

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/01061/FUL

Applicant Ms Nicola Eastwell() National Highways Limited Piccadilly Gate Store Street Manchester M1 2WD	Agent Mrs Charlotte Seward(Costain Jacobs Partnership on behalf of National Highways), Costain Group PLC Seventh Floor 70 ST Mary Axe London EC3A 8BE
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Part I - Particulars of Application

Proposal: Temporary use of existing hardstanding and utility infrastructure on land adjacent to M62 Junction 19 as a construction compound including 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

Location: Junction 19, M62, Heywood Interchange/Simister Island, Rochdale

Valid On: 17 October 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (5)

- 1 The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

HE548642-COS-LDC-SII_MLT-DR-W0001 Rev P05 - Site Location Plan

HE548642-COS-LDC-SII_MLT-DR-W0002 Rev P05 - Existing Surface & Foul Water Drainage Including Other Existing Utilities

HE548642-COS-LDC-SII_MLT-DR-W0003 Rev P03 - Site Layout Plan
HE548642-COS-LDC-SII_MLT-DR-W0004 Rev P04 - Cross Section Views
HE548642-COS-LDC-SII_MLT-DR-W0015 Rev P02 - Proposed Security Hut Elevations

HE548642-COS-LDC-SII_MLT-DR-W0016 Rev P02 - Proposed Lab Building Elevations

HE548642-COS-LDC-SII_MLT-DR-W0017 Rev P03 - Proposed Stores Building Elevations

AV-WH-3429 ELV1 - Office Unit Elevations

AV-WH-3429 ELV1a - Office Unit Floor Plans

AV-WH-3429 ELV2 - Welfare Unit Elevations

AV-WH-3429 ELV2a - Welfare Unit Floor Plan

HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02 - Construction and Operational Traffic Management Plan

HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02 – Construction Environmental Management Plan, dated November 2025

HE548642-JAC-ENV-SII_MLT-RP-LA0005 Rev P02 - Noise Impact Assessment

HE548642-JAC-EGN-SII_MLT-RP-LE0041 Rev P02- Flood Risk Assessment

HE548642-JAC-EBD-SII_MLT-RP-LE0029 Rev P01 - Preliminary Ecological Appraisal

HE548642-JAC-EGN-SII_MLT-RP-LE0042 Rev P02 - Lighting Assessment

HE548642-COS-HDG-SII_MLT-SG-W0001 Rev P02 - Drainage Strategy dated December 2025

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 This decision is for a temporary permission for a period of five years from the date of the commencement of the use hereby approved. The use of the site as approved by this decision shall cease no later than this time limit.

Reason: For the avoidance of doubt and in the interest of protecting the character of the local area and the openness of the Green Belt, in accordance with saved policy G/D/2 of the Rochdale Unitary Development Plan, policies P1, P2 and P3 of the Rochdale Core Strategy 2016, and policy JP-G9 of the Places for Everyone joint development plan.

- 4 Within three months of the completion of the demobilisation of the compound for use in association to the M60/M62/M66 Simister Island Interchange Scheme (including removal of all associated plant, equipment, vehicles, cabins and materials) or the expiration of the five years from date of first installation of the approved buildings on site whichever is sooner , a scheme for the restoration of the application site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of timescales for implementation, ground levels, details of any materials importing or exporting, decommissioning of site infrastructure, and surface water drainage arrangements. Once approved, the site restoration scheme shall be undertaken in accordance with the timescales it sets out.

Reason: In the interest of protecting the character of the local area and the openness of the Green Belt, in accordance with saved policy G/D/2 of the Rochdale Unitary Development Plan, policies P1, P2 and P3 of the Rochdale Core Strategy 2016, and policy JP-G9 of the Places for Everyone joint development plan.

- 5 The drainage for the development hereby approved shall be carried out in accordance with principles set out in the submitted Existing Foul & Surface Water Drainage Design Drawing HE548642-COS-LDC, Rev P06 - Dated 08/01/26, Drainage Strategy P02 dated 08/12/25, and Appendix A and B of Letter dated 08/12/25 relating to Foul Drainage, which were prepared by Costain. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Date of Decision: 21/01/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (3)	
1	<u>Biodiversity Net Gain</u> The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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. Based on the information available this permission is NOT considered to be one which will require the approval of a biodiversity gain plan before development is begun. This is because the development is considered to comprise one of the statutory exemptions set out The Biodiversity Gain Requirements (Exemptions) Regulations 2024, specifically that the development would be below the de minimis threshold, meaning development which: i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
2	<u>Coal Authority Advisory:</u> The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites.

	Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? – https://www.gov.uk/government/publications/permit-process/permit-process If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: https://www.gov.uk/government/organisations/mining-remediation-authority.
3	<u>United Utilities advice:</u> United Utilities have provided detailed advice in relation to their property, assets and infrastructure, and services, set out in their consultation response. A copy of this response will be provided alongside this decision.