



Oldham
Council

THE NETWORK RAIL STALYBRIDGE AND DIGGLE (SADDLEWORTH)

TRANSPORT WORKS ORDER ACT (REF DPI/G4240/25/18)

Property Issues relating to Temporary and Permanent Occupation of Various Plots of Council

Owned Land

Proof of Evidence - Appendices

May 2026

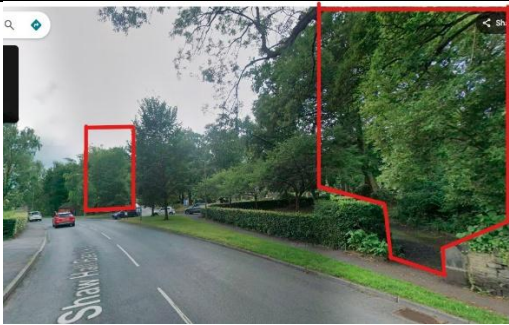
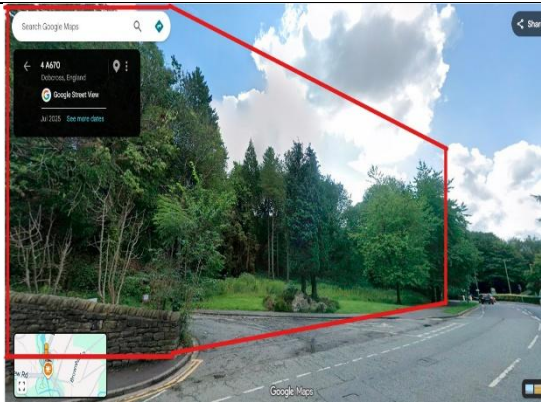
Mark Draper

Senior Estates Surveyor

Oldham Metropolitan Borough Council

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Appendix 1 – Plans / Photos of High-Profile Landscaped Land

12-003 / 12-007 Shaw Hall Bank Rd	Street View from Shall Hall Bank Rd
	 <div data-bbox="900 734 995 770">12-003</div> <div data-bbox="1187 734 1283 770">12-007</div>
16-049 Wool Road	Street View Wool Road
	

Appendix 2 Network Rail Statement that no Trees are affected as Plot 12-003 12-007

4. Land Interests, Access Rights and Impact on Development Land

We note the Council's objections in respect of several plots and assets affected by the Order. We will address the plots as listed in your letter. Should you wish to discuss additional plots, we would be happy to do so.

Plot 12-003 (Church Road, Grasscroft) & Plot 12-007 (Oaklands Road, Grasscroft)

These plots are located off Church Road and Oaklands Road, Grasscroft. We propose to take temporary possession of these plots pursuant to Article 31 (temporary use of land for construction of works) and Schedule 13 (land of which temporary possession may be taken) of the Order for use as a working site and access in relation to the reconstruction of the Royal George Underbridge (MVL3/25) (Work No.6 in the Order). Specifically, these plots will be used as working site and access for crane siting, assembly and lifting operations required for the reconstruction of the Royal George Underbridge (MVL3/25).

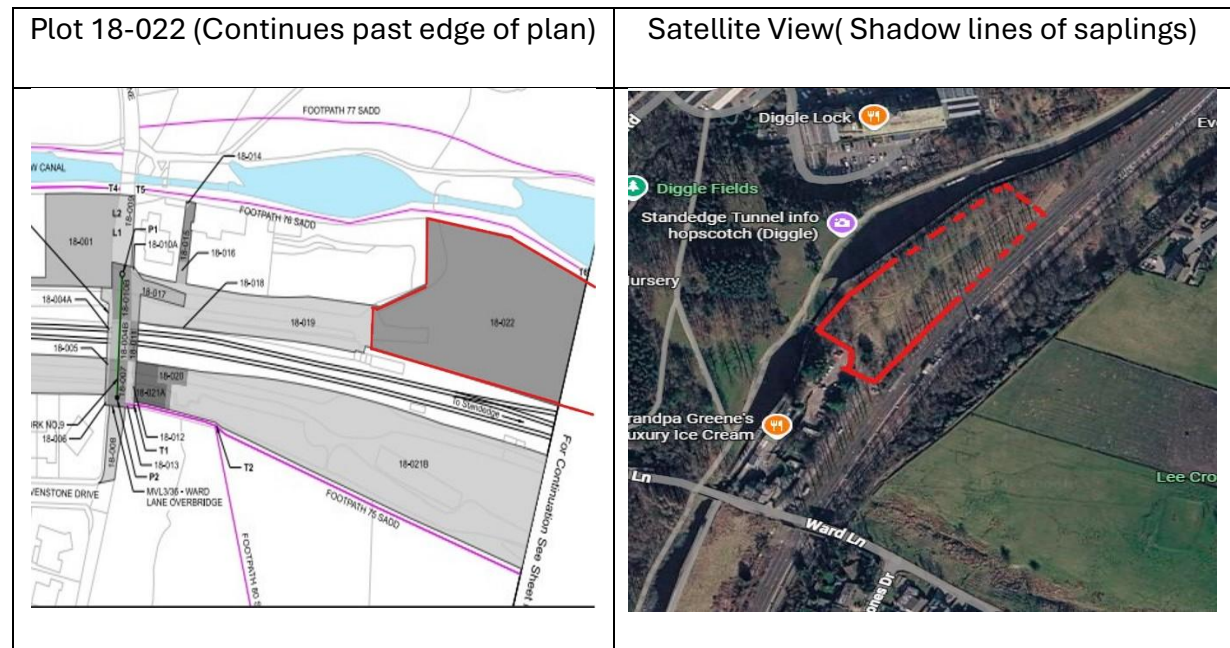
The use of these plots will be temporary and construction-related, with no permanent infrastructure proposed to be constructed on these plots. There will be no permanent loss of land, no long-term sterilisation of the plots for development purposes, and no material long-term impact on landscape character or amenity of the plots.

Except for a period of approximately 5 weeks, the existing residential and local accesses along Church Road, Oaklands Road and Shaw Hall Bank Road will be maintained and kept available throughout the period of the works to reconstruct Royal George Underbridge (MVL3/25). Where temporary access restrictions or temporary stopping-up of these streets may be required over this 5-week period to facilitate specific crane lifting activities, these will be managed in accordance with the CTMP which is required to be approved by the Council under planning condition 7 as proposed to be attached to the direction for deemed planning permission.

The Environmental Report Volume 2 Figure 8.1.12 (folder 2 of 3) (NR14) "Tree Protection Plans" confirms that there are no trees affected in the immediate vicinity of the Christ Church, noting removal as required for construction purposes is designated by a red-dotted hatch on this figure. We can confirm that all retained trees will be appropriately protected for the duration of the construction period in accordance with tree protection measures which would need to be approved by the Council under the terms of either planning condition 4 or 5 (as may be applicable) which are proposed to be attached to the direction for deemed planning permission.

Should any future de-vegetation be required in these temporarily acquired areas, it would be a like for like replacement post completion of Network Rail's temporary use.

Appendix 3 Additional Landscaped land at plot 18-022



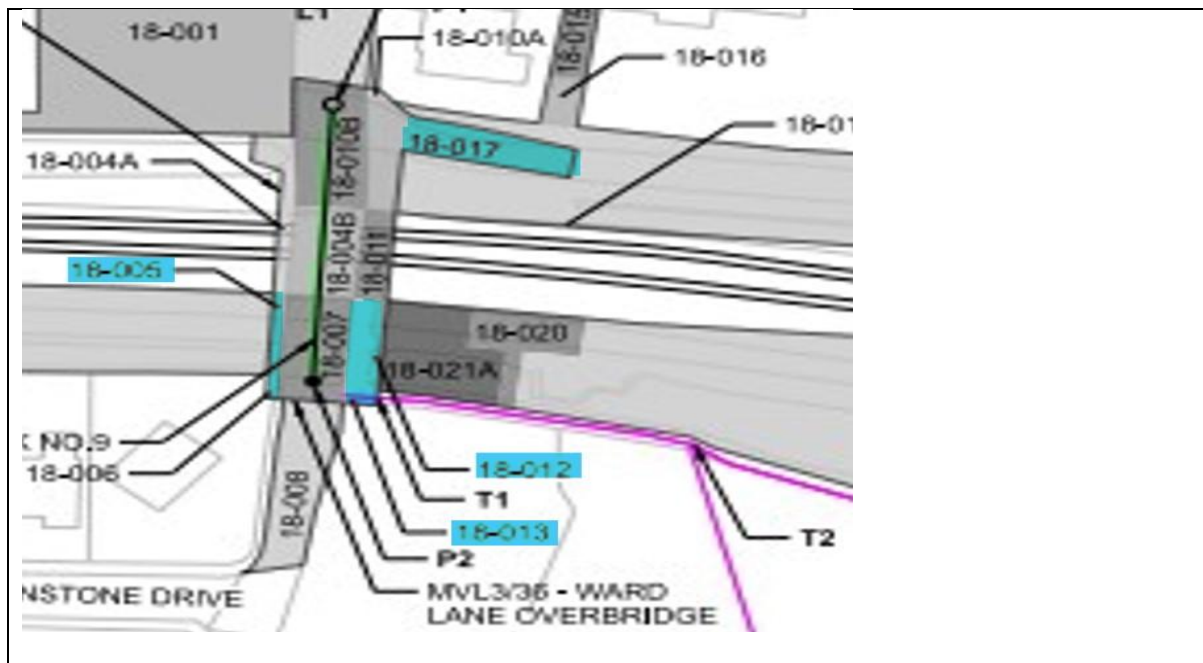
Appendix 4 Councils New Tree Replacement Policy

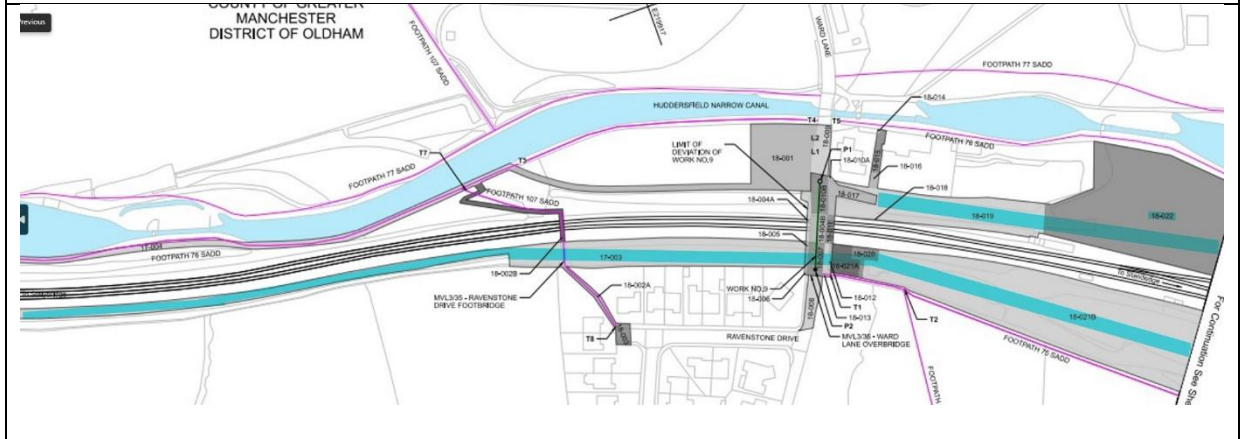
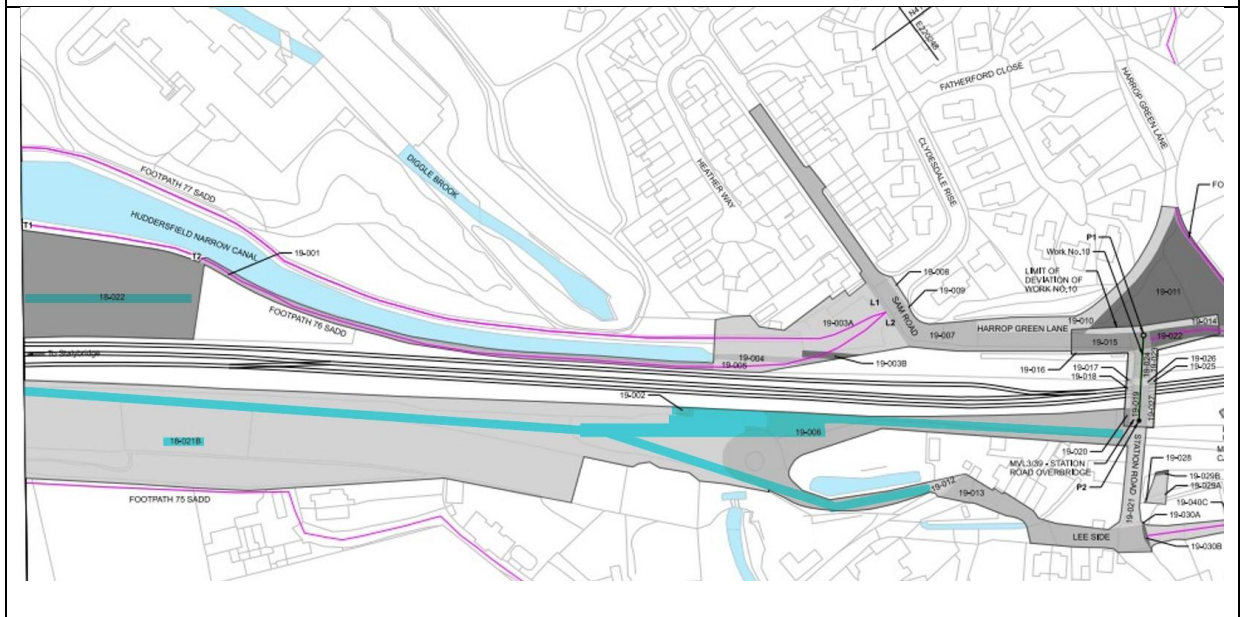
Trunk diameter of tree lost to development (cm measured at 1.5 m)	Number of replacement trees ⁺
7 – 19.9	1
20 – 29.9	2
30 – 39.9	3
40 – 49.9	4
50 – 59.9	5
60 – 69.9	6
70 – 79.9	7
80+	8

Appendix 5 Network Rail Statement on land to be permanently acquired

Plot	Land acquisition powers sought by the Order
	This means that the Order limits Network Rail to only taking temporary possession of these plots and does not permit Network Rail to acquire any permanent interests in these plots.
18-005, 18-012, 18-013 and 18-017	<p><i>Article 24(1)(a) (power to acquire land) –</i></p> <p>These plots are all located within the limits of deviation for Work No.9 (the reconstruction of Ward Lane Overbridge (MVL3/36)) and so the Order authorises Network Rail to permanently acquire all of these plots.</p> <p>The permanent acquisition of all of these plots is required to enable the construction, operation and maintenance of permanent works on these plots as required in relation to construction of Work No.9.</p>

Appendix 6 Plan of land to be permanently acquired





Appendix 8 Plan off EE Telecoms Mast Location Plot 19-002

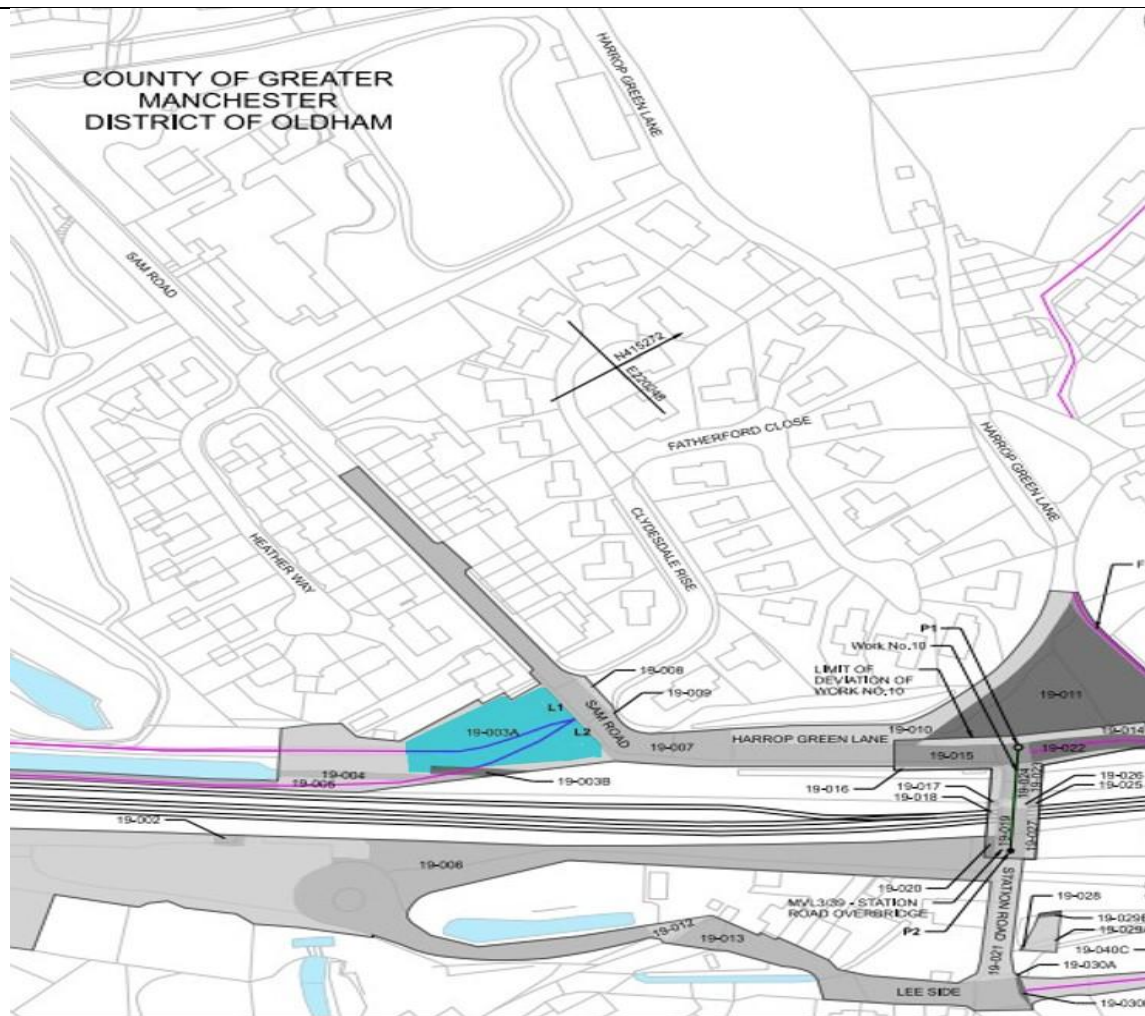


Appendix 9 Plans and Street View of Public Car Parks.

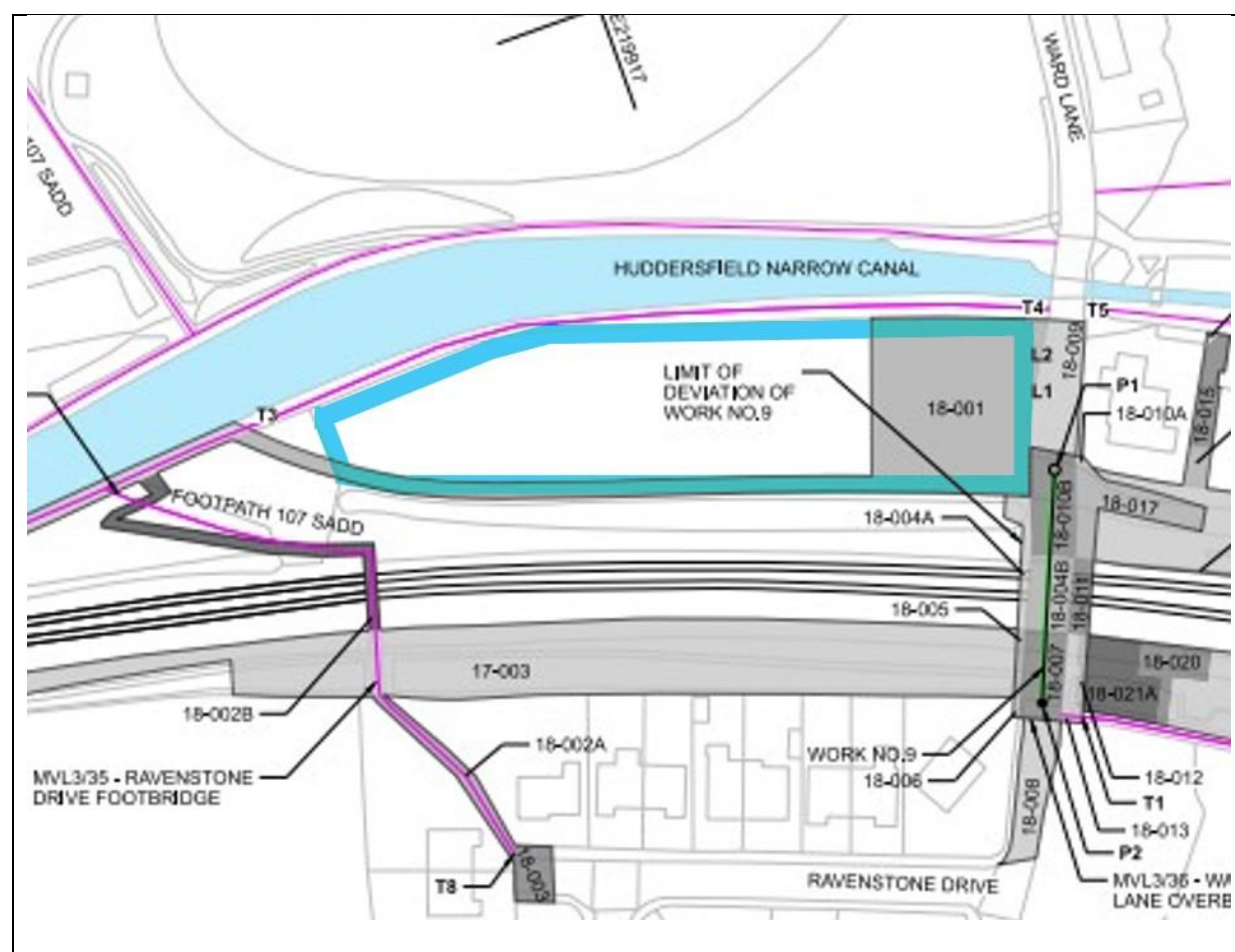
Well-I-Hole Road car park – Plot 12-005



Sam Road Car Park – Plot 19-004



Appendix 10 Plan of development at Ward Lane



NOTICE OF DECISION OF APPROVAL OF OUTLINE PERMISSION

**Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995**

Correspondence Address:

**Mr Summers
Asset Management
Unity Partnership
Henshaw House
Cheapside
Oldham, Gtr. Manchester
OL1 1NY**

Applicant:

Application Number: PA/334169/13

Date of Application: 17 June, 2013

Location: Land at, Ward Lane, Diggle, Oldham

Proposal: Outline application for residential development. Access to be considered. All other matters reserved

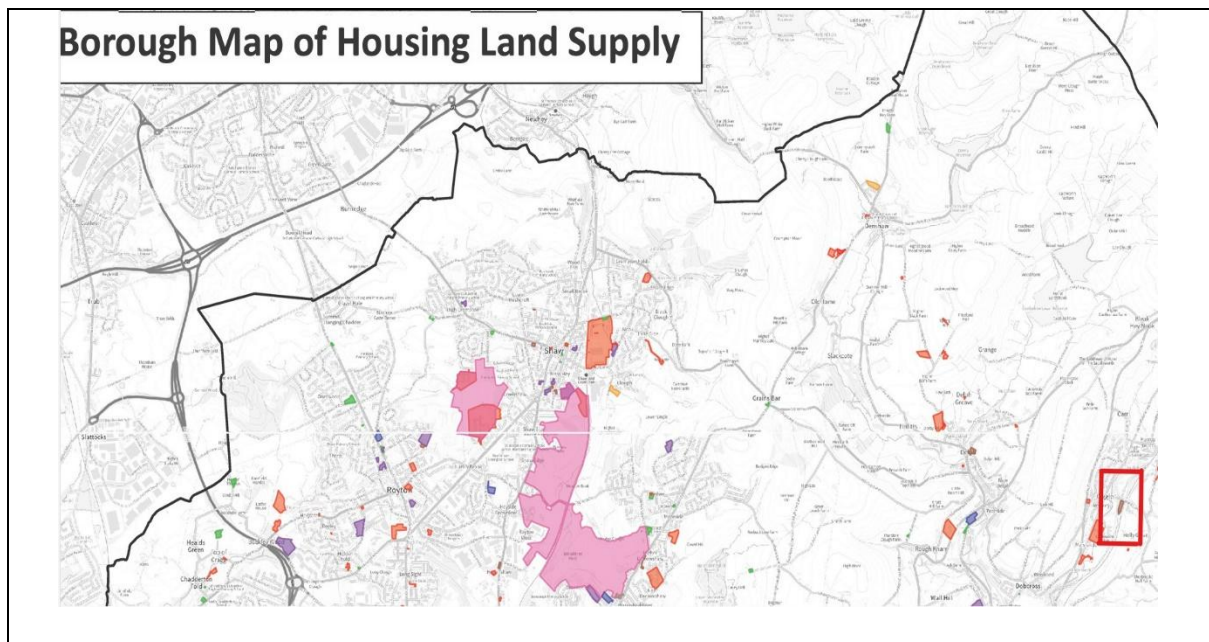
1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or two years from the date of approval of the last of the reserved matters.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of 1) Layout 2) Scale 3) Appearance and 4) Landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Appendix 12 Oldham Borough Map of Housing Land Supply (Ward Lane Land in red box)



Appendix 13 Network Rails statement that the Bridge construction will not affect sight lines

In light of the above description of the powers which Network Rail are seeking over these plots, and the purposes for which the plots will be used by Network Rail, we would be happy to discuss further with the Council how we may manage the exercise of these Order powers and the interfaces with the Council's existing interests in these plots.

Plots Affecting Potential Residential Development - 18-001, 18-005 & 18-013

We note the Council's concerns relating to the proposed future development to be located within Plot 18-001 and your reference to an extant outline planning consent. We note that the planning consent relating to plot 18-001 is an outline planning consent (PA/334169/13) which was granted in August 2013 subject to 11 conditions mainly around residential amenity. We also note that the application was valid for five years from the date of decision and that the applicant had until 17 June 2018 to discharge the relevant pre-commencement conditions (2-8,10,11). There is no evidence or records of the application on the Council website and therefore, we assume that the application has expired. Please can the Council confirm if this assumption is correct?

We are proposing to take temporary possession of plot 18-001 pursuant to Article 31 (temporary use of land for construction of works) and Schedule 13 (land of which temporary possession may be taken) of the Order for use as a working site and access in relation to the provision of railway fencing works for the railway in the vicinity of this plot.

Plots 18-005 (as stated above) and 18-013 are both located within the limits of deviation of Work No.9 (the reconstruction of Ward Lane Overbridge (MVL3/36)) and so the Order authorises Network Rail to permanently acquire these plots. The permanent acquisition of these plots is required to enable the construction, operation and maintenance of permanent works on these plots as required in relation to construction of Work No.9. The reconstruction of Ward Lane Overbridge (MVL3/36) will be a like for like reconstruction in terms of size and scale with a concrete textured stone effect finish. The only change on the reconstructed bridge will be a slight increase in parapet heights for safety purposes. This will show a 300mm increase from the existing 1.5m parapet heights to 1.8m. In light of this, we can confirm that the reconstructed bridge will not affect sightlines or visibility relating to any proposed development on Plot 18-001.

Appendix 14 Ward Lane Overbridge Design – Carriage way level increased by 0.745m

