

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

17th September 2026

Dear Sir / Madam,

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

ADDRESS: BURY INTERCHANGE (PHASE 1)

APPLICATION: DISCHARGE OF CONDITION NO. 11 SUBMISSION (FULL PERMISSION REF. 71834)

On behalf of Willmott Dixon Construction Limited (c/o Transport for Greater Manchester 'TfGM'), CBRE Limited hereby submits details to discharge condition no. 11 of full planning permission LPA ref. 71834 (Planning Portal ref. PP-15232616).

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 sought to discharge 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 was approved on 31 July 2026.

A second discharge of condition (DoC) submission (LPA ref. 73420) was validated by the LPA on 17 July 2026 and seeks to discharge condition nos. 5 (soil forming materials), 10 (Metrolink CMP), 12 (electromagnet compatibility plan), condition 18 (highways dilapidation survey) and 21 (approval in principle - bridge). This 'second' DoC submission remains pending determination.

A third discharge of condition (DoC) submission (LPA ref. 73601) was validated by the LPA on 16 September 2026 and seeks to discharge condition no. 6 (drainage). This 'third' DoC submission remains pending determination.

THIS SUBMISSION

As per the introduction, this discharge of condition (DoC) submission relates to condition no. 11 which reads as follows:

No works to Metrolink Infrastructure shall take place until the full details of the proposals for both the proposed works and the potential future reinstatement have been agreed with TfGM by way of the Metrolink Engineering Assurance and Change Processes. The submission topics for review shall include, as a minimum, designs and supporting information relating to:

- a. new structures and changes to existing;*
- b. fencing location, type and construction;*
- c. lighting and potential to impact tram drivers;*
- d. safety and security, e.g. climb and touch potential of overhead line equipment;*
- the protection of Metrolink cables; and the requirements of the Light Rail Security Programme;*
- e. consideration of stray current and any earthing and bonding requirements; and*
- f. Metrolink maintenance access to all Metrolink assets.*
- g. an appropriate monitoring regime of the Metrolink Infrastructure. All monitoring shall be carried out as agreed with Metrolink.*

Please Note that updated H&S file(s) will be required for any amended Metrolink Assets in line with Metrolink Asset Information Requirements and CDM 2015 regulations.

Further submissions will be made to the LPA in due course to discharge other planning 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
- Statement prepared by TfGM
- Covering Letter (this document) - prepared by CBRE Limited

The application fee of £309 is 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