

Statement to Support Planning Condition Discharge – Condition 11**Application Number:** 71834

Proposal: 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.

Location: Bury Interchange and land bounded by Pyramid Park/East Lancashire railway line, Knowsley Place/Duke Street, Bury, BL9 0EJ

Condition 11:

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 permanent and temporary 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.

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.

Statement in Support of Discharge of Condition 11**Planning Condition 11 – Metrolink Infrastructure**

Transport for Greater Manchester (TfGM) confirms that the proposed development is being delivered in accordance with the requirements of Planning Condition 11 and is progressing through the established Metrolink Engineering Assurance Process (MEAP).

The scheme has successfully completed the relevant engineering assurance stages to date, including completion of RIBA 2 & RIBA 3 design stages and latterly working towards conclusion of RIBA Stage 4 design, together with Inter-Disciplinary Review (IDR) 1 and IDR 2. The design has been subject to ongoing review and assurance through TfGM's Record of Review (RoR) process, involving the relevant Metrolink Engineering disciplines to ensure that the proposals have been developed in accordance with applicable standards, operational requirements and asset protection principles.

The assurance process has considered the matters required by Condition 11, including:

- New and modified structures adjacent to Metrolink infrastructure;
- Fencing location, type and construction;
- Lighting design and potential impacts on tram operations and driver visibility;
- Safety and security considerations, including protection of overhead line equipment and buried Metrolink assets;
- Stray current, earthing and bonding requirements;
- Maintenance and operational access to Metrolink assets; and
- Infrastructure monitoring requirements.

A collaborative approach has been adopted between the project team, design consultants and Metrolink Engineering to review and resolve design comments. Any remaining matters are captured within a structured Outstanding Issues Log, with ownership and actions identified to ensure resolution during the RIBA Stage 5 work stage.

The next stage of the assurance process is presentation of the scheme to the Safety Review Committee on 11 September 2026, following which the project will continue through the remaining MEAP gateways.

The Project Team have also been working with the Metrolink Engineering Team to agree the programme for completion of RIBA Stage 5 / Approval for Construction (AfC) drawings for each work package. These works packages will be reviewed and approved via to those packages of work commencing on site.



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TfGM is therefore satisfied that robust engineering assurance arrangements are in place and that the development is progressing through the required Metrolink Engineering Assurance and Change Processes. The remaining assurance activities are clearly defined, programmed and subject to TfGM approval. As such, TfGM supports the discharge of Planning Condition 11.

Statement Provided by: –

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Date: 03/09/2026

Supported by: –

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Date: 09/09/2026



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