



Planning and Development
Rochdale Metropolitan Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

M60/M62/M66 Simister Island
Interchange Scheme
National Highways
Piccadilly Gate
Store Street
Manchester
M1 2WD
0300 123 5000

16/10/25

Dear Sir/Madam,

Temporary Construction Compound at M62 Junction 19 Compound – Application for Planning Permission

This covering letter has been prepared to accompany an application by National Highways for planning permission under the Town and Country Planning Act (1990) for the *“temporary use of existing hardstanding and utility infrastructure on land adjacent to M62 Junction 19 as a construction compound and for the siting and use of office and welfare cabins and other associated development to support the construction of the M60/M62/M66 Simister Island Interchange Scheme for a temporary period of up to 5 years”*.

The M60/M62/M66 Simister Island Interchange Scheme (hereafter the ‘M60 Simister Scheme’) was granted Development Consent Order (DCO) on the 9 September 2025 and came into force on the 30 September 2025.

The made DCO application documents and reports can be viewed on the National Infrastructure Planning website (link provided): <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR010064/documents>.

The M60 Simister Island Scheme includes the provision of a main site compound near Mode Hill Lane, and four satellite compounds: north, north-east, south-east and south-west. All compounds use land which is currently in agricultural use. The main site compound includes for the provision of a site compound office and welfare buildings, and car parking.

In discussion with Rochdale Borough Council, National Highways have been exploring an opportunity to utilise existing infrastructure at M62 J19 Compound in addition to the site compounds for the M60 Simister Scheme. The proposal comprises moving elements from within the main site compound of the M60 Simister Scheme to the existing infrastructure location at M62 J19, including compound office and welfare units.

The location of the J19 Temporary Compound is shown on the Location Plan provided. The Application Site already includes access onto the J19 Heywood Interchange via an existing bell mouth onto the section of the A6046 Middleton Road which forms part of the interchange circulatory. The Application site has previously been used temporarily as a site compound so already comprises of existing hardstanding, car parking and utility infrastructure.

The Junction 19 Compound would be utilised in addition to the M60 Simister Scheme as it would provide an additional temporary compound facility to complement the existing temporary construction compounds set out within the M60 Simister Scheme DCO application. The development is referred to in the in the submission documents as the 'J19 Temporary Compound'. The J19 Temporary Compound would only be used during the construction phase of the M60 Simister Scheme and would be returned to its to original agricultural use following demobilisation.

Rochdale Council Issued a screening opinion on the 14 October 2025 (25/00949/SO) advising that the J19 Temporary Compound was not Environmental Impact Assessment (EIA) Development and so an Environmental Statement is not required to be submitted with this application.

The following documents and plans have been submitted as part of the application for planning permission, having regard to National Validation requirements, Rochdale Council's validation requirements and pre-application engagement with Tom Hiles, Principal Planning Officer.

Supporting Plans

- Site Location Plan [HE548642-COS-LDC-SII_MLT-DR-W-0001]
- Existing Surface and Foul Water Drainage Plan [HE548642-COS-LDC-SII_MLT-DR-W-0002]
- Site Layout Plan including topographical survey points [HE548642-COS-LDC-SII_MLT-DR-W-0003]
- Cross Section Views [HE548642-COS-LDC-SII_MLT-DR-W-0004]
- Office Unit Floor Plans [AV-WH-3429 ELV1a]
- Office Unit Elevations [AV-WH-3429 ELV1]
- Welfare Unit Floor Plan [AV-WH-3429 ELV2a]
- Welfare Unit Elevations [AV-WH-3429 ELV2]
- Proposed Security Hut Elevations [HE548642-COS-LDC-SII_MLT-DR-W-0015]
- Proposed Laboratory Unit Elevations [HE548642-COS-LDC-SII_MLT-DR-W-0016]
- Proposed Stores Elevations [HE548642-COS-LDC-SII_MLT-DR-W-0017]

Supporting Documents

- Application Form
- Planning Statement incorporating Design and Access Statement, Community Involvement Statement, Green Belt Assessment [HE548642-JAC-GEN-SII_MLT-RP-Z-0071]
- Transport Statement [HE548642-JAC-EGN-SII_MLT-RP-Z-0001]
- Construction Traffic Management Plan [HE548642-COS-TTM-SII_MLT-PL-W-0004]
- Noise Impact Assessment [HE548642-JAC-ENV-SII_MLT-RP-LA-0005]
- Flood Risk Assessment [HE548642-JAC-EGN-SII_MLT-RP-LE-0041]
- Preliminary Ecological Appraisal [HE548642-JAC-EBD-SII_MLT-RP-LE-0029]
- Biodiversity Net Gain Exemption Form [HE548642-JAC-EBD-SII_MLT-RP-LE-0030]
- Lighting Assessment [HE548642-JAC-EGN-SII_MLT-RP-LE-0042]
- Drainage Strategy [HE548642-COS-HDG-SII_MLT-SG-W-0001]

A fee of £13,970 has been paid via the planning portal on 17 October.

Please contact Charlotte Seward (Town Planning Manager) if you need any further information or would like to arrange a meeting to discuss the contents of the application

Email: charlotte.seward@costain.com

Mobile: 07552 820 806

Yours faithfully,



Nicola Eastwell

Project Manager – M60 junction 18 Simister Island Interchange Scheme