

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/124

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71834

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

Development: 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

RECOMMENDATION

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

1. No development shall commence unless and until a dilapidation survey of the adopted and unadopted footways and carriageways leading to and abutting the sites in the event that subsequent remedial works are required following construction of, and statutory undertakers connection to, the development has been submitted to and agreed in writing with the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
2. In addition to the site access arrangements, measures and facilities detailed in the approved 'Construction Environmental Management Plan (CEMP)' reference 16012-WDC-BRY-XXX-T-XX-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.

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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 warning/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.

3. No development, other than site clearance, demolition, remediation or ground works, shall commence unless and until the required stopping-up order has been secured.
4. Prior to first occupation/public usage of the bridge hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the management, maintenance and control of vehicular access to and from Union Square. The scheme should include specifications for the siting and extent of any structures with details regarding the design, means of power supply, lighting, communication system, security management measures and programme of installation. The approved details only shall be implemented to an agreed timetable and thereafter maintained as approved by the LPA.
5. Upon first public use of the approved bridge, a survey of drop-off and pick up activity along Knowsley Street (in the vicinity of the Duke Street junction) shall be undertaken. The methodology comprising the length of time, scope and extent of the survey shall be first agreed prior to the facility becoming operable. The results of the survey shall be submitted to the LPA as shall be set out in the methodology.

Reasons

1. To maintain the integrity of the adopted highway, in the interests of highway safety.
2. 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.

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3. To secure the satisfactory development of the site in highway terms.
4. In order to ensure the safety of access of pedestrians in the dual purpose square pursuant to PfE Policies JP-C5 and JP-C6
5. To secure the satisfactory development of the site in highway terms and mitigate any potential drop-off and pick-up activities that may be created on the adopted highway.

Comments and Observations

1. This recommendation supersedes my previous recommendation of 08 July 2025. (N025 Amended)
2. This development affects a highway (the underpass at Duke Street). This planning decision does not authorise the closure of the highway affected by the development. The applicant's attention is therefore drawn to the statutory procedures for obtaining a stopping-up/diversion order under Section 247 of the Town and Country Planning Act 1990 in order to authorise the removal ('stopping-up') of the affected highway and enable the development to be carried out in accordance with a valid and relevant planning permission. The Order will also provide for the provision of improved highways as long as these also form part of the planning permission (the pedestrian bridge structure). Development affecting the highway should not be commenced until the statutory requirements have been complied with and the stopping-up order made. Enquiries regarding the necessary procedures should be made to the Department for Place, Engineering Services, Bradley Fold Depot, Bradley Fold Road, Bolton, BL2 6RS. Telephone 0161 253 5788. (N002)
3. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for, and implementation of, any required highway works and/or traffic regulation orders regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 22 July 2025

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

HIGHWAYS ASPECTS ONLY