

Officer Report

Case Reference: PL/2026/0609
Location: M62 J19 Construction Compound, Heywood Interchange, Lane End, Heywood, OL10 2LG
Proposal: Variation of Condition 2 and 5 of planning permission 25/01061/FUL 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"
Recommendation: Approve with Conditions
Officer: Tom Hiles

SITE DESCRIPTION AND CONTEXT

The application relates to an existing recent permission 25/01061/FUL for the temporary use of land adjacent to junction 19 of the M62 as a construction compound associated with the National Highways Simister Island junction improvements project.

The approved compound would comprise office and welfare cabins, other temporary buildings and facilities, storage buildings and areas, and staff parking. The compound would be established on an existing hardstanding area previously created for use as a temporary compound for an earlier National Highways project. Approval was for a temporary period of five years, after which the site would be returned to its previous condition as open fields, details of which would be secured by condition following demobilisation of the compound.

The existing permission was subject to a number of planning conditions. Condition 2 required compliance with the approved plans and documents, and condition 5 required compliance with the approved scheme of surface and foul water drainage. The approved drainage scheme would have made use of a package treatment plant for disposal of foul water, subject to licencing approval.

PROPOSAL

The application seeks approval to alter the approved scheme by amending the wording of conditions 2 and 5. The purpose of these amendments are to:

- Allow a wider area of the existing hardstanding area at the east side of the compound to be used for storage and set down.

- Change the arrangements for foul water drainage, to connect into the nearby public sewer instead of making use of an existing on-site package treatment plant as a cess pit, as was approved. This approved arrangement has been found to be unfeasible. Existing drains connecting to the package treatment plant would be closed up.

The proposed amendments are indicated in amended site and drainage plans and in an updated drainage strategy document, submitted with the application.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Places for Everyone Joint Development Plan (PfE) 2024:

Objective 3 Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester.

Objective 6 Promote the sustainable movement of people, goods and information.

Objective 10 Promote the health and wellbeing of communities.

JP-S1 Sustainable Development

JP-S4 Flood Risk and the Water Environment

JP-J1 Supporting Long-Term Economic Growth

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

JP-G9 The Green Belt

JP-P1 Sustainable Places

JP-C4 The Strategic Road Network

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS) 2016:

SO1 To deliver a more prosperous economy

SO5 To improve accessibility and deliver sustainable transport

SD1 Delivering sustainable development

SP1 Rochdale Borough's role in the city region

SP2 The Spatial Strategy for the borough

P1 Improving image

P2 Protecting and Enhancing Character, Landscape and heritage

P3 Improving design of new development

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

T1 Delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

Rochdale Unitary Development Plan (UDP) 2006 Saved Policies:

EM/7 Development and Flood risk

EM/8 Protection of Surface and Ground Water

G/D/2 Green Belt

RELEVANT SITE HISTORY

25/00949/SO – EIA Screening Opinion in relation to temporary compound to support the construction works of the M60/M62/M66 Simister Island Interchange Scheme. Opinion issued, 14.10.2025.

25/01061/FUL - Temporary use of existing hardstanding 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. Approved with conditions, 21.02.2026

CONSULTATION RESPONSES

Environment Agency - No objection to the proposed variation providing all works must comply with statutory undertaker requirements and obtain necessary approvals.

Natural England - No comments

RBC Drainage / LLFA Officer - No objections

United Utilities - No objection to the request to vary Condition 2 & 5.

PUBLICITY

Site Notices: 14th July 2026

Neighbour Letters: 25th September 2026

No public comments were received.

ASSESSMENT

Principle of Development - Green Belt

The principle of development was established by the earlier permission which is still extant, and there have been subsequent changes to national or local policy or to other relevant circumstances which effect the principle of development. In determining the earlier permission, it was concluded that the proposed temporary compound would not comprise an appropriate form of development in the Green Belt, but that there were very special circumstances which meant that approval would be compliant with NPPF policies GB6 and GB7 for development in the Green Belt.

Design and Landscape

CS policy P3 states that high standards of design will be required of new development, including associated landscaping, regardless of location in the borough. CS policy DM1 states that all development proposals will be expected to demonstrate that they are of high-quality design and take the opportunity to enhance the quality of the area. PfE policy JP-P1 'Sustainable Places' notes that all development should be consistent with certain key sustainable design attributes, including being distinctive with a clear identity, being visually stimulating, and being socially inclusive.

As with the approved scheme, the proposed amendments to the layout of the site would result in a temporary development with a utilitarian appearance, making use of the existing site comprising an enclosed hardstanding compound. It was considered that the approved scheme would not contribute positively to the character of the wider area but that this would be acceptable on a temporary basis, particularly given that approval would be subject to the restoration of the site to agricultural fields following the ending of the use of the compound. The proposed amendment to the approved scheme is not considered to change this assessment, and the revised scheme is therefore considered to remain acceptable in terms of design and landscape impacts.

Residential Amenity

The NPPF advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land or buildings. Locally, Core Strategy policy DM1 and PfE policy JP-P6 set out planning expectations for the protection of residential amenity. The original scheme was not considered to result in any unacceptable impacts to the nearest residences in terms of overbearing impacts, loss of daylight or sunlight, overlooking or loss of privacy, due to the scale of the proposal and the separation distances to these houses. The proposed amendments would not result in any additional impacts in these regards. The amended scheme therefore remains acceptable in terms of the above requirements of policies DM1 and JP-P6.

Pollution (Noise, Air Quality and Light)

Core Strategy policy G9 sets out the Council's requirements approach to all forms of pollution as they relate to new development, including noise, air quality and light. The approved scheme was supported by a Noise Impact Assessment, a Lighting Assessment, a Construction Environmental Management Plan (CEMP) and a Construction and Operational Traffic Management Plan (COTMP)., all of which were considered acceptable. Permission was granted on condition of compliance with these documents to control the impacts of the operation of the compound upon the local environment. It is considered that this approach would still ensure that the amended scheme would be acceptable in terms of impacts upon noise, air quality and light, and therefore that the amended proposal would remain acceptable in terms of the relevant requirements of policy G9.

Ecology and Biodiversity

Section 15 of the NPPF sets out requirements relating to the conservation and enhancement of the natural environment. This includes a requirement, set out in Paragraph 187, for development to minimise impacts on and provide net gains for biodiversity. Core Strategy Policies G6 and G7 set out the Council's expectations in relation to green infrastructure (including trees), ecology and biodiversity. PfE policy JP-G8 sets out similar expectations including for improving habitats. The approved scheme was considered to be acceptable in terms of these requirements subject to compliance with the submitted Construction Environmental Management Plan (CEMP), which in part addresses ecology, habitat and biodiversity considerations including a precautionary method statement in relation to wildlife., and subject to the eventual restoration of the site. The original proposal was accepted (with advice from GMEU) as being exempt from mandatory biodiversity net gain requirements, and this remains the case.

The proposed amendments to the approved scheme are not considered to give rise to any additional considerations in terms of ecology, biodiversity or protected sites. The statutory consultees Natural England and the Environment Agency were consulted on the application and have raised no objection in relation to these issues. For the above reasons it is considered that the revised scheme would be acceptable in terms of impacts upon ecology, wildlife and biodiversity, and to be compliant with CS policies G6, G7 and PfE JP-G8.

Surface Water Management and Flood Risk

NPPF paragraph 182 notes that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. Local requirements relating to managing surface water, flood risk and protecting water resources are set out in Core Strategy policies G8 and saved UPD policy EM/8.

The original scheme was considered to be acceptable in terms of flood risk and surface water management arrangements, subject to compliance with the submitted foul and surface water drainage details. The proposed amendment is supported by updated details in relation to foul water management. The revised arrangements would comprise a new foul water drains servicing the approved temporary buildings, running below ground to the south-west corner of the site. A further drain would be undertaken outside the

application site under statutory undertaker permitted development rights) to connect to an existing public mains sewer so the southwest of the site. The Council's drainage/LLFA officer and United Utilities have been consulted on the revised arrangements and made no objection to the planning approval of the submitted details. Accordingly, it is considered that the proposal would remain acceptable in terms of drainage and flood risk considerations.

Highways Safety

NPPF paragraph 116 notes that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Local requirements for highways safety, transport and access matters are set out in Core Strategy policies DM1, T2, and PfE policy JP-C7. The original scheme was considered to be acceptable in highways safety terms, and the revised proposal is not considered to give rise to any additional impacts in this regard. The permission would remain subject to condition requiring compliance with the Construction and Operational Traffic Management Plan previously approved.

Land Stability

The site lies within a Coal Development High Risk area; however the Coal Authority advised in relation to the original application that the proposal was exempt from consultation, and that coal-mining risk assessment was not required. The nature of the development is unchanged from the previous application. As such it remains considered that the proposal would not give rise to any significant concerns in terms coal mining development risk, and therefore to be acceptable in terms of land stability. The development would therefore comply with CS policy G9 and the requirements of the NPPF.

Conclusions

In principle, as with the approved scheme, the revised proposal would be an inappropriate for of development in the Green Belt. However, as was the case in the original assessment, it is considered that the very special circumstances demonstrated in the original application still exist. The considerations in favour of the proposal outweigh the harm that would result from inappropriateness and the harm to the openness of the Green Belt, which would be limited and temporary in nature. Approval of the revised development would therefore conform with the requirements of NPPF policy GB6, and the proposal is considered to be acceptable in principle. The revised proposal would not give rise to any unacceptable harms in terms of residential amenity, highway safety, flood risk, ground stability, or ecology and biodiversity.

Subject to a time-limited approval as well as approval and implementation of a scheme of site restoration, the revised development is considered to be acceptable in terms of effects on the character and appearance of the local area. The proposed development is not considered to give rise to any other material planning considerations. For these reasons, the revised scheme is considered to be acceptable in terms of all relevant planning policies and to comprise a form of sustainable development, and accordingly it is recommended that planning permission should be granted, subject to the following planning conditions.

Recommendation: Approve with Conditions

Condition(s) (5)

- 1 The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 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 P06 - 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 Assessment

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-W-0001 Rev P03 - Drainage Strategy, dated 03/07/26

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.

- 3 This decision is for a temporary permission for a period of five years from the date of the commencement of the use hereby approved. The use of the site as approved by this decision shall cease no later than this time limit.

Reason: For the avoidance of doubt and in the interest of protecting the character of the local area and the openness of the Green Belt, in accordance with saved policy G/D/2 of the Rochdale Unitary Development Plan, policies P1, P2 and P3 of the Rochdale Core Strategy 2016, and policy JP-G9 of the Places for Everyone joint development plan.

- 4 Within three months of the completion of the demobilisation of the compound for use in association to the M60/M62/M66 Simister Island Interchange Scheme (including removal of all associated plant, equipment, vehicles, cabins and materials) or the expiration of the five years from date of first installation of the approved buildings on site whichever is sooner, a scheme for the restoration of the application site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of timescales for implementation, ground levels, details of any materials importing or exporting, decommissioning of site infrastructure, and surface water drainage arrangements. Once approved, the site restoration scheme shall be undertaken in accordance with the timescales it sets out.

Reason: In the interest of protecting the character of the local area and the openness of the Green Belt, in accordance with saved policy G/D/2 of the Rochdale Unitary Development Plan, policies P1, P2 and P3 of the Rochdale Core Strategy 2016, and policy JP-G9 of the Places for Everyone joint development plan

- 5 Foul and surface water drainage for the development hereby approved shall be carried out in accordance with principles set out in the following drawings and document:

C1553-02-20-D004 Rev P01 - Foul Water Typical Details

HE548642-COS-HDG-SII_MLT-SG-W-0001 Rev P03 - Drainage Strategy, dated 03/07/26

HE548642-COS-LDC-SII_MLT-DR-W-0019 Rev P01 - Proposed Foul Water Drainage Including Other Existing Utilities received 02.07.2026

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

Approval Reason(s) (1)

- 1 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.

Informatives (1)

- 1 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is

that planning permission granted for development of land in England is deemed to have

been granted subject to the condition (biodiversity gain condition) that development may

not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and;
- (b) the planning authority has approved the plan.

Based on the information available this permission is NOT considered to be one which will require the approval of a biodiversity gain plan before development is

begun.

This is because the development is considered to comprise one of the statutory exemptions set out The Biodiversity Gain Requirements (Exemptions) Regulations 2024,

specifically that the development would be below the de minimis threshold, meaning

development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under

section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater

than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

2

Coal Authority Advisory:

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one?

<https://www.gov.uk/government/publications/permit-process/permit-process>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-authority>.

3 United Utilities advice:

United Utilities have provided detailed advice in relation to their property, assets and infrastructure, and services, set out in their consultation response. A copy of this response will be provided alongside this decision.