

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 2 July 2025

Time 6.00 pm

Venue Council Chamber, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

Notes 1. DECLARATIONS OF INTEREST- If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.

2. CONTACT OFFICER for this agenda is Constitutional Services email Constitutional.Services@oldham.gov.uk

3. PUBLIC QUESTIONS - Any Member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the contact officer by 12 noon on Friday, 27 June 2025.

4. FILMING - This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed.

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https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors Adams, Akhtar, Z Ali, Cosgrove, Davis (Vice-Chair), Harkness, Hince (Chair), Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Islam, Murphy, Nasheen and Woodvine

Item No

12 Late List (Pages 3 - 24)

PLANNING COMMITTEE

2nd July 2025

Late information

	GENERAL NOTE
	A Pre-Committee Briefing Note has previously been circulated to Members and copies placed on the website. For ease of reference, the document has also been added as a Late List item (separate attachment).
AGENDA PAGES	DETAILS
9-32	<p>AGENDA ITEM 6 – OUT/354338/25 (Civic Centre)</p> <p><u>Recommendation</u></p> <p>For the avoidance of doubt, Paragraph 2.2 is to be added to the Recommendation to read:</p> <p>2.2 To authorise the Assistant Director Planning, Transport & Housing Delivery to agree the signing of any legal agreement as required by Condition 14 of the approval following liaison with the Borough Solicitor.</p> <p><u>Condition 14</u></p> <p>The Development Plan policy reason for the condition was not included in the original wording. For clarity, the final sentence of this condition has now been amended as follows to include the wording:</p> <p>“.....having regard to Policies 23 and 25 of the Oldham Local Plan”.</p> <p><u>Condition 26</u></p> <p>The wording of Condition 26 (Construction Management Plan) to be amended to add a requirement for submission of:</p> <p>“details of measures for the interim treatment of, and to safeguard access to, retained activities and uses within the wider development site”</p> <p>Given the phased character of the development, which is likely to be implemented over a number of years, this reference has been added to ensure that where practical, meanwhile uses are retained on undeveloped phases in the interim.</p>
AGENDA PAGES	DETAILS
33-54	<p>AGENDA ITEM 7 – OUT/354323/25 (Magistrates’ Court)</p> <p><u>Recommendation</u></p>

	<p>For the avoidance of doubt, Paragraph 2.2 to be added to the Recommendation to read:</p> <p>2.2 To authorise the Assistant Director Planning, Transport & Housing Delivery to agree the signing of any legal agreement as required by Condition 25 of the approval following liaison with the Borough Solicitor.</p> <p><u>Condition 25</u></p> <p>The Development Plan policy reason for the condition was not included in the original wording. For clarity, the final sentence of the condition has now been amended as follows to include the wording:</p> <p>“.....having regard to Policies 23 and 25 of the Oldham Local Plan”.</p>
AGENDA PAGES	DETAILS
55-76	<p>AGENDA ITEM 8 – OUT/354324/25 (Leisure Centre)</p> <p><u>Recommendation</u></p> <p>For the avoidance of doubt, Paragraph 2.2 to be added to the Recommendation to read:</p> <p>2.2 To authorise the Assistant Director Planning, Transport & Housing Delivery to agree the signing off any legal agreement as required by Condition 27 of the approval following liaison with the Borough Solicitor.</p> <p><u>Condition 26</u></p> <p>The reference to Use Class F1 to be removed from the Condition as this Class does not form part of the proposal.</p> <p><u>Condition 27</u></p> <p>The Development Plan policy reason for the condition was not included in the original wording. For clarity, the final sentence of the condition has now been amended as follows to include the wording:</p> <p>“.....having regard to Policies 23 and 25 of the Oldham Local Plan”.</p>
AGENDA PAGES	DETAILS
77-100	<p>AGENDA ITEM 9 - FUL/354326/25 (Prince's Gate)</p> <p><u>Publicity and Third-Party Representations</u></p> <p>A further objection has been received on grounds of lack of infrastructure and questioning who will occupy the apartments.</p> <p><u>Conditions 17, 18 and 20</u></p> <p>As the development programme setting out precise individual plot boundaries has yet to be finalised, revision to the wording of Conditions 17,</p>

	<p>18, and 20 is recommended to secure submission of an updated development plot plan, once precise phasing details are finalised.</p> <p>This is considered reasonable to allow necessary flexibility. The existing wording “plot as indicated on plan ref: 18501-HBA-ZZ-ZZ-D-A-080010 P04” will therefore be replaced with the following:</p> <p>“.....as indicated on a development plot plan which shall have been previously submitted to and approved in writing by the Local Planning Authority”.</p>
AGENDA PAGES	DETAILS
101-108	<p>AGENDA ITEM 10 – OUT/354325/25 (Manchester Chambers)</p> <p><u>Condition 3</u></p> <p>The listed plan ref: 18505-HBA-ZZ-ZZD-A-080021 P02 does not refer to the latest plan version. It will therefore be amended to read ref: 18505-HBA-ZZ-ZZD-A-080021 P03</p>

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Pre-Committee Briefing

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Draft vision of Oldham Town Centre



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Shaping the Future of Oldham Town Centre

Muse and Oldham Council have formed a 15-year partnership to help transform Oldham Town Centre into a vibrant, inclusive, and sustainable place to live, work, and visit.



At a Special Planning Committee Meeting to be held on Wednesday 2nd July 2025, we are asking Planning Committee members to support the following planning applications:

PRINCE'S GATE
(FUL/354326/25)

Full application for up to **331 new homes**, including commercial space and green infrastructure.

FORMER LEISURE CENTRE
(OUT/354324/25)

Outline application for **residential** development with commercial space, access, parking and landscaping.

FORMER MANCHESTER CHAMBERS
(OUT/354325/25)

Outline application for **commercial space** and **offices**, contributing to local employment opportunities.

FORMER MAGISTRATES' COURT
(OUT/354323/25)

Outline application for up to **219 homes**, with associated landscaping and public.

CIVIC CENTRE
(OUT/354338/25)

Outline application for up to **838 new homes**, alongside **commercial development** and **landscaping** enhancements.

CIVIC TOWER
(FUL/354322/25)

Full change of use application for conversion to a hotel.

A trusted partner that delivers



The nationwide placemaker, Muse, has 40 years of experience creating mixed-use communities across the UK.

Our track record of leading complex, mixed-use regeneration gives us the experience to deliver successful places, with the emphasis on sustainability, community and quality. We're working with partners in 40 places across the UK, with more than 2000 new homes with 44% affordable and over 600,000 sq ft of commercial space under construction over the past 12 months, with a gross development value of £1bn.

We combine local insight with the resources and capabilities of a nationwide organisation. Our regional teams are based in Manchester, Leeds, London and Birmingham.

As part of Morgan Sindall Group, we have the financial strength of a leading UK construction and regeneration group with an annual revenue of £4.5bn

Our focus is on strong partnerships in the many places we work across the UK and our national strategic joint ventures, ECF - with Legal & General and Homes England, Habiko our partnership with Pension Insurance Corporation (PIC) and Homes England - and Waterside Places with the Canal & River Trust.

We're building a brighter future, together.



Our Commitment to you

Muse has a strong track record of working with the public sector to unlock and deliver major regeneration projects.

We are committed to delivering this scheme through a blend of private investment, efficient delivery, and access to public sector funding. We have actively engaged with Central Government, Homes England and the Greater Manchester Combined Authority to secure public sector funding – often essential to making town centre regeneration viable.

The early phases of development will help establish a stronger residential market in Oldham. As confidence and value grow, this will support future phases and help create a self-sustaining town centre community.

Muse is confident in the long-term viability of this scheme.

Draft vision of Oldham Town Centre



What will these applications deliver for Oldham?



OVER 1,600 NEW HOMES ON BROWNFIELD LAND

A mix of high-quality, sustainable homes, from one-bedroom apartments to three-bedroom apartments, designed to meet the needs of families, older people, and young professionals in Oldham.



A GREENER, MORE SUSTAINABLE OLDHAM

Biodiversity net gains, better walking and cycling links, and support for sustainable travel and lifestyle choices.



REVITALISED TOWN CENTRE

Regeneration of key sites, including brownfield land, to create a more vibrant, welcoming and well-used town centre.



A STRONGER, HEALTHIER COMMUNITY

Safe, inclusive spaces where people can connect, access services, and enjoy improved quality of life.



NEW JOBS AND BUSINESS GROWTH

Employment opportunities created during construction and new commercial space to support local businesses and attract future investment.



SUPPORT FOR OLDHAM'S FUTURE

Developments that contribute to skills, education, and long-term economic growth - part of a wider regeneration vision.

Shaped by Oldham: How the community has shaped our plans

These final proposals have been shaped by an extensive series of public consultations, stakeholder meetings, and direct conversations with Oldham residents. They reflect a shared ambition to create a town centre that everyone can feel part of, and proud of, for generations to come.

From the initial consultation on the Town Centre Development Framework in summer 2024 to further consultation on these six planning applications in spring 2025, local people shared what matters most to them. Their feedback has played a central role in shaping the proposals we are now bringing forward.



Shaped by Oldham:
How the community has shaped our plans

THEME	WHAT MATTERS TO OLDHAM	WE LISTENED
Parking	Having sufficient, safe, and accessible parking options, especially in and around the Town Centre.	<p>We have reviewed parking provision across the Town Centre and, following detailed surveys and discussions with Council officers, have concluded that the removal of existing on-site parking is justified by the underutilisation of other town centre car parks and the potential for the Council to add capacity through the provision of mezzanine decks in existing structures.</p> <p>The sites benefit from excellent public transport links, including nearby Metrolink stops and frequent bus services, as well as improved walking and cycling connections. Each development will include secure cycle parking and a Travel Plan to promote sustainable transport.</p>
Public Transport	Reliable, safe, and accessible public transport, with well-placed stops and good connectivity to and within the town.	<p>We are working closely with Transport for Greater Manchester to ensure the regeneration supports reliable, accessible, and well-connected public transport.</p> <p>The plans for the town centre have been designed with a clear focus on sustainable travel, with improvements to bus services and stop locations helping ensure it works for residents now and in the future. Ensuring public transport works for everyone is a key commitment.</p>

Shaped by Oldham:
How the community has shaped our plans

THEME	WHAT MATTERS TO OLDHAM	WE LISTENED
Housing Mix	A diverse range of homes that meet the needs of different groups – including families, older people, and young professionals.	The proposals include a balanced mix of 1-bedroom apartments through to larger 3-bedroom properties, offering homes for people at all life stages. All apartments will be accessible and adaptable to support residents with disabilities or changing needs over time.
Housing Design	Homes that are well-designed and in keeping with the character of Oldham, not overwhelming or out of scale.	New homes will be high-quality, well-designed, and sensitive to their surroundings. A detailed Design Code has been developed to ensure that the scale, materials, and character of the buildings reflect Oldham’s distinct heritage, including features like traditional red brick, while meeting modern needs.
Safety	A town centre that feels safe and welcoming at all times of day.	Public spaces are being designed to feel safe and welcoming at all times, using guidance from Secured by Design and other professional bodies. No concerns have been raised about safety by these organisations, and creating secure, inclusive environments remains a key priority.
Accessibility	A town centre that works for people of all abilities, including step-free access, accessible toilets, and smoother pedestrian routes.	Accessibility is embedded into the plans through a dedicated Design Guide. Best practice standards will inform features such as dropped kerbs, inclusive street layouts, disabled parking, and accessible facilities.

Shaped by Oldham:
How the community has shaped our plans

THEME	WHAT MATTERS TO OLDHAM	WE LISTENED
Green Space	High-quality parks and open spaces that are well-maintained, safe and usable by everyone.	<p>These applications form part of wider regeneration plans, including the proposed six-acre public park, a major new recreational space at the heart of Oldham town centre - due to open in March 2026. It will connect to the Partnership sites and provide new green infrastructure.</p> <p>Furthermore, a planning application for the first phase of a public park has been approved.</p>
Heritage & Character	Retaining Oldham's identity through its buildings, history and sense of place.	The regeneration will celebrate Oldham's heritage by conserving and reusing historic buildings where possible. Where this is not feasible, new development will follow the Design Code to reflect Oldham's character, using features such as traditional red brick, to ensure continuity with the town's historic identity.
Local Ammenities	Access to essential services such as GPs and dentists to support a growing population.	<p>The Development Framework recognises the need to expand local services in line with new development.</p> <p>The vision for the town centre also includes non-residential space that could be used for health or education purposes in future.</p>

Prince's Gate – Scheme summary

TYPE OF APP	Full Planning Permission
REF	FUL/354326/25
SITE ADDRESS	Land At Prince's Gate Prince Street Oldham OL1 3TL
SITE AREA	1.28 hectares
EXISTING LAND USE	Surface level car park – following demolition of commercial buildings in 2015
PROPOSED DEVELOPMENT	Full Planning Permission for: <ul style="list-style-type: none">– Construction of 3 blocks between 6 and 12 storeys– 331no. new homes (Use Class C3)– 331no. cycle storage spaces (split between cycle stores and in apartment)– 134 sqm of non-residential floorspace (Use Class E or F1) in ground floor unit– Public realm works, including for the provision of landscaping, sustainable urban drainage systems, trees and Sheffield stands– 18no. accessible car parking spaces
NO. OF RESIDENTIAL UNITS	331 homes 159 x 1 bed, 141 x 2 bed and 31 x 3 bed
SQM. OF COMMERCIAL FLOORSPACE	134 sqm

Sketch of Prince's Gate Proposal



Former Leisure Centre – Scheme summary

TYPE OF APP	Outline Planning Permission
REF	OUT/354324/25
SITE ADDRESS	Former Leisure Centre Rock Street Oldham
SITE AREA	0.91 hectares
EXISTING LAND USE	Surface level car park – hardstanding and limited areas of landscaping, following the demolition of Oldham Leisure Centre in 2016.
PROPOSED DEVELOPMENT	<p>Outline Planning Permission for:</p> <ul style="list-style-type: none">– Site clearance and preparation including removal of hardstanding areas and vegetation where necessary– Construction of two buildings, comprising 9 storeys and 7 storeys for up to 231no. new homes– Up to 70 sqm of ancillary ground floor commercial floorspace (Use Class E)– Up to 14no. accessible car parking spaces– Cycle parking spaces to be delivered in line with LPA standards– Public realm works, including the provision of landscaping
NO. OF RESIDENTIAL UNITS	<p>Up to 231 homes</p> <p>100 x 1 bed, 116 x 2 bed and 15 x 3 bed</p>
SQM. OF COMMERCIAL FLOORSPACE	Up to 70 sqm

Sketch of Former Leisure Centre Proposal



Former Magistrate's Court– Scheme summary

Sketch of Former Magistrate's Court Proposal



TYPE OF APP	Outline Planning Permission
REF	OUT/354323/25
SITE ADDRESS	Former Magistrates Court King Street Oldham
SITE AREA	0.86 hectares
EXISTING LAND USE	Surface level car park – hardstanding and limited areas of landscaping, following the demolition of Oldham Magistrate’s Court in 2019.
PROPOSED DEVELOPMENT	<div>Outline Planning Permission for:</div> <div><ul style="list-style-type: none">– Site clearance and preparation works, including removal of hardstanding areas and vegetation where necessary– Construction of two buildings to accommodate 219 homes, ranging from 8 storeys to 11 storeys– Up to 10 accessible car parking spaces– Cycle parking spaces in line with LPA standards– Public realm works, including provision of landscaping</div>
NO. OF RESIDENTIAL UNITS	<div>Up to 219 homes</div> <div>94 x 1 bed, 108 x 2 bed and 17 x 3 bed</div>
SQM. OF COMMERCIAL FLOORSPACE	N/A

Former Manchester Chambers– Scheme summary

TYPE OF APP	Outline Planning Permission
REF	OUT/354325/25
SITE ADDRESS	Manchester Chambers, West Street, Oldham, OL1 1LF
SITE AREA	0.12 hectares
EXISTING LAND USE	Commercial use containing the 1900's Manchester Chambers comprising nine units with dual frontage onto street and arcade (Use Class E); a 1980s flat roof extension comprising 2 units (Use Class E); and a former public house currently occupied as a food bank (Use Class F2).

Sketch of Former Manchester Chamber's Proposal



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Former Manchester Chambers– Scheme summary

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Sketch of Former Manchester Chamber's Proposal

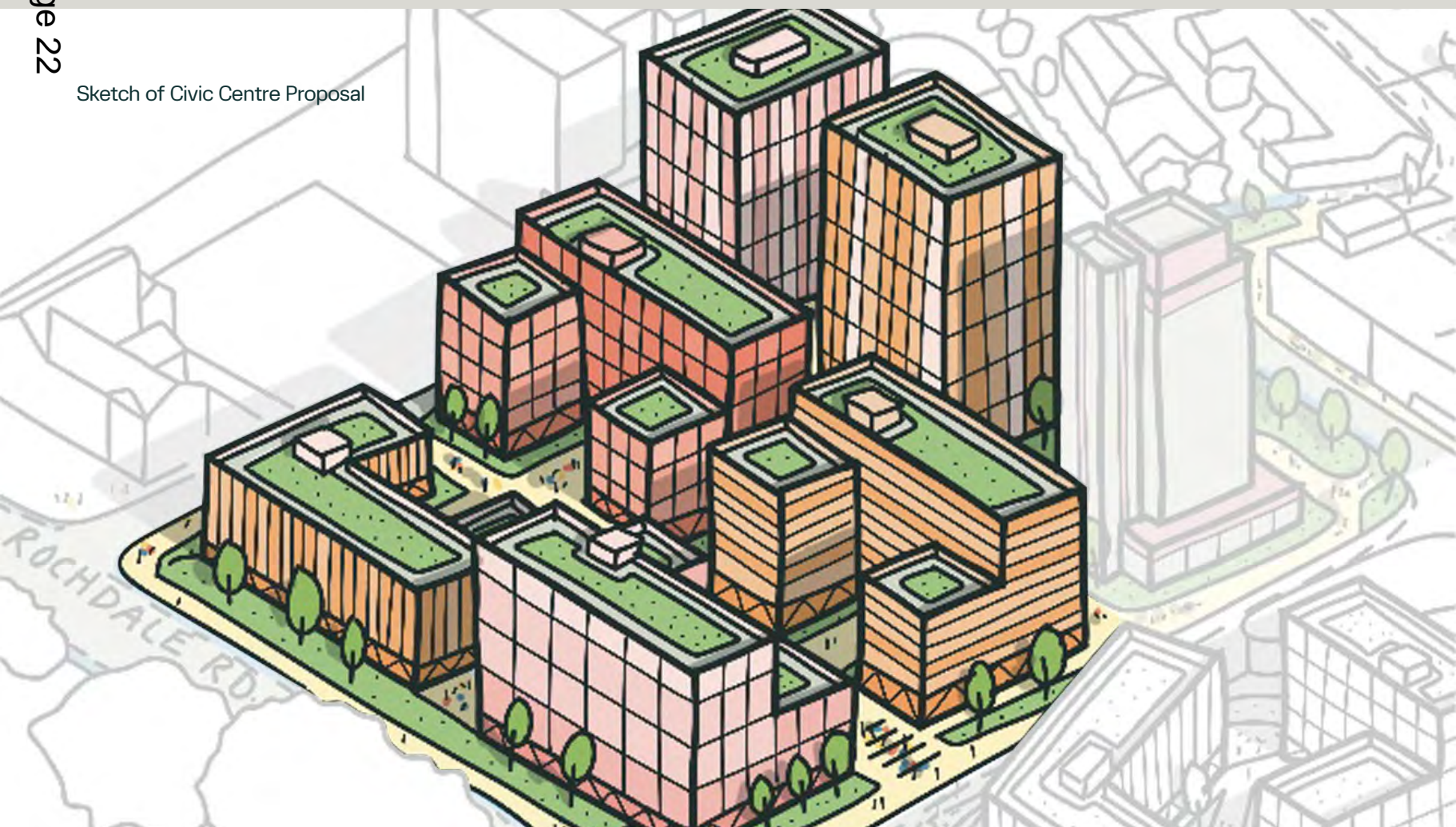


PROPOSED DEVELOPMENT	<p>Outline Planning Permission for:</p> <ul style="list-style-type: none">– The demolition of both the two-storey addition and the linking arcade structure at the rear of Manchester Chambers, along with the former public house.– Replacement floorspace of up to 1,550 sqm (GIA) for use as either 'Commercial, Business and Service' and/or 'Learning and non-residential institutions'– Up to four storeys could be constructed on the site of the public house, with two storeys on the section to the rear of Manchester Chambers.– Incorporation of the area occupied by the section of building which is not to redeveloped into the adjacent open public realm.
NO. OF RESIDENTIAL UNITS	N/A
SQM. OF COMMERCIAL FLOORSPACE	1,550 sqm

Civic Centre and Queen Elizabeth Hall – Scheme summary

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Sketch of Civic Centre Proposal



TYPE OF APP	Hybrid Planning Application seeking: 1) Permission to demolition existing buildings 2) Full planning permission for Block A and associates access, servicing, parking, public realm and landscaping; 3) Outline permission for development of a mix of using, comprising residential (Use Class C3), ancillary commercial, business and service uses (Use Class E and F1).
REF	OUT/354338/25
SITE ADDRESS	Former Civic Centre & Queen Elizabeth Hall West Street Oldham OL1 1UT
SITE AREA	2.19 hectares
EXISTING LAND USE	Civic Centre (former municipal (Use Class E) building for Oldham MBC) and Queen Elizabeth Hall (Use Class D2)

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Civic Centre and Queen Elizabeth Hall – Scheme summary

Sketch of Civic Centre Proposal



PROPOSED DEVELOPMENT

- Full Planning Permission for Block A:
- Residential development comprising 93 dwellings (Use Class C3) with ancillary amenity space
 - One building up to 6 storeys (ground plus 5) in height
 - 4no. accessible car parking spaces
- Outline planning permission (all matters reserved) for Blocks B, C, D, E and F:
- Demolition and site clearance;
 - Residential development comprising up to 745 homes;
 - Five buildings in varying heights (between 11 to 16 storeys);
 - 316 x 1 bed, 371 x 2 bed, 58 x 3 bed apartments;
 - Up to 388 sqm of commercial or education floorspace;
 - Up to 24 car parking spaces.

NO. OF RESIDENTIAL UNITS

838 homes

35 x 1 bed, 52 x 2 bed and 6 x 3 bed apartments

SQM. OF COMMERCIAL FLOORSPACE

388 sqm of Education or Use Class E

Civic Tower – Scheme summary

TYPE OF APP	Full Planning Permission
REF	FUL/354322/25
SITE ADDRESS	Civic Tower, West Street, Oldham, OL1 1UT
SITE AREA	0.16 hectares
EXISTING LAND USE	Office space (Use Class E(c))
PROPOSED DEVELOPMENT	Full Planning Permission for: – Change of use of Civic Centre Tower from office (Use Class E(c)) to hotel (Use Class C1)
NO. OF RESIDENTIAL UNITS	N/A
SQM. OF COMMERCIAL FLOORSPACE	N/A

Sketch of Civic Tower Proposal

