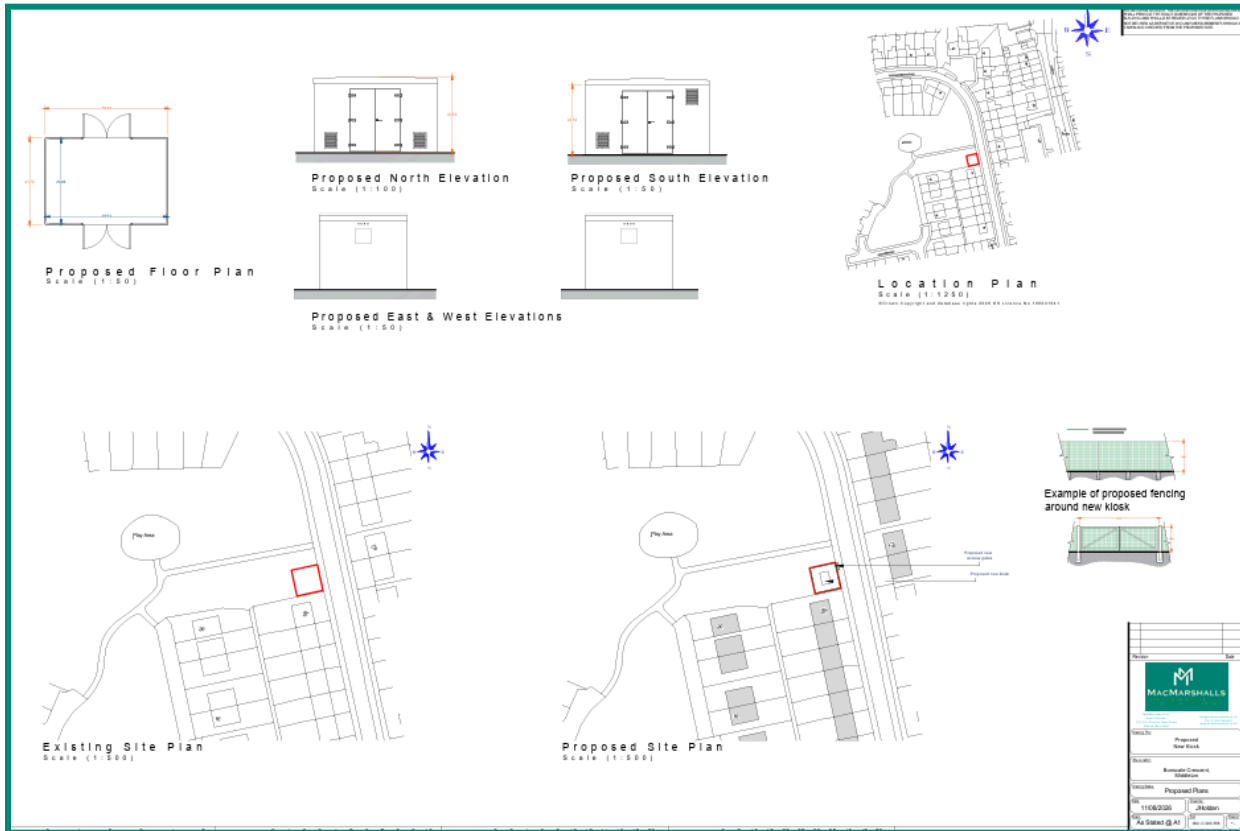


PLANNING SUPPORTING STATEMENT

September 2026

INSTALLATION OF A GAS GOVERNOR AND KIOSK AND ACCESS



Land adjacent to 56 Bonscale Crescent, Bonscale Crescent, Middleton, Manchester, 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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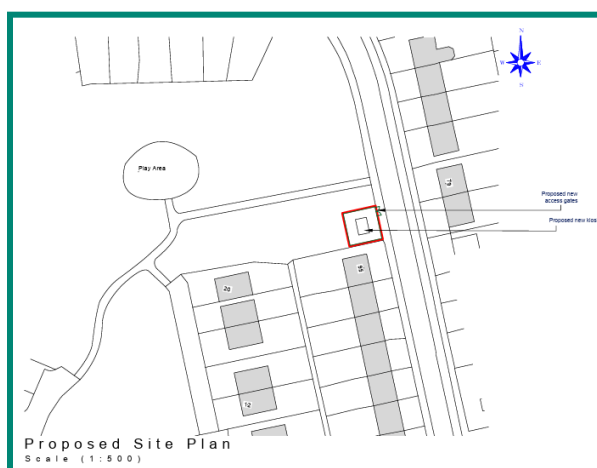
1. INTRODUCTION AND BACKGROUND

- 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 adjacent to 56 Bonscale Crescent, Middleton, Manchester, M24 5LY.
- 1.2. A previous application for the same form of development was submitted in respect of land adjoining No. 54 Bonscale Crescent (LPA ref: PL/2026/0416). That application was withdrawn prior to determination. Following further review of the siting by Cadent and its engineers, the scheme has been relocated to the position shown on the submitted plans, adjacent to No. 56. The nature, scale and design of the development are otherwise unchanged.
- 1.3. The proposal seeks to install a new gas governor within an existing area of public open space; the wider area of open space provision was secured under application 20/01506/FUL. The works are driven by current pressure on the existing gas network, which means a new gas governor is required to cope with demand for gas in the local area. Gas governors are essential to the safe distribution of gas and are designed to control gas pressure in the locality, reducing pressure from high to low in order to feed local residents and businesses. Gas usage in the area is high from both commercial and residential end users, and the local area is therefore reliant on the gas governor, hence the requirement to install a new kiosk in this area.
- 1.4. No pre-application advice has been sought. Similar schemes have, however, been approved by councils throughout the North West, and the development is of a scale at which policy DM1(2) of the Framework anticipates that proposals should be supported by the minimum information necessary to enable a decision.
- 1.5. This report has been prepared to explain the process that has led to the development proposal and to justify the proposal in a structured way.
- 1.6. Cadent Gas is a regulated utility company with statutory responsibilities for the provision of a gas supply. The Gas Act 1986 sets out the legislation for all gas transporters (including Cadent), which must act in accordance with section 9(1), namely the duty to develop and maintain an efficient and economical pipeline system for the conveyance of gas. The kiosk itself would not, as a standalone operation, require planning permission, as it would fall within the permitted parameters set out in Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). 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. Permission is sought because the works required to secure the installation fall outside those parameters: specifically, the proposed perimeter fencing, which is to be 2.4 metres in height and sited adjacent to a highway. Planning permission is therefore sought for the development as a whole, comprising the kiosk, the perimeter fencing and the access gates.

- 1.7. In light of permission being required only by reason of the enclosure works, it is not considered necessary to address matters in detail in relation to the kiosk itself; however, an overview of the whole development is assessed below.
- 1.8. The kiosk will provide protection to the essential equipment, is necessary for protection from weather and vandalism, and will help to safely manage the gas pressure.
- 1.9. The proposal supports the security and resilience of the local gas network. Maintaining a safe, reliable and adequately pressurised distribution network is a necessary part of the energy infrastructure that serves existing homes and businesses in Middleton, and supports the continued supply of energy while the wider transition to net zero is delivered.

2. THE PROPOSED LOCATION

- 2.1. The site is situated off Bonscale Crescent, a residential area, adjacent to the boundary of No. 56. The site itself forms part of a wider public open space which includes a small children's play area. The proposal will occupy a very small portion of this open area, a site area of approximately 70.34 sq m (0.007 hectares), and will not impact on the use of the wider open space or on access to it. The proposal comprises the small-scale new kiosk, new perimeter fencing and a pair of access gates in the north-eastern boundary. No new access track or vehicular crossing is proposed.
- 2.2. The site is to be developed by Cadent Gas in order to allow connection to the adjacent network. A site location plan, together with site layout and elevation details, is provided as part of the application submission (drawing 002 - C200-356, "Proposed New Kiosk", dated 11/08/2026). The site needs to be close to the existing gas network, which this location provides, as well as the benefits of the relatively flat nature of the site allowing for limited impacts, and the site's position directly abutting the existing highway frontage, which allows access for management and maintenance without any need for a new access track or crossing.



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



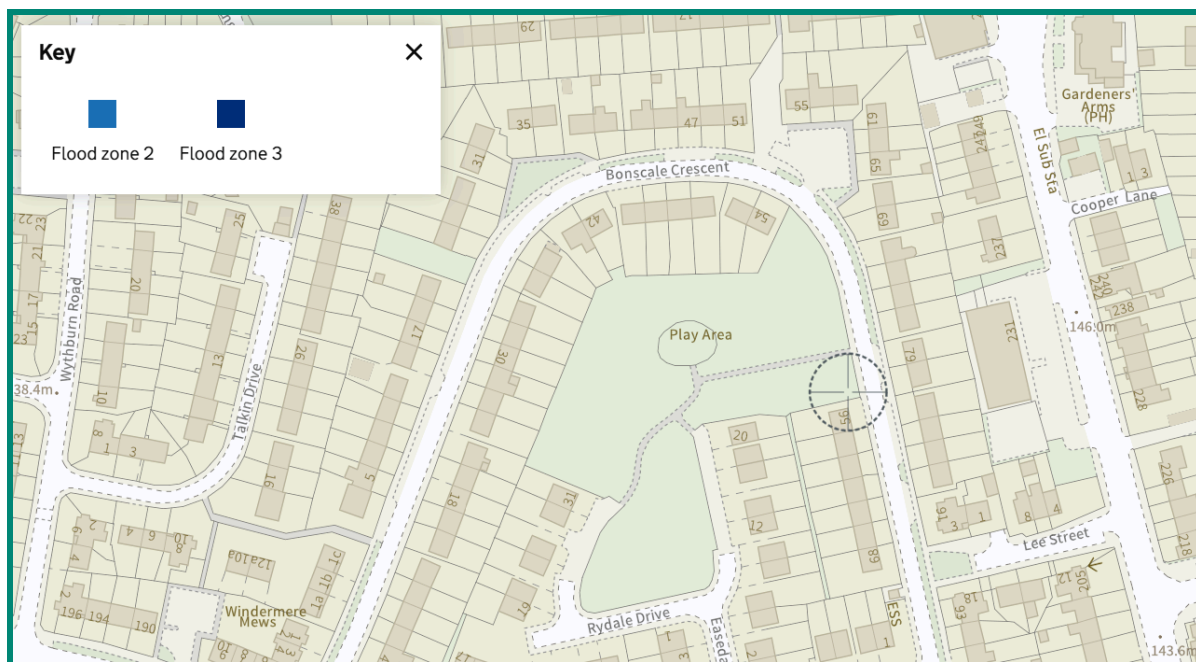
2.4. The site is located in Middleton, which is under the jurisdiction of Rochdale Metropolitan Borough Council. Given that the kiosk itself would be permitted development, a breakdown of alternative sites is not considered necessary. Policy W3(2) of the Framework also confirms that applicants should not be required to demonstrate the need for this form of infrastructure development. However, some key points about this location are set out below:

- Compliance with Cadent and Ofgem regulations and codes relating to gas infrastructure and safety is crucial. The selected location meets the necessary requirements and regulations for installing and operating a gas governor as network reinforcement,

allowing 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 customers to connect at the most reasonable price.

- The location selected needs to be easily accessible for future maintenance and inspection purposes. The proposed site adjoins the existing highway frontage directly and is therefore accessible from the adopted highway via the proposed gates, without the need for any new access track.
- 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 allows for a reduction in the amount of IP main required and ensures efficient and reliable gas flow to the governor and subsequent distribution to the wider network.
- Safety is key with gas infrastructure. The location on the edge of the open space, with the proposed 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, taking into account geological factors and potential risks such as flooding.
- The kiosk will not give rise to any detrimental impacts on amenity. The kiosk is an acoustic kiosk, small in scale, and is not of a size that would create unacceptable visual impacts.
- The kiosk will not give rise to any impact on ecology, and the site area falls well below the 0.2 hectare small sites exemption under Regulation 7A, so biodiversity net gain is not required.
- The position adjacent to No. 56 sits on the outer edge of the open space, immediately against the existing residential boundary treatment, and does not encroach into the mown amenity area or the children's play area.

- 2.5. The site is located within Flood Zone 1 as shown on the Environment Agency flood maps and is therefore at low risk of flooding from rivers, surface water or reservoirs. The site is well below one hectare in area, is not identified as having critical drainage problems, and is not identified as being at risk of flooding from any source. A site-specific flood risk assessment is therefore not required under policy F4(2) of the Framework.



3. THE PROPOSAL & JUSTIFICATION

- 3.1. The application seeks consent for a new gas governor and kiosk, together with associated perimeter fencing and access gates. 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 in another location is shown below. It is provided to illustrate the type, scale and finish of the proposed unit only, and does not show the proposed site, its setting or the proposed boundary treatment.



- 3.2. The proposed kiosk will be green in colour and is to measure 2.772m in length and 3.942m in width, with a shallow pitched roof rising to a maximum 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 a safe escape route for engineers in case of emergency.

- 3.3. Access to the kiosk will be as per the site plan, taken directly from the Bonscale Crescent frontage through the proposed double gates in the north-eastern boundary of the compound. No new access track, crossing or alteration to the public highway is proposed. There are trees within the vicinity of the site; however, these will not be impacted by the proposed development, and no tree removal is proposed. 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 No. 56 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, who 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 and will consist of the following:
- Pipework upgrade/improvements in the locality.
 - Mechanical excavation of ground to provide a level surface, and importation of crushed stone to be compacted and used as a sub-base.
 - Installation of concrete foundations and laying of internal pipework.
 - Installation of the new gas governor, connection and testing.
 - Delivery of the prefabricated kiosk and lifting onto the concrete pad over the gas governor.
 - Soft landscaping, to include laying of concrete flags around the kiosk, topsoiling and seeding.
 - New fencing and access gate.
 - Commissioning of the gas governor.
- 3.5. Once installed, ongoing maintenance of the gas governor is minimal. Planned maintenance is expected once every 6–12 months unless in an emergency. New gas governors require far less ongoing maintenance than some of the older kiosks still in operation, mainly due to the availability of parts. Maintenance visits are infrequent, of short duration and undertaken by light vehicles, and will not give rise to any material increase in vehicle movements on Bonscale Crescent.
- 3.6. The kiosk is not expected to generate noise; housing the apparatus within an acoustic kiosk will negate this.

4. PLANNING POLICY AND JUSTIFICATION

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the Places for Everyone Joint Development Plan Document (adopted 21 March 2024), the adopted Rochdale Core Strategy (2016), saved policies of the Rochdale Unitary Development Plan (2006), and the Greater Manchester Joint

Minerals and Waste Plans. The Council is preparing a new Rochdale Borough Local Plan, which is at draft stage and to which limited weight can presently be attributed in accordance with policy DM4 of the Framework.

- 4.2. The National Planning Policy Framework (August 2026) is a material consideration of critical importance. This version replaces the Framework published in December 2024 and restructures national policy into plan-making policies and national decision-making policies. Paragraph 8 of the Framework confirms that the plan-making policies should not be used when making decisions on development proposals; the assessment below is therefore made against the national decision-making policies.
- 4.3. Paragraph 17 of the Framework sets out that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across all three. The economic objective expressly includes identifying and coordinating the provision of infrastructure, and the social objective expressly refers to accessible community facilities, public service infrastructure and open spaces.

The presumption in favour of sustainable development

- 4.4. Policy S3 requires decisions on development proposals to apply a presumption in favour of sustainable development. Policy S3(1)(a) directs that policy S4 is to be applied when considering development proposals within settlements, and policy S3(1)(c) confirms that, in all locations, proposals which accord with both an up-to-date development plan and the decision-making policies in the Framework should be approved without delay.
- 4.5. The site lies within the built-up area of Middleton and is plainly within a settlement. Policy S4(1) therefore applies: development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. It is demonstrated below that the proposal gives rise to no adverse effects of any materiality, and certainly none which could substantially outweigh the benefits of securing a safe and resilient gas supply to existing homes and businesses.

The need for the development

- 4.6. The proposal is required to maintain the capacity, pressure and safety of the local gas distribution network, which serves existing residential and commercial users in the area. Cadent's duty under section 9(1) of the Gas Act 1986 to develop and maintain an efficient and economical pipeline system for the conveyance of gas is directly engaged.
- 4.7. Maintaining a secure and reliable energy supply carries significant weight. The Framework recognises at policy W1 the importance of a clear understanding of energy supply and network capacity, and of making provision for development required for new or enhanced energy infrastructure, whether as part of wider development proposals or as stand-alone developments. Whilst policy W3 is directed at

renewable and low carbon energy development and electricity network infrastructure, its underlying recognition that energy security and the reliable operation of network infrastructure are matters of substantial public benefit is a material consideration in the determination of this application. Policy W3(2) also makes clear that applicants should not be required to demonstrate need for this form of development.

Open space

- 4.8. The site forms part of an area of public open space, and policy HC7 of the Framework is therefore engaged. Policy HC7(1) provides that development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including informal play space, unless one of the exceptions at (a) to (d) applies.
- 4.9. The proposal does not, in substance, result in the loss of open space in the manner that policy HC7 is directed at. The application site measures approximately 70.34 sq m, representing a very small fraction of the wider open space. It is located on the extreme outer edge of that space, immediately adjoining the residential boundary treatment of No. 56 Bonscale Crescent, and does not fall within, adjoin or affect access to the children's play area. The land taken is peripheral, is not laid out or used for formal or informal recreation, and its enclosure will not diminish the quantity, quality or accessibility of open space available to the community in any measurable way. The recreational function, layout, circulation and usable extent of the open space will remain entirely unaffected.
- 4.10. In the alternative, and applying policy S4, any adverse effect arising from the enclosure of this small peripheral parcel plainly falls well short of substantially outweighing the benefits of the scheme. Policy S4(2)(a)(ii) identifies the application of policy HC7 as a circumstance in which benefits are likely to be substantially outweighed only where the proposal would have a substantial adverse impact. No substantial adverse impact arises here.
- 4.11. The applicant is willing to discuss, and would not object to, appropriately worded conditions or an offer of complementary landscaping or planting within the retained open space, in order to ensure that the amenity value of the wider space is maintained or improved.

Design, amenity and pollution

- 4.12. Policy DP3 requires development proposals to respond to their context so that they integrate with and enhance their surroundings, and to reflect the seven principles of well-designed places as appropriate to the nature of the development and its location. The kiosk is a small, functional utility structure. It is finished in green to blend with the surrounding grassed and vegetated setting, is sited tight against an existing built boundary rather than in an open or prominent position, and is enclosed by fencing which reads as a boundary treatment consistent with those already present.
- 4.13. Policy P3 requires development proposals to be appropriate for their location, taking into account the likely effects of pollution on health and living conditions, and to mitigate and reduce to a minimum any

potential adverse impacts resulting from noise. The proposed governor is housed within an acoustic kiosk. It is not expected to generate noise perceptible at the nearest residential boundary, involves no lighting, no emissions to air, and no operational activity other than infrequent maintenance visits. No unacceptable adverse effect on living conditions arises. Policy P3(3) further confirms that it should be assumed, absent clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively. Here, those regimes include the safety and operational requirements applying to Cadent as a licensed gas transporter.

The natural environment

- 4.14. Policy N2 requires development to minimise adverse impacts on biodiversity and to conserve and enhance existing natural features of visual, historic or nature conservation value, including established trees, where possible. Policy N3 relates to trees in new development. The proposal involves the loss of a small area of amenity grassland of negligible ecological value. No trees or hedgerows are to be removed.
- 4.15. The application site measures approximately 70.34 sq m (0.007 hectares). The development is exempt from the statutory biodiversity gain condition under Regulation 7A of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 (as amended by SI 2026/790). The site is no larger than 0.2 hectares, the application was made after 6 August 2026, and the development does not impact an onsite priority habitat. A habitat survey by Miranda Cowan Ecology Ltd (26 May 2026) classified the open space as modified grassland in poor condition. This is not a priority habitat, and there are no designations or priority habitats linked to it. A BNG Exemption Statement accompanies the application.

Heritage

- 4.16. The site is not within a Conservation Area and does not contain, adjoin or affect the setting of any listed building or other designated heritage asset. Policies HE2 and HE4 are not engaged.

Local policy

- 4.17. Policy JP-S1 of Places for Everyone relates to sustainable development and the need to help tackle climate change, to be achieved by development maximising its economic, social and environmental benefits simultaneously, minimising adverse impacts, and actively seeking opportunities to secure net gains across each of the objectives. Policy JP-S3 relates to heat and energy networks and recognises that the provision of decentralised energy infrastructure is critical to the delivery of objectives for low carbon growth, carbon reduction and increased local energy generation. Policy JP-P1 seeks to ensure that development supports healthy communities and does not give rise to unacceptable impacts on amenity. The proposal is consistent with these policies.
- 4.18. Policy G2 of the Rochdale Core Strategy relates to energy and new development, seeking to reduce carbon emissions from new buildings, help tackle climate change, alleviate fuel poverty in the borough and contribute to fuel security. Policy G3 relates to renewable and low carbon energy developments and requires proposals to demonstrate the best use of location, topography, siting, design and colour to

minimise visual and other impacts. Ancillary structures and access roads should employ sensitive design to respect the character and appearance of the setting. The proposal has been designed with these considerations in mind: the kiosk is sited at the periphery of the open space, is modest in scale, is finished in a recessive colour, and all connecting pipework is underground.

- 4.19. Policy G/SP/3 of the saved Rochdale Unitary Development Plan relates to meeting the needs of 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 to users of the open space, and the proposal is therefore compliant. Policy EM/13 relates to energy efficiency in new development, and policy EM/16 to sustainable energy sources, permitting proposals where they have no unacceptable adverse impacts on local amenity or environmental quality. The proposal is compliant with the key saved policies of the UDP.
- 4.20. It is considered that the proposal is compliant with relevant planning policy. The development has been carefully designed to ensure that its impact on the surrounding area is minimal. The kiosk is green in colour to blend with the existing environment, its location has been carefully considered, and there is no objection to further landscaping if required, which can be controlled by condition in accordance with policy DM6 of the Framework. The proposal will deliver necessary infrastructure to meet the needs of the network and provide for the efficiency and safety of gas supply in a sustainable location.

5. ENVIRONMENTAL AND ECOLOGY

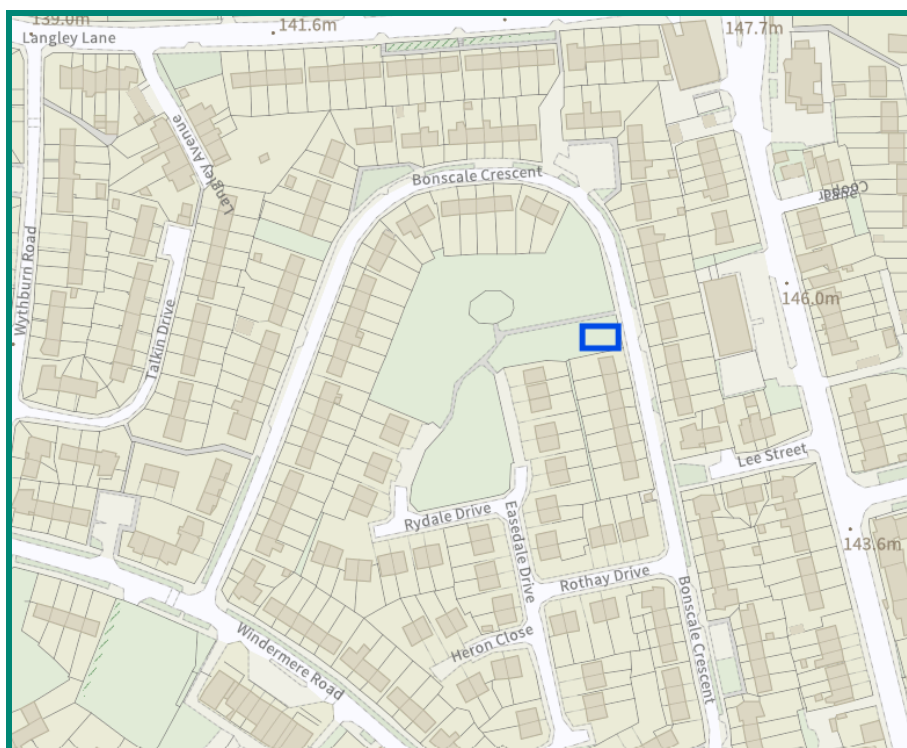
- 5.1. The proposed kiosk is to be located on a flat parcel of land at the edge of the open space, immediately against the existing boundary treatment of the adjoining residential properties.
- 5.2. The kiosk is secure and will be locked using padlocks to prevent unauthorised entry. It is lightweight and can therefore be positioned on site within a very short window of time. The proposed kiosk is small in scale, and is enclosed by 2.4m high fencing which will screen the unit when viewed from the surrounding area.
- 5.3. The materials used will reduce visual impact. The site comprises regularly mown amenity grassland of low ecological value, and no trees or hedgerows will be removed. The development is exempt from biodiversity net gain under the small sites exemption at Regulation 7A of the Exemptions Regulations, as set out in the accompanying BNG Exemption Statement. A preliminary ecological appraisal is not considered necessary.
- 5.4. Due to the small-scale nature of the proposal and the absence of noise generated by it, it is considered that the proposal will not have a detrimental impact on amenity. Appropriately worded conditions can be used to control matters the Local Planning Authority considers appropriate, where they are reasonable and necessary.

6. SOCIAL AND ECONOMIC

- 6.1. The proposed development will have limited social impact but will ensure the efficient and secure delivery of an essential utility to existing homes and businesses in the area.
- 6.2. In terms of economic impact, benefits will be delivered through employment during the construction works and through the suppliers of materials. More significantly, maintaining adequate network pressure and capacity supports the continued operation of existing residential and commercial gas users in the locality.

7. HERITAGE AND ARCHAEOLOGY

- 7.1. The plan below is taken from Historic England mapping (the site marked in blue). No listed buildings are located near the proposed site, and the proposal will therefore not have an impact upon the setting or historic interest of any heritage asset.



8. CONCLUSION

- 8.1. It has been demonstrated within this supporting statement that a need exists for a new gas governor located within a kiosk on land adjacent to 56 Bonscale Crescent, Middleton. The scheme follows the withdrawal of an earlier application relating to land adjoining No. 54, and reflects a revised siting; the form, scale and design of the development are otherwise unchanged.

- 8.2. The proposed development will ensure the safe and continued supply of gas. Cadent have considered the location and design to provide a scheme that meets the needs of the operation whilst minimising any impact on local residents and businesses.
- 8.3. Whilst the kiosk could be permitted development, the associated infrastructure has resulted in the submission of this application. The kiosk is well sited and small in scale. The area of open space affected is peripheral, measuring approximately 70.34 sq m, and its enclosure will not affect the use, function or accessibility of the wider open space or the adjacent children's play area.
- 8.4. The site lies within a settlement. Applying policy S4 of the Framework, the proposal should be approved unless the benefits of doing so would be substantially outweighed by adverse effects. No such adverse effects arise. The proposal accords with policies S3, S4, DP3, P3, N2, N3, F4 and HC7 of the Framework and with the relevant policies of the development plan.
- 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 refusal. 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 consideration of the application where necessary.

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NB: This report has been prepared on behalf of Cadent Gas Ltd. All details relating to the gas network and the technical requirements of the scheme have been supplied by the Applicant and not the Agent.