

Northern Gateway (JPA1.1)

Outline Planning Application

Application Forms &
Ownership Certificates



Uses Schedule

Northern Gateway – Outline Planning Application

1. This Uses Schedule has been prepared by Turley on behalf of the Northern Gateway Development Vehicle LLP (“the Applicant” or ‘NGDV’) to set out the proposed use classes¹ sought in respect of a cross-boundary application for outline planning permission (all matters reserved) (“the Application”) for a national-scale employment development on allocated land at Heywood/Pilsworth (Northern Gateway) (“the Application Site”).
2. The Uses Schedule should be read alongside Parameter Plan 1: Uses (drawing ref. NORM3018_20_01 Rev D) which defines the spatial extent of the Application Site and the ‘Developable Areas’ within it, which include:
 - Developable Area 1 (Application Plots C, D and F)
 - Development Area 2 (Application Plots A, B and E)

Table 1: Uses proposed within the Outline Planning Application

Use Category	Quantum of Development	Use Class	Description	Developable Area
Industrial & Logistics Uses	Up to 600,000 sqm ²	B2	General industrial	Developable Area 1 & 2
		B8	Storage or distribution (including Data Centres)	Developable Area 1 & 2
		E(g)(ii)	Research and development of products or processes which can be carried out in any residential area without causing detriment to the amenity of the area	Developable Area 1 & 2

¹ In accordance with the [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#).

² Split as 70% (420,000 sqm) Use Class B8 uses and 30% (180,000 sqm) Use Class B2, E(g)(ii) and E(g)(iii) uses. Total floorspace quantum also includes ancillary office floorspace (Use Class E(g)(i)).

		E(g)(iii)	Industrial processes which can be carried out in any residential area without causing detriment to the amenity of the area	Developable Area 1 & 2
Supporting Uses	Up to 5,000 sqm	C1	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)	Developable Area 2
		E(a)	Display or retail sale of goods, other than hot food	Developable Area 1 & 2
		E(b)	Sale of food and drink for consumption (mostly) on the premises	Developable Area 1 & 2
		E(c)(i)	Financial services	Developable Area 2
		E(c)(ii)	Professional services (other than health or medical services)	Developable Area 2
		E(c)(iii)	Other services which are appropriate to provide in a commercial, business or service locality	Developable Area 1 & 2
		E(d)	Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink)	Developable Area 2
		E(e)	Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)	Developable Area 2
		E(f)	Creche, day nursery or day centre (not including a residential use)	Developable Area 2
		E(g)(i)	Ancillary offices to carry out any operational or administrative functions which can be carried out in any residential area without causing detriment to the amenity of the area	Developable Area 1 & 2
		F1(a)	Provision of education (excluding schools)	Developable Area 2
		F2(a)	Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres	Developable Area 1 & 2
		F2(b)	Halls or meeting places for the principal use of the local community	Developable Area 2

	F2(c)	Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)	Developable Area 1 & 2
	Sui Generis Uses ³	Comprising the following uses only: • 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended)) • Public houses, wine bars, or drinking establishments • Drinking establishments with expanded food provision • Hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) • Data Centres	Developable Area 1 & 2
		• Fuel Stations (including petrol filling stations and EV charging) • Retail warehouse clubs (being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club)	Developable Area 2

Revision: V4
Date: 24 April 2025

³ As defined by Article 3(6) of the [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#).

