



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

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

Phone : 01706 924305

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Application for a Lawful Development Certificate for a Proposed Use or Development

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

MVN2 48A M62

Address Line 1

Castleton

Address Line 2

Address Line 3

Town/city

Rochdale

Postcode

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

Easting (x)

387929

Northing (y)

409577

Description

Bridge MVN2 48A over the M62, South West of Rochdale

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Katherine

Surname

Borton

Company Name

CBRE

Address

Address line 1

55 Temple Row

Address line 2

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B2 5LS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Please see the attach covering letter and plans

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The current use of the land as a construction compound is considered lawful as it is permitted development under Part 4 Class A.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Location Plan
4.1 - Site Plan
6.1 Site Plan
Landscaping Plan
MVN2_48a M62 Ecological Summary Report V2 Update
Biodiversity Metric 4.0 M62 Rev0

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Green space / hard standing

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Construction compound

Is the proposed operation or use

☐ Permanent

☒ Temporary

If Temporary please give details

Construction compound required for the demolition of the current 48A bridge, M62, and the construction of the new 48A bridge, M62.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The temporary compound is incidental to the replacement of the M62 48A bridge. The compound will be used to deconstruct the old bridge and construct the new bridge, as well as move them in and out of place. It is considered that the works are allowed under permitted development rights and the LDC is to confirm the use of the land is lawful.

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

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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☐ Lessee
- ☐ Occupier
- ☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

Have they been informed of the application?

- ☐ Yes
- ☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Katherine Borton

Date

02/02/2024

