

Northern Gateway (JPA1.1)

Outline Planning Application

Application Forms &
Ownership Certificates



24 April 2025

Delivered via email

Helen Leach
Team Leader – Development Management
Department for Business, Growth & Infrastructure
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Our Ref: NORM3018

Dear Helen

APPLICATION FOR OUTLINE PLANNING PERMISSION (WITH ALL MATTERS RESERVED) RELATING TO LAND SITUATED WITHIN THE JPA1.1 NORTHERN GATEWAY ALLOCATION SITE

Further to our extensive pre-application engagement, I am pleased to enclose an application for outline planning permission (all matters reserved) ('the Application') for a national-scale employment development on allocated land at Heywood/Pilsworth (Northern Gateway) ('the Application Site'), submitted on behalf of the Northern Gateway Development Vehicle LLP ('the Applicant' or 'NGDV'), a joint venture between Harworth Group and Russell LDP.

The Application Site straddles the administrative boundaries of Bury Metropolitan Borough Council ('BMBC') and Rochdale Metropolitan Borough Council ('RMBC') (collectively referred to as 'the Councils'). Duplicate applications have been submitted to both Councils.

Context

Land at Heywood/Pilsworth is allocated under Policy JP Allocation 1.1 of the adopted Places for Everyone Joint Development Plan ('PfE') for a nationally significant employment development, capable of delivering around 1.2 million square metres ('sqm') of industrial and warehousing floorspace, around 1,200 homes, a primary school and an appropriate range of supporting and ancillary services and facilities, such as a new local centre, hotel, leisure and conference facilities ('JPA1.1 Allocation Site').

The JPA1.1 Allocation Site is strategically located within the North-East Growth Corridor, a key focus for employment and housing growth in Greater Manchester. Encompassing approximately 634 hectares ('ha') of land across the administrative boundaries of Bury and Rochdale, it is the largest employment-focused allocation in PfE. This scale of development positions the JPA1.1 Allocation Site as a transformative opportunity to drive economic growth, enhance connectivity, and contribute to inclusive regeneration across the northern areas of Greater Manchester.

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This Application

The Application Site represents a major part of the JPA1.1 Allocation Site and the Application seeks approval for up to 600,000 sqm of new employment floorspace and up to 5,000 sqm of supporting uses on 209.8 hectares of land.

The description of development is as follows:

“Application for outline planning permission (all matters reserved) for a national-scale employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E(g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial, Business & Service (Uses Class E(a-g)), Education (Use Class F1(a)), Local Community (Use Class F2(a-c) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure”.

The full range of plans / drawings and documentation which is submitted by NGDV – and which will assist BMBC and RMBC in their consideration and determination of the Application – is set out at **Appendix 1**. This scope of the Application was agreed during pre-application discussions.

The requisite application fee of £308,914.50 has been paid via BACS directly to BMBC (as the lead authority). This is calculated on the basis of the Proposed Scheme exceeding the maximum fee due to the site’s size (209.8 hectares), and the Application Site straddling two local planning authorities.

We trust that the Application can be validated without delay and look forward to receiving confirmation of this. However, please do not hesitate to contact me or my colleague Tom Lord (thomas.lord@turley.co.uk) should anything further be required.

We look forward to continuing to work alongside BMBC and RMBC during the determination process so that the transformative benefits of Northern Gateway can be realised.

Yours sincerely



Anna Relph

Director

anna.relph@turley.co.uk

Appendix 1: Application Documentation

The full range of plans / drawings and documentation which is submitted by the Applicant – and which will assist the Councils in their consideration and determination of the Application – is set out in the following tables.

Table A1.1 List of plans / drawings submitted for approval

Title	Reference	Author
Application Boundary Plan	NORM3018_10_01 Rev 05	Turley (Design)
Parameter Plan 1 – Uses	NORM3018_20_01 Rev E	Turley (Design)
Parameter Plan 1 – Uses – Views Key	NORM3018_20_02 Rev E	Turley (Design)
Parameter Plan 1 – Uses – View 1	NORM3018_20_03 Rev E	Turley (Design)
Parameter Plan 1 – Uses – View 2	NORM3018_20_04 Rev E	Turley (Design)
Parameter Plan 1 – Uses – View 3	NORM3018_20_05 Rev E	Turley (Design)
Parameter Plan 1 – Uses – View 4	NORM3018_20_06 Rev E	Turley (Design)
Parameter Plan 2 – Scale	NORM3018_30_01	Turley (Design)
Parameter Plan 3 – Excavation, Retention and Demolition	NORM3018_40_01 Rev B	Turley (Design)
Parameter Plan 3 – Excavation, Retention and Demolition – Views Key	NORM3018_40_02 Rev B	Turley (Design)
Parameter Plan 3 – Excavation, Retention and Demolition – View 1	NORM3018_40_03 Rev B	Turley (Design)
Parameter Plan 3 – Excavation, Retention and Demolition – View 2	NORM3018_40_04 Rev B	Turley (Design)
Parameter Plan 3 – Excavation, Retention and Demolition – View 3	NORM3018_40_05 Rev B	Turley (Design)
Parameter Plan 3 – Excavation, Retention and Demolition – View 4	NORM3018_40_06 Rev B	Turley (Design)

Table A1.2 List of plans / drawings submitted for information (not for approval)

Title	Reference	Author
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Illustrative Masterplan – Option 1	0936-RFM-XX-00-DR-L-0001-S2-P01	Re-Form
Landscape Masterplan – Option 1	0936-RFM-XX-00-DR-L-0002-S2-P01	Re-Form
Illustrative Masterplan – Option 2 (Giga-Scale / Larger Investor Opportunity)	0936-RFM-XX-00-DR-L-0003-S2-P01	Re-Form
Landscape Masterplan – Option 2 (Giga-Scale / Larger Investor Opportunity)	0936-RFM-XX-00-DR-L-0004-S2-P01	Re-Form

Table A1.3 List of documents & reports submitted for approval

Title	Reference	Author
Design Code	Dated April 2025	Turley (Design)
Economic Benefits & Social Value Framework	Dated April 2025	Turley (Economics)
Outline Drainage Strategy Report	B048805-TTE-11-XX-RP-C-405101 P02	Tetra Tech
Framework Travel Plan	Revision 01, Dated 16 April 2025	Tetra Tech
Framework Site Waste Management Plan	Dated April 2025	Turley (Sustainability & ESG)

Table A1.4 List of documents & reports submitted for information (not for approval)

Title	Reference	Author
Application Forms & Ownership Certificates	Dated 24 April 2025	Turley (Planning)
Planning Statement	Dated April 2025	Turley (Planning)
S106 Proforma – Bury Council	Dated April 2025	Turley (Planning)
S106 Proforma – Rochdale Council	Dated April 2025	Turley (Planning)
Land Title Schedule	Dated April 2025	Turley (Planning)
Design & Access Statement	Dated April 2025	Turley (Design)
Health Impact Assessment	Dated April 2025	Turley (Economics)
Sustainability, Energy & Carbon Statement	Dated April 2025	Turley (Sustainability & ESG)
Biodiversity Net Gain Assessment	16551_R07, Dated 09 April 2025	Tyler Grange
Biodiversity Net Gain Statutory Metric	Dated 09 April 2025	Tyler Grange
Shadow Habitat Regulations Assessment	16551_R06 Dated 12 March 2025	Tyler Grange
Crime Impact Statement	2024/0326/CIS/01 Version B Dated 13 February 2025	GMP Design for Security
Flood Risk Assessment	Revision P03 Dated March 2025	Tetra Tech
Water Framework Directive Screening Report	Revision P05 Dated March 2025	Tetra Tech
Transport Assessment	Revision 01, Dated 15 April 2025 Dated April 2025	Tetra Tech
Minerals Safeguarding Assessment	Version 1	Tetra Tech

	Dated December 2024	
Broadband Connectivity Statement	Dated 14 April 2025	Pager Power
Television and Radio Reception Outline Planning Statement	Dated 13 February 2025	Pager Power
Daylight & Sunlight Impact on Neighbouring Properties Report	Dated 02 April 2025	GIA
Consultation Report	Dated April 2025	Font Communications

Table A1.5 Environmental Statement – Volume 1 (Primary Report and Supporting Graphics)

Chapter No.	Chapter Title	Author
1	Introduction	Turley (EIA)
2	Approach to EIA	Turley (EIA)
3	Site Context	Turley (EIA)
4	Development Specification – Project for Assessment	Turley (EIA)
5	Development Specification – Proposed Scheme	Turley (EIA)
6	Consideration of Alternatives	Turley (EIA)
7	Socio-Economics & Human Health	Turley (Economics)
8	Transport & Access	Tetra Tech
9	Noise & Vibration	Sharps Redmore
10	Air Quality	Redmore Environmental
11	Biodiversity	Tyler Grange
12	Hydrology, Flood Risk & Water Quality	Tetra Tech
13	Ground Conditions & Contamination	Tetra Tech
14	Agriculture & Soils	Reading Agricultural Consultants
15	Archaeology	Orion Heritage

16	Built Heritage	Turley (Heritage & Townscape)
17	Landscape & Visual	Tyler Grange
18	Climate Change	Turley (Sustainability & ESG)
19	Assessment of Cumulative Effects	Turley (EIA)
20	Summary – Project for Assessment	Turley (EIA)
21	Summary – Proposed Scheme	Turley (EIA)

Table A1.6 Environmental Statement – Volume 2 (Technical Appendices to the Primary Report)

Appendix No.	Appendix Title	Author
1.1	Information required to be included within an ES	Turley (EIA)
2.1	EIA Scoping Report	Turley (EIA)
2.2	EIA Scoping Opinion Consultee Comments	n/a
2.3	Response to the EIA Scoping Opinion Consultee Comments	Turley (EIA)
2.4	Peat Briefing Note	Turley (EIA)
8.1	Study Area and identification “links for assessment”	Tetra Tech
8.2	Baseline Conditions	Tetra Tech
8.3	Future Baseline Conditions	Tetra Tech
8.4	Assessment of Effects – Operational Stage	Tetra Tech
8.5	Net Impact Assessment of Study Area	Tetra Tech
8.6	Quantitative Assessment of Impacts: Comparison 1a	Tetra Tech
8.7	Quantitative Assessment of Impacts: Comparison 1b	Tetra Tech
8.8	Quantitative Assessment of Impacts: Comparison 2a	Tetra Tech

8.9	Quantitative Assessment of Impacts: Comparison 2b	Tetra Tech
8.10	Quantitative Assessment of Impacts: Comparison 3a	Tetra Tech
8.11	Quantitative Assessment of Impacts: Comparison 3b	Tetra Tech
8.12	Quantitative Assessment of Impacts: Comparison 4a	Tetra Tech
8.13	Quantitative Assessment of Impacts: Comparison 4b	Tetra Tech
8.14	Quantitative Assessment of Impacts: Overview of Moderate and Major Significant Effects	Tetra Tech
8.15	Personal Injury Accident Review	Tetra Tech
9.1	Noise Technical Report – Proposed Commercial and Industrial Uses	Sharps Redmore
9.2	Noise Technical Report – Road Traffic Noise	Sharps Redmore
10.1	Air Quality Supporting Information	Redmore Environmental
10.2	Construction Dust Assessment	Redmore Environmental
10.3	Odour Report	Redmore Environmental
11.1	Badger Survey Results	Tyler Grange
11.2	Bat Survey Results	Tyler Grange
11.3	Bird Survey Results	Tyler Grange
11.4	Extended Phase 1 UK Habs Survey Results	Tyler Grange
11.5	Amphibian / GCn Survey Results	Tyler Grange
11.6	Otter Survey Results	Tyler Grange
11.7	Reptile Survey Results	Tyler Grange
11.8	Water Vole Survey Results	Tyler Grange
11.9	Preliminary Arboricultural Impact Assessment	Tyler Grange
13.1	Geo-environmental and Geotechnical Desk Study and Coal Mining Risk Assessment Report	Tetra Tech

14.1	Agricultural Land Classification and Soil Resources Report	Reading Agricultural Consultants
15.1	Archaeology Desk Based Assessment	Orion Heritage
16.1	Heritage Assessment	Turley
17.1	Methodology	Tyler Grange
17.2	LPA Correspondence	n/a
17.3	Published Landscape Character Area Extracts	Tyler Grange
17.4	Photo Sheets	Tyler Grange
17.5	Type 3 AVRs	Troopers Hill on behalf of Tyler Grange
17.6	Sensitivity of Receptors	Tyler Grange
17.7	Landscape Effects	Tyler Grange
17.8	Visual Effects	Tyler Grange
19.1	Air Quality and Landscape and Visual In-Combination Assessment	Redmore Environmental and Tyler Grange

Table A1.7 Environmental Statement – Volume 3 (Environmental Management Plan)

Title	Author
Environmental Management Plan	Turley (EIA)

Table A1.8 Environmental Statement – Volume 4 (Non-Technical Summary)

Title	Author
Non-Technical Summary	Turley (EIA)

