

14th July 2025
L250714 – App for LNG and LIN



Planning Department
Rochdale Metropolitan Borough Council
Economy and Environment
Planning Service
Rochdale
OL16 1XU

Katie Parfett-Bass
E: Katie.parfett@savills.com
DL: +44 (0) 161 277 7292

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Application submitted by Planning Portal (Ref: PP-14168725)

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)/ Regulation 5 of the Planning (Hazardous Substances) Regulations 2015
Planning Application for the Storage of Liquefied Natural Gas/ Application for Hazardous Substances Consent for Liquefied Natural Gas
Application submitted on behalf of ASDA Stores Limited
Site Location: ASDA Distribution Centre, Dig Gate Lane, Rochdale, OL16 4NR

Introduction

On behalf of ASDA Stores Limited, we submit an application for planning permission and Hazardous Substances Consent for the use of part of a site at ASDA's Distribution Centre in Rochdale for Liquefied Natural Gas ('LNG') tankers.

The proposal is for a permanent tank that will be used to provide fuel for vehicles associated with the operation of the distribution centre for distribution purposes. The tanker is therefore intrinsically linked to the existing operation of the distribution centre, and will operate in a manner that is ancillary to the running of the centre. The permanent LNG tanker will have a gross capacity of 32 tonnes.

Planning History

On 26th September 2022, planning permission was granted for the installation of a gas fuel station for distribution vehicles incorporating LNG and LIN tanks and associated equipment (Ref: 21/01572/FUL) (**the '2022 Permission'**). The 2022 Permission permitted two permanent tanks for LNG and LIN to accommodate no more than 15 tonnes of LNG and 2.5 tonnes of LIN.

Supporting Documents

The application is accompanied with the following information:

1. This covering letter
2. The relevant application forms.
3. Details of the notification required under Regulation 6 of The Planning (Hazardous Substances) Regulations 2015, including a photograph of the Site Notice erected on site and the Public Notice in the Oldham Times;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



4. The following drawings:
 - a. Site Location Plan;
 - b. Proposed Site Plan (1:500);
 - c. Existing Elevations;
 - d. Proposed Elevations; and
 - e. Site Map (1:10,000)

The site area measures approximately 0.03 hectares. The relevant application fees (£383.00 for the planning application and £400 for the Hazardous Substances Consent) have been made electronically.

Appropriateness of the Proposal

Supporting the Existing Established Operation

The proposal is to locate a permanent tank that will be used to provide fuel for vehicles associated with the operation of the ASDA Distribution Centre in Rochdale. The proposed location of the tank is illustrated on the drawings submitted as part of this application.

The permanent tanker for the LNG will have a gross capacity of 32 tonnes

The operation is genuinely 'ancillary' (i.e. ordinarily incidental) to the wider operation of the Distribution Centre by providing fuel for the fleet of vehicles that use the Distribution Centre.

The proposal is therefore appropriate in this location to support the existing operation and ongoing economic success of the established employment location that fulfils a service role supporting the region's convenience goods shopping requirements.

Over the past 5 years Asda has been transitioning to the use of LNG fuel sources for its HGV fleet across their distribution centres nationwide. This fuel source is much more environmentally sustainable as it reduces the carbon footprint of HGVs compared with diesel vehicles, and has the added benefit of reducing NOx emissions and noise as the HGVs are quieter running on this fuel.

As above, planning permission was granted in 2022 for the installation of a gas fuel station. There is however now a requirement to increase the storage capacity of the LNG on Site, in order to increase fuel security and operational resilience. Currently with only one source of supply from the Isle of Grain in the South-East of the country, fuel security is a real challenge which provides a risk to service to Asda's customers and business. By increasing the storage from the current 8 tonnes to 32 tonnes, it will require fewer fuel deliveries to re-fuel the Site's station and in doing so removes vehicle journeys in the process. Any proposal which removes vehicles from the UK's road network is clearly a positive.

It follows that the proposal is appropriate to support the existing and established operation of the Distribution Centre.

Environmental Considerations

Reducing Carbon Output

The proposal will reduce the carbon footprint of the existing fleet of vehicles, which is a significant positive in terms of the operation of the Distribution Centre in environmental terms. As above, increasing the capacity of the tank on Site will also reduce the number of trips needed to re-fuel the tank, and therefore reduce vehicle numbers travelling to and from Site.

Flood Risk Assessment

The site is located in Flood Zone 1 (lowest risk), as shown on Figure 1 below. It follows that a Flood Risk Assessment is not required for this proposal.



Figure 1 – Location of the Site in Flood Zones

Summary and Conclusion

The above demonstrates that the proposal is acceptable. We kindly request that planning permission and Hazardous Substances Consent is issued at the earliest opportunity.

If you have any questions, please contact Katie Parfett-Bass at these offices.

Yours Faithfully



Savills (UK) Limited
Planning

Enc.