

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00744/PRA56	Aimee Bovaird	29 August 2023

Address: M62 Motorway Bridge In Castleton, Rochdale

Proposal: Prior approval application (under Part 18) for the reconstruction of bridge 48A, M62 motorway bridge in Castleton

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?		Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	Prior approval REQUIRED and GRANTED subject to conditions
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CHECKED AND SIGNED OFF BY: TH **DATE:** 26/09/2023

SITE

The application relates to a Network Rail Bridge 48a. The bridge is Castleton Bridge and is located over the M62 motorway along the Manchester to Leeds line between Castleton and Mills Hill railway station.

North east of the site is a water treatment facility. The site is close to residential properties on the north to west side. East of the site is Rochdale Canal

PROPOSAL

The application seeks prior approval, under Schedule 2, Part 18, Class A (development under local or private Acts or Order) for the following works, comprising the reconstruction of the existing rail bridge.

- Sections of wingwalls to be removed to allow for new deck and end of walkway platform;
- Sections of handrails on wingwalls to be removed and new kee klamp handrails installed;
- New concrete platform to ends of walkway, doveled into existing wingwall;
- New access walkway with guardrails to both elevations;
- New steel E-type girder deck;
- New reinforced concrete cill beam doveled into existing central pier; and
- Reinforce the concrete south abutment.

RELEVANT PLANNING POLICY

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 18, Class A

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Highways And Engineering

The following comments were received,

'The proposed works are remote from the adopted highway network and are therefore unlikely to have any direct impact. Highways raise no objection to this application and we request no specific planning condition.'

National Highways

The following comments have been received,

'Referring to the consultation on a planning application dated 21/08/2023 referenced above, in the vicinity of the M62 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

a) offer no objection (see reasons at Annex A);

b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — National Highways recommended Planning Conditions & reasons);

~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.'

Conservation Officer

No objections

REPRESENTATIONS

ANALYSIS

Network Rail's development/maintenance is permitted as development under the local Act: Manchester and Leeds Railway Act 1837, the Railways Act 1993 and other various legislation. Part 18, Class A notes that such development is permitted development subject to the following conditions:

Conditions

A.1 Development is not permitted by Class A if it consists of or includes—

(a) the erection, construction, alteration or extension of any building, bridge, aqueduct, pier or dam; or

(b) the formation, laying out or alteration of a means of access to any highway used by vehicular traffic,

unless the prior approval of the appropriate authority to the detailed plans and specifications is first obtained.

A.2 The prior approval referred to in paragraph A.1 is not to be refused by the appropriate authority nor are conditions to be imposed unless they are satisfied that—

(a) the development (other than the provision of or works carried out to a dam) ought to be and could reasonably be carried out elsewhere on the land; or

(b) the design or external appearance of any building, bridge, aqueduct, pier or dam would injure the amenity of the neighbourhood and is reasonably capable of modification to avoid such injury.

Works to be carried out

Given the nature of the work being proposed, it is considered that these works could not be reasonably carried out elsewhere on the land.

Visual Amenity

Policy P1 of the Council's adopted Core Strategy seeks to require design which is of a high standard, demonstrating innovation and originality, and maximising the potential for heritage assets to provide a sense of place and image. Further to this, Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals

to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraph 126 of the National Planning Policy Framework (NPPF) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 of the NPPF goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The bridge is in an unkempt condition. The works are for the reconstruction of the bridge and would see the proposed bridge replacing the deteriorating elements of the existing bridge.

In general, the overall reconstruction of the bridge would see improvements made to the visual appearance and the structural integrity of the bridge. As such it is considered the design of the proposed work not adversely impact the character or appearance of the area.

Neighbour Amenity

Paragraph 185 of the NPPF also states that Planning policies and decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Paragraph 130 states that planning policies and decisions should ensure that developments 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'. Policies DM1 and G9 of the adopted Rochdale Core Strategy seek to ensure that new development is compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users, also requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

Considering the proposed work and the neighbouring uses, it is considered that the proposed development would not unduly impact on the amenity of any of the neighbouring properties.

Conclusions

For the above reasons, the proposed works would satisfy the requirements of clauses a) and b) of condition A.2 of Schedule 2, Part 18, Class A of the GPDO. Prior approval should therefore be granted.

RECOMMENDATION

PRIOR APPROVAL REQUIRED AND GRANTED SUBJECT TO FOLLOWING CONDITION:

1. This decision relates to the following plans:

CASTLETON LOCATION PLAN - MVN2 8MI 0475YDS

Existing General Arrangement - 168158-NRD-1700-MVN2-DRG-ECV-000010 Rev P02 (sheet 1 of 2)

Existing General Arrangement - 168158-NRD-1700-MVN2-DRG-ECV-000011 Rev P02 (sheet 2 of 2)

Proposed General Arrangement Option 2 – Steel E-Type - 168158-NRD-1700-MVN2-DRG-ECV-000021 Rev P02

and the development shall be carried out in accordance with these drawings hereby approved.

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

Report Author Aimee Bovaird