

Bury Metropolitan Borough Council
Development Control
3 Knowsley Place
Bury BL9 0EJ

13 July 2026

Dear Sir / Madam,

APPLICANT: WILLMOTT DIXON CONSTRUCTION LTD (C/O TRANSPORT FOR GREATER MANCHESTER)

ADDRESS: BURY INTERCHANGE (PHASE 1)

APPLICATION: SECTION 96 NON-MATERIAL AMENDMENT TO FULL PLANNING PERMISSION 71834

On behalf of Willmott Dixon Construction Limited (c/o Transport for Greater Manchester 'TfGM'), CBRE Limited hereby submit a Section 96A Non-Material Amendment ('NMA') in respect of planning application ref. 71834 – known as the Bury Interchange 'Phase 1' scheme.

BACKGROUND

Full planning permission (LPA ref. 71834) was approved on the 24 July 2025. The description of development, as specified on the decision notice, is as follows:

Full planning application for the infill of the existing underpass, engineering works (including remediation works; foundation/piling works; and other associated engineering works) to recontour the land within Pyramid Park to tie into existing levels, the construction of a fully accessible pedestrian bridge structure (including alterations to Metrolink-related infrastructure) across the existing Metrolink line to allow access between Knowsley Place, the Metrolink platform (via lift and stairs) and Pyramid Park; improvements to the existing Metrolink platforms and canopies; construction of a new sloped footpath with stairs within Pyramid Park site from bridge; hard/soft landscaping; and associated drainage and lighting schemes.

A first discharge of condition (DoC) submission (LPA ref. 73021) was validated by the LPA on 23 April 2026 and seeks to discharge conditions 3 (site condition report), 7 (water main protection), 13 (SBI fencing detail), 15 (precautionary working measures method statement), 16 (control and biosecurity measures method statement), 17 (bat/bird boxes location/specification), 19 (CEMP), 20 (stopping up order details), 22 (HMMP) and the BNG 'informative' linked to the submission of a biodiversity gain plan. This 'first' DoC submission remains pending determination.

A second DoC submission was made to the LPA on 10 July 2026 in relation to conditions 5 (Soil Forming Materials), 10 (Metrolink CMP), 12 (Electromagnet Compatibility Plan), 18 (Highways Dilapidation Surveys) and 21 (Approval in Principle – Bridge). This submission is awaiting formal validation.

THE NMA SUBMISSION

As the LPA is aware, an NMA S96A (Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990) is a streamlined planning application used to make minor, inconsequential changes to an existing planning permission. There is no strict statutory definition for what counts as

"non-material" and instead it is for the Local Planning Authority (LPA) to judge each case individually based on context.

A scoping meeting was held with the LPA on 21 May 2026 to discuss the proposed amendments to the scheme and it was agreed that these would fall under the remit of a S96A NMA. The NMA submission therefore relates to the following:

Canopy Design Development

- *Canopy width, profile, proportions, and height have been further developed to allow the canopy to be located outside of the Metrolink OLE hazard zone.*
- *Canopy fascia materiality reviewed to strengthen link with the southern access bridge*
- *Glazing to canopy omitted to simplify maintenance strategy and to align with updated canopy form*
- *Cladding strategy to existing columns revisited. Cladding omitted to maximise circulation space to the platform*

Platform Design Development

- *Amendments to end of platform arrangement. Ramped track access replaced with gated and stepped access to track following development of TfGM technical requirements.*
- *Minor amendments to door positions and inclusion of louvred door panels to platform SER room following technical coordination.*
- *Minor amendments to platform drainage channel positions and finish following technical coordination.*
- *Guarding to base of southern access stair extended due to platform level changes following technical coordination.*

Southern Access Design Development

- *Amendments to lift shaft door specification. Door changed from glazed to solid in response to technical requirements.*
- *Additional maintenance access stair introduced to provide access to bridge abutments*

Union Square Changes

- *Omission of the proposed external steps (noting layout and soft landscaping areas to Union Square are not affected by the NMA submission).*

A list detailing the approved drawings to be updated by virtue of this S96A NMA submission is appended to this cover letter.

APPLICATION SUBMISSION

This submission also includes the following information in addition to that detailed above:

- Covering Letter (this document) - prepared by CBRE Limited
- NMA Overview Design Document – prepared by Hawkins Brown Architects (note: **not for approval**)
- Drawing Pack – prepared by relevant consultants (see list overleaf)

The application fee of £309 is to be paid via the Planning Portal to Bury Council (as local planning authority).

If the LPA (or any relevant statutory consultation bodies) have any queries in relation to the submitted information, please do not hesitate to contact me using the details provided.

Yours sincerely,

Chris Argent
Director

CBRE PLANNING & DEVELOPMENT

DRAWING LIST

As per condition no. 2 schedule of approved drawings

APPROVED DRAWING	PROPOSED REPLACEMENT DRAWING
Location Plan 16012-HBA-BRY-ZZZ-D-AR-080000 Rev P05	
Existing Site Plan 6012-HBA-BRY-ZZZ-D-AR-080002 Rev P05	
Planning Application Combined Phasing Strategy Wider Site Plan (Existing Site Overlay) - 16012-HBA-ZZZ-ZZZ-D-AR-080003 Rev P06	
External Services Layout Pyramid Park - 16012-FUT-BRY-XXX-D-BV-000010 Rev P02	
Existing Canopy Plan - 16012-HBA-BRY-CNP-D-AR-080011 Rev P04	
Topographical Plan - 16012-HBA-BRY-ZZZ-D-AR-080001 Rev P05	
Existing Platform Plan - 16012-HBA-BRY-ZZZ-D-AR-080010 Rev P04	
Existing Platform Elevations - 16012-HBA-BRY-ZZZ-D-AR-080012 Rev P02	
Existing Platform - Section AA - 16012-HBA-BRY-ZZZ-D-AR-080013 Rev P01	
Existing Platform - Section BB - 16012-HBA-BRY-ZZZ-D-AR-080014 Rev P01	
Proposed Site Plan (1:1000) - 16012-HBA-ZZZ-ZZZ-D-AR-080020 Rev P01	Proposed Site Plan (1:1000) - 16012-HBA-ZZZ-ZZZ-D-AR-080020 – Rev P03
Proposed Site Plan (1:500) - 16012-HBA-BRY-ZZZ-D-AR-080020 Rev P01	Proposed Site Plan - 16012-HBA-BRY-ZZZ-D-AR-080020 – Rev P02
Site Masterplan - 16012- OOB- ZZZ- ZZZ- D- LA- 080001 Rev P03	Site Masterplan - 16012-OOB-ZZZ-ZZZ-D-LA-00000- Rev P21
Site Plan - 16012- OOB- ZZZ- ZZZ- D- LA- 080002 Rev P03	Site Plan - 16012-OOB-ZZZ-ZZZ-D-LA-000002- Rev P19
Proposed Canopy Complete GA Plan - 16012-HBA-BRY-CNP-D-AR-080101 Rev P07	Proposed Canopy Complete GA Plan - 16012-HBA-BRY-CNP-D-AR-080101 – Rev P08
Proposed Bridge GA Plan - 16012 -HBA-BRY-CNP-D-AR-080107 Rev P07	Proposed Bridge GA Plan - 16012-HBA-BRY-CNP-D-AR-080107 – Rev P08
Proposed Platform Complete GA Plan - 16012-HBA-BRY-PFM-D-AR-080100 Rev P04	-Proposed Platform Complete GA Plan - 16012-HBA-BRY-PFM-D-AR-080100 – Rev P06
Proposed Bridge GA Plan - Platform Level - 16012-HBA-BRY-PFM-D-AR-080104 Rev P04	Proposed Bridge GA Plan – Platform Level - 16012-HBA-BRY-PFM-D-AR-080104 – Rev P05
Proposed Platform Elevations - 16012-HBA-BRY-ZZZ-D-AR-080200 Rev P04	Proposed Platform Elevations - 16012-HBA-BRY-ZZZ-D-AR-080200 – Rev P05

Proposed Bridge Elevations - 16012-HBA-BRY-ZZZ-D-AR-080201 Rev P04	Proposed Bridge Elevations - 16012-HBA-BRY-ZZZ-D-AR-080201 – Rev P05
Proposed Platform - Section AA - 16012-HBA-BRY-ZZZ-D-AR-080300 Rev P04	Proposed Platform - Section AA - 16012-HBA-BRY-ZZZ-D-AR-080300 – Rev P05
Proposed Platform – Section BB - 16012-HBA-BRY-ZZZ-D-AR-080301 Rev P04	Proposed Platform - Section BB - 16012-HBA-BRY-ZZZ-D-AR-080301 – Rev P05
Proposed Platform - Bay Study 1 - 16012-HBA-BRY-ZZZ-D-AR-080500 Rev P04	Proposed Platform - Bay Study 1 - 16012-HBA-BRY-ZZZ-D-AR-080500 – Rev P05
Proposed Platform – Bay Study 2 - 16012-HBA-BRY-ZZZ-D-AR-080501 Rev P04	Proposed Platform - Bay Study 2 - 16012-HBA-BRY-ZZZ-D-AR-080510 - Rev P05
Proposed Bridge - Bay Study 1 - 16012-HBA-BRY-ZZZ-D-AR-080502 Rev P04	
Proposed Bridge - Bay Study 2 - 16012-HBA-BRY-ZZZ-D-AR-080503 Rev P04	
Proposed Lift and Stair - Bay Study - 16012-HBA-BRY-ZZZ-D-AR-080504 Rev P04	Proposed Lift and Stair - Bay Study - 16012-HBA-BRY-ZZZ-D-AR-080504 – Rev P05
External Works Plan - 16012- OOB- ZZZ- ZZZ- D- LA- 080003 Rev P03	External Works Plan - 16012-OOB-ZZZ-ZZZ-D-LA-000003- Rev P18
Existing & Proposed Indicative Levels with Existing Tree - 16012- OOB- ZZZ- ZZZ- D- LA- 080010 Rev P02	Existing & Proposed Indicative Levels with Existing Trees - 16012-OOB-ZZZ-ZZZ-D-LA-000010- Rev P15
Demolition Plan - 16012- OOB- ZZZ- ZZZ- D- LA- 080005 Rev P02	
Boundary Treatment Strategy - 16012- OOB- ZZZ- ZZZ- D- LA- 080020 Rev P02	Boundary Treatment Strategy - 16012-OOB-ZZZ-ZZZ-D-LA-000020 – Rev P14
Circulation Strategy - 16012- OOB- ZZZ- ZZZ- D- LA- 080030 Rev P02	Circulation Strategy 16012-OOB-ZZZ-ZZZ-D-LA-000030- P14
Planting Strategy - 16012- OOB- ZZZ- ZZZ- D- LA- 080040 Rev P02	Detailed Planting Plan - 16012- OOB- ZZZ- ZZZ- D- LA- 000045 - Rev P08
Proposed Site Sections - 16012- OOB- ZZZ- ZZZ- D- LA- 080050 Rev P02	Proposed Site Sections - 16012-OOB-ZZZ-ZZZ-D-LA-000050- Rev P14
Lighting & Signage and Wayfinding Strategy - 16012- OOB- ZZZ- ZZZ- D- LA- 080055 Rev P03	Lighting & Signage and Wayfinding Strategy - 16012- OOB-ZZZ-ZZZ-D-LA-000055 - Rev P15
Underpass Sections - 16012 -REN-BRY-XXX-D-SE-142000 Rev P02	
Underpass Infill Plan - 16012 -REN-BRY-GRF-D-SE-141110 Rev P03	
Below Ground Drainage Plan Sheet 1- 16012-REN-BRY-XXX-D-CE-131100 Rev P02	
Below Ground Drainage Plan Sheet 2 - 16012-REN-BRY-XXX-D-CE-131101 Rev P02	
Lighting Scheme Footbridge 6012-FUT-BRY-XXX-D-BV-000011 Rev P01	
Lighting Scheme Pyramid Park - 16012 -FUT-BRY-XXX-D-BV-000012 Rev P01	