

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 25/189

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72017

Location: Angouleme Way, Bury, BL9 0EL

Development: Erection of access staircase between Angouleme Way underpass and Metrolink platform for a temporary period of 3 years

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent highways to the Local Planning Authority:
 1. Detail of/specification for the demarcation of the limits of the adopted highway, temporary access staircase, tactile paving and balustrade/pedestrian guardrailing, along with proposals to connect the new structure to/form new joints onto, the adopted highway, including all associated accommodation works.
 2. Provision of a street lighting assessment and scheme of improvements to a scope and specification to be agreed for the pedestrian route from/under Angouleme Way to be used to serve as a temporary pedestrian access to the Metrolink platform.
 3. Provision of a scheme to identify potential improvements to the existing underpass.
 4. A scheme of works to reinstate the adopted highway to its condition prior to commencement of the development following decommissioning of the temporary pedestrian access arrangements/at the end of the temporary period covered by this permission.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

2. No development shall commence unless and until a dilapidation survey of the footways and steps leading to and abutting the proposed access staircase in the event that subsequent remedial works beyond the scope of the preceding condition are required following construction of the development and use as an access to the Metrolink platform. Any required remedial works shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

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3. The site access arrangements, measures and facilities detailed in the 'Construction Environmental Management Plan (CEMP)' reference 16012-WDC-BRY-XXX-T-XX-000050 P02' and on the relevant plans approved as part of planning permission 71834, shall be adhered to throughout the construction period.

Reasons

1. To ensure good highway design, in the interests of pedestrian safety and to maintain the integrity of the adopted highway.
- 2 & 3. To maintain the integrity of the adopted highway and mitigate the impact of the construction activities generated by the proposed development, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, and implementation of, the proposed highway and highway remedial/accommodation works and any temporary traffic regulation orders that may be required in order to implement the temporary platform access arrangements. The cost of all works will be the responsibility of the applicant.
(N004 Amended)

Date: 14 August 2025

Signed: **A Southgate**
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY