

**VARIATION OF CONDITION 2 AND 5 OF
PLANNING PERMISSION 25/01061/FUL FOR THE
TEMPORARY CONSTRUCTION COMPOUND AT
M62 JUNCTION 19**
Planning Statement

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1. Purpose of this Document

- 1.1.1 This supporting statement describes the Approved Development (as defined in paragraph 2.1.1 below) and sets out in detail the variations proposed, assessment of the effect of the variations and consistency with relevant policies of the development plan.
- 1.1.2 The following plans and documents have been provided with this application
- Site Layout Plan [HE548642-COS-LDC-SII_MLT-DR-W-0003 P06]
 - Proposed Foul Water Drainage Plan [HE548642-COS-LDC-SII_MTL-DR-W-0019-P01]
 - Foul Water Typical Details [C1553-02-20-D004_P01]
 - Drainage Strategy including appendices [HE548642-COS-HDG-SII_MLT-SG-W-0001_P03]
 - Biodiversity Net Gain Exemption Statement [M62_J19_VCN_BNGEx_P02]

2. Planning Permission

2.1 Temporary construction compound permission 25/01061/FUL

- 2.1.1 On 21 January 2026 planning permission, reference 25/01061/FUL, was granted for the *“Temporary use of existing hard standing and utility infrastructure on land adjacent to M62 Junction 19 as a construction compound including 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”*. The development approved under planning permission reference 25/01061/FUL hereafter will be referred to as the Approved Development. The M60/M62/M66 Simister Island Interchange Scheme hereafter will be referred to as the M60 Scheme.
- 2.1.2 The planning permission for the Approved Development was granted subject to 5 conditions including Condition 2 and 5. Condition 2 requires the development to be carried out in accordance with specified drawings and documents. Condition 5 requires the drainage for the site to be carried out in accordance with specified documents and completed prior to the first occupation of the proposed development. The full wording of both conditions is set out below.

2.2 Condition 2

The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- HE548642-COS-LDC-SII_MLT-DR-W0001 Rev P05 - Site Location Plan
- HE548642-COS-LDC-SII_MLT-DR-W0002 Rev P05 - Existing Surface & Foul Water Drainage Including Other Existing Utilities
- HE548642-COS-LDC-SII_MLT-DR-W0003 Rev P03 - Site Layout Plan
- HE548642-COS-LDC-SII_MLT-DR-W0004 Rev P04 - Cross Section Views
- HE548642-COS-LDC-SII_MLT-DR-W0015 Rev P02 - Proposed Security Hut Elevations
- HE548642-COS-LDC-SII_MLT-DR-W0016 Rev P02 - Proposed Lab Building Elevations
- HE548642-COS-LDC-SII_MLT-DR-W0017 Rev P03 - Proposed Stores Building Elevations
- AV-WH-3429 ELV1 - Office Unit Elevations
- AV-WH-3429 ELV1a - Office Unit Floor Plans
- AV-WH-3429 ELV2 - Welfare Unit Elevations
- AV-WH-3429 ELV2a - Welfare Unit Floor Plan
- HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02 - Construction and Operational Traffic Management Plan
- HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02 – Construction Environmental Management Plan, dated November 2025
- HE548642-JAC-ENV-SII_MLT-RP-LA0005 Rev P02 - Noise Impact Assessment
- HE548642-JAC-EGN-SII_MLT-RP-LE0041 Rev P02- Flood Risk
- HE548642-JAC-EBD-SII_MLT-RP-LE0029 Rev P01 – Preliminary Ecological Appraisal
- HE548642-JAC-EGN-SII_MLT-RP-LE0042 Rev P02 - Lighting Assessment
- HE548642-COS-HDG-SII_MLT-SG-W0001 Rev P02 - Drainage Strategy dated December 2025

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted

Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

2.3 Condition 5

The drainage for the development hereby approved shall be carried out in accordance with principles set out in the submitted Existing Foul & Surface Water Drainage Design Drawing HE548642-COS-LDC, Rev P06 – Dated 08/01/26, Drainage Strategy P02 dated 08/12/25, and Appendix A and B of Letter dated 08/12/25 relating to Foul Drainage, which were prepared by Costain. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

2.4 Exemption from Biodiversity Gain Requirements

- 2.4.1 The Approved Development was submitted with a Biodiversity Net Gain Exemption Statement [HE548642-JAC-EBD-SII_MLT-RP-LE-0030] which sets out the justification as to why the Approved Development qualified as an exemption as a result of complying with Condition 1 and 2 of the Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 relating to priority habitats and the thresholds for onsite and linear habitats.
- 2.4.2 The Approved Development was determined to comprise one of the statutory exemptions set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it does not impact an onsite priority habitat, impacts less than 25 square meters of onsite habitat that has a biodiversity value greater than zero; and less than 5 meters in length of onsite linear habitat. Permission 25/01061/FUL therefore was exempted from the biodiversity gain condition, meaning that the Approved Development does not require the approval of a biodiversity gain plan before development is begun.

3. Proposed Variation

- 3.1.1 This application seeks to allow for foul drainage to be varied, through the variation of Condition 2 and 5, to be a connection to mains sewers rather than the current sewage package treatment plant or use of the package treatment plant as a cess pit. The use of the package treatment plant has been confirmed not to be feasible to gain a permit for discharge into the

existing ditch. Further assessment of the use of the package treatment plant as a cess pit compared with a mains connection has identified benefits in relation to the drainage hierarchy, reduced maintenance requirements including removal of associated trips, and cost effectiveness.

- 3.1.2 This application also seeks to vary Condition 2 to allow for a revised site layout plan to facilitate the use of an extended area of the existing hard standing for storage and laydown following this land being recently being made available to lease.
- 3.1.3 The variations are hereby referred to as the Proposed Variation. The Proposed Variation would not make change to the extent of the approved red line boundary or the nature or scale of the Approved Development as described in the proposal description.
- 3.1.4 The following sections detail the changes and then make assessment of the acceptability of these changes;
- Section 4 and 5 sets out the Approved Development and then the details for the variations for both foul drainage and site layout.
 - Section 6 assesses the Proposed Variation in relation to Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
 - Section 7 assesses the policy context and then assesses the Proposed Variation in relation to these policies, concluding on the acceptability.

4. Proposed Variation: Foul Drainage

4.1 Approved Foul Water Drainage Design

- 4.1.1 Condition 2 and Condition 5 of the Planning Permission permit the foul drainage design to be in accordance with the following documents;
- HE548642-COS-LDC-SII_MLT-DR-W0002 Rev P06 - Existing Surface & Foul Water Drainage Including Other Existing Utilities
 - HE548642-COS-HDG-SII_MLT-SG-W0001 Rev P02 - Drainage Strategy dated December 2025
 - Appendix A and B of Letter dated 08/12/25 relating to Foul Drainage
- 4.1.2 The Approved Development permitted the use of the existing infrastructure on site. This included the use of the existing foul drainage pipe runs and the existing Klargester BioDisc package treatment plant as a package treatment plant subject to obtaining the required permits from the Environment Agency. This also included where a permit was not feasible, the use of the package treatment plant as a cess pit, subject to specified maintenance arrangements for interim or continued use of the package treatment as a cess pit. The Cess Pit Maintenance Arrangements, within the Appendix A and B of Letter dated 08/12/25 relating to Foul Drainage) together with the Transport Statement [HE548642-JAC-EGN-SII_MLT-RP-Z-0001] accounted for the

trips to and from the site for a 3000-gallon capacity tanker on a weekly, or at peak a bi-weekly frequency.

4.2 Proposed Varied Foul Drainage

4.2.1 The proposed varied foul drainage is comprised of the details contained within the following documents

- Proposed Foul Water Drainage Plan [HE548642-COS-LDC-SII_MTL-DR-W-0019-P01]
- Foul Water Typical Details [C1553-02-20-D004_P01]
- Drainage Strategy including appendices [HE548642-COS-HDG-SII_MLT-SG-W-0001_P03]

4.2.2 The Proposed Variation includes amendments to internal foul drainage runs to close off the existing package treatment plant, installation of new pipe runs within the existing cabin foundation embankment and internal access roads to be connected at the access bell mouth into new pipe runs out with the site (to be installed under Part 4 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015) which will outfall into the existing public mains sewer at chamber reference Public Sewer Chamber Ref. 4601, with approval from United Utilities.

4.2.3 The Proposed Variation has been designed to provide effective foul drainage for the expected peak foul flow rate, based on the expected usage of the toilets, sinks, showers, and appliances within the compound office and welfare building. Please refer to the approved Office Unit Floor Plans [AV-WH-3429 ELV1a] and Welfare Unit Floor Plan [AV-WH-3429 ELV2a] for the floor plan details, and the revised Drainage Strategy [HE548642-COS-HDG-SII_MLT-SG-W-0001_P03] for the technical details of the revised drainage scheme.

4.2.4 The Proposed Variation would have the benefit of being the preferred solution in terms of the foul drainage hierarchy, reduced maintenance requirements, and would result in the removal of the trips associated with the maintenance of the package treatment plant's use as a cess pit.

5. Proposed Variation: Laydown and Storage Areas

5.1 Approved Site Laydown and Storage Area

5.1.1 The Approved Site Layout Plan [HE548642-COS-LDC-SII_MLT-DR-W0003 Rev P03 - Site Layout Plan] included provision for 7007sqm of laydown/storage area on part of the existing hard standing at the south of the site, for materials, waste and plant storage, storage associated with vehicle recovery unit.

5.2 Proposed Site Laydown and Storage Area

5.2.1 The proposed varied Site Layout Plan [HE548642-COS-LDC-SII_MLT-DR-W-

0003 P06] includes for a potential additional 16,794sqm of additional laydown and storage area to enable the flexibility to utilise the existing hard standing area to complement the existing area available for laydown and storage. No physical modifications to the existing hard standing are proposed, nor will the use result in any additional trips to and from the site.

- 5.2.2 The existing hard standing identified for the additional laydown and storage use was not previously available to lease and so was not included within the Approved Development. However, subsequent discussions with the leaseholder, Rochdale Council, have enabled the consideration of the use of this additional part of the existing site to allow for concurrent storage and laydown to accommodate peaks in plant or material storage, primarily associated with traffic management equipment prior to being installed or being demobilised from the strategic and or local road network related to the M60 Scheme. The availability of the use of the existing hard surfacing will provide more space and flexibility to manage storage and laydown. Whilst the existing plan was feasible it was very compact and the additional space would enable a less space-contained layout which will have functionality and health and safety benefits.
- 5.2.3 The approved Transport Statement [HE548642-JAC-EGN-SII_MLT-RP-Z-0001] assessed the anticipated peak and average vehicle movements in and out of the site per 24-hour period. The proposed use of the additional area of existing hard surfacing for storage and laydown would fall within the existing assessed anticipated peak and average vehicle movements in terms of type, frequency and routing, and would not exceed the previously approved maximums.

6. Exemption from Biodiversity Gain Requirements

- 6.1.1 This application for the Proposed Variation has been submitted with a revised Biodiversity Net Gain Exemption Statement [M62_J19_VCN_BNGEx_P02] which justifies why the Proposed Variation would also be in compliance with Condition's 1 and 2 of the Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 6.1.2 Based on the extant Preliminary Ecological Appraisal and UK Habitats Classification Survey Report (PEA) [HE548642-JAC-EBD-SII_MLT-RP-LE0029 Rev P01], as previously assessed, there are no priority habits onsite. Therefore, Condition 1 is met.
- 6.1.3 In relation to condition 2, the threshold for de-minims is impacts less than 25 square meters of onsite habitat that has a biodiversity value greater than zero; and less than 5 meters in length of onsite linear habitat.
- 6.1.4 There is no change to effect on linear habitats which would be less than 5m in length at 0m. The difference from the Approved Development to the Proposed Variation is that where previously the Approved Development did not involve any effect to the cabin foundation embankments, the installation of the new foul drainage pipes would necessitate the temporary excavation of this embankment classed, which is as habitat U1F and has a habitat value of greater than zero.

- 6.1.5 The total habitat affected with a value greater than zero is therefore calculated at 21sqm comprised of the following. This is based on installation of the pipes using a 600mm wide trench.
- 3.6 sqm of habitat type U1C: *Artificial Unvegetated, Unsealed Surface* which has a habitat value of zero, equating to 0 sqm of affected habitat,
 - and then 90 sqm of habitat U: *Urban* with a habitat value of zero, equating to 0 sqm of affected habitat,
 - 21 sqm of habitat type UF1: *Sparsely Vegetated Urban Land* which has a habitat value of 2.
- 6.1.6 Whilst the Proposed Variation does introduce works into a U1F habitat this would not exceed the 25sqm threshold. Therefore, the 25sqm area habitat threshold of Condition 2 is met.
- 6.1.7 The Proposed Variation, as demonstrated in the submitted Biodiversity Net Gain Exemption Statement [M62_J19_VCN_BNGEx_P02] is exempt from biodiversity net gain requirements and planning conditions as it meets the criteria of condition 1 and condition 2 of Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

7. Relevant Planning Policy

7.1 National Planning Policy

- 7.1.1 The Approved Development was assessed against the current National Planning Policy Framework (NPPF) last updated in February 2025. At this stage the anticipated revised NPPF has not yet been published, this is expected to be in summer 2026 although a precise date has not been given. This application has been assessed against the current NPPF.

7.2 The Rochdale Borough Development Plan

- 7.2.1 The Approved Development was assessed against the policies of the Rochdale Borough Council Development Plan relevant to this proposal which included Places for Everyone (PfE) (March 2024), Rochdale Borough Council Core Strategy (RCS) (2016) and Rochdale Borough Council Unitary Development Plan (UDP). It is understood that there is no substantive change to the development plan policy since the determination of the Approved Development. It is considered that these plans are still relevant to the determination of this Proposed Variation.

7.3 Assessment

- 7.3.1 The aspects of the development plan policy which were assessed for the Approved Development as set out below. Assessment will be made of the change resulting from the Proposed Variation on these topics;
- Carbon, Energy and Waste Management.
 - Development in the Green Belt.

- Flood Risk, Drainage and the Water Environment.
- Nature Conservation Sites.
- Protected Habitats/Species.
- Noise.
- Air Quality (Including Dust).
- Light Pollution.
- Overall Assessment Against General Development Principles.

Minimising Carbon emissions and energy use

- 7.3.2 The Approved Development sought to make provisions for minimising carbon emissions and energy use through the use of the existing infrastructure in situ, use of main grid power connections, and where feasible provision of electrical charging points, carbon reduction measures in the design and fit out of the portable cabins, and efficiency measures included within the approved Construction Environmental Management Plan (CEMP) [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02].
- 7.3.3 The Proposed Variation would still include these measures implemented as specified in the CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02].
- 7.3.4 The Proposed Variation is therefore considered to not make change to these measures or the acceptability of the proposal in relation to PfE Policy JP-1, JP-S2, and JP-S6, and RCS Policy G1.

Waste Management

- 7.3.5 The acceptability of the Approved Development in relation to Waste Management will not be materially affected by the Proposed Variation.
- 7.3.6 In respect of the drainage variations, the existing Klargestor Package Treatment Plant will be stopped off and will remain in situ until the demobilisation/reinstatement phase of the Approved Development, any additional limited excavation and re-instatement works for the installation of the proposed drainage scheme will be subject to the implementation of the waste management plan set out in the approved CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02] in accordance with PfE Policy JP-S6 .
- 7.3.7 The use of an extended area of the existing hard surfacing additional laydown/storage use would not result in any material change to waste or waste management.
- 7.3.8 The Proposed Variation is therefore considered to not make change to these measures or the acceptability of the proposal in relation PfE Policy JP-S6

Flood Risk, Surface Water Drainage and Water Quality

- 7.3.9 Flood Risk, Surface Water Drainage and Water Quality will not be materially affected by the Proposed Variation.
- 7.3.10 The additional laydown/storage use will not change the approved existing surface water drainage scheme as shown on the approved plan [HE548642-COS-LDC-SII_MLT-DR-W0002 Rev P05] and the technical specifications for surface water drainage in the revised Drainage Strategy [HE548642-COS-HDG-SII_MLT-SG-W0001 Rev P03] remain unchanged from the approved Drainage Strategy [HE548642-COS-HDG-SII_MLT-SG-W0001 Rev P02].
- 7.3.11 The conclusions and mitigation set out within the approved Flood Risk Assessment [HE548642-JAC-EGN-SII_MLT-RP-LE0041 Rev P02] also remain valid.
- 7.3.12 The Proposed Variation would not materially affect the assessment of the Approved Development's acceptability in relation to PfE Policy JP-S4, RCS Policy G8 and G9 and UDP EM/7.

Designated nature conservation sites

- 7.3.13 The Approved Development assessment of effect on designated nature conservation sites, including the Rochdale Canal Special Area of Conservation, concluded that there is no potential pathway to effect on any SAC / SPA / Ramsar site due to air quality changes, from establishment, operation or decommissioning.
- 7.3.14 This conclusion was justified on the basis of the level of traffic generation of the Approved Development being well below Natural England's screening criteria threshold for Habitats Regulations Assessment and the fact that the Rochdale Canal, as a mesotrophic water body, is not sensitive to changes in air quality.
- 7.3.15 This position was accepted by Greater Manchester Ecology Unit, and no objections were raised by Natural England.
- 7.3.16 The Proposed Variation would not make a change to the traffic trip generation type, frequency or routing. The Proposed Variation in implementation would not exceed the maximum trip generation permitted by the Approved Development, and so would not make change to the previous assessment of the Approved Development effects on designated nature conservation sites or assessment against PfE Policy JP-G8, RCS Policy G7 and UDP Policy NE/2.

Protected Habitats and Species

- 7.3.17 The Approved Development assessed effect on protected habitat and species to be acceptable subject to the mitigations set out in the approved Preliminary Ecological Appraisal [HE548642-JAC-EBD-SII_MLT-RP-LE0029 Rev P01], Construction Environmental Management Plan (CEMP)

[HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02], Noise Impact Assessment (NIA) [HE548642-JAC-ENV-SII_MLT-RP-LA0005 Rev P02], Construction and Operational Traffic Management Plan (COTMP) [HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02] and the Lighting Assessment [HE548642-JAC-EGN-SII_MLT-RP-LE0042 Rev P02].

- 7.3.18 The Proposed Variation to the foul drainage would result in some temporary excavation and reinstatement of the existing cabin foundation embankment and the internal access roads. These activities are considered to fall within the envelope of assessment for the Approved Development which accounted for the decommissioning of the compound and the reinstatement of the site to agriculture including the associated activities of removal and excavation of infrastructure, and then reinstatement of landform. The previous assessment therefore accounted for these activities and therefore its conclusions and mitigations can be considered to remain valid for the Proposed Variation.
- 7.3.19 The Proposed Variation to allow for the additional use of the existing hard standing as laydown/storage would not result in an increase to the trip generation to and from the site such that the analysis undertaken for the Approved Development within the Transport Statement [HE548642-JAC-EGN-SII_MLT-RP-Z-0001] can still be considered valid. The Proposed Variation in implementation would not exceed the maximum trip generation permitted by the Approved Development.
- 7.3.20 The Proposed Variation to the laydown/storage area would not involve any physical modifications of the existing hard standing, change in lighting design or how vehicles would track around the site, allowing the Proposed Variation to be implemented in accordance with the relevant mitigations set out in the Approved Developments Lighting Assessment [HE548642-JAC-EGN-SII_MLT-RP-LE0042 Rev P02], the CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02], and would be able to be implemented in accordance with the approved COTMP [HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02]
- 7.3.21 The Proposed Variation would not materially affect the assessment of the Approved Development's acceptability in relation to PfE Policy JP-S4, RCS Policy G8 and G9 and UDP EM/7.

Noise

- 7.3.22 The NIA [HE548642-JAC-ENV-SII_MLT-RP-LA0005 Rev P02] for the Approved Development assessed the predicted noise levels for all phases of establishment, operation and decommissioning below the SOEAL threshold levels at the closest receptors and so a likely significant effect was not predicted. In addition, the implementation of the relevant measures in the CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02] were identified to further reduce the likelihood of nuisance occurring.
- 7.3.23 The Proposed Variation relating to drainage would result in some temporary excavation and reinstatement of the existing cabin foundation embankment and the internal access roads. These activities are considered to fall within

the envelope of assessment for the Approved Development which accounted for the decommissioning of the compound and the reinstatement of the site to agriculture including the associated activities of removal and excavation of infrastructure, and then reinstatement of landform. The previous assessment therefore accounted for this type of activity and therefore its conclusions and mitigations can be considered to remain valid for the Proposed Variation.

- 7.3.24 The Proposed Variation to allow for the additional use of the existing hard standing as laydown/storage, as assessed above, would not affect trips generated in type, frequency or routing as assessed in the Approved Transport Statement [[HE548642-JAC-EGN-SII_MLT-RP-Z-0001], would fall within the permitted activities that fall within the scope of the Approved Development just situated across a larger proportion of the existing site, and would be implemented in accordance with the mitigations set out of the approved CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02] and the COTMP [HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02].
- 7.3.25 The Proposed Variation would not materially affect the assessment of the Approved Development's acceptability in relation to PfE Policy JP-P6, RCS Policy G9 and DM1.

Air Quality Including Dust

- 7.3.26 The Approved Development was concluded not to result in further impacts on air quality or decrease in current air quality, and was concluded to adequately be able to manage any effects from dust through the implementation of the approved CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02] and the COTMP [HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02].
- 7.3.27 The Proposed Variation would not result in change to traffic trip generation for type, frequency or routing, and no change to the type of materials/plant to be stored as assessed in the Approved Transport Statement [[HE548642-JAC-EGN-SII_MLT-RP-Z-0001], and would be implemented in accordance with the mitigations set out of the approved CEMP [HE548642-COS-EGN-SII_MLT-PL-W-0002 Rev P02] and the COTMP [HE548642-COS-TTM-SII_MLT-PLW0004 Rev P02].
- 7.3.28 The Proposed Variation would not materially affect the assessment of the Approved Development's acceptability in relation to PfE Policy JP-S5 and JP-P6, RCS Policy G9 and DM1.

Light Pollution

- 7.3.29 The Approved Development assessed effect from lighting and concluded that subject to the implementation of the specified mitigations In the Lighting Assessment [HE548642-JAC-EGN-SII_MLT-RP-LE0042 Rev P02 - Lighting Assessment] the effect of lighting was considered to be negligible. The Proposed Variation would not change the lighting scheme.
- 7.3.30 The Proposed Variation would not materially affect the assessment of the

Approved Development's acceptability in relation to PfE Policy JP-P6, RCS Policy G9 and DM1.

Principle of development in the Green Belt

- 7.3.31 The Approved Development was assessed to be in accordance with National Planning Policy Framework paragraph 153 as inappropriate development for which very special circumstances exist. These very special circumstances were considered sufficient to outweigh the harm by inappropriateness and any limited harm to openness
- 7.3.32 The cited very special circumstances were related to the specific location, features and layout of the existing infrastructure at the M62 J19 Temporary Compound and are summarized below;
- The site is in close proximity to the M60 Simister Scheme with direct access to the strategic road network and has a good degree of separation from sensitive receptors.
 - The existing on-site infrastructure is ideally matched to meet the requirements of the additional supplementary compound
 - There are no other practical alternatives to the site
 - The proposal would have time, cost and sustainability benefits for the M60 Scheme
- 7.3.33 The Proposed Variation would still benefit from these very special circumstances. Whilst the Proposed Variation does now include the variation of the existing foul drainage, other existing infrastructure including surface water drainage, access, on-site roads, car parking, cabin foundations, hard standing, fencing and on site utilities such as potable water, lighting ducting and power remain ideally matched to meet the requirements of the additional M60 Scheme compound.
- 7.3.34 The Proposed Variation would not materially affect the assessment of effect on openness as the drainage change would be below ground, and any materials or plant storage or laydown use would be seen in the context of existing infrastructure and permitted uses.
- 7.3.35 Furthermore, as demonstrated in the assessment above the Proposed Variation would remain compliant with relevant policies. On this basis it is considered that the Proposed Variation would not materially affect the judgment that very special circumstances exist for the M62 J19 Temporary Compound such that the it remains to be assessed as acceptable in principle and compliant with saved UPD policy G/D/2, policy JP-G9 of the Places for Everyone joint development plan and paragraphs 153-156 of the NPPF.

7.4 Summary and Conclusion

- 8.1.1 The Proposed Variation is considered to fall within the existing physical extent of the red line boundary, and the nature and scale of the Approved Development as set out in the proposal description of

planning permission.

- 8.1.2 The Proposed Variation in relation to foul drainage and extent of area used for storage and laydown would not materially change the acceptability of the proposal in relation to the relevant policies relating to Carbon, Energy, Waste Management, Surface and Foul Water Drainage, impacts on Designated Nature Conservation Sites, Protected Species, Noise, Air Quality, Lighting, and Development In The Green Belt. And any varied permission granted could be exempt from biodiversity net gain requirements.
- 8.1.3 The Proposed Variation is compliant with an up-to-date development plan, and therefore in accordance with paragraph 11 of the NPPF should be approved without delay.

APPENDIX 2: Policies Considered in this Planning Statement

Places for Everyone

Policy JP-1: Sustainable

Development. Policy JP-S2:

Carbon and Energy.

Policy JP-S4: Flood Risk and the Water

Environment. Policy JP-S5: Clean Air.

Policy JP-S6: Resource Efficiency.

Policy JP-G8: A Net Enhancement of Biodiversity
and Geodiversity. Policy JP-G9: The Green Belt.

Policy JP-P1

Sustainable Places.

Policy JP-P6: Health.

Rochdale Borough Core Strategy

Figure 6, The Spatial Strategy of the Core Strategy shows that the application site is within the Green Belt that is covered by Policy G4.

Policy G1: Tackling and Adapting to

Climate Change. Policy G4: Protecting
Green Belt.

Policy G5: Managing Protected Open Land.

Policy G7: Increasing the value of biodiversity and
geodiversity. Policy G8: Managing Water Resources
and Flood Risk.

Policy G9. Reducing the Impact of Pollution, Contamination and Land
Instability. Policy G10: Managing Mineral Resources.

Policy G11: Managing Waste.

Policy DM1: General Development Requirements.

Rochdale Borough Unitary Development Plan (Saved Policies as Detailed in the Rochdale Core Strategy)

G/D/2 Green Belt

EM/7 Development and Flood Risk.

NE/2 Designated Sites of Ecological and Geological /

Geomorphological Importance. NE/3 Biodiversity and Development.