

FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
 Planning Service
 Number One Riverside
 Smith St
 Rochdale
 OL16 1XU

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Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The Application Site is located to the south of the M62 and to the east of the M62 J19 Heywood Interchange. The Application Site is accessed via the section of the A6046 Middleton Road which forms part of the interchange circulatory.

Applicant Details

Name/Company

Title

Ms

First name

Nicola

Surname

Eastwell

Company Name

National Highways Limited

Address

Address line 1

National Highways Limited

Address line 2

Piccadilly Gate

Address line 3

Store Street

Town/City

Manchester

County

M1 2WD

Country

Greater Manchester

Postcode

M1 2WD

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Charlotte

Surname

Seward

Company Name

Costain Jacobs Partnership on behalf of National Highways

Address

Address line 1

Costain Group PLC

Address line 2

Seventh Floor

Address line 3

70 ST Mary Axe

Town/City

London

County

Country

United Kingdom

Postcode

EC3A 8BE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

48793.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

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.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

The Application Site is previously developed land. It has the following features from its previous use as a temporary site compound:

- A bell mouth access from the M62 J19 circulatory linked to internal access roads.

This is a left in right out arrangement around the one way movement.

- A marked out car park that can accommodate over 200 cars.
- Internal access roads.
- 39,124m² (3.9 hectare) of hardstanding.
- 2m palisade/paladin security fencing along all boundaries.
- Soil storage areas (which have vegetated to become grassland), including a 105m long bund along the east and soil storage in the north east. Total approximate volume of 3860m³.
- Utility infrastructure connections (power and water).
- Surface drainage infrastructure including an open drainage ditch at the southern boundary, manholes, pipes and a detention basin with interceptor at the west of the site. Total approximate capacity 3445m³.
- A Klargestor Bio Disc Package Treatment Plant

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Between October 2022 and May 2023, a temporary construction compound was constructed on agricultural land and connected to the M62 J19 via a bellmouth junction. This temporary compound was required to service the National Highways M62 J20-25 Safety Enhancements Scheme. The compound would have operated for three years, but due to the cancellation of the Safety Enhancement Scheme, it was never brought into full operation and closed later in 2023. Although the office cabins were moved off site in February 2024, all the other infrastructure remained in situ by agreement with the landowner. The compound infrastructure remains within the Application Site.

When did this use end (if known)?

28/02/2025

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Windows

Existing materials and finishes:

Proposed materials and finishes:
White uPVC

Type:
Doors

Existing materials and finishes:

Proposed materials and finishes:
White uPVC

Type:
Walls

Existing materials and finishes:

Proposed materials and finishes:
Sheet Steel in blue

Type:
Roof

Existing materials and finishes:

Proposed materials and finishes:
Sheet Steel White

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

AV-WH-3429 ELV1 Office Unit Elevations
AV-WH-3429 ELV2 Welfare Unit Elevations
HE548642-COS-LDC-SII_MLT-DR-W-0016 Proposed Lab Building Elevations
HE548642-COS-LDC-SII_MLT-DR-W-0017 Proposed Stores Building Elevations
HE548642-COS-LDC-SII_MLT-DR-W-0015 Proposed Security Hut Elevations

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

216

Total proposed (including spaces retained):

216

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
 No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:

Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:

Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:

The amount of habitat impacted at the Application Site is below 25 square metres and no priority habitat is impacted. The BNG exemption form [submission document reference HE548642-JAC-EBD-SII_MLT-RP-LE0030] has been completed and shared with the Greater Manchester Ecology Unit (GMEU) as part of the pre-application discussions. GMEU indicated no issues with the statement and it is submitted as part of this planning application.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

HE548642-COS-LDC-SII_MLT-DR-W-0002 Existing Surface & Foul Water Drainage Including Other Existing Utilities
HE548642-COS-HDG-SII_MLT-SG-W-0001 Drainage Strategy

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

This will be managed through a Construction Environmental Management Plan

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Please add details of the Use Classes and floorspace.

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

1639

Net additional gross internal floorspace following development (square metres) (d = c - a):

1639

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	1639	1639

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(g)(i) - Offices - Except where not suitable in a residential area

Unknown:

No

Monday to Friday:

Start Time:

07:00

End Time:

19:00

Saturday:

Start Time:

07:00

End Time:

13:00

Sunday / Bank Holiday:

Start Time:

00:00

End Time:

00:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

If Yes, please specify each hazardous substance and the amount involved:

Hazardous substance :

Other (please specify)

Other (please specify):

Diesel

Amount - Tonne(s):

4.0000

Hazardous substance :

Other (please specify)

Other (please specify):

HVO

Amount - Tonne(s):

4.0000

Hazardous substance :

Other (please specify)

Other (please specify):

Petrol

Amount - Tonne(s):

0.0700

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

20/05/2025

Details of the pre-application advice received

[REDACTED]

- agreement that no assessment of the effects of the proposed development on the Rochdale Canal SAC is required and that a Habitats

[REDACTED]

In addition to the above a Screening Opinion (200894/007) was issued by Rochdale Council on the 14 October 2020 confirming that the

[REDACTED]

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

[REDACTED]

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

[REDACTED]

[REDACTED]

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Charlotte

Surname

Seward

Declaration Date

16/10/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Charlotte Seward

Date

16/10/2025