

# PLANNING COMMITTEE

13/02/2019

## Late Information as at 13 February, 2019

AGENDA DETAILS

PAGE

31	<p><b>PA/342004/18</b></p> <p>Land bounded by Hudson Street, Oldham Road (A62) and Hollinwood Metrolink Park and Ride, Chadderton.</p> <p>A HYBRID (part full / part outline) planning application for a total of 9,290 sqm of Class B1(a) office floorspace and associated services and infrastructure.</p> <p><b>A) FULL</b> planning permission for 'Block G' - a 3 storey Class B1(a) office building of 1,858 sqm, together with the creation of vehicular and pedestrian access via Hudson Street, car and cycle parking, bin storage and landscaping associated with that building.</p> <p><b>B) OUTLINE</b> planning permission for six buildings (Blocks A to F) comprising a combined total of 7,432 sqm gross external area Class B1(a) offices on the remainder of the site. Layout, scale, appearance and access are to be considered, landscaping is reserved.</p>
	<p><b>REVISED CONSULTATION RESPONSE:</b></p> <p>Highways England has commented that it would be preferred for the works in regard to the SCOOT loops to be undertaken by way of a Section 278 Agreement under the Highways Act 1980, rather than an agreement under Section 106 of the Town and Country Planning Act 1990.</p> <p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>It is recommended that Committee resolves:</p> <p>1. To approve the application subject to the following conditions, and to the applicant entering into a Section 106 agreement to cover the following matter:</p>

- Land in the applicant's ownership at the side of the proposed development site to be dedicated as highway so that improvements to the pedestrian and cycle infrastructure can be carried out by the Local Highway Authority between the A62 Oldham Road and Hudson Street.

2. To authorise the Head of Planning & Development Management to issue the decision notice upon satisfactory completion of the legal agreement.

**CLARIFICATION OF CONDITIONS FOR BOTH FULL AND OUTLINE APPLICATIONS/ ADDITIONAL CONDITION:**

**FULL PLANNING PERMISSION**

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

**SITE PLAN AND ACCESS**

- Drawing no. 9993 PL03 revision C received 26th June 2018
- Drawing no. 7879 access fig 1 received 26th June 2018

**BLOCK G**

- Drawing no. 9993 PL04 revision B received 26th June 2018
- Drawing no. 9993 PL05 revision C received 26th June 2018
- Drawing no. 9993 PL06 revision B received 26th June 2018
- Drawing no. 9993 PL08 received 26th June 2018

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. No development shall commence unless and until a detailed drainage scheme, based on sustainable drainage principles, and a Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter.

Reason - To reduce the risk of flooding.

4. The proposed development shall be constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement (URN: 2018/0154/CIS/01) and shall reflect the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement.

Reason - To protect public safety.

5. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250m of a former landfill site.

6. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety and the environment.

7. No development shall commence unless and until a scheme for electric vehicle charge points has been submitted to and approved in writing by the Local Planning Authority. The development must be implemented in accordance with the approved scheme.

Reason - To reduce the impact the development will have on air quality.

8. The development hereby approved shall not be brought into use unless and until the access and car parking spaces have been provided in accordance with the approved plan received on 26th June 2018 (Ref: Dwg No. 9993 16 Rev A). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction of the parking spaces and access. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

9. Prior to the occupation of the development, details of a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show measures to reduce the need to travel to and from the site by private transport and the timing of such measures. Within six months of the occupation of the development the plan shall be implemented in accordance with the details as approved.

Reason - To ensure the development accords with sustainable

transport policies.

10. Secure cycle parking facilities shall be provided within the site prior to the first occupation of the development hereby permitted, in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter remain available for users of the development.

Reason - To ensure adequate cycle storage facilities are available to users of the development

11. No element of the development hereby approved shall be occupied unless and until the SCOOT loops on the M60 off-slip at its junction with Hollinwood Avenue/A62 have been relocated by approximately 100 metres, and the revalidation of SCOOT at this junction has been carried out.

Reason - To ensure the safe and efficient operation of the strategic highway network in the interest of highway safety.

### **OUTLINE PLANNING PERMISSION**

1. Application for approval of Landscaping (hereinafter called "the reserved matter") 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 Reserved Matter.

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

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

- Drawing no. 9993 PL03 revision C received 26th June 2019
- Drawing no. 9993 PL07 revision A received 26th June 2019
- Drawing no. 9993 PL09 revision A received 26th June 2019
- Drawing no. 7879 access fig 1 received 26th June 2019

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. No development shall commence unless and until a detailed drainage scheme, based on sustainable drainage principles, and a Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter.

Reason - To reduce the risk of flooding.

4. The proposed development shall be constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement (URN: 2018/0154/CIS/01) and

shall reflect the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement.

Reason - To protect public safety.

5. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250m of a former landfill site.

6. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety and the environment.

7. No development shall commence unless and until a scheme for electric vehicle charge points has been submitted to and approved in writing by the Local Planning Authority. The development must be implemented in accordance with the approved scheme.

Reason - To reduce the impact the development will have on air quality.

8. The development hereby approved shall not be brought into use unless and until the access and car parking spaces have been provided in accordance with the approved plan received on 26th June 2018 (Ref: Dwg No. 9993 16 Rev A). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction of the parking spaces and access. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

9. Prior to the occupation of the development, details of a Green Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show measures to reduce the need to travel to and from the site by private transport and the timing of such measures. Within six months of the occupation of the development the plan shall be implemented in accordance with the

details as approved.

Reason - To ensure the development accords with sustainable transport policies.

10. Secure cycle parking facilities in relation to each office block shall be provided within the site prior to the first occupation of that block, in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall thereafter remain available for users of the development.

Reason - To ensure adequate cycle storage facilities are available to users of the development.

11. No element of the development hereby approved shall be occupied unless and until the SCOOT loops on the M60 off-slip at its junction with Hollinwood Avenue/A62 have been relocated by approximately 100 metres, and the revalidation of SCOOT at this junction has been carried out.

Reason - To ensure the safe and efficient operation of the strategic highway network in the interest of highway safety.

41	<p><b>PA/342222/18</b></p> <p><b>Land to the rear of 29 -51 Shaw Hall Bank Road, Greenfield, OL3 7LD</b></p> <p><b>Erection of 20 no residential dwellings with amended road access and associated car parking.</b></p>
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**AMENDMENT TO REPORT**

The fifth paragraph on page 47 of the report should state the following:

*"It is acknowledged that the Council's current five-year supply is not certain to meet proposed housing requirements in the original GMSF (685dpa) or the current Draft GMSF which has recently been consulted upon (752dpa). It is important to note both these documents were in draft / consultation form. Nevertheless, the evidence supporting both draft GMSF's indicates a housing requirement for Oldham of between 685 and 752dpa".*

**ADDITIONAL INFORMATION:**

Amended plans were received which amend the finished floor levels to Plots 2-11 by approximately 100mm. This minor change means the plan references need to be altered in Members Report.

**AMENDMENT TO RECOMMENDATION:**

**Amendment to conditions to reflect amended plans:**

2.

The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

1119 - 004 revision D Site Entrance Details - 1-200 received 04th December 2018  
1119-103 revision D House Type B1 received 04th December 2018  
1119-104 revision C House Type B2 received 14th August 2018  
1119-106 revision C House Type C1 received 14th August 2018  
1119-001 revision L received 05th February 2019  
1119-002 revision C received 05th February 2019  
1119-003 revision C received 05th February 2019  
1119-005 revision B received 05th February 2019

Trevor Bridge Associates 5828.01 revision C Oct 18 - Proposed Soft Landscaping

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

4.  
No dwelling shall be occupied unless and until the access and parking spaces for that dwelling situated clear of the highway have been provided in accordance with the approved plan (1119-001 revision L received 05th February 2019 ). The parking and/or garage spaces so provided shall be available at all times thereafter for the parking of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided for the development and that parking does not take place on the highway to the detriment of highway safety.

5.  
Prior to the commencement of works to the access road and parking spaces hereby approved, the highway improvement scheme at the junction of the access road and Shaw Hall Bank Road (1119-001 revision L received 05th February 2019 and 1119 - 004 revision D received 04th December 2018) and completed in full. All work that forms part of the completed scheme should be retained thereafter.

Reason - To ensure adequate visibility at the junction of the access road and Shaw Hall Bank Road in the interest of highway safety

71	<p><b>PA/342585/18</b></p> <p><b>Former Breeze Hill School, Roxbury Avenue, Oldham, OL4 5JE  Erection of a two and four storey secondary school and associated access, car parking, sport facilities, landscaping and substation.</b></p> <p><b>ADDITIONAL REPRESENTATION:</b></p> <p>One further objection has been received and is summarised below:</p>
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- Trees on Roxbury Avenue restricts light;
- Hedge row needs to be maintained;
- Suggest a resident permit scheme to alleviate parking pressure;
- Increase in litter; and,
- Concerns over property values.

TfGM raise no objection in principle. The comments have been incorporated into highway section below.

#### **AMENDMENT TO REPORT:**

##### **Flooding and drainage**

Following further discussion with the Council, an amended Flood Risk Assessment has been submitted which states that the new school will discharge into the combined sewer on site at greenfield run-off rates. It is still considered that the development would not pose an unacceptable flood risk. The revised report has been reflected in the recommended conditions.

##### **Highway safety**

The consultation response from TfGM had questioned some of the assumptions made by the applicant in the operation of the signalised junction and the modelling work undertaken by them. TfGM is generally satisfied that if the mitigation works set out below and as described in the attached conditions are undertaken, the network should continue to operate efficiently.

TfGM suggested that the modelling undertaken by the Applicant was overly optimistic and they suggested that modelling should be undertaken using TRANSYT15. This has not been done and TfGM require additional modelling to be undertaken as part of the implementation and design of the signalised junction.

TfGM also previously recommended that the SCOOT system was extended to include the proposed signalised junction. The applicant did not agree with this, stating that junctions located more than 200m apart do not interact.

There are many junctions within Greater Manchester's SCOOT networks with adjacent junctions located more than 200 metres apart, with some located over 1km apart. Given the high level of congestion and queuing along Lees Road during the peak periods, TfGM consider that extending the SCOOT region to the proposed signalised junction at Breeze Hill Road/ Lees Road and Wellyhole Street is justified. They therefore recommend that a condition is attached to ensure that this is achieved.

To address the latest comments from TfGM it is recommended that Condition No. 21 is amended.

#### **AMENDMENT TO RECOMMENDATION:**



Approve, subject to the original recommend conditions and the following amendments:

To amend Condition 10 with the following:

The development hereby approved shall be carried out in strict accordance with the tree protection measures detailed in the Arboricultural Implications Assessment and Method Statement by DEP Landscape Architecture (Job no. 3986 Rev C submitted 30 January 2019). The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason - To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development.

To replace Condition 21 with the following:

The development hereby approved shall not be brought into use unless and until details of a school safety zone, located on the approach to the site along Lees Road and Breeze Hill Road has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details and a timetable for implementation that shall also have been submitted to and approved in writing as part of the scheme. The detailed school safety zone scheme should as a minimum include for the following provisions:

1. Keep Clear road markings on Breeze Hill Road;
2. The signalisation of the Lees Road/Breeze Hill Road/ Wellyhole Street junction with all associated radius improvements and crossing facilities;
3. Additional modelling of the Lees Road/Breeze Hill Road/ Wellyhole Street junction using TRANSYT15;
4. Inclusion of the Lees Road/Breeze Hill Road/ Wellyhole Street signalised junction into the SCOOT region;
5. All associated signs and road markings on the approach to the school;
6. The provision of a footway, minimum width 2.0 metres along the length of Breeze Hill Road on the approach to the school from Lees Road.

Reasons – To facilitate the safe movement of pedestrians, cyclists and other highway users in the vicinity of the development.

To amend Condition 25 with the following:

The development hereby permitted shall be carried out in full accordance with the surface water drainage strategy outlined in the Flood Risk Assessment and Drainage Strategy [author: Scott Hughes (document reference 3373-SHD-00-ZZ-RP-C-0001 Rev 3) dated December 2018]. The measures contained within the Flood Risk Assessment shall be implemented before the development is first brought into use and shall be retained as such thereafter.

	Reason - To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that there adequate measures are put in place for the disposal of surface water.
93	<p data-bbox="387 219 1311 241"><b>PA/342606/18</b></p> <p data-bbox="387 286 1311 389"><b>Express Dairies Milk, Ridgefield Street, Failsworth, M35 0HJ Variation of condition number 2 relating to PA/338035/16 to make changes to approved proposed site plan</b></p> <p data-bbox="387 465 772 488"><b>AMENDMENT TO REPORT:</b></p> <p data-bbox="387 533 1305 860">The main agenda report for this item recommended that planning permission is granted subject to the conditions in the report. In seeking a variation to the conditions of the previous approval PA/3338035/16, the resultant revised permission would constitute a stand-alone approval. The previous permission was subject to a legal agreement to secure off-site play facilities which was worded to cover any new permission submitted under Section 106. The requirement therefore to secure a payment of £138,000 to be used for the improvement &amp; maintenance of the play spaces and entrances within Lower Memorial Park, Park Avenue, Failsworth, will continue to apply.</p>