



Have your say on Northern Gateway

Northern Gateway will be Greater Manchester's biggest and most significant employment development. It will drive jobs and investment in the northern boroughs, supporting a rebalancing of the city region's economy.

Set within the Atom Valley Mayoral Development Zone, Northern Gateway is allocated in the Greater Manchester Places for Everyone (PfE) joint development plan and is set to create a dynamic and nationally significant employment destination.

We're bringing forward a planning application for around half of the proposed floorspace at the Northern Gateway employment site (JPA 1.1 Heywood/Pilsworth) and want to hear your views.

Look inside to find out more and how you can have your say.

About us

The Northern Gateway project is spearheaded by the Northern Gateway Development Vehicle (NGDV), a joint venture between Harworth Group plc and Russell LDP. The NGDV is working together, alongside key partners and stakeholders, to bring forward the employment destination.

Attend a drop-in:

Weds 29th January, 3–7pm:
The Old Police Station Business Centre, Heywood, OL10 1AQ

Tues 4th February, 3–7pm:
Pike Fold Golf Club, Hills Lane, Unsworth, Bury, BL9 8QP





What is Northern Gateway?

In the Places for Everyone joint development plan Northern Gateway is made up of two allocated development sites, one an employment-led destination (known as allocation JPA 1.1 Heywood/Pilsworth), and the other intended to be residential-led (known as allocation JPA 1.2 Simister/Bowlee). **This consultation relates to the JPA 1.1 Heywood/Pilsworth allocation only.**

It's all part of the Atom Valley vision, a cluster of sites across Bury, Rochdale and Oldham set to deliver world-class, cross-sector employment destinations, boosting the economy and creating new skilled jobs in the northern boroughs of the city region.

Bury and Rochdale Councils recently consulted on a joint Supplementary Planning Document (SPD) for Northern Gateway JPA 1.1 to provide more detailed policy on what should be developed.

The NGDV are now bringing forward a planning application for around half of the proposed floorspace in the employment-led allocation.

The plans

The site is located at a strategically important intersection around the M60, M62 and M66 motorways, straddling the Bury and Rochdale border. It lies adjacent to the approved South Heywood development which is currently being built.

We are proposing:

- Around 600,000 sq m of employment space in advanced manufacturing, industrial and logistics – from start-ups to international businesses
- Supporting uses potentially including retail, café/restaurants, a hotel, office space, conference and training facilities and community uses
- Landscaping and green, open space for recreation and to improve local biodiversity
- Active travel routes linking existing and new homes with jobs
- Sustainability at the heart of the design, contributing to Greater Manchester's commitment to be net zero carbon by 2038

We are preparing an outline planning application which will consider key principles of the development. If approved, further applications (known as Reserved Matters applications) will follow which will provide details on layout, access, scale, appearance and landscaping.



The Benefits

The Northern Gateway site will deliver transformational change for people living in Bury, Rochdale and beyond.

As one of the UK's most important employment destinations it is set to attract national and international businesses and drive investment in the local area. Creating a hub for innovation, the plans will deliver a long-term legacy, driving skills and creating high-quality jobs for generations to come.



£570 million GVA boost to Greater Manchester's economy each year



Around 9,900 high-quality jobs created for residents of Greater Manchester



Annual business rates of around £20 million supporting council services



Attracting national and international businesses



Hub for innovation and sustainability



Long term legacy of skills

What kind of jobs could be delivered?

There are a range of high-quality jobs that could be provided at the site including skilled trades (like electrical, mechanical and welding), research & development (R&D) and AI & robotics. The logistics sector also provides a broad range of jobs due to advances in automation and technical innovations, so alongside traditional roles such as drivers, warehouse team leaders, site managers and supervisors the sector employs increasing numbers of project managers, IT operatives, sales teams and engineers.





Have your say

We want to hear from you. The consultation runs until 17th February 2025 and there are a number of ways you can take part and find out more.

- Complete the questionnaire enclosed with this newsletter and send to Freepost HAVE YOUR SAY (no further address or stamp needed)
- Attend a drop-in:

Weds 29th January, 3–7pm: The Old Police Station Business Centre, Heywood, OL10 1AQ

Tues 4th February, 3–7pm: Pike Fold Golf Club, Hills Lane, Unsworth, Bury, BL9 8QP

- Visit our website www.northerngatewayconsultation.co.uk where you can also fill in the questionnaire
- Attend an online Q&A on **Monday 3rd February, 6–7pm** – sign up on the website
- Email info@northerngatewayconsultation.co.uk
- Call freephone **0800 689 1095** (9am–5.30pm Mon–Fri)
- Follow us on:

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 Northern Gateway



What happens next?

Alongside the consultation we are preparing a number of technical reports that cover issues such as transport, ecology, visual impact, drainage, heritage, noise and air quality. We will have more information on these reports at our drop-in sessions and on the website.

We're aiming to submit an outline planning application to both Rochdale and Bury Councils in the spring and expect a decision later in the year. If approved, we will then follow with the Reserved Matters applications and will consult with you again.

