

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

APPLICATION REFERENCE: 25/00875/FUL

Applicant The Electric Highway Company Ltd Thorney Weir House Thorney Mill Lane Iver Buckinghamshire SL0 9AQ	Agent Mr Daren Hamblett KMB Ltd The Old Bakehouse Willington Road Kirtton PE201EH
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Part I - Particulars of Application

Proposal: Retention of electric vehicle charging hub consisting of 12no. EVC points and associated equipment (Retrospective)

Location: Moto Birch Eastbound Services, M62 Between Junctions 18 & 19, Heywood

Valid On: 25 February 2026

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING CONDITIONS:**Condition(s) (2)**

- 1 This permission relates to the following plans and documents:
 - Location Plan Drawing No 7928_410
 - General Site Layout Drawing No ENV2268-100 Rev E
 - Site Plan as Proposed Drawing No 7928_412
 - Ductwork Drawing No ENV2268-101 Rev F
 - Linework Drawing No ENV2268-105 Rev E
 - Offsite BNG Reservation Letter – Issued by Integrated Land Management Ltd
 - Elevations Drawing No 7928_413

- Setting Out Plan Drawing No ENV2268-103 Rev G
- BNG Baseline Map Drawing No 001 Rev 1
- BNG Post Intervention Map Drawing No 001 Rev 1
- Covering Letter dated 21 August 2025
- BNG Metric dated 17 April 2025
- Terra HP high power charging product leaflet

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

- 2 Within 3 months of the date of this permission, evidence shall be submitted to and approved in writing by the Local Planning Authority that includes:
- a) Confirmation of any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development;
 - b) Full evidence and proof of purchase for all biodiversity credits purchased for the development relating to the biodiversity value of that gain in relation to the development.

Reason: In the interests of enhancing biodiversity in accordance with Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 3 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: 287/05/2026

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice. Your attention is also drawn to the Party Wall Act.
- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.