

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

3rd April 2025

Planning Portal ref. PP-13867105

Dear Sir/Madam,

APPLICATION FOR FULL PLANNING PERMISSION – BURY INTERCHANGE PHASE 1 – NEW METROLINK ACCESS AND PLATFORM IMPROVEMENT WORKS

On behalf of Transport for Greater Manchester (TfGM, hereafter referred to as “the Applicant”), CBRE Limited hereby submits an application for full planning permission for the first phase of the Bury Interchange project which comprises the provision of a new Metrolink Access and Platform Improvement Works (hereafter ‘Phase 1’). The proposed scheme forms part of a wider masterplan with the second phase being to demolish the existing Interchange facility and construct a new modern facility. This second phase will be subject to a separate detailed planning application in due course.

Site and Surroundings

The application site (redline boundary) comprises an area of approximately 1.03ha and forms an irregular parcel of land bounded by Pyramid Park and Market Street to the east; the East Lancashire railway line to the south; Duke Street and Knowsley Place to the west; and Bury Interchange to the north (platforms located below interchange building and associated road infrastructure including Angouleme Way/A58). A small part of the planning redline boundary is located within the existing interchange surface car park north of Angouleme Way.

The Metrolink platform is located within a cutting and stretches from north of Angouleme Way/A58 bridge, underneath and to the south. To the south of Angouleme Way/A58 bridge the site is bounded by Bury College and Pyramid Park to the east and Premier Inn, Duke Street and Q-Park to the west. Bury Council, the NHS, and the Premier Inn hotel occupy the Knowsley Place commercial buildings to the south of the Metrolink stop. Opposite Knowsley Place is Bury Town Hall.

The red line boundary encompasses existing railway infrastructure including the Metrolink line, areas of greenspace within Pyramid Park, a small portion of public realm east of Duke Street (within the wider Union Square development, an existing pedestrian subway (below Metrolink tracks) and a surfaced maintenance track leading to Market Street to the east.

Application Context / Description of Development

The new Metrolink Access footbridge scheme will provide a new direct route from the south to the Metrolink platform and provide a new pedestrian link between Union Square/Knowsley Place to the west and Pyramid Park

to the east. The proposed first phase scheme is also important to facilitate continued access to the Metrolink platform once the redevelopment of the main Interchange facility progresses.

The proposed description of development for the Phase 1 new Metrolink Access and Platform Improvement works scheme 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.”

Specific works to be undertaken as part of the Southern Access initial phase therefore include:

- Infill of the existing Metrolink underpass and associated pump room. Relocation of the pump room.
- New Footbridge linking Union Square and Pyramid Park with vertical circulation consisting of passenger lift and stairs leading to the southern end of the existing Metrolink Platform(s).
- New accessible graded footpath (illuminated and drained) connecting the bridge to Pyramid Park development area ground level.
- Engineering works, including land re-profiling, within Pyramid Park to tie into existing/proposed levels.
- Vegetation clearance with replacement landscaping and associated biodiversity enhancement works.
- Refurbishment and resurface of the Metrolink platform(s) and necessary structural alterations associated with construction of the vertical circulation and the access from the bridge.
- Replacement of the platform canopy (main supporting steel frame to be reused, solid metal canopy to be replaced with glazed canopy - subject to structural/fabric survey)
- Works associated with Overhead Line Equipment (OLE) and signalling equipment limited to necessary alterations resulting from the installation of the new footbridge.
- Extension of the Stop Equipment Room (SER) and provision of temporary driver welfare facilities (linked to continuity of provision during second phase redevelopment of the main interchange). Provision of two construction compounds – one on Pyramid Park and one on the existing interchange surface car park north of Angouleme Way (compound to be used by Willmott Dixon across the two main construction phases of the interchange project).

While Angouleme Way (A58) passes through the red line boundary, given the topography of the Site the carriageway passes above the Metrolink platform and infrastructure where works will be undertaken; no work is proposed to the A58 carriageway or bridge itself.

Application Submission

The application has been informed by formal pre-application engagement (LPA ref. 03007E) with the Council which included written confirmation of the scope of the planning application. Therefore, the planning application includes the following reports:

- Planning Statement - CBRE
- Design and Access Statement – Hawkins\Brown

- Arboricultural Impact Assessment – The Environment Partnership
- Ecological Impact Assessment, Ecological Desk Study – The Environment Partnership
- Biodiversity Net Gain Report – The Environment Partnership
- Flood Risk Assessment – Renaissance Ltd
- Ground Investigation Report and Preliminary Risk Assessment – Tier Environmental Ltd
- Energy Strategy – Futureserv
- Lighting Plans – Futureserv
- Construction Environment Management Plan (CEMP) – Willmott Dixon
- Crime Impact Assessment – Greater Manchester Police

With respect to submitted drawings, please refer to the table appended to this application cover letter for detail.

EIA Screening

As per the EIA Regulations, the applicant has submitted a request for a screening opinion to the local planning authority (LPA). It is the applicant's contention that the proposed development is unlikely to result in significant effects on the environment and is therefore not 'EIA development'.

Application Validation

The application represents the first phase of the redevelopment of the existing Bury interchange facility. Therefore, the applicant formally requests that the planning application is validated expeditiously.

Please note that the planning application fee was specifically agreed, based on the information provided at the time, as reflecting 'Other Operations' with a charge of £293.00 per 0.1 hectare or part thereof, capped at a maximum of £2,535.00. The applicant therefore has paid the maximum fee via the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries, please do not hesitate to contact me using the details provided.

Yours faithfully,

Chris Argent
Director – Planning & Development

Appendix 1: Submission Pack

DOCUMENT NAME	REFERENCE	PREPARED BY
Submission Documents		
Application Form and Covering Letter	-	CBRE
Planning Statement	50BCD0540008	CBRE
Request For An EIA Screening Opinion	SLR Project No.: 404.064621.00001 Revision 2	SLR Consulting Limited
Phase 1 - Southern Access Design & Access Statement	16012 -HBA-BRY-ZZZ-T-AR-080001 Rev P05	Hawkins Brown
Crime Impact Statement	2024/0223/CIS/01 Rev P02 Version B	Greater Manchester Police
Phase 1 – Southern Access Footbridge & Metrolink Platform Flood Risk Assessment	16012-REN-BRY-XXX-T-CE- 100001 Rev P02	Renaissance
Phase 1 – Southern Access Footbridge & Metrolink Platform Drainage Strategy	16012-REN-BRY-XXX-T-CE-100002 Rev P02	Renaissance
Preliminary Risk Assessment Report For Bury Interchange Phase 1	16012-TRE-BRY-XXX-RP-EN-000001 REV.P02	Tier Environmental Ltd
Ground Investigation Report For Bury Interchange Trackside Works	16012-TRE-BRY-XXX-RP-EN-000003 REV.P02	Tier Environmental Ltd
Explosive Ordnance Desk Top Study	16012-EOD-BRY-XXX-RP-HS-000001 Rev P01	EOD Contracts Ltd
Ecological Desk Study	16102-TEP-ZZZ-ZZZ-M-EN-000002 (TEP 10850.002) Version 2.0	TEP
Phase 1 Bury Interchange – Footbridge Installation SI Works	16012-TEP-ZZZ-ZZZ-T-EN-00001 P01 Version 1.0	TEP
Biodiversity Net Gain (BNG) Design Stage Report	16102-TEP-ZZZ-ZZZ-T-EN-00005 Version 2.0	TEP
Arboricultural Impact Assessment	16102-TEP-ZZZ-ZZZ-M-EN-00007 Version 1.0	TEP
Ecological Impact Assessment	16102-TEP-ZZZ-ZZZ-M-EN-000003 Version 2.0	TEP
Bury Interchange, Footbridge Installation – Bat And Bird Box Specification Technical Note	16102-TEP-ZZZ-ZZZ-T-EN-00006 14 th March 2025	TEP
Bury Interchange Phase 1 Energy Strategy	16012-FUT-BRY-XXX-T-BV-000009 Rev P03	Futurserv

DOCUMENT NAME	REFERENCE	PREPARED BY
Construction Environmental Management Plan (CEMP)	16012-WDC-BRY-XXX-T-XX-000050 Rev P02 10 th March 2025	Willmott Dixon
Submission Plans		
Location Plan	16012-HBA-BRY-ZZZ-D-AR-080000 Rev P05	Hawkins Brown
Existing Site Plan	6012-HBA-BRY-ZZZ-D-AR-080002 Rev P05	Hawkins Brown
Planning Application Combined Phasing Strategy Wider Site Plan (Existing Site Overlay)	16012-HBA-ZZZ-ZZZ-D-AR-080003 Rev P06	Hawkins Brown
External Services Layout Pyramid Park	16012-FUT-BRY-XXX-D-BV-000010 Rev P02	Futurserv
Existing Canopy Plan	16012-HBA-BRY-CNP-D-AR-080011 Rev P04	Hawkins Brown
Topographical Plan	16012-HBA-BRY-ZZZ-D-AR-080001 Rev P05	Hawkins Brown
Existing Platform Plan	16012-HBA-BRY-ZZZ-D-AR-080010 Rev P04	Hawkins Brown
Existing Platform Elevations	16012-HBA-BRY-ZZZ-D-AR-080012 Rev P02	Hawkins Brown
Existing Platform - Section AA	16012-HBA-BRY-ZZZ-D-AR-080013 Rev P01	Hawkins Brown
Existing Platform - Section BB	16012-HBA-BRY-ZZZ-D-AR-080014 Rev P01	Hawkins Brown
Proposed Site Plan (1:1000)	16012-HBA-ZZZ-ZZZ-D-AR-080020 Rev P01	Hawkins Brown
Proposed Site Plan (1:500)	16012-HBA-BRY-ZZZ-D-AR-080020 Rev P01	Hawkins Brown
Site Masterplan	16012- OOB- ZZZ- ZZZ- D- LA- 080001 Rev P03	Oobe
Site Plan	16012- OOB- ZZZ- ZZZ- D- LA- 080002 Rev P03	Oobe
Proposed Canopy Complete GA Plan	16012-HBA-BRY-CNP-D-AR-080101 Rev P05	Hawkins Brown
Proposed Bridge GA Plan	16012 -HBA-BRY-CNP-D-AR-080107 Rev P05	Hawkins Brown
Proposed Platform Complete GA Plan	16012-HBA-BRY-PFM-D-AR-080100 Rev P04	Hawkins Brown
Proposed Bridge GA Plan - Platform Level	16012-HBA-BRY-PFM-D-AR-080104 Rev P04	Hawkins Brown
Proposed Platform Elevations	16012-HBA-BRY-ZZZ-D-AR-080200 Rev P04	Hawkins Brown
Proposed Bridge Elevations	16012-HBA-BRY-ZZZ-D-AR-080201 Rev P04	Hawkins Brown
Proposed Platform - Section AA	16012-HBA-BRY-ZZZ-D-AR-080300 Rev P04	Hawkins Brown
Proposed Platform - Section BB	16012-HBA-BRY-ZZZ-D-AR-080301 Rev P04	Hawkins Brown
Proposed Platform - Bay Study 1	16012-HBA-BRY-ZZZ-D-AR-080500 Rev P04	Hawkins Brown

DOCUMENT NAME	REFERENCE	PREPARED BY
Proposed Platform - Bay Study 2	16012-HBA-BRY-ZZZ-D-AR-080501 Rev P04	Hawkins Brown
Proposed Bridge - Bay Study 1	16012-HBA-BRY-ZZZ-D-AR-080502 Rev P04	Hawkins Brown
Proposed Bridge - Bay Study 2	16012-HBA-BRY-ZZZ-D-AR-080503 Rev P04	Hawkins Brown
Proposed Lift And Stair - Bay Study	16012-HBA-BRY-ZZZ-D-AR-080504 Rev P04	Hawkins Brown
External Works Plan	16012- OOB- ZZZ- ZZZ- D- LA- 080003 Rev P03	OOBE
Existing & Proposed Indicative Levels With Existing Tree	16012- OOB- ZZZ- ZZZ- D- LA- 080010 Rev P02	OOBE
Demolition Plan	16012- OOB- ZZZ- ZZZ- D- LA- 080005 Rev P02	OOBE
Boundary Treatment Strategy	16012- OOB- ZZZ- ZZZ- D- LA- 080020 Rev P02	OOBE
Circulation Strategy	16012- OOB- ZZZ- ZZZ- D- LA- 080030 Rev P02	OOBE
Planting Strategy	16012- OOB- ZZZ- ZZZ- D- LA- 080040 Rev P02	OOBE
Proposed Site Sections	16012- OOB- ZZZ- ZZZ- D- LA- 080050 Rev P02	OOBE
Lighting & Signage And Wayfinding Strategy	16012- OOB- ZZZ- ZZZ- D- LA- 080055 Rev P03	OOBE
Underpass Sections	16012 -REN-BRY-XXX-D-SE-142000 Rev P02	Renaissance
Underpass Infill Plan	16012 -REN-BRY-GRF-D-SE-141110 Rev P03	Renaissance
Below Ground Drainage Plan Sheet 1	16012-REN-BRY-XXX-D-CE-131100 Rev P02	Renaissance
Below Ground Drainage Plan Sheet 2	16012-REN-BRY-XXX-D-CE-131101 Rev P02	Renaissance
Lighting Scheme Footbridge	6012-FUT-BRY-XXX-D-BV-000011 Rev P01	Futurserv
Lighting Scheme Pyramid Park	16012 -FUT-BRY-XXX-D-BV-000012 Rev P01	Futurserv

Appendix 2:

List of landowners served Notice in accordance with Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Certificate C

REGISTERED PROPRIETOR	ADDRESS
Bury Metropolitan Borough Council	Town Hall, Knowsley Street, Bury, Lancashire, BL9 0SW
Bury MBC Townside Fields Limited	Town Hall, Knowsley Street, Bury, Lancashire, BL9 0SW