

PLANNING COMMITTEE

18/04/2018

Late Information as at 18 April, 2018

AGENDA DETAILS
PAGE

25	<p>PA/340947/17</p> <p>160 Oldham Road, Failsworth, Manchester, M35 0RA Change of use of ground floor retail unit (Use class A1) to form 14 no. residential apartments (Use class C3)</p>
	<p>ADDITIONAL REPRESENTATIONS:</p> <p>None</p> <p>ADDITIONAL INFORMATION:</p> <p>The applicant's appointed agent has submitted an amended Site layout plan (Drawing No.1739/001B) and a Noise Impact Assessment to address the following conditions below:</p> <p><i>5. No development shall take place unless and until a scheme for protecting the apartments from noise from the industrial units and road traffic from Oldham Road has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before the apartments are first occupied.</i></p> <p><i>Reason - To ensure the protection of the occupiers of the dwellings.</i></p> <p><i>6. No development shall take place unless and until a scheme to soundproof the apartments between the floors and dividing walls has been submitted to and approved in writing by the Local Planning Authority and all such works that form the approved scheme shall be completed before the apartments are brought into use and shall be retained at all times thereafter.</i></p> <p><i>Reason - To protect the future occupiers of the apartments</i></p>

7. The development hereby approved shall not be brought into use unless and until details of facilities for the storage and removal of refuse and waste materials have been submitted to and approved in writing by the Local Planning Authority and the agreed scheme has been fully implemented. Thereafter approved facilities shall at all times remain available for use.

Reason - To ensure that the site is not used in a manner likely to cause noise nuisance to occupiers of premises in the surrounding area.

AMENDMENT TO REPORT:

Condition no's.5 and 6 - These two conditions were attached to the recommendation to protect the future occupiers of the apartments from internal and external noise nuisance. Following these conditions being recommended by the Council's Pollution Control Department the applicant's agent has submitted a Noise Impact Assessment. This has been assessed and it has been confirmed the measures it outlines are sufficient to address the pre-commencement requirements of the recommended conditions. To this end, the wording of the conditions has been amended to address this submission.

Condition no.7 - The condition attached to the recommendation required that details of a facility for the storage and removal of refuse and waste materials from the site was submitted to and approved in writing by the Local Planning Authority and the agreed scheme has been fully implemented. This information has been provided by the applicant's agent and the condition's wording has been amended to address this matter.

AMENDMENT TO RECOMMENDATION:

- Amend condition no.5 to read:

The development hereby approved shall not be first occupied unless and until the measures outlined within the submitted Noise Impact Assessment by BWB, received 04/04/2018, to protect the apartments from noise from the industrial units and road traffic from Oldham Road, have been fully implemented. These measures shall be retained at all times thereafter.

Reason - To ensure the protection of the occupiers of the dwellings.

- Amend condition no.6 to read:

The development hereby approved shall not be first occupied unless and until the measures outlined within the submitted Noise Impact Assessment by BWB, received 04/04/2018, to soundproof the apartments between the floors and dividing walls have been fully implemented. These measures shall be retained at all times

thereafter.

Reason - To protect the future occupiers of the apartments

- Amend condition no.7 to read:

The development hereby approved shall not be brought into use unless and until the scheme for the provision of a bin store as shown on Drawing No.1739/001B, received 05/04/2018, has been fully implemented. Thereafter the approved bin store shall at all times remain available for use.

Reason - To ensure that the site is not used in a manner likely to cause noise nuisance to occupiers of premises in the surrounding area.