



The Planning
Inspectorate

The Planning Act 2008

Application for Development Consent for the M60/M62/M66 Simister Island Interchange Project

Case Ref: TR010064

The Examining Authority's Note of an Unaccompanied Site Inspection

Background

The Examining Authority ('the ExA') undertook an unaccompanied site inspection to support the examination of an application for development consent for the proposed M60/M62/M66 Simister Island Interchange Project ('the application') on the afternoon of Monday 9 September 2024.

The ExA carried out its unaccompanied site inspection from publicly accessible land (roads, footpaths and bridleways).

The site inspection was undertaken to view the location of the proposed development from longer range views, the character and appearance of the wider area and the existing highway network.

Particulars of the Site Visit

The visit was undertaken by: Sarah Holmes and Andrew Robinson.

The visit was undertaken on foot and by car. Weather conditions were dry and overcast with a temperature circa 19 degrees centigrade. Weather conditions were suitable to appreciate long range views. The inspections commenced at approximately 14:30 and finished at approximately 19:00. A list of the locations visited is attached at Annex A.



Annex A: List of locations visited on the Unaccompanied Site Inspection on the afternoon of Monday 9 September 2024

The ExA undertook a site inspection at the following locations.

The ExA commenced their inspection on foot from the overbridge to the M66 on Castle Road. The ExA observed Representative Viewpoint 2 [APP-063] on Castle Road adjacent to the entrance of Castle Brook Farm. The ExA then walked down Griffe Lane, observing the locations of the Important Hedgerows (HG_21, HG_22 and HG_39) to either side of the road and the location of the proposed maintenance access to Pond 2.

The ExA continued along Griffe Lane towards Brick House (Grade II listed building) to observe its character, appearance and setting from longer distance views within the landscape and its proximity to the proposed development. At Brick House, the ExA used the public footpath 6WHI to access the location of Representative Viewpoint 3 [APP-063]. The ExA then continued along this footpath which ran along the northeast boundary of Pike Fold Golf Club and joined Simon Lane at Moss Side observing view towards Junction 18.

The ExA walked along Simon Lane to the location of Representative Viewpoint 5 [APP-063] to observe views towards the proposed development and the character and appearance of the landscape. The ExA then continued along Simon Lane to Egypt Lane, continuing west along Egypt Lane to join Public Footpath 9WHI.

The ExA followed the Public Footpath 9WHI adjacent to the M66 southbound carriageway. The ExA observed existing netting along the western boundary of Pike Fold Golf Club that was largely covered by trees. The ExA continued along the Public Footpath until Hills Lane.

The ExA turned left onto Hills Lane, crossing over the M66. The ExA then turned right onto Pole Lane to walk towards Unsworth village.

The ExA used Parr Lane to access Castle Road to return to the M66 overbridge and finish their site inspection on foot.

The ExA then drove to Roch Crescent to visit Representative Viewpoints 11, 12 and 13 [APP-064] to observe views towards Junction 18 and the proposed development from these locations.

The ExA then drove to Whittle Fold off Whittle Lane to visit the location of Representative Viewpoint 4 [APP-063] to observe longer distance views



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towards Junction 18 and the extent of proposed development that could be visible.

The route undertaken on foot is shown below.

