

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

25 March 2026

PLANNING PORTAL REFERENCE: PP-14809098

Dear Sir / Madam,

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

ADDRESS: BURY INTERCHANGE (PHASE 1)

APPLICATION: FULL PERMISSION 71834 – DISCHARGE OF CONDITIONS SUBMISSION

On behalf of Willmott Dixon Construction Limited (c/o Transport for Greater Manchester 'TfGM'), please find enclosed details to discharge a series of planning conditions attached to full planning permission 71834 at Bury Interchange (land bounded by Pyramid Park/East Lancashire railway line, Knowsley Place/Duke Street, Bury, BL9 0EJ).

BACKGROUND

Full planning permission (LPA ref. 71834) was approved on the 24th 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.

This discharge of conditions submission is the first 'activity' relating to the site pursuant to planning permission being granted. Two applications, one for a temporary access staircase between Angoulême Way underpass and the Metrolink platform (ref 72017 – approved 19th September 2025) and a temporary site compound to serve the proposed development (ref 72044 – approved 23rd September 2025) have been approved separately.

DETAILS RESERVED BY CONDITIONS

This submission (reference PP-14809098) relates to the following conditions:

- **Condition 3 [PARTIAL DISCHARGE]** – Site Condition Report (*Noting that this submission solely relates to the land within the applicant's control as the land within the overlapping area of Pyramid Park subject to planning permission LPA ref. 70903 is yet to be remediated and no verification report is available*).
- **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 (CEMP)
- **Condition 20** – Stopping Up Order Details
- **Condition 22** – Habitat Management and Monitoring Plan (HMMP)
- **BNG Informative** – Biodiversity Gain Plan

Please refer to the attached table which sets out the respective conditions (wording) requirements and the submission detail (plan/report reference numbers etc.).

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

The requisite discharge of condition application fee (£298.00 – excluding Planning Portal admin fee) has been 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

PLANNING CONDITION MATRIX - Main Application - DOC SUBMISSION NO.1										
Project Name:	Bury Interchange Phase 1 - Southern Access and Metrolink Improvement works	Project Number:	K00304	Document Ref:	16012-WDC-XXX-XXX-T-CM-000003					
Applicant:	Transport for Greater Manchester (TGM)	Application No:	71834	Pre-commencement	Nr	Discharged	Awaiting	 WILLMOTT DIXON SINCE 1852		
Name of LA:	Bury Council	Submission Date:	04/04/2025	Pre-commencement	8	0	8			
LA Contact:	Jennie Townsend (Senior Planning Officer)	Registered Date:	08/04/2025	Pre-occupation	1	0	1			
				Note	0	0	0			
				Total	0	0	0			
					8	0	8			
No/ Ref:	Description	Reason	Timing	Responsible	Date Submitted	Duration	Date Discharged	Status	Submission Overview	
3	Excepting demolition and site clearance, no development hereby permitted shall take place within Pyramid Park until a Site Condition Report is submitted to the Local Planning Authority for approval detailing land which falls both within this application and planning approval 70903 following completion of approved remedial works under 70903.	To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024)	Pre-commencement	TGM - remediation works and verification report WDC - site conditions report	25-Mar-26	TBC	TBC	Submitted	Partial Discharge - site condition report specific to Pyramid Park remediation (LPA ref. 70903) is required and can only be completed upon receipt of the verification report. Partial discharge discussed/agreed between CBRE and Bury Council (as LPA). Submitted Information: 1) Updated Ground Investigation Report (WDC ref. 16012-TRE-BRY-XXX-RP-EN-000004 REV.P03) 2) Tier Overview Technical Note (Tier ref. TE1885-TE-00-XX-CO-GE-001-V02) Notes: <i>Appendix C of the Updated GIR Report available on request due to file size (exceeding Planning Portal 10mb limit).</i>	
7	No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.	In the interest of public health and to ensure protection of the public water supply pursuant to policy JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.	Pre-construction	WDC	25-Mar-26	TBC	TBC	Submitted	No water main located within redline boundary element of Pyramid Park. However, water main runs through the existing interchange car park which is proposed to accommodate the WDC main compound. Temporary planning permission (LPA ref. ref 72044 - approved 23rd September 2025). Willmott Dixon detail submitted for temporary compound area.	
13	No development shall commence unless and until details of fencing to protect the SBI have been submitted to and approved by the Local Planning Authority. The approved details shall thereafter be implemented and maintained for the duration of the construction of the development.	To safeguard the ecological and biological importance of the SBI pursuant to Policy EN6/2 and EN6/3.	Pre-commencement	WDC (TEP, CBRE)	25-Mar-26	TBC	TBC	Submitted	Details of fencing to protect the Site of Biological Importance. K19	
15	Prior to any vegetation clearance or earthworks a precautionary working measures method statement for mammals including hedgehog and amphibians shall be provided to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated prior to the commencement of development and thereafter maintained for the duration of the construction of the development.	In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.	Pre-commencement	WDC (TEP, CBRE)	25/03/2026	TBC	TBC	Submitted	Precautionary working measures method statement for mammals including hedgehog and amphibians Biodiversity Enhancement and Precautionary Working Measures' Method Statement , prepared by TEP (Document Reference: 16012-TEP-ZZZ-ZZZ-T-EN-00012 (TEP Ref: 10850.010))	
16	Prior to any vegetation clearance or earthworks a control and biosecurity measures method statement and timetable for implementation for invasive species shall be provided to and approved in writing by the Local Planning Authority. The approved method statement shall thereafter be implemented to the agreed timetable. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.	To ensure the safe and satisfactory development of the site pursuant to interest National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.	Pre-commencement	WDC (TEP, CBRE)	25/03/2026	TBC	TBC	Submitted	Control and biosecurity measures method statement and timetable for implementation for invasive species. Submission includes: 1) Invasive Species Survey Technical Note (Document Reference: 10850.008)	
17	Prior to above ground works , details of the location of 4 no bird and 2 no bat boxes shall be submitted to the Local Planning Authority for approval. The approved bird and bat boxes and locations shall thereafter be implemented prior to the first use of the development thereby approved.	To ensure ecological enhancement of the site pursuant to Policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and chapter 15 - Conserving and enhancing the natural environment of the NPPF.	Pre-commencement	WDC (TEP, CBRE, OOB)	25/03/2026	TBC	TBC	Submitted	Details of bat/bird boxes Submission includes: 1) 16012-COB-XXX-XXX-LA-006001 - Landscape and Planting Specification - identifies specification 2) 16012-COB-ZZZ-ZZZ-D-LA-000001-P16- Site Masterplan - identifies location of proposed boxes (see annotation) 3) Biodiversity Enhancement and Precautionary Working Measures' Method Statement . (Document Reference: 16012-TEP-ZZZ-ZZZ-T-EN-00012 (TEP Ref: 10850.010)) - refer to Section 4 and relevant tables 4) K22 refer to Section 5	
19	In addition to the site access arrangements, measures and facilities detailed in the approved 'Construction Environmental Management Plan (CEMP)' reference 16012-WDC-BRY-XXX-TAX-000050 P02 and on the approved plans, no development shall commence unless and until the following has been submitted to and agreed in writing with the Local Planning Authority: 1. Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to existing buildings served from Duke Street, and all temporary works required to facilitate access for construction vehicles. 2. Details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to existing buildings served from Duke Street. 3. The provision, where necessary, of temporary pedestrian facilities/protection measures. 4. A scheme of appropriate engineering/construction traffic speed signage in the vicinity of the site and its accesses. 5. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres. 6. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site or on land within the applicant's control of construction materials. 7. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.	Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policies EN1/2 - 'Landscape and Built Design' and 'JP-G8 - Transport Requirements of New Development.	Pre-commencement	WDC	25/03/2026	TBC	TBC	Submitted	Details of construction traffic management Submission Details: 1) CEMP - provided split in 4 parts	
20	No development, other than site clearance, demolition, remediation or ground works, shall commence unless and until the required stopping-up order has been secured.	To secure the satisfactory development of the site in highway terms pursuant to Policy JP-G8 - Transport Requirements of New Development.	Pre-commencement	TGM	25/03/2026	TBC	TBC	Submitted	Submission Details: 1) Letter to TGM (as applicant) 2) Made Order Details/Plans/Notice (ref. NW6099)	
22	The development shall not commence until a Habitat Management and Monitoring Plan (the 'HMMP'), prepared in accordance with the Biodiversity Gain Plan including: 1. a non-technical summary; 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP; 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority has been submitted to, and approved in writing by, the local planning authority. Only the approved details and scheme shall be implemented.	To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.	Pre-commencement	WDC (CBRE, TEP)	25/03/2026	TBC	TBC	Submitted	Submission Details: 1) TEP Habitat Management and Monitoring Plan (HMMP) (Document Reference: 10850.010).	
INFORMATIVE	Informative Note - The local planning authority considers that approval of a BIODIVERSITY GAIN PLAN WILL BE REQUIRED BEFORE DEVELOPMENT COMMENCES Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bury Council. The final version of the BNG statutory metric shall be submitted and the Biodiversity Gain Plan must include: 1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; 2. the pre-development biodiversity value of the onsite habitat; 3. the post-development biodiversity value of the onsite habitat; 4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development; 5. any biodiversity credits purchased for the development; and 6. any such other matters as the Secretary of State may by regulations specify. In summary Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).		Pre-commencement	TGM	25/03/2026	TBC	TBC	Submitted	Submission Details: 1) Biodiversity Gain Plan	