

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Chris Argent
CBRE
10th Floor
One St Peter's Square
Manchester
M2 3DE

On Behalf Of:

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Transport for Greater Manchester (TfGM)
2 Piccadilly Place
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M1 3BG

PART 1 - Particulars of Application

Application Number: 72017

Date of Registration: 18/06/2025

Proposal:

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

Location:

Angouleme Way, Bury, BL9 0EL

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 Permission is hereby granted for a limited period only, namely for a period expiring 3 years from the date of this decision notice, and the works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition.

Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to The National Planning Policy Framework.

- 2 This decision relates to drawings -

Proposed temporary Access Stair 16012-HBA-BRY-PFM-D-AR-080710 P02
Site Boundary Line - Temporary Northern Stair 16012-HBA-BRY-ZZZ-D-AR-080700 P03
Bury Tram Stop Canopy Level GA (lighting) 16012-ARC-BRY-CNP-D-EE-000007 P04
CCTV Coverage sheet 1 of 3 16012-ARC-BRY-PFM-D-TC-00011 P05

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of

design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 3 Notwithstanding the approved, details of CCTV shall be submitted to and approved by the Local Planning Authority. The approved details shall thereafter be implemented prior to first use of the development hereby approved and thereafter maintained for the duration of the development.

Reason. To ensure the safety and security of the users of the access stairs for the duration of the development pursuant to policies EN1/5 and EN1/2.

- 4 No development shall take place until a Metrolink Specific Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Bury Council (approval to be in consultation with Transport for Greater Manchester) and an appropriate Asset Protection Agreement has been entered into. The approved Metrolink CMP shall include agreed safe methods of working on Metrolink Infrastructure and adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the retention of 24hr unhindered access to the Metrolink equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- protection measures to Metrolink equipment;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway or Metrolink corralling infrastructure);
- the erection and maintenance of security hoarding/fencing; and;
- measures to control the emission of dust and dirt during construction.

Reasons. To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working on and adjacent to the Metrolink system.

- 5 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.

Reason. In the interests of safeguarding Metrolink infrastructure pursuant to

policies and for maintaining safety of customers and user of the development.

- 6 No works shall be carried out until an appropriate and monitoring regime of the Metrolink Infrastructure has been proposed, agreed and installed. All monitoring to be carried out as agreed with Metrolink and at the cost of the Developer.
Reason. To safeguard Metrolink infrastructure and operations pursuant to policy JP-C8.
- 7 Other than the implementation of the access staircase, no works to the adopted highway shall take place 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 guardrailling, including all associated accommodation works.
2. Proposals to connect the new structure to form new joints onto the adopted highway
3. 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.
4. A scheme of works 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 and made available for use prior to the first public use of the access staircase hereby approved.

Reason. To ensure good highway design, in the interests of pedestrian safety and to maintain the integrity of the adopted highway pursuant to Policies EN1/2, JP-C5 and JP-C8.

- 8 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 have been submitted to the LPA for approval. Any required remedial works shall be implemented prior to the first public use of the access staircase hereby approved.
Reason. 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 pursuant to policies JP-C5 and JP-C8.
- 9 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.
Reason. 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 pursuant to policies JP-C5 and JP-C8.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
HT2/4	HT2/4 - Car Parking and New Development
HT3/4	HT3/4 - Schemes to Assist Metrolink
HT5/1	HT5/1 - Access For Those with Special Needs
JP-C3	Our Public Transport
JP-C8	Transport Requirements of New Development
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
Area	Area BY7 - Townside/Market Street
BY7	
TC3	TC3 - Bury Town Centre

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

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CCTV Coverage sheet 1 of 3 16012-ARC-BRY-PFM-D-TC-00011 P05

NOTES TO APPLICANT

- . 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.

Signed:

A handwritten signature in black ink, appearing to read 'for haw', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/09/2025