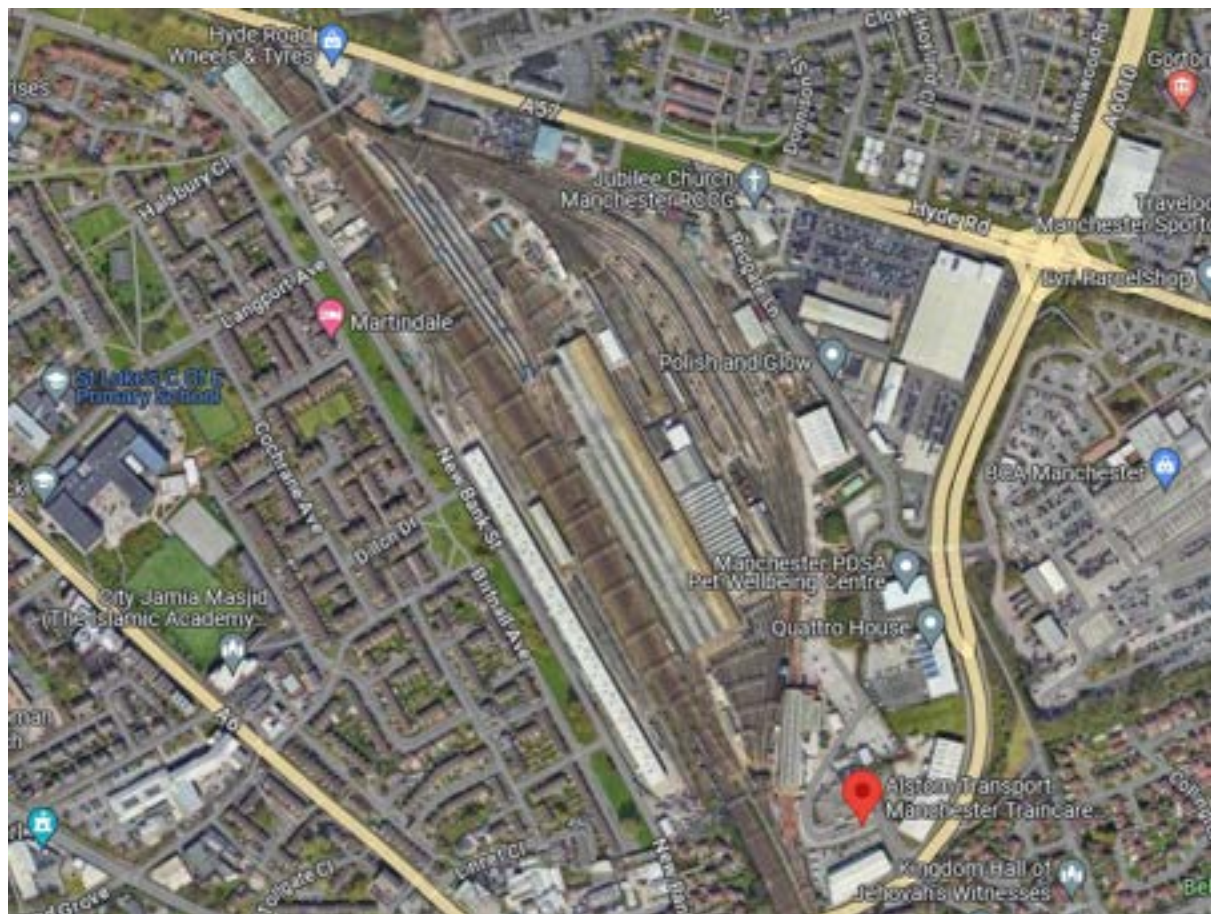


Fig 1. – Location Plan Manchester Traincare Centre

EXISTING PUBLIC RIGHT OF WAY

The existing public right of way follows the blue route, as per *Fig 2.* below. The construction of the modular office building (the red section) introduced an obstruction to the public footpath. The right of way was therefore maintained by routing the footpath around the front of the temporary accommodation block – see *Fig 3.* below.

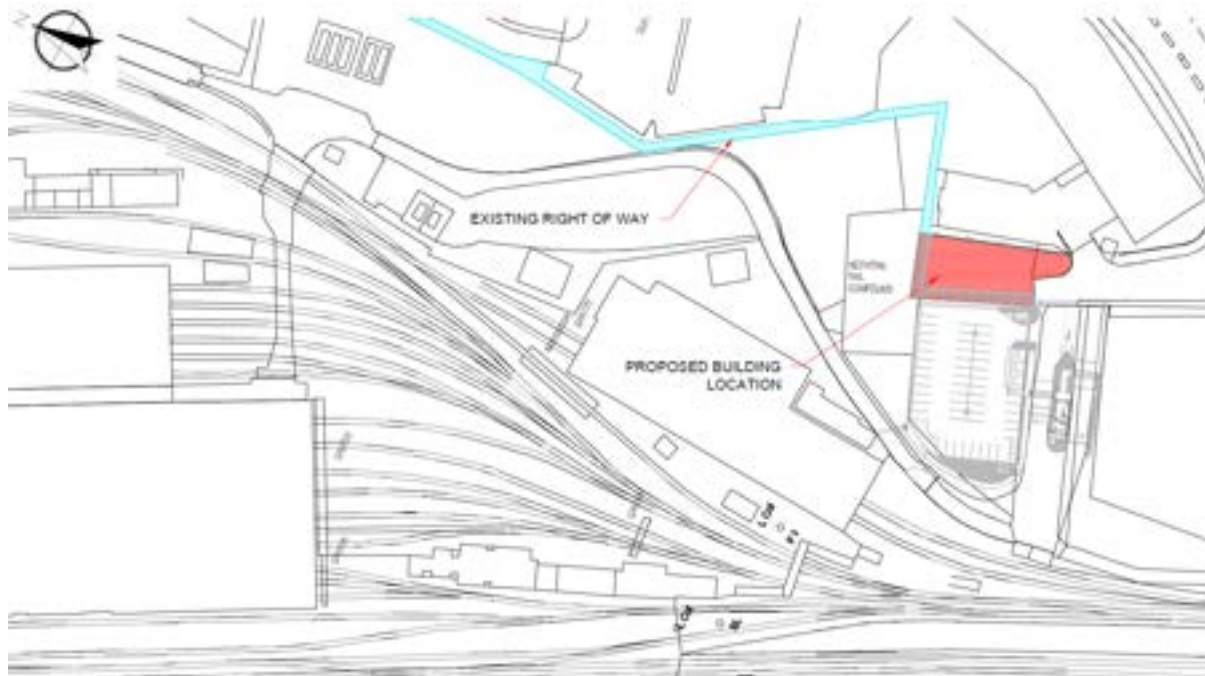


Fig 2. – Existing Public Right of Way

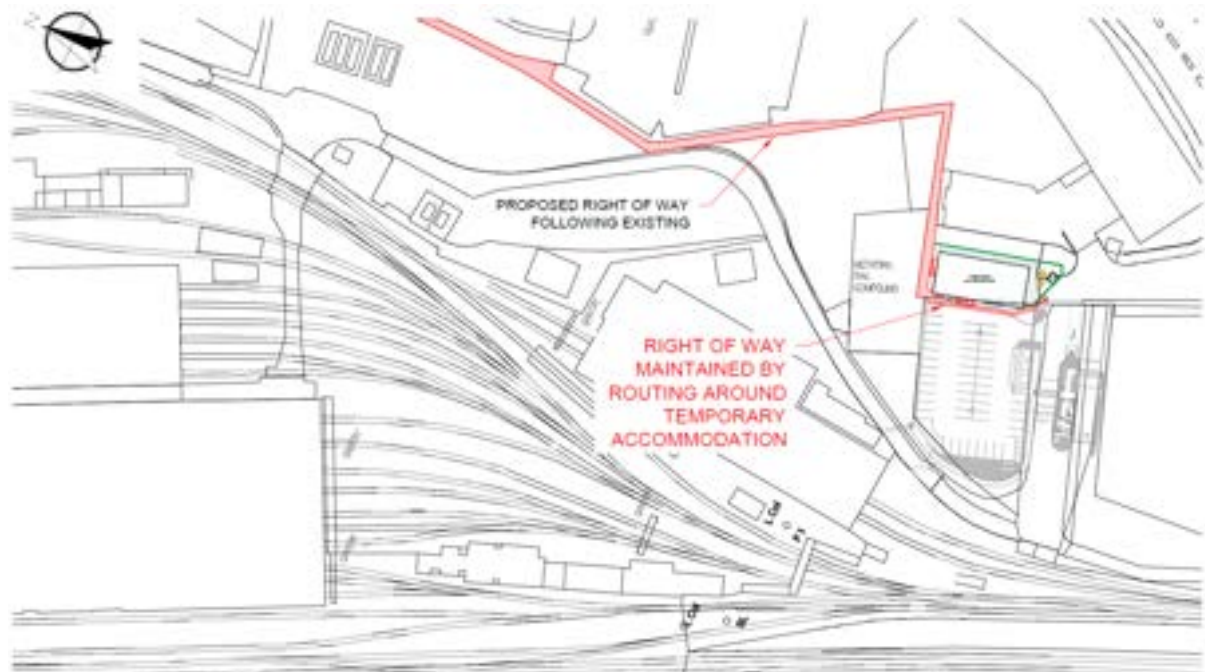


Fig 3. – Proposed Public Right of Way

This report concludes the accessibility of the public footpath is inadequate. The footpath has not been maintained by Manchester City Council in the 5 years since the planning application was approved. The hedges are overgrown, and the underfoot conditions are very dangerous and unsafe.

As part of the short-term planning permission 116818/FO/2017, planning condition No.6 was not discharged.

6) Before the first occupation of the authorised short term building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the siting, specification and appearance of fencing and gates to demarcate and safeguard to route of the public right of way running through the site and adjacent to the northern boundary of the above building. The authorised scheme shall be implemented in full accordance with the approved details, which shall remain in situ thereafter.

Fig 4. – Condition No. 6.

PHOTOGRAPHIC EVIDENCE



Fig. A – Office block & footpath sign



Fig. B – Modular office block entrance



Fig. C – Unsafe public right of way

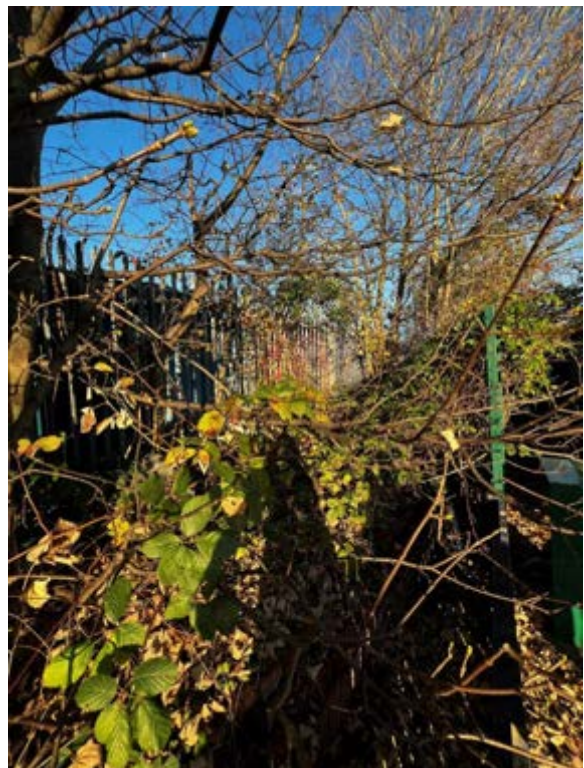


Fig. D – Unmaintained public right of way

CONCLUSION

This report concludes the accessibility of the public footpath is inadequate. The footpath has not been maintained by Manchester City Council in the 5 years since the planning application was approved. The hedges are overgrown, and the underfoot conditions are very dangerous and unsafe.

Manchester Traincare Centre

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Modular Offices - Status Report



December 07, 2023
Version 1.0

P6406-PJR 1.0

Manchester Traincare Centre – Modular Offices - Status Report 1.0

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Originator

Lisa J Ball

(Print Name)



(Signature)

Design Director

(Job Title)

07/12/2023

Date

Checker

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CONTENTS

VERSION CONTROL	1
EXECUTIVE SUMARY	2
INTRODUCTION	3
DESIGN DEVELOPMENT 2017	4
SITE VISIT OBSERVATIONS 2023	7
PHOTOGRAPHIC EVIDENCE	8
CONCLUSION	10
APPENDIX A – PLANNING APPLICATION	11
APPENDIX B – FOOTPATH LAYOUT	12
APPENDIX C – NETWORK RAIL LEASE BOUNDARY	13
APPENDIX D – ISSUE SHEET	14
APPENDIX E - DRAWINGS	15

VERSION CONTROL

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First	01	07/12/2023	-	-	Ian Bald

EXECUTIVE SUMMARY

Epsilon Design Engineers Ltd have been appointed to assist Manchester Traincare Centre with the re-evaluation of land ownership and modular office building planning status for our client Alstom. This document introduces the original scheme planning application, site visit observations, conclusion and photographic record of the site visit including original planning application, public right of way and lease boundaries.

The modular office building was initially installed in 2018 to serve as a short term office block to house the Train Operators staff, visiting from other traincare Depots. The nature of the structure was intended to meet with the urgent business needs and was approved by Manchester City Council for a period of 5 years.

The modular office block has been successful in providing the necessary additional working space and environment for visiting and Depot staff. The continued success of the modular office block has necessitated a re-evaluation of its status and of the ownership of the parcel of land where the modular office block is currently situated.

Ownership of the parcel of land as per Network Rail's lease plan in Appendix C is not as per the current understanding of Manchester City Council, as the land is owned by Network Rail.

It is the intention of Alstom to keep the modular office block in place for its continued use.

INTRODUCTION

Manchester Traincare Centre is located in Stockport, Manchester and is one of five Traincare Centre's that maintain the Pendolino fleet on the West Coast Main Line. The Traincare Centre also houses the control headquarters where the full Pendolino service regime is undertaken.

The Traincare Centre is on land that is owned by Network Rail, the land is leased to Alstom, a train operator.

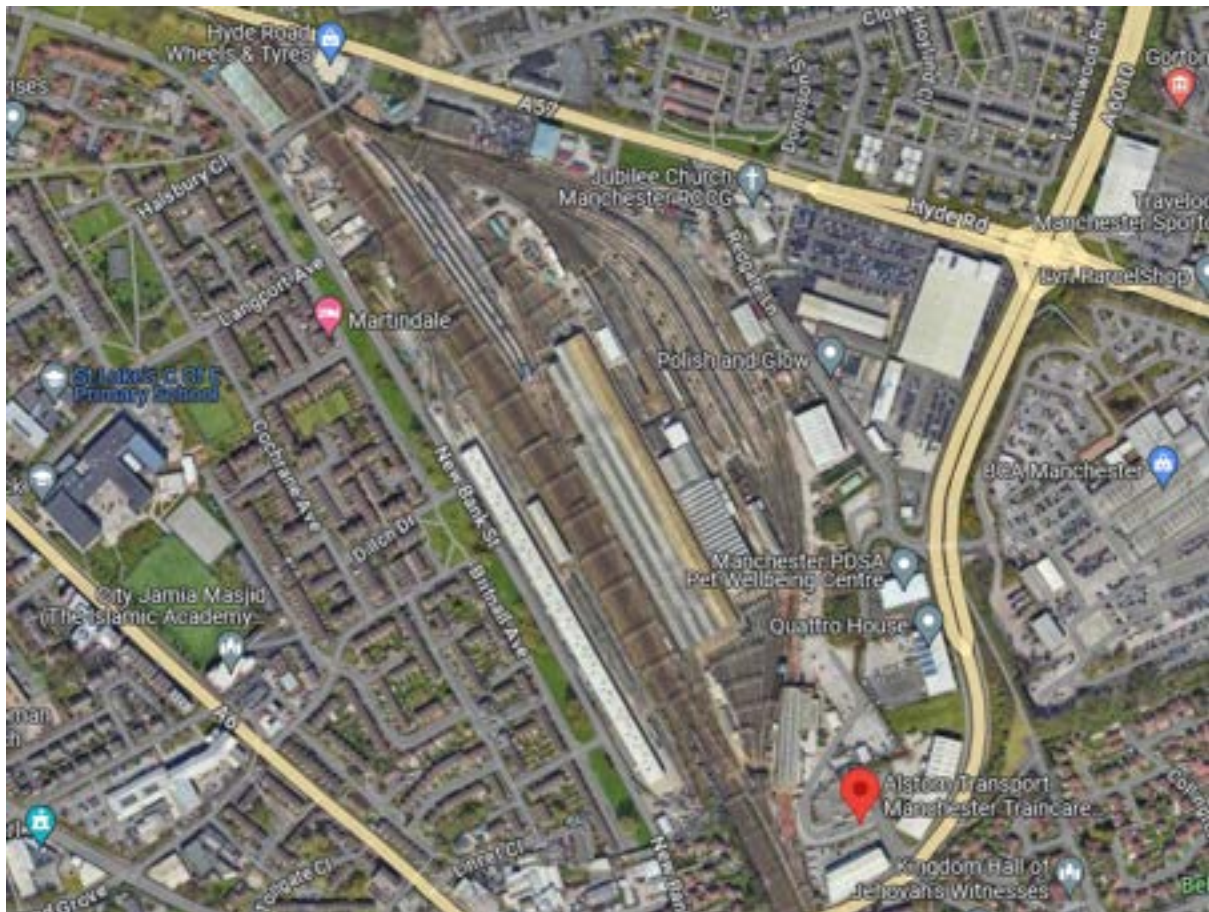


Fig 1. – Location Plan Manchester Traincare Centre

Epsilon Design Engineers Ltd have been appointed to assist Manchester Traincare Centre with the re-evaluation of land ownership, planning and modular office block status on behalf of Alstom.

DESIGN DEVELOPMENT 2017

PLANNING 2017

15 August, 2017 planning permission for planning application 116818/FO/2017, was granted to build a new single story office block, with a new pumped drainage system discharging into the existing. The planning permission granted was of a short term nature for a period of 5 years, expiring 31 December, 2023.

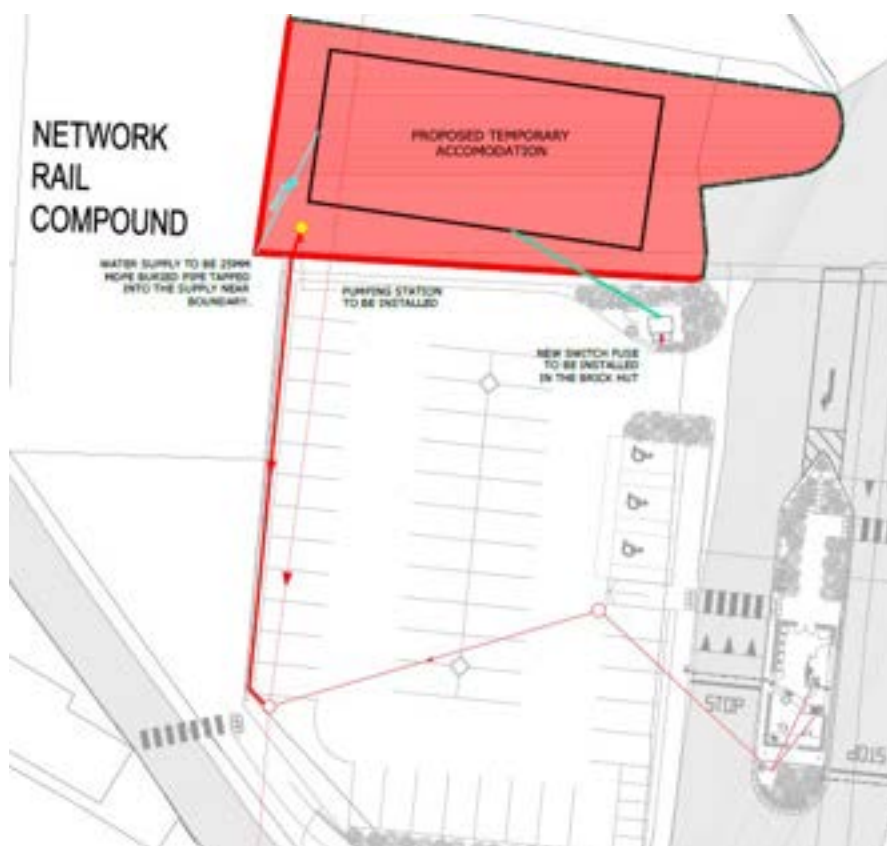


Fig 2. – New office accommodation block, car parking and drainage.

New concrete	60years	
Modular Building	60years	The main structure is capable of a 60year design when designed and constructed using the relevant materials as specified.
MDPE Pipe	50years	Pipework expected to have a 50 year life.
Packaged Pumping Station	20 years	This unit has a 20 year design life subject to a maintenance regime in accordance with the manufacturer's recommendation.
V Beam Fencing Powder Coating	10 years	The cured coating will remain in good condition and free from failure for a period of up to 10years in a low pollution area.

Fig 3. – Design life of materials.

PUBLIC RIGHT OF WAY

As part of the short term planning permission 116818/FO/2017, 12No. conditions were attached, of which 11No. have been discharged. Condition No. 6 remains as not discharged.

6) Before the first occupation of the authorised short term building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the siting, specification and appearance of fencing and gates to demarcate and safeguard to route of the public right of way running through the site and adjacent to the northern boundary of the above building. The authorised scheme shall be implemented in full accordance with the approved details, which shall remain in situ thereafter.

Fig 4. – Condition No. 6.



Fig 5. – Yellow line denotes public right of way as per Council records



Fig 6. – Green line denotes actual public right of way



Fig 6. – Green line denotes actual public right of way (prior to construction)

It was determined during the development phase the public right of way was overgrown, there was a broken brick demarcation dwarf wall, the route was unsafe and was not in use and the 'Public Right of way' sign not visible.



Fig 7. – Public right of way and signpost (prior to construction)

SITE VISIT OBSERVATIONS 2023

A site visit was conducted November 30, 2023, with Alstom and Epsilon Design Engineers in attendance. The site visit was conducted as a non-intrusive visual inspection of the as built status of the modular office block, the public right of way and lease boundaries.

MODULAR OFFICE BLOCK

The modular office block was occupied by various Depot staff and has proved to be an invaluable asset to Alstom thus contributing positively to the community by introducing more job opportunities to the local area, enhancing economic growth and a positive impact on local businesses and service providers.

PUBLIC RIGHT OF WAY

During the 5 years the modular office block has been in use, the public right of way still remains, it has been noted there has been no Manchester City Council maintenance carried out and as such the public right of way is unsafe and a hazardous area, currently unfit for use as a safe walking route.

PHOTOGRAPHIC EVIDENCE



Fig. A – Office block & footpath sign

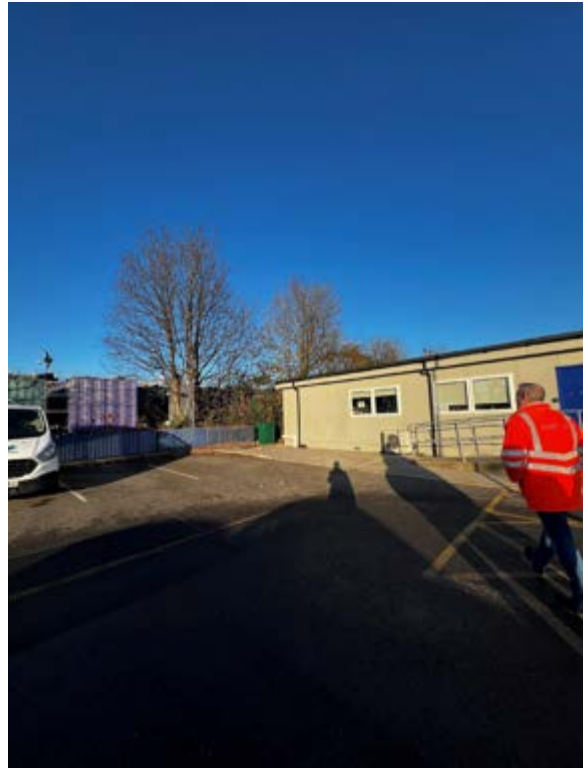


Fig. B – Modular office block entrance



Fig. C – Unsafe public right of way

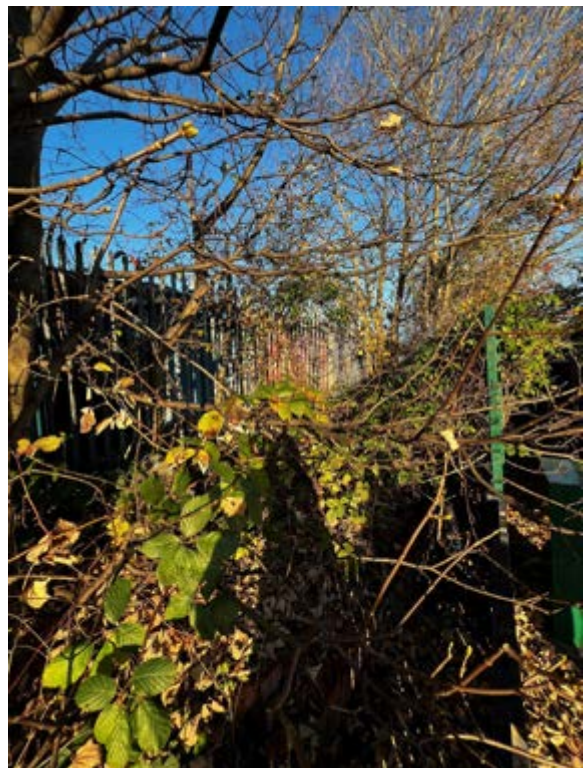


Fig. D – Unmaintained public right of way



Fig. E – Public right of way



Fig. F – Public right of way

CONCLUSION

Following review of the Network Rail lease plan for the Manchester Traincare Centre dated 25 October 2018, there are discrepancies between the defined boundary in the lease plan and the current understanding held by Manchester City Council. The office modular block has actually been built on Network Rail land, previously thought to be Manchester City Council owned land.

The public right of way in front of the building has been maintained, however the remainder of the public right of way route around the peripheral fence line of the Depot, owned by Manchester City Council is in a state of disrepair and is not fit for purpose as a public footpath.

Alstom intend to retain the modular office block in its current form and the public right of way in front of the office block for the foreseeable future.

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Epsilon Design Engineers Ltd
Manchester Traincare Centre
Kirkmanshulme Lane
Longsight
Manchester
M12 4HR

Agent (if used)

Lisa Ball
Epsilon Design Engineers Ltd
1 Cadman Court
Morley
Leeds
LS27 0RX

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey building to form temporary offices (Class B1) with installation of plant and equipment in adjacent outbuilding and car parking allocated with existing car park.

Location: Manchester Traincare Centre , Kirkmanshulme Lane, Manchester, M12 4HR

Date of application: 15 August 2017

Application number: 116818/FO/2017

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Temporarily Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, discussions have been undertaken to ensure that the route of the public footpath contained within the application is protected. It is considered that sufficient information has been received to determine the application with necessary conditions.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 31 December 2023 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 2 months in accordance with a scheme previously approved and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on the specified dates:

Planning application forms;

Site layout GA and site compound areas P6247-355-102 Rev A01 received 28 June 2017;

Site location and general arrangement of proposed works P6247-355-102 Rev A02 received 26 July 2017;

Temporary building general arrangement P6247-355-103 Rev A01 received 28 June 2017;

Temporary building foundation general arrangement P6247-355- 201 Rev A01 received 28 June 2017;

Proposed services layout P6247-355- 601 Rev A01 received 28 June 2017;

Car parking layout P6247-355- 504 Rev A03 received 2 November 2017;

Waste Management Plan 68416 Rev B received 14 August 2017;

Provisional ecology through front section of car park - Aria section of car park Report date 4th August 2017 by STRI received 7 August 2017.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

3) The authorised development shall be fully undertaken in accordance with the materials and specification detailed with drawings referenced Temporary Building General Arrangement P6247-355-103 Rev A01, email from Epilson Design dated 7 December 2017 (confirming a black roof, goosewing grey external elevation (BS10A05) and black rainwater goods) and document referenced 'Itemised specification ref: 17.19418.03 (Description Single storey welfare building). The external elevations of the authorised building shall be maintained in accordance with the approved details whilst the temporary building remains in situ.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) Notwithstanding the details of drawing referenced Car parking layout P6247-355-504 Rev A03 received 2 November 2017, the planning permission hereby approved does not confer consent for the re-routing of the public footpath.

Reason - In the interests of the amenity of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy DC22 of the saved Unitary Development Plan.

5) The temporary building shall be used as offices (Class B1) and in association with the operation of the use of the substantive Manchester Traincare Centre.

Reason - In the interest of residential amenity, highway safety and traffic management pursuant to policy SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the first occupation of the authorised temporary building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, relating to the siting, specification and appearance of fencing and gates to demarcate and safeguard to route of the public footpath running through the site and adjacent to the northern boundary of the above building. The authorised scheme shall be implemented in full accordance with the approved details, which shall remain in situ thereafter.

Reason - In the interest of the amenities of the area and to protect the route of a public footpath pursuant to policies SP1 and DM1, saved Unitary Development Plan policy DC22 and the National Planning Policy Framework.

7) The authorised development shall be fully implemented in accordance with the document referenced Provisional Ecological Survey through front section of car park by STRI and dated 5 August 2017, including its recommendations for tree removal and retention specified on page 7 of the document hereby approved. No trees other than those identified within the above document and accompanying drawings referenced Preliminary Ecological Assessment Ref: EC106885001 shall be removed without the written consent of the City Council as local planning authority.

Reason - To ensure that the authorised development is carried out secures the retention of trees that contribute to the character, visual amenities and bio-diversity of the area, in accordance with policies SP1, EN9, EN15 and DM1 of the Core Strategy for the City of Manchester.

8) If any external equipment is required in association with the operation of the authorised temporary building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority prior to its occupation. The scheme shall include insulation and operational specifications and details of its positioning and appearance. The development shall be undertaken in accordance with the approved details, which shall be implemented before the first occupation of the building and maintained in situ thereafter.

Reason - To secure a reduction in the level of noise emanating from the equipment and safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

9) In the event that ground contamination, groundwater contamination and/or ground gas is encountered on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until a report (remediation strategy) is submitted to and approved in writing by the City Council as local planning authority and details what measures, if any, are required to remediate the land. The development shall be carried out in accordance with the agreed remediation strategy, with the implemented work confirmed in a verification report to be submitted to and approved in writing by the City Council as local planning authority

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) Before the first occupation of the authorised temporary building, details shall be submitted to and approved in writing by the City Council as local planning authority relating to the siting and elevational appearance of the cycle storage shelters as shown

on Car parking layout P6247-355- 504 Rev A03 received 2 November 2017. The approved details shall be fully implemented in accordance with the approved details prior to the occupation of the authorised building and maintained in situ thereafter.

Reason - In the interests of the amenity of the area and ensure appropriate waste storage pursuant to Core Strategy policies SP1, T1 and DM1

11) Before the first occupation of the authorised temporary building, details shall be submitted to and approved in writing by the City Council as local planning authority relating to the siting and elevational appearance of the brick shed to accommodate electrical equipment as shown on Car parking layout P6247-355- 504 Rev A03 received 2 November 2017. The approved details shall be fully implemented in accordance with the approved details prior to the occupation of the authorised building and maintained in situ thereafter.

Reason - In the interests of the amenity of the area and ensure appropriate waste storage pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

12) The authorised temporary development shall be undertaken in accordance with the Waste Management Plan ref: 68416 Rev B received 14 August 2017 upon first occupation of the temporary building and retained in situ thereafter and whilst the building is in use.

Reason - To ensure that the temporary development is supported with appropriate arrangements for the storage and collection of waste and recyclable material as carried out in accordance with the approved plans, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Informatives

This permission does not grant approval under Building Regulations.

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

It is recommended that all windows, doors and locks to be installed as part of the authorised development meet 'Secured by Design' standards and that a monitored alarm system be installed.

It is recommended that the developer designs and constructs a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage. It is also recommended that pollution control measures (preferably through SuDS) should be incorporated into the drainage for the site to improve and protect water quality.

United Utilities have advised that:

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of

"Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an

early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

Date: 2 January 2018

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe

Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



Figure 1. Manchester City Council layout

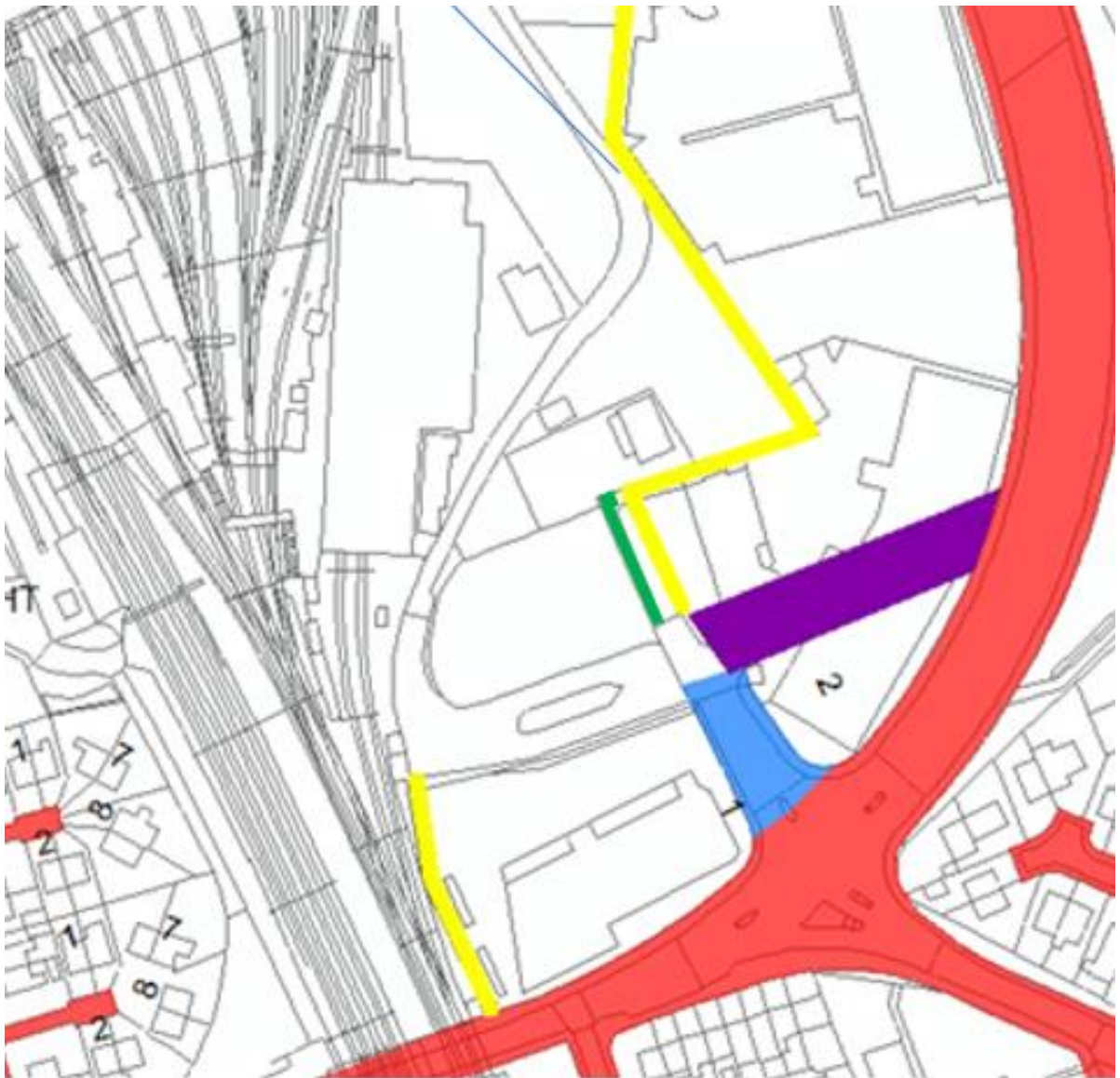


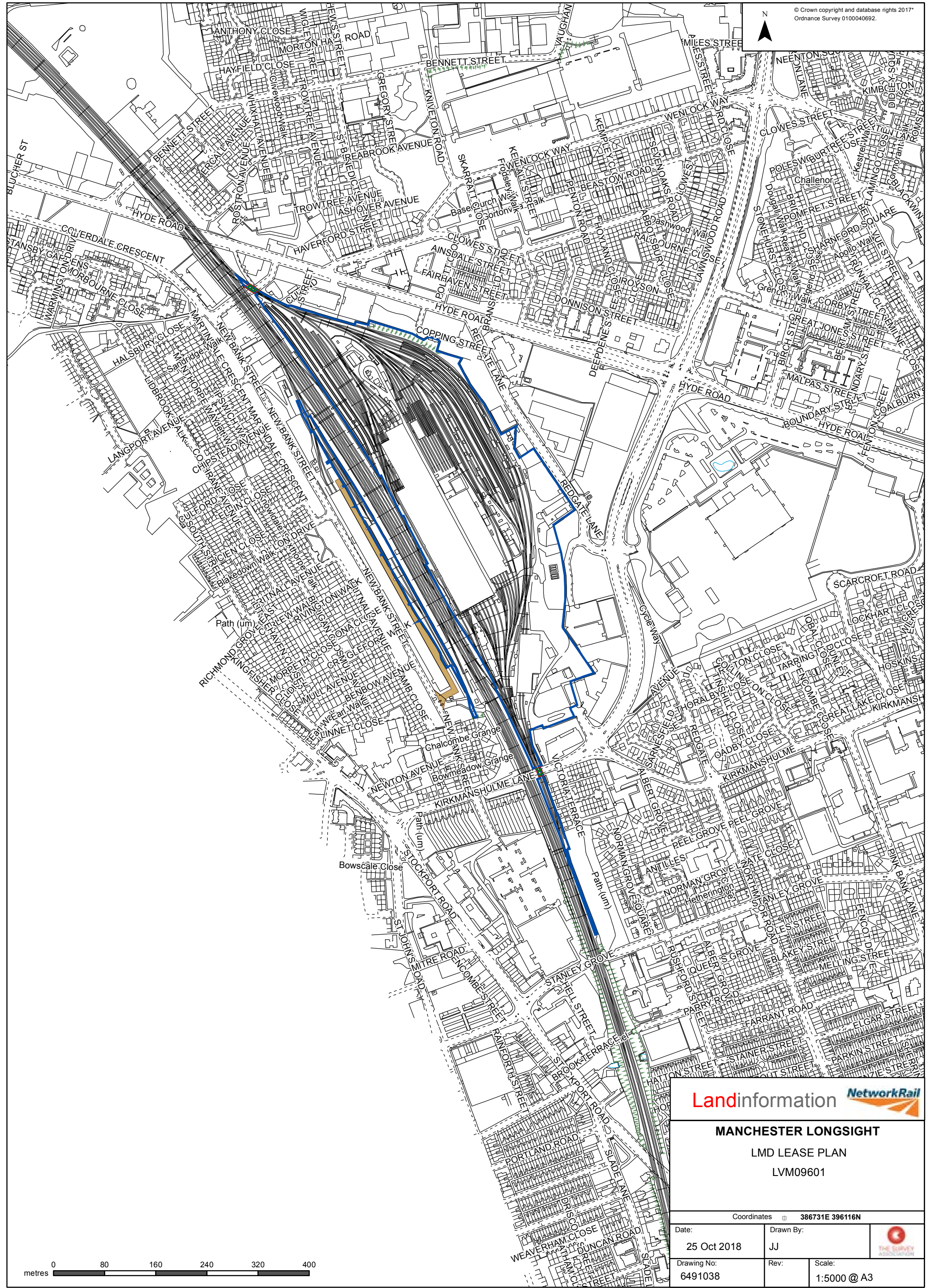
Figure 2. Actual Footpath Layout – Green Line



Figure 3. Aerial Photograph of the site – Green Line Footpath



Figure 4. Actual Footpath – Green Line, sign post for Footpath circled in Red.



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Ordnance Survey 0100040692.



MANCHESTER LONGSIGHT
LMD LEASE PLAN
LVM09601

Coordinates 386731E 396116N		
Date: 25 Oct 2018	Drawn By: JJ	
Drawing No: 6491038	Rev:	
		Scale: 1:5000 @ A3



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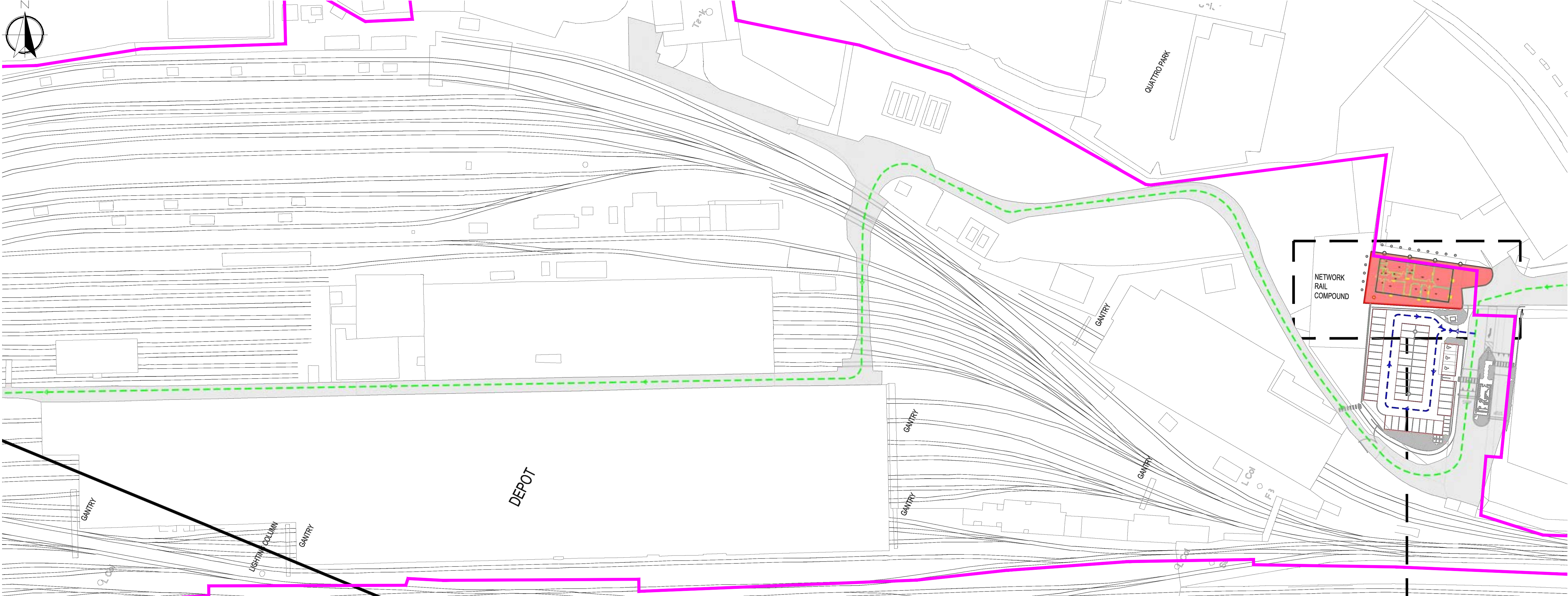
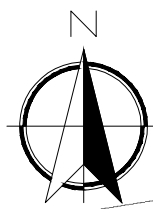
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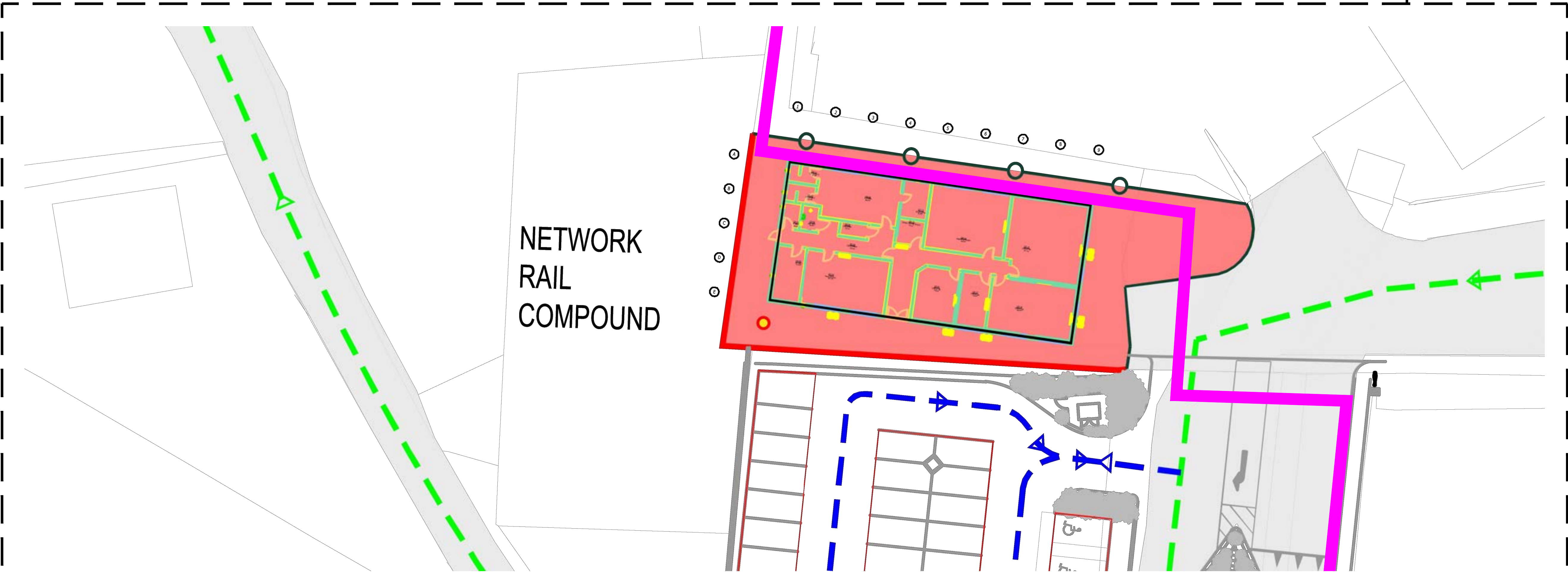
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SITE PLAN
SCALE NTS



NOTES

- DO NOT SCALE OF THIS DRAWING.
- ALL DIMENSIONS IN MILLIMETRES (mm) UNLESS STATED OTHERWISE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SCHEME DRAWINGS AND DOCUMENTS.
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	Name	Signed	Date	Scale	Sheet Size
Drawn	CR		07.12.23	NTS	A1
Designed	EDE		07.12.23	Drawing Status FOR INFORMATION	
Checked	LJB		07.12.23		
Approved	IB		07.12.23		

DRAWING No.
P6406-104

REVISION
A01



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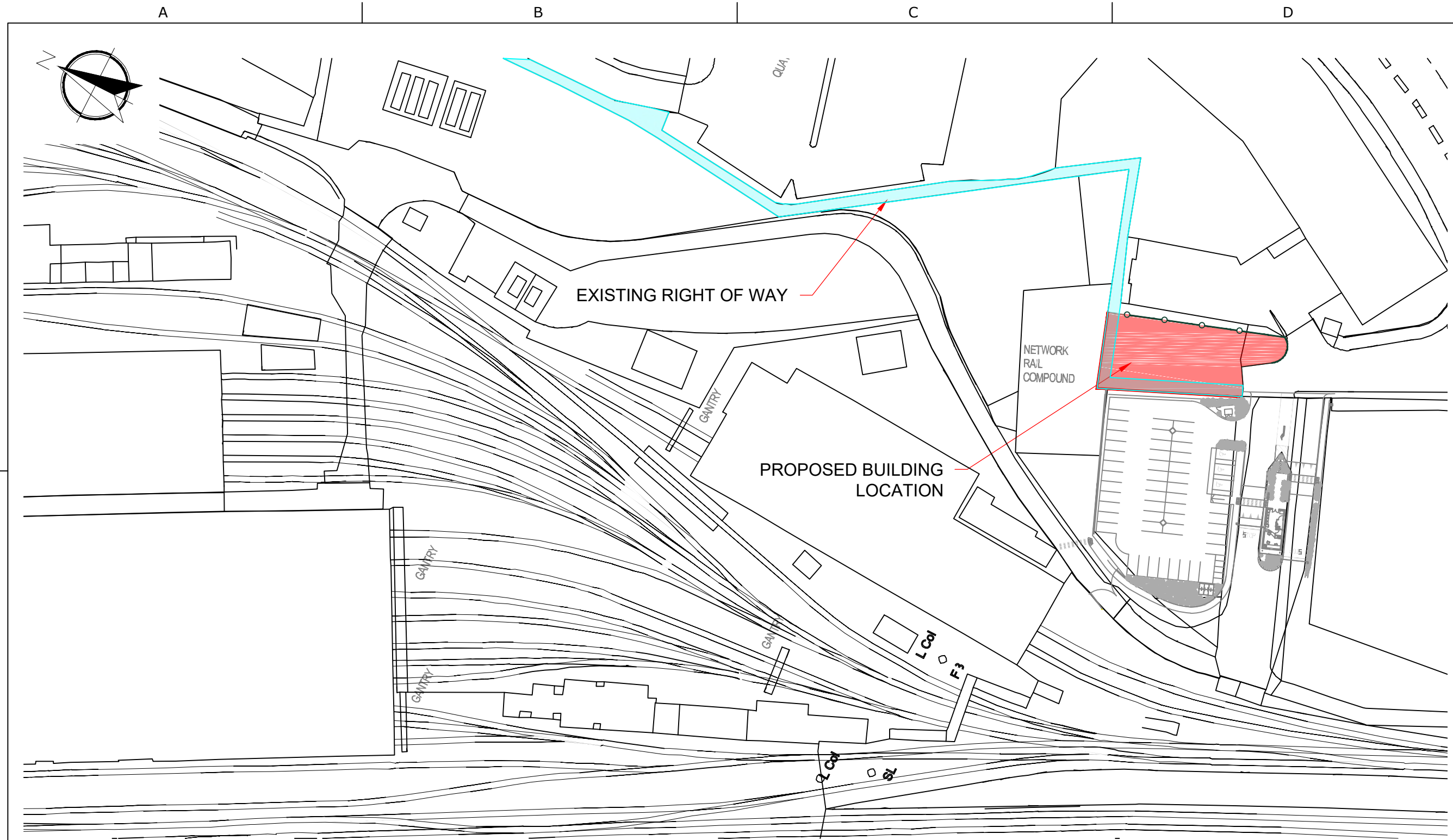
W: www.epsilondesign.uk.com

P6406 - Longsight	Sheet No. 1
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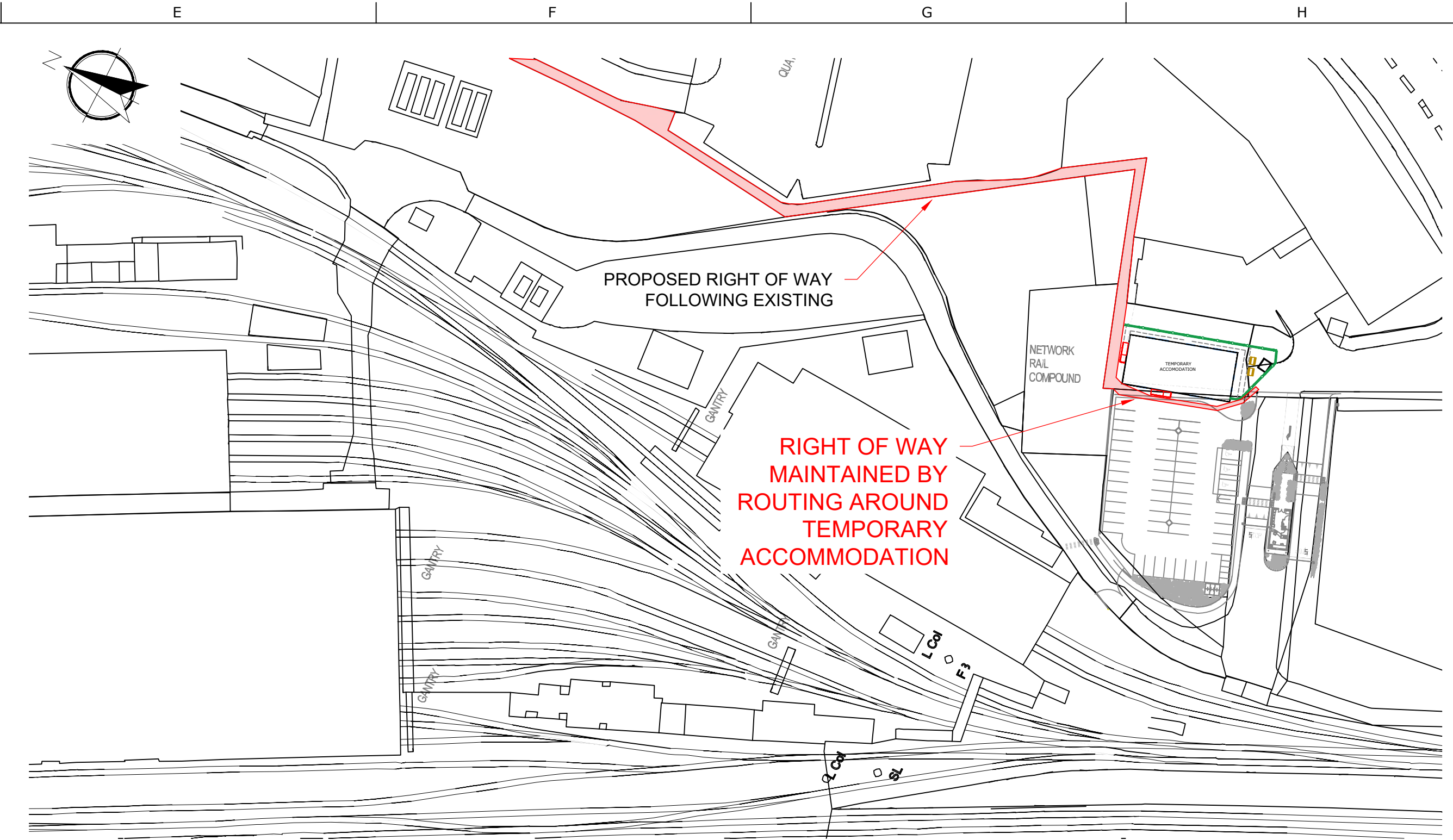
We enclose copies of the following:-

Sheet No.
1

[illegible]



EXISTING RIGHT OF WAY
SCALE 1:1000



PROPOSED RIGHT OF WAY
SCALE 1:1000



EXISTING RIGHT OF WAY - OVERGROWN



EXISTING RIGHT OF WAY - OVERGROWN



EXISTING RIGHT OF WAY - OVERGROWN

NOTES

1. DO NOT SCALE OF THIS DRAWING.

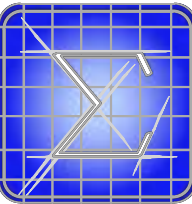
2. ALL DIMENSIONS IN MILLIMETRES (mm) UNLESS STATED OTHERWISE.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SCHEME DRAWINGS AND DOCUMENTS.

LEGEND

REV	DATE	DESCRIPTION	BY	CHK	APP

CAIRNCROSS



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ALSTOM

Client
ALSTOM
MANCHESTER TRINCARE
CENTRE
Drawing Title
RIGHT OF WAY
GENERAL ARRANGEMENT

Name	Signed	Date	Scale	AS SHOWN	Sheet Size
Drawn	KD	20.02.24			A1
Designed	LJB	20.02.24			
Checked	X	X			
Approved	X	X			

DRAWING No.
P6406-105

REVISION
A01