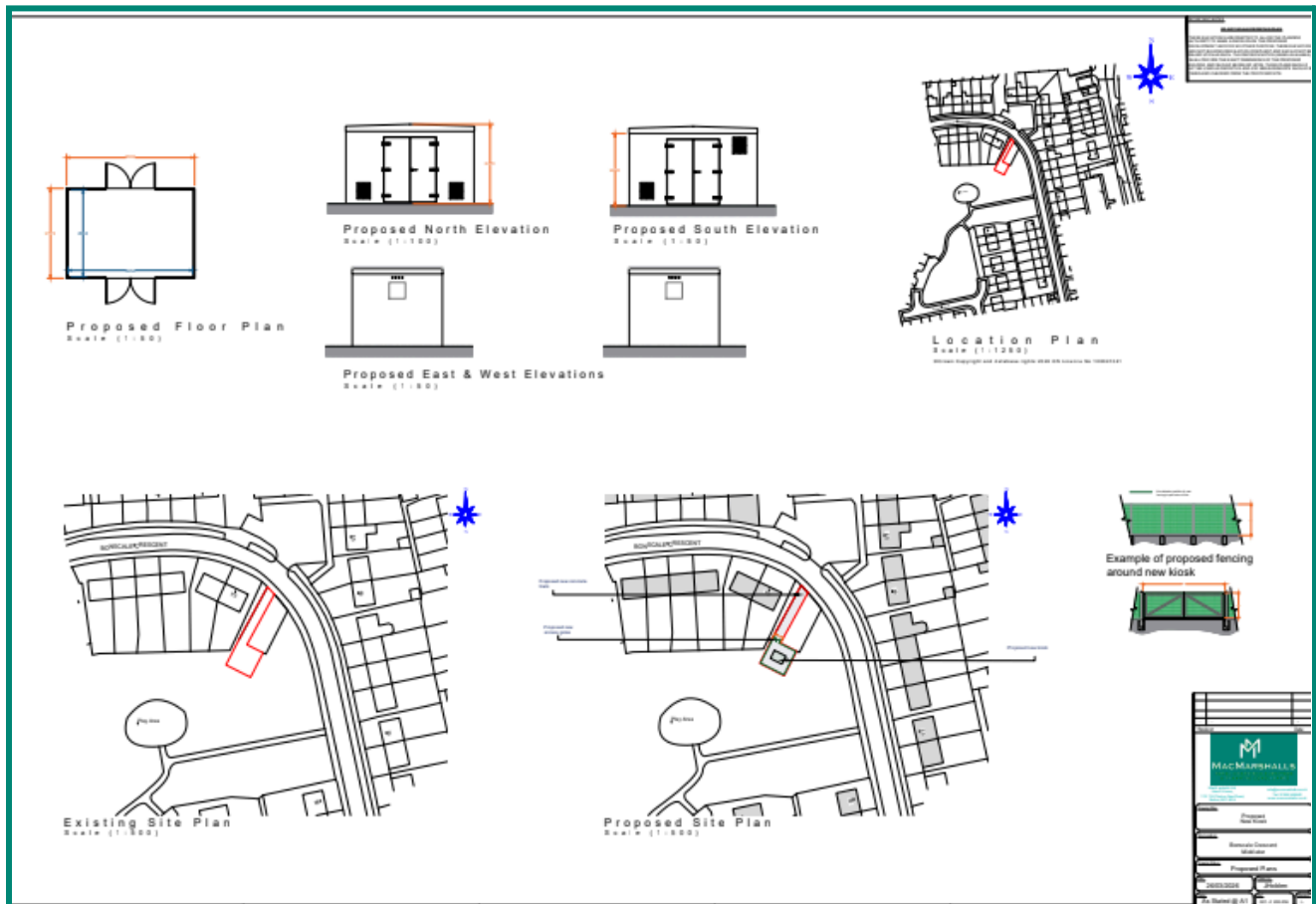




PLANNING SUPPORTING STATEMENT

May 2026

INSTALLATION OF A GAS GOVERNOR AND KIOSK AND ACCESS



Land on the side of 54 Bonscale Crescent, Middleton M24 5LY

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Cadent Gas, Ashbrook Court Prologis Park, Central Boulevard, Coventry, United Kingdom, CV7 8PE

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CONTENTS

PLANNING SUPPORTING STATEMENT

1.0 INTRODUCTION AND BACKGROUND	3
2.0 THE PROPOSED LOCATION	5
3.0 THE PROPOSAL & JUSTIFICATION	9
4.0 PLANNING POLICY AND JUSTIFICATION	11
5.0 ENVIRONMENTAL AND ECOLOGY	13
6.0 SOCIAL AND ECONOMIC	13
7.0 HERITAGE AND ARCHAEOLOGY	14
8.0 CONCLUSION	14

1.0 INTRODUCTION AND BACKGROUND

- 1.1 MacMarshalls are instructed on behalf of Cadent Gas Ltd to seek full planning permission for the installation of a new gas governor and kiosk with access and associated fencing on land South East of 54 Bonscale Crescent, Middleton M24 5LY.
- 1.2 The proposal seeks to install a new gas governor within an existing open space; the wider area of open space provision was secured under application 20/01506/FUL. The works are driven by the current pressure on the existing gas network which means that a new gas governor is required to cope with the demand for gas in the local area. Gas governors are essential in the safe distribution of gas and are designed to control gas pressure in the locality and reduce the gas pressure from high to low pressure to feed local residents and businesses. Gas usage in the area is therefore high from both commercial and residential end users therefore the local area is reliant on the gas governor, hence the requirement to install a new kiosk in this area.
- 1.3 No pre application advice has been sought however similar schemes have been approved by councils throughout the North West.
- 1.4 This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way
- 1.5 Cadent gas is a regulated utility company who have statutory responsibilities for the provision of a gas supply. The gas act (1986) sets out the legislation for all gas undertakers (Including Cadent) which must be in accordance with section 9 (1) which states:

“To develop and maintain an efficient and economical pipe line system for the conveyance of gas”

This application seeks consent for a new gas governor and kiosk which will continue to deliver a safe supply of gas to local residents and businesses.
- 1.6 The kiosk itself would not as a standalone operation require planning permission as it would fall within the permitted parameters as set out in Schedule 2, Part 15, Class B of the General Permitted Development Order 2015. The proposed kiosk is 26.8 cubic metres, with permitted development allowing for the installation of a structure for housing apparatus not exceeding 29 cubic metres. However, the associated works to facilitate the kiosk result in the requirement for planning permission to be sought for the overall development.
- 1.7 In light of the application only being required due to the wider works on site it is not considered necessary to address matters in detail in relation to the kiosk, however an overview of the whole development will be assessed.
- 1.8 The kiosk will provide protection to the essential equipment, and is necessary for protection from weather, vandalism and will help to safely manage the gas pressure.

1.9 The Department of Energy and Climate Change (DECC) Policy Paper titled “2010 to 2015 government policy: UK energy security” sets out the Government’s strategy for Electricity Market Reform (EMR)[1]. It states that the reformed energy market will deliver:

- low carbon energy
- reliable energy supplies
- minimised costs to consumers

2.0 THE PROPOSED LOCATION

2.1 The site is situated off Bonscale Crescent, a residential area, however the site itself is part of a wider public open space which includes a small children’s play area. The proposal will take up a very small portion of this open area, and will not impact on the use of the wider site, or access to the site. The proposal will create a new concrete access track, new access gates and fencing as well as the small scale new kiosk.

2.2 The site is to be developed by Cadent Gas in order to allow connection to the adjacent land. A site location plan and details of the site layout and elevation details are provided as part of the application submission. The site needs to be close to the existing gas network, which this site will provide, as well as the benefits of the relatively flat nature of the site allowing for limited impacts, with easy access via a short new access track from the existing highway for management and maintenance. The proposed gate and fencing will ensure the security of the site.



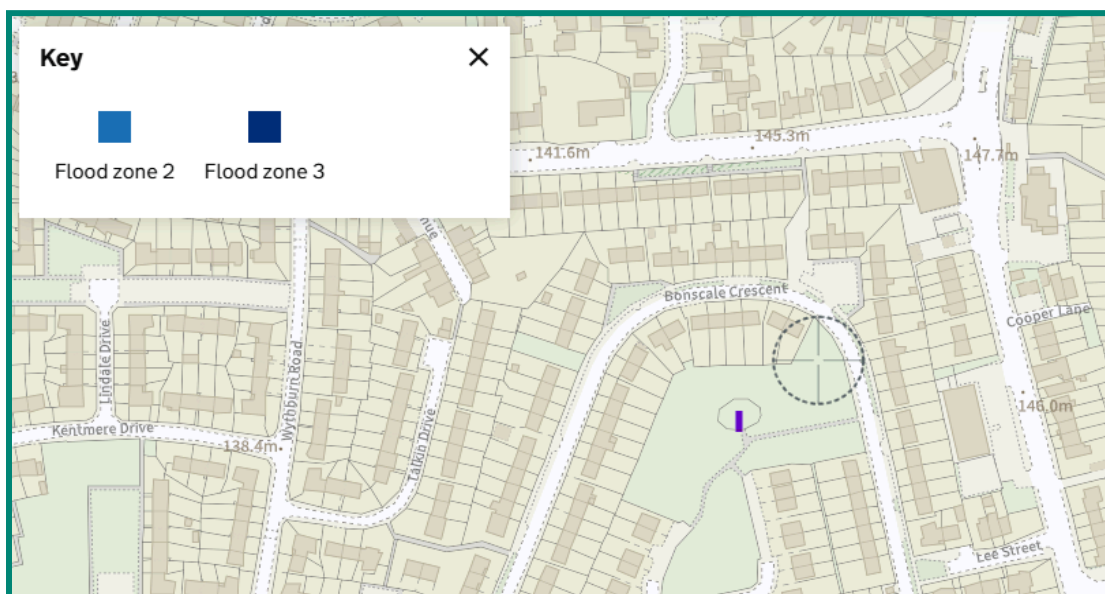
2.3 The aerial image of the site and view from the highway are shown in the images below.



2.4 The site is located in Middleton, which is under the jurisdiction of Rochdale Metropolitan Borough Council. Given that the kiosk itself would be permitted development, a breakdown on alternative sites is not considered to be necessary. However, some key points about this location are set out below:

- Compliance with Cadent and Ofgem regulations and codes related to gas infrastructure and safety is crucial, the selected location meets all the necessary requirements and regulations for installing and operating a gas governor as reinforcement to allow for the best solution for the customer and the wider network. Cadent are regulated by Ofgem and are therefore required to provide the best solution to allow the customers to connect for the most reasonable price.
- The location selected needs to be easily accessible for future maintenance and inspection purposes. The proposed site is easily accessible and allows for convenient installation of piping, valves, and other necessary safety equipment with limited impacts to the area.
- This location was selected as it is close to the source of the gas supply and easily connectable to the existing intermediate pressure gas distribution network. The siting will allow for a reduction to the amount of IP required and would ensure efficient and reliable gas flow to the governor and subsequent distribution to the wider network.
- Safety is key with gas infrastructure. Its location on the edge of the open site, with the proposed adequate safety measures, including fencing and gated access will protect the facility and surrounding areas.
- The ground is stable and flat and capable of supporting the weight of the gas governor and associated infrastructure as well as considering any geological factors or potential risks, such as flooding or landslides.
- The kiosk will not give rise to any detrimental impacts on amenity. The kiosk will be an acoustic kiosk, small in scale and is not of a size that would create any unacceptable visual impacts.
- The kiosk will not give rise to any impact on ecology, and the site area would not require the delivery of biodiversity net gain.

- 2.5 The site is located within Flood zone 1 as shown on the Environment Agency flood maps and therefore is at low risk of flooding from rivers, surface water or reservoirs (See below).



3.0 THE PROPOSAL & JUSTIFICATION

- 3.1 The application seeks consent for a new gas governor and associated access path, gates and fence. Although new pipework will be required to connect the new kiosk this will all be underground, with these works carried out under statutory notice at the time of installation.

A photograph of a similar kiosk is shown below for illustration purposes only.



- 3.2 The proposed kiosk will be green in colour, and is to measure 2.772m in length, 3.942m in width, with a flat roof to a height of 2.453m. The proposed fencing around the site is to be at a height of 2.4 metres, screening the kiosk. The kiosk will have double doors to the front and rear to provide safe access to the equipment and also a 'safe escape route' for engineers in case of emergency.
- 3.3 The access to the kiosk will be as per the site plan with access being taken via the proposed access track which is to be created from Bonscale Crescent, with gated access. There are trees within the vicinity of the site, however these will not be impacted by the proposed development. The location of the kiosk, along with its limited size, positioned on the edge of the current open space, alongside the existing boundary treatments of 54 Bonscale Crescent will result in a scheme with limited visual impact.
- 3.4 The construction of the new gas governor and kiosk will be undertaken by Cadent and their contractors; they have recently built a number of similar kiosks in the North West as ongoing demand for gas rises.

The works will be undertaken by a specialist contractor, the works will consist of the following:

- Pipework upgrade/improvements in the locality.
- Mechanical excavation of ground to provide a level surface, importation of crushed stone to be compacted and used as a sub base and access track.
- Installation of foundations (Concrete) and laying of internal pipework.
- Installation of new gas governor, connection and testing.
- Delivery of prefabricated GRP kiosk and lifting onto concrete pad over gas governor.
- Soft landscaping to include laying of concrete flags around kiosk, topsoiling and seeding areas.
- Installation of concrete track to site for access.

- New fencing and access gate.
- Commissioning of gas governor.

- 3.5 Once installed, the ongoing maintenance of the gas governor is minimal, it is expected that planned maintenance will be required once every 6-12 months unless in an emergency. The new gas governors required far less ongoing maintenance than some of the older kiosks which are still in operation, mainly due to the abundance of parts.
- 3.6 The proposal is to erect a new kiosk, the kiosk is not expected to generate any noise, being housed within a GRP kiosk should negate this. Furthermore, we do not expect any nuisance to any residents nearby, given its location close to the road, it is not expected to cause any noise or nuisance to the local residents.

4.0 PLANNING POLICY AND JUSTIFICATION

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The site is located in Rochdale Borough Council, and therefore subject to the adopted Rochdale Core Strategy (CS) 2016, Saved Rochdale Unitary Development Plan (UDP) 2006 and Places for Everyone Joint Development Plan (PfE). The proposal is also subject to the National Planning Policy Framework which was revised February 2025 and sets out the government's planning policies for England and how these are expected to be applied.
- 4.2 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, setting out the government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF establishes that for decision taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.3 Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.4 Para 229 states that when determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.

The Need for the Development

4.5 In order to meet the government’s targets under the Climate Change Act 2008 (2050 Target Amendment) Order 2019 of reducing greenhouse gasses by 100% relative to 1990 levels by 2050 the energy balance is becoming increasingly reliant on renewable energy sources (such as wind and solar), which being subject to climatic conditions, these sources are intermittent and unpredictable. Coupled with the phasing out of coal power stations, there is a growing need for new plant that can respond quickly to local demands and provide a secure supply of energy. Gas engine technology is clean, efficient and responsive, with the ability to generate power at very short notice.

- 4.6 The Proposed Development is therefore required to complement the delivery of energy sources and to meet the Government's objective of maintaining a reliable supply. Once operational, the new flexible and reliable facility will have the ability to respond rapidly to the short term variations related to local demand and fluctuations in the output from renewable energy sources.

Overarching National Policy Statement for Energy (EN-1) July 2011

- 4.7 The overarching National Policy Statement (NPS) for Energy (NPS EN-1) is part of a suite of NPS's issued by the Secretary of State for Energy and Climate Change. Paragraph 5 of the NPPF states that 'National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications.' As such, the Overarching National Policy Statement for Energy (EN-1) is a material consideration which may be taken into account in the determination of this planning application.
- 4.8 EN-1 sets out the government's policy for delivery of major energy infrastructure. Paragraph 2.1.2 recognised that "energy is vital to economic prosperity and social well-being and so it is important to ensure that the UK has secure and affordable energy. Producing the energy the UK requires and getting it to where it is needed necessitates a significant amount of infrastructure, both large and small scale." The policy goes on to recognise that a flexible approach to energy generation is required to provide backup supply for intermittent renewable energy.
- 4.9 Paragraph 3.3.11 states; **"...the more renewable generating capacity we have the more generation capacity we will require overall, to provide back-up at times when the availability of intermittent renewable sources is low. If fossil fuel plant remains the most cost-effective means of providing such back-up, particularly at short notice, it is possible that even when the UK's electricity supply is almost entirely decarbonised we may still need fossil fuel power stations for short periods when renewable output is too low to meet demand,** for example when there is little wind."
- 4.10 Paragraph 3.6.1 explains that; "Fossil fuel power stations play a vital role in providing reliable electricity supplies: they can be operated flexibly in response to changes in supply and demand, and provide diversity in our energy mix. They will continue to play an important role in our energy mix as the UK makes the transition to a low carbon economy, and Government policy is that they must be constructed, and operated, in line with increasingly demanding climate change goals.' Paragraph 3.6.2 goes on to state "Fossil fuel generating stations contribute to security of energy supply by using fuel from a variety of suppliers and operating flexibly. **Gas will continue to play an important role in the electricity**

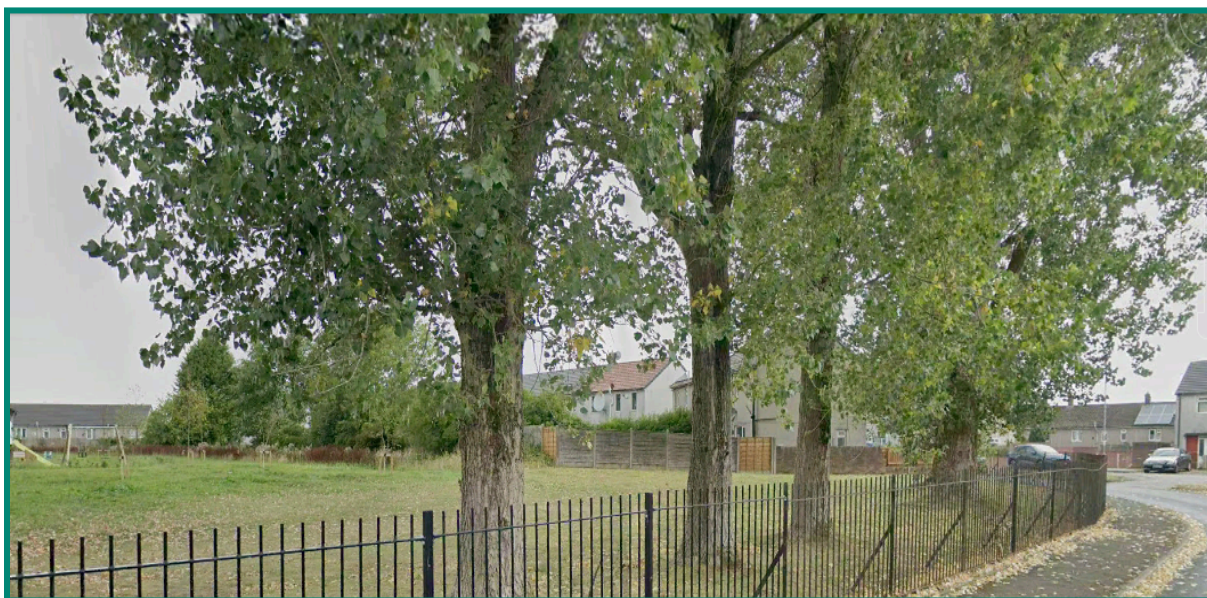
sector – providing vital flexibility to support an increasing amount of low-carbon generation and to maintain security of supply”.

- 4.11 With regards to local planning, Policy G2 of the Core strategy relates to Energy and new development, which seeks to reduce carbon emissions from new buildings to not only help to tackle climate change, but to also help to alleviate fuel poverty in the borough and contribute to the country's fuel security.
- 4.12 Policy G3 of the Core Strategy relates to renewable and low carbon energy developments and states that any proposal must demonstrate the best use of location, topography, siting, design and colour to minimise its visual and other impacts, including any cumulative impacts. Any ancillary structures and access roads should employ sensitive design and the use of local materials to respect the character and appearance of the setting. The visual impact of infrastructure associated with renewable energy developments should be satisfactorily addressed, including by routing power lines underground wherever possible. All proposals should seek to minimise the length of cable connection in order to reduce the visual impact of such structures when sited above ground.
- 4.13 Policy G/SP/3 of the Saved Rochdale Unitary Development Plan relates to meeting the needs of the local communities through the identification of suitable locations and opportunities for new development and activities. Policy EM/3 relates to noise and new development, the proposed works would not lead to unacceptable levels of noise nuisance to nearby existing or future occupants of buildings, or users of open space, and therefore compliant with policy.
- 4.14 Policy EM/13 relates to energy and efficiency in new development. The policy states that development proposals which include measures to conserve and assist the efficient use of energy will be supported where this can be successfully incorporated into the design and layout, and where there are no adverse impacts on the amenity of the surrounding area (e.g., by virtue of visual impact, pollution and environmental disturbance). Policy EM/16 relates to sustainable energy sources, stating that proposals for the development of sustainable energy installations will be permitted where they have no unacceptable adverse impacts on local amenity or environmental quality and are shown to make an appropriate contribution to local or regional energy needs. The proposal is compliant with the key policies of the UPD.
- 4.15 Policy JP-S1 (Places for Everyone Joint development plan) gives regards to sustainable development and the need to help tackle climate change. This can be achieved by development aiming to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Policy JP-S3 relates to heat and energy Networks with regards to the provision of decentralised energy infrastructure is critical to the delivery of our objectives for low carbon growth, carbon reductions and an increase in local energy generation.

- 4.16 It is considered that the proposal is compliant with relevant planning policy. The development has been carefully designed to ensure that the impact the development would have on the surrounding area is minimal. The kiosk is green in colour to blend in with the existing environment, its location has been carefully considered, and there is no objection to further landscaping if required, and can be controlled by condition. The proposal will deliver necessary low carbon infrastructure to meet the needs of the network and provide efficiency and safety of the network in a sustainable location.

5.0 ENVIRONMENTAL AND ECOLOGY

- 5.1 The proposed kiosk is to be located on a flat parcel of land, which has the benefit of some natural screening when viewed from the road, by the existing row of tree planting and vegetation to the rear of the existing residential properties.



- 5.2 The kiosk is secure and will be locked using padlocks to prevent unauthorised entry, it is lightweight and therefore will mean it can be positioned on site in a very short window of time. The proposed kiosk is small scale, with the existing mature trees providing some screening, plus the use of materials that will reduce the visual impact. The applicant is prepared to provide further screening if required or requested by the LPA.
- 5.3 Given the size of the development, and lack of impact on ecology a BNG assessment is not required, nor is a preliminary ecological assessment considered to be necessary.

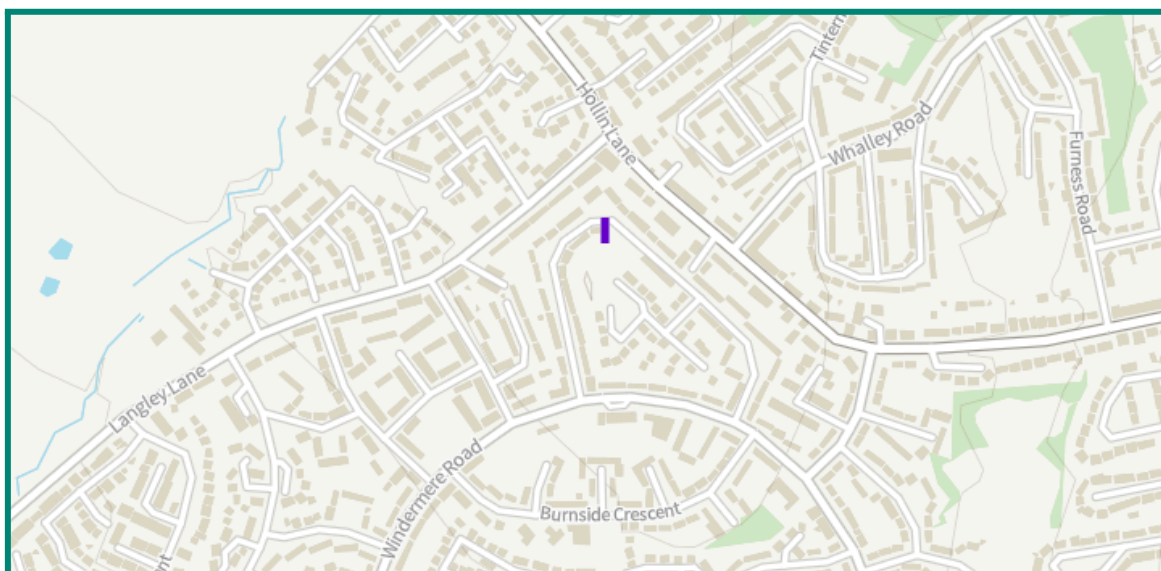
- 5.4 Due to small scale nature, and lack of noise created by the proposal it is considered that the proposal will not have a detrimental impact on amenity, however appropriately worded conditions can be used to control matters the Local Planning Authority consider appropriate and where they are reasonable and necessary.

6.0 SOCIAL AND ECONOMIC

- 6.1 The proposed development will have little social impact, however will ensure efficient delivery of resources.
- 6.2 In terms of the economic impact of the proposal, there will be benefits delivered by the scheme, through employment during construction works to build the governor and the suppliers of the materials.

7.0 HERITAGE AND ARCHAEOLOGY

- 7.1 The plan below is taken from the Historic England mapping (the site marked in purple), no listed buildings are located near the proposed site, and therefore the proposal will not have an impact upon the settings of historical interests of any heritage assets.



8.0 CONCLUSION

- 8.1 It has been demonstrated within this supporting statement that a need exists for a new gas governor located within a GRP kiosk on land at Bonscale Crescent Middleton.
- 8.2 The proposed development seeks to provide a new kiosk which will ensure the safe and continued supply of gas. Cadent have considered the location and design to provide a scheme that both meets the needs of the operations whilst minimising any impact on local residents and business.

- 8.3 Whilst the kiosk could be permitted development, the associated infrastructure has resulted in the submission of an application. The kiosk is well sited, and small scale. Whilst there will be a small loss of open space, this area is minimal and will not impact on the use of the area by local residents.
- 8.5 The proposal satisfies the relevant planning policy and guidance relevant to determining the application. It is therefore considered that there are no material planning reasons that would justify the refusal of the application. Its compliance with the Development plan should result in the granting of planning permission. The applicant is willing to work proactively with the Local Planning Authority throughout the application consideration where necessary.

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NB: This report has been prepared on behalf of Cadent Gas Ltd all the details on the farming system have been supplied by the Applicant and not the Agent.