

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

10th July 2026

Dear Sir / Madam,

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

ADDRESS: BURY INTERCHANGE (PHASE 1)

APPLICATION: DISCHARGE OF CONDITIONS SUBMISSIONS (FULL & TEMPORARY PERMISSIONS)

On behalf of Willmott Dixon Construction Limited (c/o Transport for Greater Manchester 'TfGM'), please find enclosed details to discharge a series of planning conditions attached to the following:

- Full planning permission – Bury Interchange Phase 1 - LPA ref. 71834 (Planning Portal ref. PP-15076136)
- Temporary planning permission – Temporary Compound - LPA ref. 72044 (Planning Portal ref. PP-15076366)
- Temporary planning permission - Temporary Stairs - LPA ref. 72017 (Planning Portal ref. PP-15076404)

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), condition 7 (water main protection), condition 13 (SBI fencing detail), condition 15 (precautionary working measures method statement), condition 16 (control and biosecurity measures method statement), condition 17 (bat/bird boxes location/specification), condition 19 construction environment management plan, condition 20 (stopping up order details), condition 22 (habitat management and monitoring plan HMMP) and the

BNG 'informative' linked to the submission of a biodiversity gain plan. This 'first' DoC submission remains pending determination.

THIS SUBMISSION

As per the introduction, this discharge of conditions (DoC) submission relates to the following (noting that the submissions made against the respective temporary permissions are to be made separately):

Full Permission (LPA ref. 71834)

- **Condition 5 (Soil Forming Materials)** – *applicant seeks partial discharge of this condition given that the specified trigger is prior to the materials being brought on to the application site. Tier, on behalf of the applicant, has prepared a Soil Import Testing Strategy and Verification Plan (as submitted) to ensure that any imported soils and aggregate materials are suitable for the proposed end use and comply with the condition requirements, relevant regulatory guidance and appropriate Generic Assessment Criteria (GACs). The strategy sets out the requirements for source approval, validation testing, placement controls and verification reporting to demonstrate that imported materials do not pose an unacceptable risk to human health or the wider environment. Please note that from a technical perspective, Tier have confirmed that there is something of a "sweet spot" in terms of when samples are obtained and that if sampling is undertaken too far in advance of importation, this can present issues as the results may no longer be representative of the material at the point of import. Therefore, it is not possible to stockpile material and thus the suppliers will carry out their own testing and issue on to Willmott Dixon (Tier) for inclusion in the verification reports. Tier would welcome an initial discussion, post submission, with the Council EHO, to discuss this approach.*
- **Condition 10 (Metrolink CMP)** – *CMP prepared by Willmott Dixon*
- **Condition 12 (Electromagnet Compatibility Plan)** – *EMC Hazid Report and Project File reports prepared by Arcadis*
- **Condition 18 (Highways Dilapidation Surveys)** – *as discussed with Jennie Townsend (senior planning officer), there are currently c. 400 photos available across 8 sub-folders. Willmott Dixon consider that the easiest option would be for LPA/Highways officers to have access to the MultiVista system, so that they can review geo-coded photos. Please advise as to how highways officers would like to proceed so that the relevant detail can be submitted and appraised in an efficient manner.*
- **Condition 21 (Approval in Principle – Bridge)** – *as per previous correspondence with Jennie Townsend (senior planning officer), it has been agreed that the submission of the technical specification of the bridge is sufficient to address the condition.*

Temporary Compound (LPA ref. 72044)

- **Condition 6 (Water Main Protection)** – *noting that this has been signed-off by UU in respect of condition no. 7 of the full planning permission. Same detail therefore submitted.*

Temporary Stairs (LPA ref. 72017)

- **Condition 4** – *noting that the required detail replicates the information submitted to discharge condition no. 10 of the full permission as identified above. Metrolink CMP therefore submitted.*

Further submissions will be made to the LPA in due course to discharge other outstanding pre-development conditions so that, in the event of approval, a lawful commencement of development can proceed under Section 56(4) of the Town and Country Planning Act 1990.

APPLICATION SUBMISSION

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

- Completed details reserved by conditions application form - prepared by CBRE Limited
- Covering Letter (this document) - prepared by CBRE Limited

The application fee of £309 is to be made for each submission (full permission and two temporary permissions) and are to be paid via the Planning Portal to Bury Council (as local planning authority).

If you (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