

***PLANNING COMMITTEE  
Regulatory Committee  
Agenda***

Date Wednesday 3 June 2020

Time 6.00 pm

Venue Virtual Meeting – click on the link below to access the meeting  
[https://www.oldham.gov.uk/info/200608/meetings/1940/live\\_council\\_meetings\\_online](https://www.oldham.gov.uk/info/200608/meetings/1940/live_council_meetings_online)

Notes 1. DECLARATIONS OF INTEREST- If a Member requires any 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 Paul Entwistle or Lori Hughes in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Lori Hughes, email [lori.hughes@oldham.gov.uk](mailto:lori.hughes@oldham.gov.uk)

3. PUBLIC SPEAKING – Any applicant or objector wishing to speak at this meeting must register to do so my email to [constitutional.services@oldham.gov.uk](mailto:constitutional.services@oldham.gov.uk) by no later than 12.00 noon on Wednesday, 3 June 2020. Full joining instructions will be provided.

4. 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, 29 May 2020. The question will be read out by the Chair and a response will be provided at the virtual meeting.

5. 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. Disruptive and anti social behaviour will always be filmed.

Recording and reporting the Council's meetings is subject to the law including the law of defamation, the Human Rights Act, the Data Protection Act and the law on public order offences.

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:

Councillors Akhtar, Brownridge (Vice-Chair), Davis, H. Gloster, Harkness, Hewitt, Hudson, Phythian, Hulme, Ibrahim, Iqbal, Jacques, Malik and Dean (Chair)

- 1 Apologies For Absence
- 2 Urgent Business  
Urgent business, if any, introduced by the Chair
- 3 Declarations of Interest  
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 4 Public Question Time  
To receive Questions from the Public, in accordance with the Council's Constitution.
- 5 PA/342896/19 - Former Bowling Green, Victoria Street / Farrow Street, Shaw, Oldham OL2 7AD (Pages 1 - 20)  
Construction of 10no. three-bedroom houses with associated works and additional residents' parking and construction of 5 no. garages, following demolition of 6 no. existing garages
- 6 PA/343716/19 - Land off Cherry Avenue, Alt, OL8 2HS (Pages 21 - 40)  
Erection of 38 no. dwellings with associated works.
- 7 PA/344067/19 - St Cuthberts Church, Tanners Fold, Oldham, OL8 2NN (Pages 41 - 62)  
Outline application for the re-development of the St Cuthbert Church site (to include the demolition of all existing buildings) and erection of up to 24 dwellings. Access to be considered all other matters reserved.

## APPLICATION REPORT - PA/342896/19

Planning Committee, 3 June, 2020

**Registration Date:** 19/03/2019  
**Ward:** Shaw

**Application Reference:** PA/342896/19  
**Type of Application:** Full Planning Permission

**Proposal:** Construction of 10no. three-bedroom houses with associated works and additional residents' parking and construction of 5 no. garages, following demolition of 6 no. existing garages

**Location:** Former Bowling Green, Victoria Street/ Farrow Street, Shaw, Oldham, OL2 7AD

**Case Officer:** Dean Clapworthy

**Applicant Agent :** Clements Court Properties Ltd  
Millson Group

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### THE SITE

The proposal relates to a former bowling green and existing domestic garage site bounded by traditional terraced residential properties that front Victoria Street and Farrow Street and single storey terraced bungalows on Oxford Street and Farrowdale School, Shaw. There is an existing single track unadopted road serving the garage site which continues as a footpath eastwards to connect to Crompton Way.

The site is level (a bowling green) and enclosed by palisade fencing, but owing to local topography dwellings to the west on Victoria Street are raised and the school to the east is at a lower level (specifically the school yard behind a retaining wall).

### THE PROPOSAL

The proposal is for the erection of 10 three-bedroom houses with associated works and additional residents' parking. The development would comprise the following:

- 10 two storey dwellings arranged as two blocks of 3 news and two blocks of semi-detached dwellings sited on the former bowling green.
- 5 new domestic garages in place of the existing garages, arranged as a block of three and two
- Improved and widened access road to serve the garages and thereafter a new residential road serving the proposed dwellings
- Areas of landscaping around the entrance into the residential development

The proposal has been amended to remove the parking spaces adjacent to no. 61 Victoria Street, to bring the previously separate planning application for the garages into this proposal and to amend the position of the northernmost pair of semi-detached dwellings

### RELEVANT HISTORY OF THE SITE:

None relevant

### RELEVANT PLANNING POLICY

The 'Development Plan' is the Joint Core Strategy & Development Management Policies Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The site is unallocated on the Proposals Map pertaining to the Local Plan. The following policies are relevant.

Policy 1: Climate change and sustainable development  
Policy 3: An Address of Choice  
Policy 5: Promoting Accessibility and Sustainable Transport Choices  
Policy 9: Local Environment  
Policy 10: Affordable Housing  
Policy 11: Housing  
Policy 18: Energy  
Policy 19: Water and Flooding  
Policy 20: Design  
Policy 23: Open Spaces and Sports  
Policy 25: Developer Contributions

## CONSULTATIONS

Highway Engineer	No objection subject to a condition requiring the provision of the access and parking to individual dwellings
Environmental Health	No objection subject to conditions relating to land contamination and landfill gas.
Lead Local Flood Authority (LLFA)	No objection subject to a condition relating to drainage
United Utilities	No objection subject to a condition relating to drainage
GM Police	No objection subject to a condition requiring implementation of the Crime Impact Statement
Tree Officer	No objection, subject to a condition requiring landscaping/tree planting

## REPRESENTATIONS

The application has been advertised by direct neighbour notification and press and site notices. Four representations have been received raising the following matters:

- The inadequate access from Victoria Street and associated traffic would cause pollution, noise and dust and further congestion to the detriment of road safety and amenity to the adjacent school and residents, including disabled residents of the bungalows.
- There would be a loss of green/open land contrary to the objectives to protect the local environment, wildlife and trees
- The proposal would require the removal of trees to facilitate parking on the existing grass verge on Victoria Street
- The additional parking area immediately adjacent to opposing habitable rooms at the nearest bungalow would impact on amenity.
- The land could be used as a communal garden for the community and provide a vital space for activities and clubs
- There are issues between the neighbouring school and the landowner concerning utilities

## PLANNING CONSIDERATIONS

### Principle of the development

The Council cannot currently demonstrate a five-year supply of deliverable housing land. The Housing Delivery Test indicates that the delivery of housing in Oldham has been substantially below the housing requirement for the past 3 years.

Therefore paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

Therefore, in this case the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives: the 'economic objective', the 'social objective' and the 'environmental objective'. The tilted balance favouring sustainable development applies. In this instance the benefits are considered to include the following:

- The significant social benefit of the provision of 10 much needed dwellings and the contribution towards Oldham's 5-year land supply
- The social, economic and environmental benefit of the site having good access to services and facilities
- The economic benefit of creation of short-term construction jobs and development of a vacant site and the additional vitality of occupancy of a new residential development to the community
- No significant assets of particular importance exists or harm to the landscape

Set against the benefits are the following resulting negative aspects as follows:

- The inability to contribute toward a replacement sports facility or open space (Social and Environmental) is of medium harm, but given the applicant's demonstration of viability this is not considered a demonstrable reason to refuse the application.

Furthermore, the site has good access to local services and facilities and is within a minutes walk of bus stops and is therefore sustainably located. The proposal is required to achieve the energy efficiency targets indicated in DPD Policy 18. Therefore, a condition is recommended requiring agreement of the appropriate energy savings.

## **Developer contributions**

### Affordable Housing

The proposal, being for more than 9 dwellings, is required to provide an appropriate level of affordable housing provision. The target is for 7.5% of the total development sales value, unless it can be clearly demonstrated that this is not viable.

### Open Space

The site is identified in the Open Space Study (2012) as 'outdoor sports facilities' (Victoria Street Bowling Green - Site Reference 2652). Therefore, the applicant would need to satisfy the loss through providing either a replacement facility or an agreed contribution to new or existing provision elsewhere or a mixture of the two.

It is acknowledged, as stated in the Planning Statement, that the use of the site as a bowling green ceased in 2014 and that there are possibly better-placed facilities nearby meaning there may not be a realistic prospects of the site coming back into use for that purpose. Given this, it would be appropriate that a replacement facility, which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility. It is estimated that a replacement facility would require a contribution of £134,200.

Furthermore, the proposal is also required to contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable. The wider area is classed as having an overall deficiency in open space and as such a developer contribution of £60,745.86

However, the applicant has submitted a viability assessment which argues that the resulting profit would enable any contributions to be made. Due to the relatively high level of developer risk, it is reasonable to expect 18% benchmark market return at this site as recognised by the NPPF/NPPG guidance on viability. The assessment illustrates that the development with no contributions would produce a return of only 11.17%. Despite this, in agreement with the Council's Surveyor, the applicant has agreed to make a contribution of £15,000.

Members are advised therefore that no additional contribution can be sought. In this instance, it is advised that the contribution would be most appropriately directed to open space provision.

### **Access and highway safety**

Objections refer to the additional traffic associated with further housing and the sensitivity of neighbouring uses to such an increase. The Highway Officer does not consider that the addition of ten dwellings would have any significant impact on the local highway network, and is satisfied that the parking provision is adequate to serve the requirements of the proposed development, such that there will be no additional demand for on street parking.

Initially, the Highway Officer had concerns relating to potential conflicts between vehicles and pedestrians accessing/exiting the garages and those utilising the access into the development. However, since the amended reconfiguration and amalgamation of the proposed garages into this proposal, this issue has been resolved.

Additional visitor parking has been shown within the scheme, however, this is not considered necessary to make the development acceptable, but is included at the choice of the developer. The garaging would continue to be occupied by private domestic users as they are at present. As the access and visitor parking would not be adopted, a condition concerning the future management and maintenance of these areas is required.

Therefore, subject to the recommended conditions, the proposal would not have any unacceptable impacts upon highway safety.

### **Design and visual amenity**

The proposed houses are of standard design with red facing bricks and grey concrete tiles. The layout would allow for the introduction of landscaping and tree planting, largely at the entrance into the residential development, which would further soften and assimilate the development. In the wider context of the site, largely dominated by the much adapted rear elevations of traditional terraced dwellings, the street scene created would be of an acceptable character and appearance.

GM Police have raised no objection, subject to implementation in accordance with the recommendations of the Crime Impact Statement, which can be secured by condition

### **Amenity**

Objections refer to potential impacts upon neighbouring privacy, essentially relating to additional traffic, but also very specific concerns concerning headlight nuisance associated with the originally proposed additional parking spaces, which have since been removed from the proposal.

Due to the layout, orientation and arrangement of fenestration to the elevations of the proposed dwellings, the development would not have any unacceptable impacts upon neighbouring residential amenity or between the proposed dwellings.

The Technical housing standards - nationally described space standard is a guide to adequate minimum space standards in new dwellings. Taking those standards into consideration, it is considered that the dwellings would achieve a satisfactory degree of amenity.

## **Ground Conditions**

The Environmental Health Officer has confirmed that the proposed development is acceptable, subject to the imposition of ground contamination/landfill gas conditions.

The submitted Coal Mining Report states that there is a possibility that shallow coal/mine workings could be present beneath the site and that further site investigation is undertaken, but that with appropriate mitigation (if necessary), the development would be acceptable. The response of the Coal Authority will be reported at Committee.

## **Drainage**

The Lead Local Flood Authority and United Utilities have confirmed that it would be appropriate to require the imposition of a condition for a detailed drainage scheme.

## **Ecology and trees**

The Trees Officer notes that the trees and unmanaged overgrown shrubs to be lost could be mitigated by a new planting scheme. A landscaping condition is therefore recommended.

## **Conclusion**

The Council cannot demonstrate a five-year supply of deliverable housing land and as such, in accordance with Paragraph 11 of the NPPF, there is a presumption in favour of sustainable development unless the adverse impacts of approving the development would be significant and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Assessing the balance of the benefits against the harms, it is considered that whilst there is some harm identified, there are no significant or demonstrable adverse impacts that outweigh the benefits provided. The proposal is therefore considered to represent sustainable development. Given such circumstances and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Framework, planning permission should be granted.

## **RECOMMENDATION**

It is recommended that Committee resolves:

1. To grant planning permission subject to the conditions set out below and to a Section 106 obligation being secured to provide a contribution £15,000.00 towards open space.
2. To delegate authority to the Director of Economy to issue the decision notice upon satisfactory completion of the planning obligation.
  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 following approved plans and specifications:

Location Plan (Drawing No. 2298-SP-700-02 Rev.2)  
Proposed Site Plan (Drawing No. 2298-PL-700-01 Rev.11)  
Plans and Elevations (Drawing No. 2298-B1-DR-200-01 Rev.2)  
Plans and Elevations (Drawing No. 2298-B2-DR-200-01 Rev.2)  
Plans and Elevations (Drawing No. 2298-B3-DR-200-01 Rev.2)

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 comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

4. 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 written report and recommendation have been submitted to and approved 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 - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

5. 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 - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.

6. No development shall take place until full details of both hard and soft landscape works with an associated implementation plan and timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.

All planting shall be implemented in accordance with the approved details in accordance with the agreed timetable or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

Reason - Prior approval of such details is necessary as the site may contain features



which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

7. No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan Ref:2298-PL-700-01 Rev 11 and with the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure 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 having regard to Policies 5 and 9 of the Oldham Local Plan.

8. Prior to first occupation of any dwelling hereby approved, details for the long term maintenance arrangements for any vehicular access, parking and landscaped areas which will not be adopted or included within the private curtilage of individual properties shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the management of these areas shall be carried out in accordance with the approved maintenance arrangements.

Reason - To ensure the satisfactory maintenance of unadopted vehicular access roads, parking and landscaped areas having regard to Policies 5 and 9 of the Oldham Local Plan.

9. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority.. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 6 l/s.

The development shall be completed in accordance with the approved details.

Furthermore, foul and surface water shall be drained on separate systems.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution having regard to Policy 19 of the Oldham Local Plan.

10. No development comprising the construction of any dwelling shall take place until a detailed energy statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the development will accord with the Energy Infrastructure Target Framework set out in Oldham Local plan Policy 18 and shall detail how a target area has been determined; and how the development will meet this target.

The development shall be carried out in accordance with the approved scheme phasing arrangements and retained as operational thereafter.

Reason - To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.

11. As far as is practicable, the development shall be carried out in accordance with the recommendations contained within section 3.3 of the Crime Impact Statement by Design for Security dated 02/08/2018 (Ref. 2018/0341/CIS/01 Version A) and the physical security specification listed within section 4 of the appendices.

Reason - To create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion in accordance with Policy 20 of the Oldham Local Plan.

342896

Drawing Information:  
All levels and dimensions must be checked onsite by the contractor prior to commencement of works. Any variations must be reported to Millson Group Ltd. All information herein is in the copyright of Millson Group Ltd. Copying in full or part is forbidden without written permission from Millson Group Ltd.



Scale: 1:1250



2	Abrogation of application boundaries	LS	20/04/20
1	Site boundary revised to include access road in line with received comments	JW	10/01/20

Rev	Revision History	By	Date
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Client:

Clements Court Properties Ltd

Drawing:

Location Plan

Drawing Number:

2298 - SP-700-02

Scale:	Size:	Date:
1 : 1250	A4	12/01/19
Drawn:	Checked:	Rev:
JW	LS	2
Status:	PLANNING	



**Millson GROUP**

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2298 - Farrow Street



# Planning Committee Meeting

## 3 June 2020

PA/342896/19: Construction of 10no. three-bedroom houses with associated works and additional residents' parking and construction of 5 no. garages, following demolition of 6 no. existing garages.

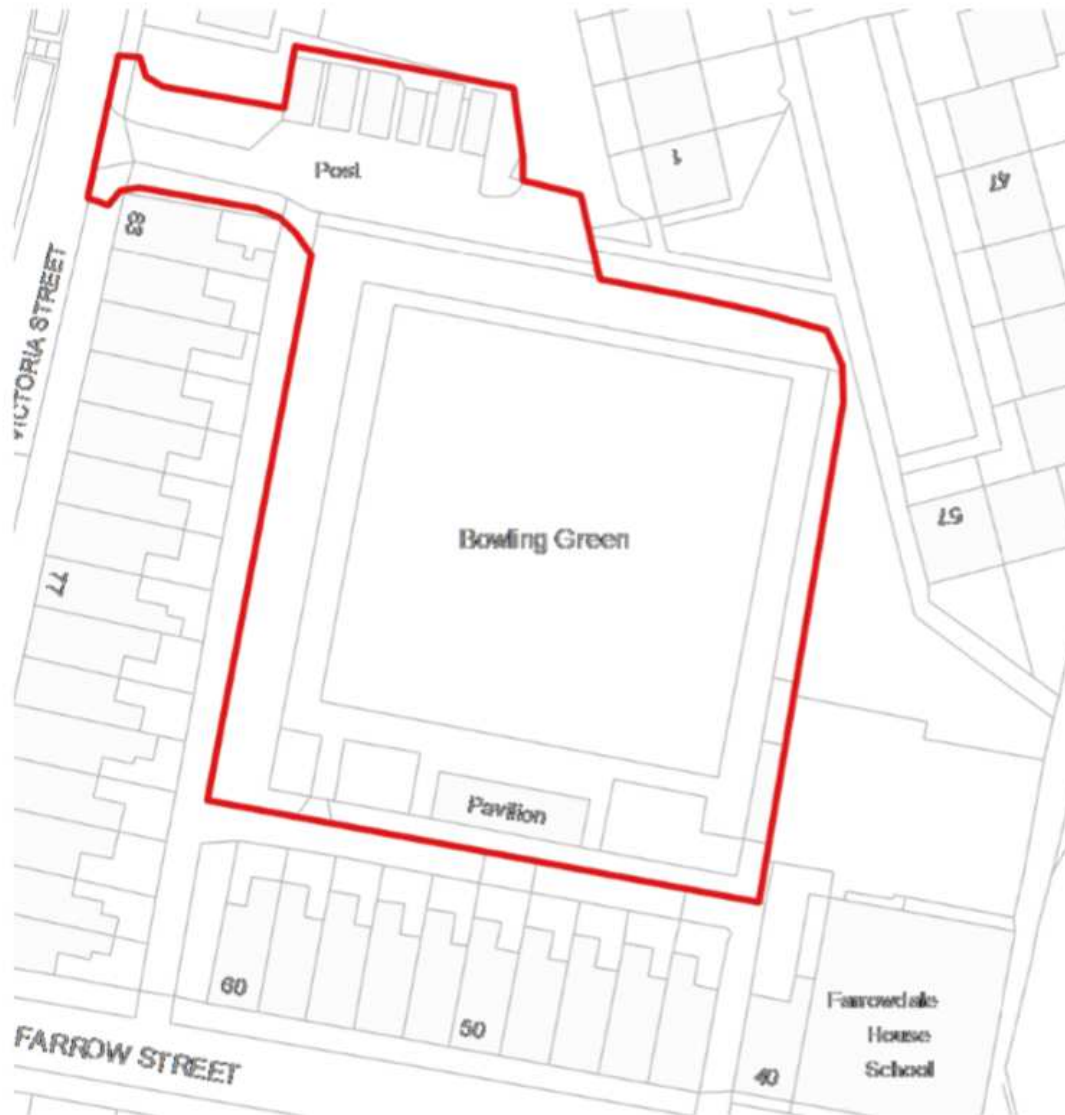
Former Bowling Green, Victoria Street, Shaw, Oldham,  
OL2 7AD



**Oldham**  
Council

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# Site Location Plan



# Proposed layout



# Proposed principal elevations

Page 14



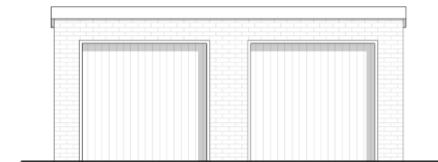
Front Elevation



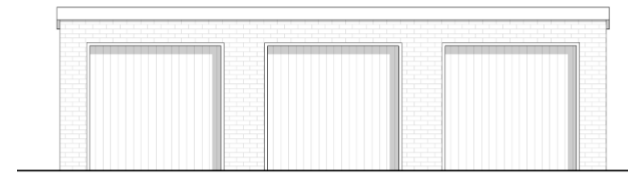
Front Elevation  
1 : 100



Front Elevation



BLOCK 1

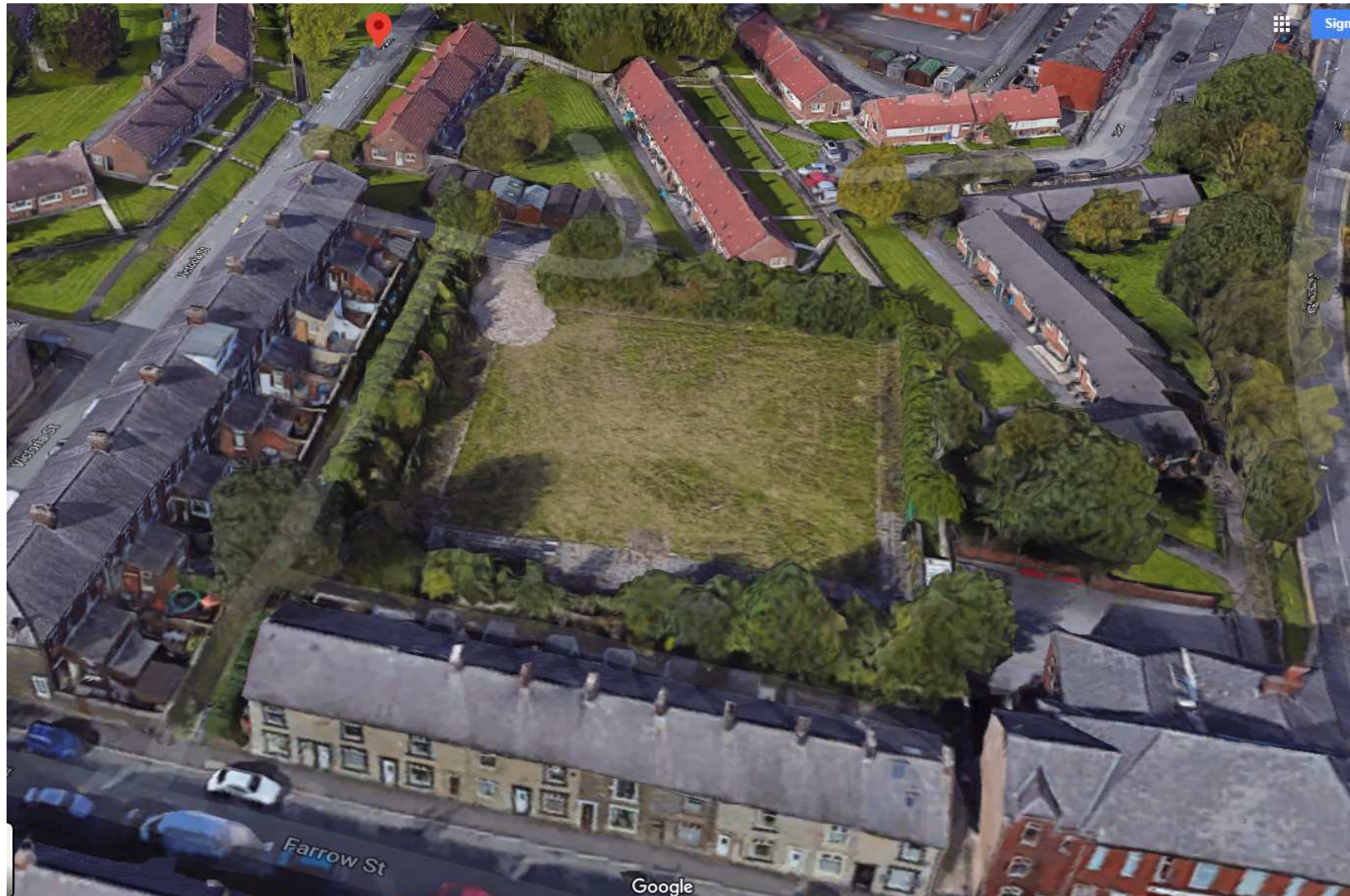


BLOCK 2



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# Aerial view from the south



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## Access from Victoria Street and continuing footpath

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## View to all boundaries of the site



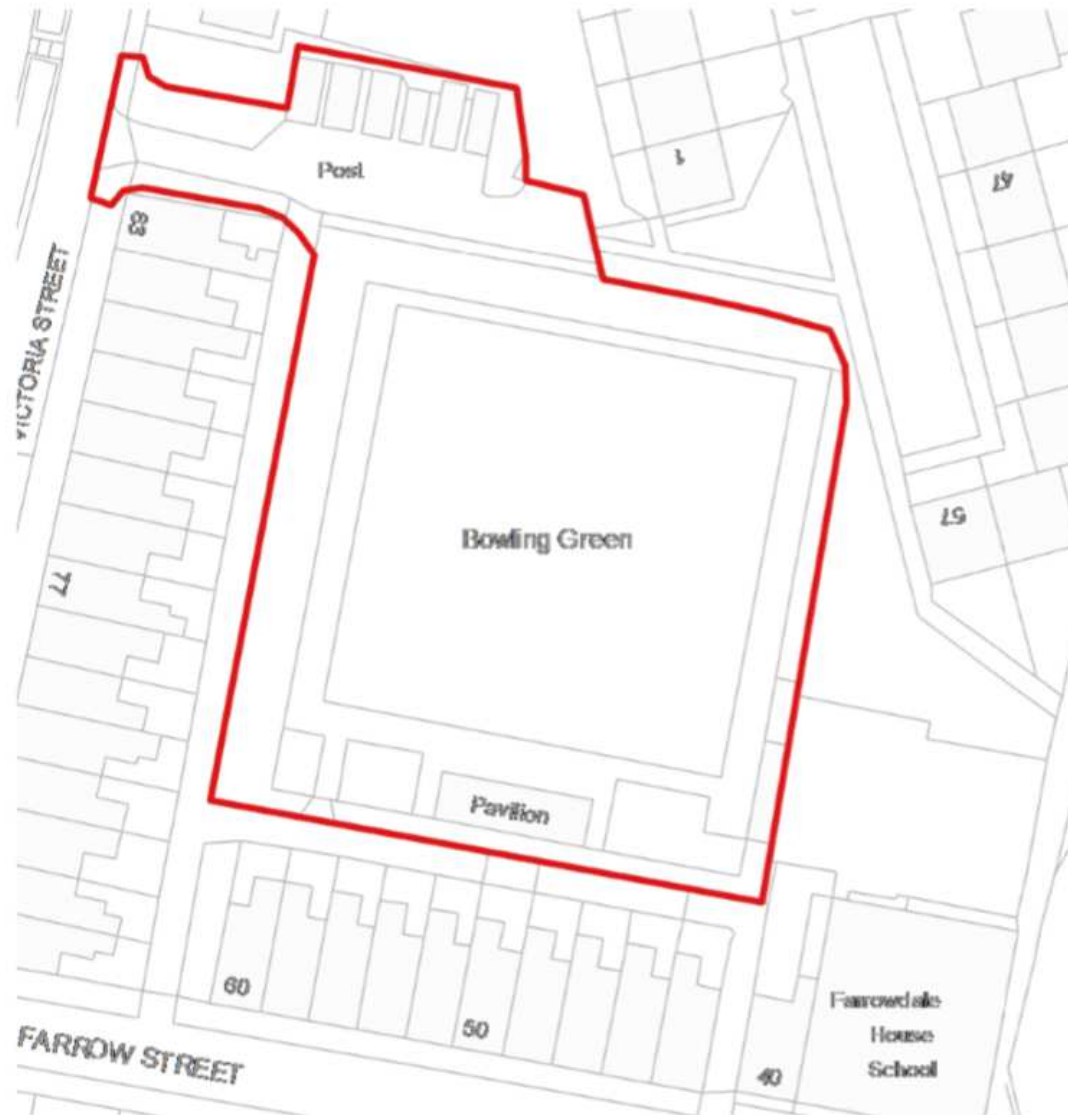
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## View either side of access



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# Site Location Plan



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## APPLICATION REPORT - PA/343716/19

Planning Committee, 3 June, 2020

**Registration Date:** 23/07/2019  
**Ward:** Alexandra  
**Application Reference:** PA/343716/19  
**Type of Application:** Full Planning Permission

**Proposal:** Erection of 38 no. dwellings with associated works.

**Location:** Land off Cherry Avenue, Alt, OL8 2HS  
**Case Officer:** Graham Smith

**Applicant Agent :** First Choice Homes Oldham

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### THE SITE

This 0.91 hectare site lies within the Alt estate on the south-east fringe of Oldham and is divided into two development plots. The two plots are situated on previously developed land either side of Cherry Avenue. The site include sporadic trees near the highways and groups of trees part of a wooded area to the north.

### THE PROPOSAL

Erection of 38 affordable rent 2 and 3 bed, two storey dwellings with access road and associated works. The accommodation comprises of the following:

- 10 No. 2 bed 3 person
- 24 No. 3 bed 4 person
- 4 No. 3 bed 5 person

The application includes 47 parking spaces and a detailed hard and soft landscape scheme. The development results in the loss of 12 individual trees and 6 groups of trees on the edge of the woodland.

### RELEVANT HISTORY OF THE SITE:

No planning history. The site previous had a number of bungalows which have since been demolish

### CONSULTATIONS

Highways Officer	- No objection subject to conditions
Environmental Health	- No objection subject to conditions
G M Ecology Unit	- No objection subject to conditions
Coal Authority	- No objection
United Utilities	- No objection subject to conditions. Note that a water main adjoins the site.
Drainage	- No comments received.

### REPRESENTATIONS

Neighbours were notified and site notices displayed. No representations have been

received.

## **RELEVANT PLANNING POLICIES & GUIDANCE**

The 'development plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated within the Proposals Map associated with the Plan. Therefore, the relevant policies are as listed below:

Policy 1 – Climate Change and sustainable development

Policy 2 - Communities;

Policy 5 - Promoting accessibility and sustainable transport options;

Policy 9 - Local environment;

Policy 10 - Affordable housing;

Policy 18 - Energy;

Policy 19 - Water and Flooding

Policy 20 - Design

Policy 23 - Open Space

Policy 25 - Developer Contributions

## **PLANNING CONSIDERATIONS**

### **Principle of Development**

The Council cannot currently demonstrate a five-year supply of deliverable housing land. Paragraph 11d) of the National Planning Policy Framework requires that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

1. The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Given the present position, Oldham Local Plan Policies which are relevant to the delivery of housing, are to be considered out-of-date and the planning balance is tilted towards granting permission if the development is considered to be sustainable development and if no significant or demonstrable reasons outweigh the benefits.

The proposal involves the redevelopment of a site previously occupied by housing and it is considered to be reasonably well located in terms of access to services and facilities including bus routes, and as such is a sustainable location.

The proposal does not provide the necessary open space contribution required by DPD Policies 23 and 25, however, the applicant has demonstrated that if the proposal was required to meet the full financial requirement of £227,388.72 it would not be viable.

However, the applicant has submitted a viability study which argues that the proposal can only contribute £50,000 to open space and remain a viable development. The study has been considered by the Council and the findings are considered valid. Therefore, the scheme does provide a reduced contribution which has been agreed to provide enhancement to the woodland alongside the application site.

The benefit in this instance would be the provision of 38 affordable rented dwellings towards the Council's shortfall in land supply. This is considered to be a significant benefit. This



scheme is also well-designed mitigating the loss of trees.

It is concluded therefore that the proposal is not contrary to relevant policies and does not result in significant or demonstrable reasons to outweigh the benefits provided.

A planning condition is attached regarding energy provision to be 15% improvement on Part L of the Building Regulations. In these respects the proposal is considered to be sustainable.

### **Highways**

The scheme is not considered likely to result in severe impact upon the highway network. The proposed access road and parking provision is considered acceptable. The Highway Officer therefore has no objections subject to conditions.

### **Ecology**

The Greater Manchester Ecology Unit considers that the data within the Phase 1 Ecology survey and the Bat Activity Survey is acceptable, and recommends that permission is granted subject to conditions. The Trees Officer has also considered the impact of the development on existing trees and notes that the application includes mitigation with a landscape strategy and planting plans which includes replacement trees, hedges and shrubs. The provision of replacement and additional tree planting would be welcome along with management of the land adjacent the site.

### **Amenity and design.**

The layout secures reasonable rear separation distances in all situations and therefore provides appropriate levels of privacy for future and neighbouring residents. The houses feature pitched roof with some gables with dentil brick courses, feature bay windows, canopy porches, along with a red multi-brick cladding with grey smooth roof tiles and grey UPVC windows. The proposal is considered to accord with Policy 20.

### **Flood Risk**

The site is within Flood Risk Zone 1 an area at lowest risk of flooding and therefore no sequential test is required. The proposal is therefore not considered to be at risk of flooding and therefore accords with the NPPF Policy 19

### **Ground conditions**

Due to possible contamination and proximity to landfill sites the Environmental Health officer requests suitable planning conditions be attached to require appropriate assessment and if necessary, remediation.

### **Conclusion**

Assessing the balance of the benefits against the harms, it is considered that whilst there is some harm identified, there are no significant or demonstrable adverse impacts that outweigh the benefits provided. The proposal is therefore considered to represent sustainable development. Given such circumstances and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Framework, planning permission should be granted.

### **RECOMMENDATION**

1. To approve the application subject to the following conditions, and to the applicant submitting a satisfactory s106 agreement for a contribution of £50,000 towards necessary off-site open space. and replanting/enhancement works to the woodland adjacent to the site.
2. To authorise the Director of Economy to issue the decision notice upon receipt of satisfactory undertaking.

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 referenced as follows:

L01 Existing Site Plan

L02 Rev J (Layout)

Housetypes:

L04 Rev E (Block 2)

L05 Rev C (Block 3)

L06 Rev C (Block 4)

L07 Rev C (Block 5)

L08 Rev C (Block 6)

L09 Rev E (Block 7)

L10 Rev C (Block 8)

L11 Rev C (Block 9)

L12 Rev C (Block 10)

L14 Rev C (Block 12)

L15 Rev E (Block 13)

L16 Rev C (Block 14)

L17 Rev C (Block 15)

L18 Rev C (Block 16)

L19 Rev C (Block 17)

L21 Rev D (Site Sections 1)

L22 Rev C (Site Sections 2)

UG\_11611\_LAN\_SL\_DRW\_01 Rev P03 (Planting Scheme)

Landscape Strategy Document (By Urban Green) P03

UG\_11611\_LAN\_LSN\_DRW\_02 (Landscape Supporting Notes P02)

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 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 - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

4. 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 - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.

5. Prior to the commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor noise, dust and vibration impacts. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, which shall be maintained for the duration of the construction works.

Reason - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

6. All hard and soft landscape works shall be carried out in accordance with the approved plan (Ref: L02 Rev J (Layout), UG\_11611\_LAN\_SL\_DRW\_01 P03 Planting Plan, L20 Rev B (Boundary details), prior to the occupation of any part of the development or in accordance with the programme approved in writing by the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

7. Prior to the commencement of the construction period, adequate wheel cleaning equipment, the details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be installed on the site. Before leaving the site all vehicles, which have travelled over a non-tarmac surface, shall use the wheel cleaning equipment provided, such that they are in such a state of cleanliness that they do not foul the highway with mud or other material. The equipment shall, for the duration of the construction works, be maintained in good working order and shall not be removed unless approved in writing by the Local Planning Authority.

Reason – Prior approval is necessary since the facility is fundamental to the initial site preparation works in the interests of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

8. Prior to occupation of any dwelling an Energy Statement shall be submitted to and approved in writing by the local planning authority demonstrating how the proposed dwellings shall achieve an average completed energy performance of a 15% improvement on Part L of the Building Regulations. The dwellings shall be completed in accordance with the approved details and retained as operational thereafter.

Reason – In the interests of sustainability and to ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.

9. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, the woodland/scrub adjacent to the site shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2.3 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2005 outside the canopy. The fencing shall be

maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

Reason - Prior approval of such details is necessary to protect existing trees and hedges and in the interest of biodiversity and in accordance with Policy 21 of the Oldham Local Plan.

10. Prior to first occupation of Plots 3, 7, 16 and 17, one bird box for either sparrow or swifts shall be erected on the open side elevations of the properties, and shall be retained at all times thereafter.

Reason - In the interests of biodiversity and in accordance with Policy 21 of the Oldham Local Plan.

11. No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan Ref: 1652L02J Rev J and the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure 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 having regard to Policies 5 and 9 of the Oldham Local Plan.

12. No development above slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

13. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance, with evidence of an assessment of the site conditions, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Foul and surface water shall be drained on separate systems. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution having regard to Policy 19 of the Oldham Local Plan.

14. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a residents' management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason - To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development having regard to Policy 19 of the Oldham Local Plan.

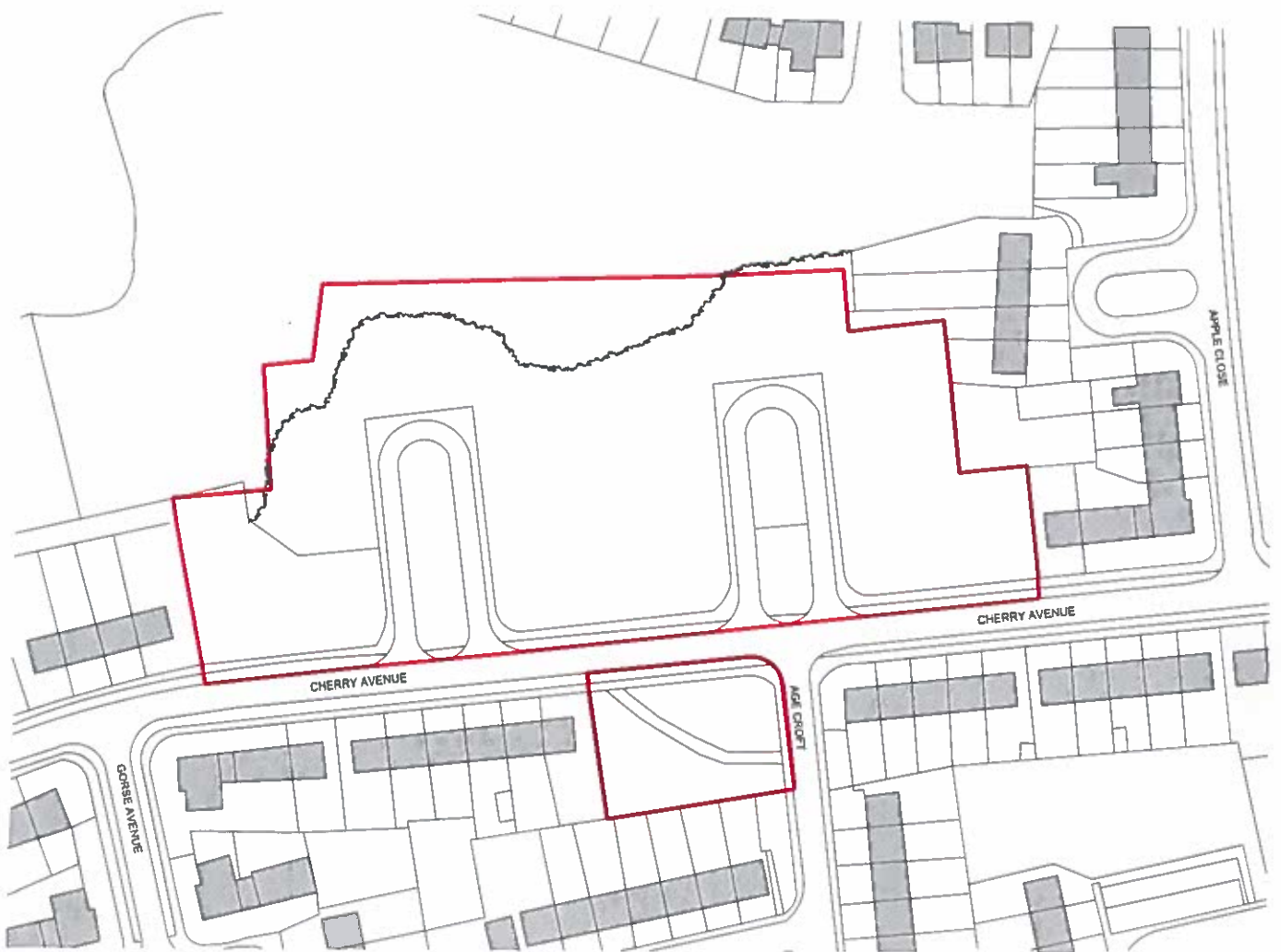
15. Prior to occupation of any house a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

1. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);
2. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
3. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The 38 dwellings hereby permitted shall only be used for the purposes of providing affordable housing to be occupied by households or individuals from within the boundaries of Oldham in housing need and shall not be offered for sale or rent on the open market.

Reason - To ensure an appropriate affordable housing is provided and retained having regard to Policies 10 and 11 of the Oldham Local Plan.





PROJECT

TITLE

Cherry Avenue  
OL8 2HS

Location Plan  
...

SIZE

A4

STATUS

PLANNING

PROJECT No

1652

DRAWING No

L00

DRAWN by

AB

CHECKED

JM

DATE

OCT 17

SCALE (1:n.o)

1:1250

JOHN MCCALL ARCHITECTS LTD

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Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: [admin@johnmccall.co.uk](mailto:admin@johnmccall.co.uk)





# Planning Committee Meeting

## Date 3rd June 2020

Application No. PA/343716/19

Erection of 38 dwellings and associated works.

Land off Cherry Avenue, Alt, Oldham

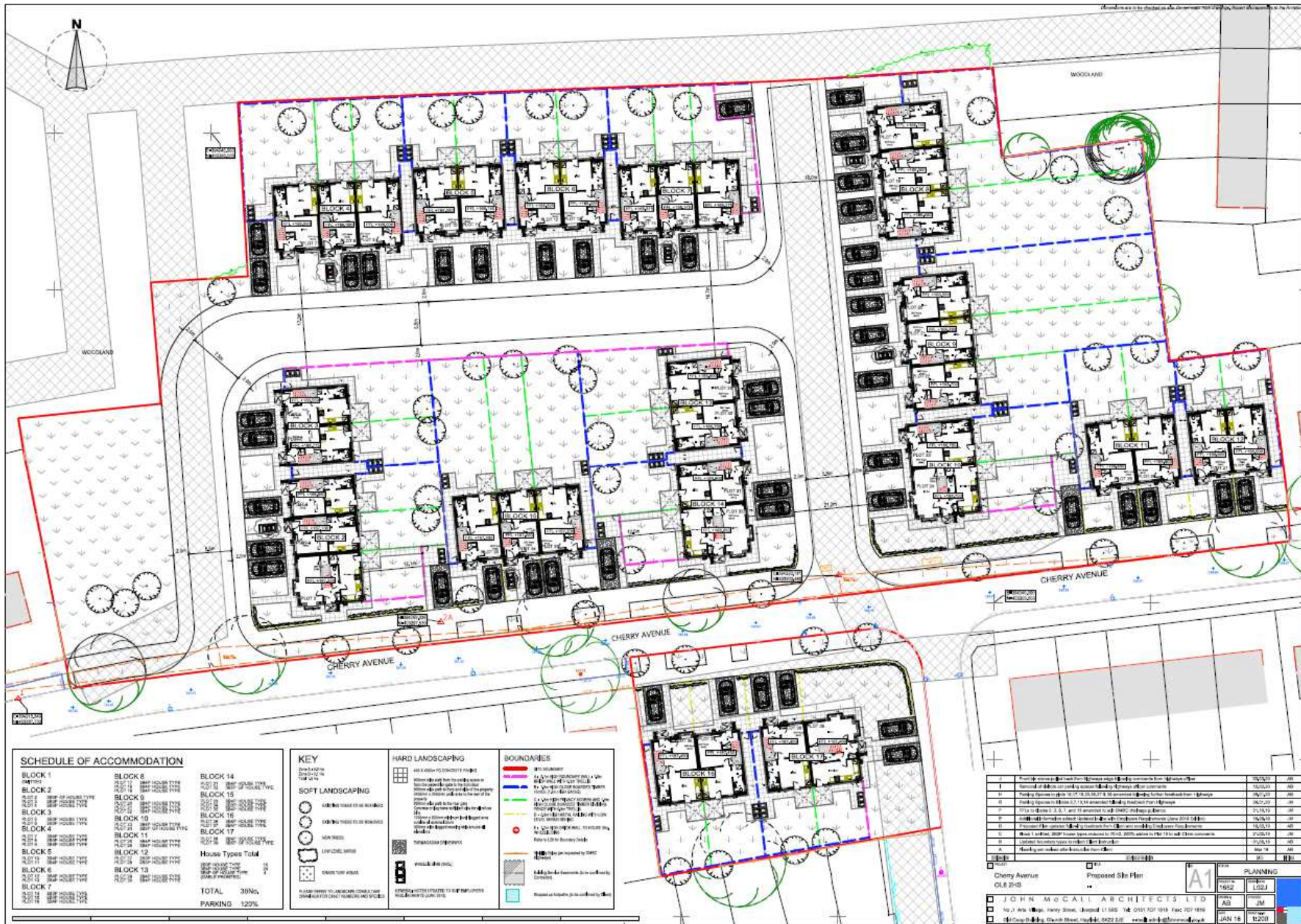
# Aerial Photo

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Page 32



# Plans - Layout

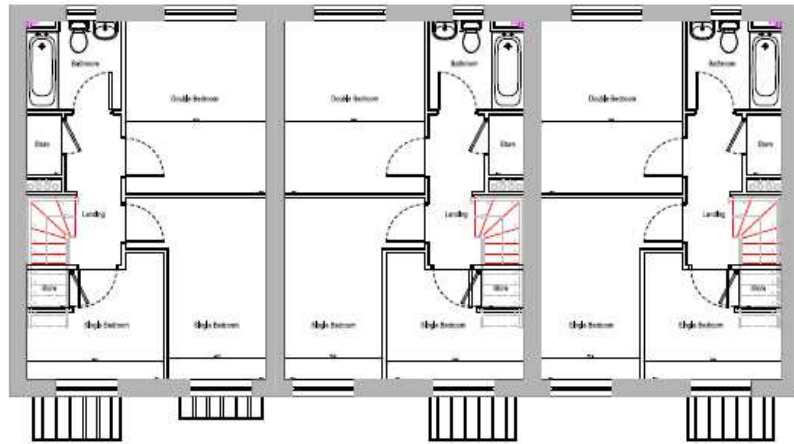


SCHEDULE OF ACCOMMODATION		
<b>BLOCK 1</b> GHE/17	<b>BLOCK 8</b> GHE/12	<b>BLOCK 14</b> GHE/18
<b>BLOCK 2</b> GHE/18	<b>BLOCK 9</b> GHE/13	<b>BLOCK 15</b> GHE/19
<b>BLOCK 3</b> GHE/19	<b>BLOCK 10</b> GHE/14	<b>BLOCK 16</b> GHE/20
<b>BLOCK 4</b> GHE/20	<b>BLOCK 11</b> GHE/15	<b>BLOCK 17</b> GHE/21
<b>BLOCK 5</b> GHE/21	<b>BLOCK 12</b> GHE/16	
<b>BLOCK 6</b> GHE/22	<b>BLOCK 13</b> GHE/17	
<b>BLOCK 7</b> GHE/23		
		<b>House Types Total</b>
		<b>308G</b>
		<b>PARKING 120%</b>

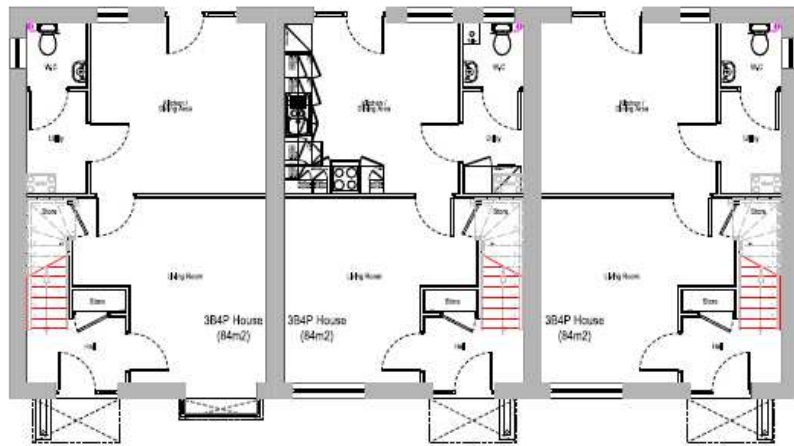
KEY	HARD LANDSCAPING	BOUNDARIES
SOFT LANDSCAPING	HARD LANDSCAPING	BOUNDARIES
NON TREES	PERMEABLE PAVING	BOUNDARY WALLS
LOW LEVEL AREAS	PERMEABLE PAVING	BOUNDARY WALLS
GREEN-TURF AREAS		

PLANNING		
1	Proposed site plan	15/10/17
2	Amendment to site plan	15/10/17
3	Final site plan	16/02/18
4	Final site plan	16/02/18
5	Final site plan	16/02/18
6	Final site plan	16/02/18
7	Final site plan	16/02/18
8	Final site plan	16/02/18
9	Final site plan	16/02/18
10	Final site plan	16/02/18
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13	Final site plan	16/02/18
14	Final site plan	16/02/18
15	Final site plan	16/02/18
16	Final site plan	16/02/18
17	Final site plan	16/02/18
18	Final site plan	16/02/18
19	Final site plan	16/02/18
20	Final site plan	16/02/18

# Housetypes, example.



First Floor Plan



Ground Floor Plan



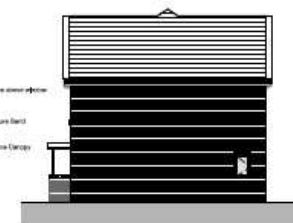
Roof Plan @ 1:100



Proposed Site Plan @ 1:500



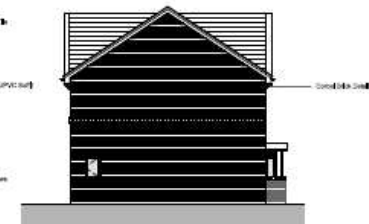
West Elevation @ 1:100



South Elevation @ 1:100



East Elevation @ 1:100



North Elevation @ 1:100

- 100% 100% Green glass glazing
- 100% 100%
- 100% 100%
- 100% 100%
- 100% 100%

- 100% 100%
- 100% 100%
- 100% 100%
- 100% 100%



## Site photos (Housing near the site)



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## Site Photos.



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# Site Photos



# Artists impression

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Page 38







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## APPLICATION REPORT - PA/344067/19

Planning Committee, 3 June, 2020

**Registration Date:** 22/10/2019  
**Ward:** Medlock Vale

**Application Reference:** PA/344067/19  
**Type of Application:** Outline Planning Permission

**Proposal:** Outline application for the re-development of the St Cuthbert Church site (to include the demolition of all existing buildings) and erection of up to 24 dwellings. Access to be considered all other matters reserved.

**Location:** St Cuthberts Church, Tanners Fold, Oldham, OL8 2NN

**Case Officer:** Dean Clapworthy

**Applicant Agent :** Diocese of Manchester  
Cordingleys Chartered Surveyors

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### THE SITE

The proposal relates to a 1.23 hectare site, roughly square in shape and occupied by a modern style church with associated two storey vicarage, which have been vacant for several years. The site is accessed from Tanners Fold.

The site is positioned in a raised position relative to surrounding land to the west, north and east and is surrounded on all sides by residential development with a mixture of former local authority housing and more contemporary suburban dwellings.

The site contains sporadic and immature self-seeded trees and hedgerows and is enclosed by a mixture of chainlink and concrete panel fencing.

### THE PROPOSAL

The proposal, which is outline with access only to be considered and all other matters reserved, is for the erection of up to 24 dwellings, following demolition of the existing buildings at the site.

An illustrative plan has been submitted demonstrating 24 dwellings comprising semi-detached and mews rows arranged around a new short cul-de-sac and fronting Tanners Fold, although this does not form part of the formal application at this stage.

### RELEVANT HISTORY OF THE SITE:

None relevant

### RELEVANT PLANNING POLICY

The 'Development Plan' is the Joint Core Strategy & Development Management Policies Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The site is unallocated on the Proposals Map pertaining to the Local Plan.

The following policies are relevant:

Policy 1: Climate change and sustainable development

Policy 3: An Address of Choice  
 Policy 5: Promoting Accessibility and Sustainable Transport Choices  
 Policy 9: Local Environment  
 Policy 10: Affordable Housing  
 Policy 11: Housing  
 Policy 18: Energy  
 Policy 19: Water and Flooding  
 Policy 23: Open Spaces and Sports  
 Policy 25: Developer Contributions

## CONSULTATIONS

Highway Officer	No objection subject to a condition for the submission of further highway details at the reserved matters stage.
Environmental Health	No objection subject to conditions requiring a land contamination investigation and remediation as necessary.
Lead Local Flood Authority (LLFA)	No objection subject to a condition relating to surface water drainage
G M Archaeological Advisory Services (GMAAS)	No comments received
Greater Manchester Ecology Unit	No objection subject to conditions relating to bats, birds and biodiversity enhancement
GM Police	No objection subject to a Crime Impact Assessment
United Utilities	No objection subject to drainage conditions

## REPRESENTATIONS

The application has been advertised by direct neighbour notification and press and site notices. Two representations have been received raising the following material matters:

- Construction may cause disruption to local highways
- Potential impacts upon neighbouring amenity (privacy and light) and loss of a pleasant outlook
- The site is constantly saturated and how will sewage be dealt with?
- The existing security fencing around the church is an issue
- Loss of trees, green space and impact on wildlife
- Unacceptable increase in traffic on an otherwise quiet street
- There is no need for more dwellings, and there has been demolition of dwellings in the area

## PLANNING CONSIDERATIONS

### Principle of development

The Council cannot currently demonstrate a five-year supply of deliverable housing land. The Housing Delivery Test indicates that the delivery of housing in Oldham has been substantially below the housing requirement for the past 3 years.

Therefore paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

Therefore, in this case the 'titled balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

The site has good access to local services and facilities and is within 4 minutes walk of bus

stops and is therefore sustainably located. The proposal is required to achieve the energy efficiency targets indicated in DPD Policy 18. Therefore, a condition is recommended requiring agreement of the appropriate energy savings.

## **Developer contributions**

### Open space

The proposal is required to contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable.

This area has been identified in the Open Space Study as being sufficient in accessibility to all the required types of open space; however, there are deficiencies in quality and quantity of various typologies of open space. It has therefore been calculated that the development should contribute £157,422.96 towards the provision of open space.

The applicant has submitted a viability assessment which argues that the resulting profit would enable a contribution of £18,434.00 due to low property values relative to build costs (which have been conservatively estimated). Due to the relatively high level of developer risk, it is reasonable to expect 20% profit at this site as recognised by the NPPF/NPPG guidance on viability.

The developer has demonstrated in a robust manner that the development can only make the contribution noted in the viability assessment, otherwise the site would have a negative value. Members are advised therefore that no additional contribution can be sought. In this instance, it is advised that the contribution would be most appropriately directed to open space provision.

### Affordable Housing

The proposal, being for more than 9 dwellings, is required to provide an appropriate level of affordable housing provision. The target is for 7.5% of the total development sales value, unless it can be clearly demonstrated that this is not viable.

## **Access and highway safety**

Objections refer to the additional traffic associated with additional housing. However, the Highway Officer does not consider that the amount of traffic generated by the number of dwellings proposed will have a significant effect on the local highway network to the detriment of highway safety and that access to the proposed development can be gained safely from Tanners Fold. Therefore, subject to the recommended condition requiring the submission and agreement of further highway details, the proposal would not have any unacceptable impacts upon highway safety.

## **Amenity**

The proposal is in outline, with access only to be considered at this stage. Objections refer to potential impacts upon neighbouring privacy and day light. However, the indicative layout demonstrates that a spacious development could be accommodated on the site (at around 20 dwellings per hectare) with appropriate spacing to existing neighbouring dwellings, such that neighbouring amenity would not be unacceptably impacted upon. The layout and design of dwellings would be considered at the reserved matters stage.

## **Ground Conditions**

The Environmental Health Officer has confirmed that the proposed development is acceptable, subject to the imposition of ground contamination conditions.

## **Drainage**

The Lead Local Flood Authority and United Utilities have confirmed that it would be appropriate to require the imposition a drainage conditions.

## **Ecology and trees**

Objections have referred to the impact of the development on open space, wildlife and trees. The GMEU note that the site has little value in terms of tree cover. Having assessed the submitted Bat Roost Assessment, they advise that the proposal, which would involve the demolition of the buildings hosting the bat roost, is acceptable, subject to the imposition of a appropriate condition. Furthermore, there should be protection of nesting birds and the inclusion of additional opportunities for nesting birds should be included in any future development.

## **Conclusion**

The Council cannot demonstrate a five-year supply of deliverable housing land and as such, in accordance with Paragraph 11 of the National Planning Policy Framework (NPPF), the policies which are most important for determining the application are considered to be out of date.

Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives: the 'economic objective', the 'social objective' and the 'environmental objective'. The tilted balance favouring sustainable development applies. In this instance the benefits are considered to include the following:

- The significant social benefit of the provision of 24 much needed dwellings and the contribution towards Oldham's 5-year land supply
- The social, economic and environmental benefit of the site having good access to services and facilities
- The economic benefit of creation of short-term construction jobs and development of a vacant and under utilised site and the additional vitality of occupancy of a new residential development to the community
- The significant environmental benefit of development of a brownfield site where no significant assets of particular importance exist and results in no harm to the landscape

Set against the benefits are the following resulting negative aspects as follows:

- The inability to contribute toward open space (social and environmental) is of medium harm, but given the applicant's demonstration of viability this is not considered a demonstrable reason to refuse the application.

Assessing the balance of the benefits against the harms, it is considered that whilst there is some harm identified there are no significant or demonstrable adverse impacts that outweigh the benefits provided. The proposal is therefore considered to represent sustainable development. Given such circumstances and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Framework, planning permission should be granted.

## **RECOMMENDATION**

It is recommended that Committee resolves:

1. To grant planning permission subject to the conditions set out below and to a Section 106 obligation being secured to provide a contribution £18,434.00 towards open space.
2. To delegate authority to the Director of Economy to issue the decision notice upon satisfactory completion of the planning obligation.

1. Application for approval of the reserved matters of 1) Appearance 2) Landscape 3) Layout and 4) Scale shall be referred 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 last of the reserved matters.

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 following approved plans and specifications:

Location Plan (Drawing No. 3304/01)

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

3. Any application for the approval of reserved matters shall be accompanied by details of all finished floor levels for the proposed dwellings relative to a datum or datum points.

Reason - In order to ensure adequate information is submitted to fully assess the impact of the development having regard to Policy 9 of the Oldham Local Plan

4. The submission of an application for an approval of reserved matters for the development in respect of layout shall show details of:

1. the means of access to the buildings
2. gradients
3. sight lines
4. the means of servicing the buildings
5. the provision made for parking and/or garaging facilities clear of the highway
6. secure cycle storage facilities
7. the means of draining the highway.

Reason - To ensure adequate highway and drainage standards are achieved having regard to Policies 5 and 9 of the Oldham Local Plan.

5. No development shall commence, other than the demolition of the existing buildings at the site, until a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 6 l/s.

The development shall be completed in accordance with the approved details.

Furthermore, foul and surface water shall be drained on separate systems.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution having regard to Policy 19 of the Oldham Local Plan.

6. No development shall commence, other than the demolition of the buildings at the site, 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 having regard to Policy 9 of the Oldham Local Plan.

7. No development, other than the demolition of the buildings at the site, shall take place until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

A preliminary risk assessment which has identified:

1. all previous uses;
2. potential contaminants associated with those uses;
3. a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.

A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution having regard to Policy 9 of the Oldham Local Plan.

8. Prior to any part of the hereby approved being occupied, a verification report demonstrating the completion of works set out in the remediation strategy, required to be approved in accordance with Condition 7, and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to human health or the water environment having regard to Policy 9 of the Oldham Local Plan.

9. No development shall take place unless and until, either of the following has been provided to the Local Planning Authority:

a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified



activity/development go ahead: or

b) a statement in writing from the relevant licensing body to the Local Planning Authority to the effect that it does not consider that the specified development will require a license.

Reason - To safeguard any protected species which may either live or forage within the site in accordance with Policy 21 of the Oldham Local Plan.

10. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy 21 of the Oldham Local Plan.

11. No development, other than the demolition of the buildings at the site, shall take place until a scheme for the enhancement of the site for biodiversity purposes, which shall include provisions for bat and bird boxes, tree replacement and shall include timescales for implementation and future management, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained.

Reason - To ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981

12. No development comprising the construction of a building shall take place until a detailed energy statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the development will accord with the Energy Infrastructure Target Framework set out in Oldham Local plan Policy 18 and shall detail how a target area has been determined; and how the development will meet this target.

The development shall be carried out in accordance with the approved scheme phasing arrangements and retained as operational thereafter.

Reason - To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.



344067

NB. No survey data has been used for the production of this drawing and therefore all features / boundary positions shown rely on the accuracy of the Ordnance Survey information



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surveyors@cordingleys.co.uk estateagent@cordingleys.co.uk

**Cordingleys**

**Client** DIOCESE OF MANCHESTER

**Project** Land at St Cuthberts Church  
Tanners Fold, Fitton Hill,  
Oldham OL8 2NZ.  
**LOCATION PLAN.**

Scale 1:1250 @ A4

Drawn By  
Checked By

Date March 2018  
Drwg. No. 3304/01



# **PLANNING COMMITTEE - BACKGROUND PAPERS**

## **REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE**

### **PLANNING AND ADVERTISEMENT APPLICATIONS**

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

### **THE BACKGROUND PAPERS**

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
  - The application forms
  - Plans of the proposed development
  - Certificates relating to site ownership
  - A list of consultees and replies to and from statutory and other consultees and bodies
  - Letters and documents from interested parties
  - A list of OMBC Departments consulted and their replies.
2. **Any planning or advertisement applications:** this will include the following documents:
  - The application forms
  - Plans of the proposed development
  - Certificates relating to site ownership
  - The Executive Director, Environmental Services' report to the Planning Committee
  - The decision notice
3. Background papers additional to those specified in 1 or 2 above or set out below.

### **ADDITIONAL BACKGROUND PAPERS**

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.



# Planning Committee Meeting

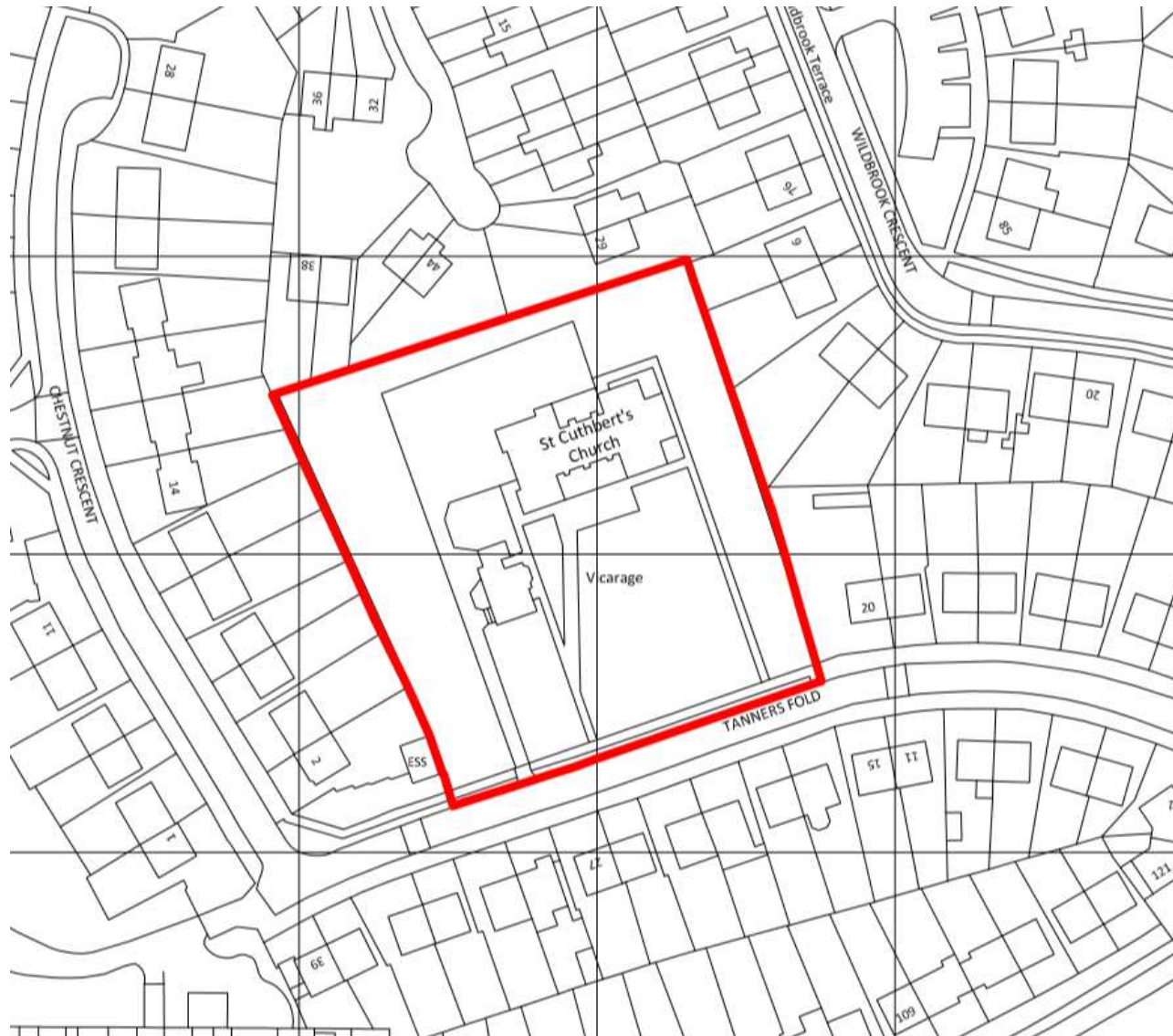
## 3 June 2020

PA/344067/19: Outline application for the re-development of the St Cuthbert Church site (to include the demolition of all existing buildings) and erection of up to 24 dwellings. Access to be considered all other matters reserved.

St. Cuthbert's Church, Tanners Fold, Oldham, OL8  
2NN



# Site Location Plan





# Illustrative layout (access for approval only)



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# Aerial view from the south



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## Existing vicarage and church



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Looking east along Tanners Fold. Site on left.



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View east from site to rear of dwellings on Wildbrook Crescent

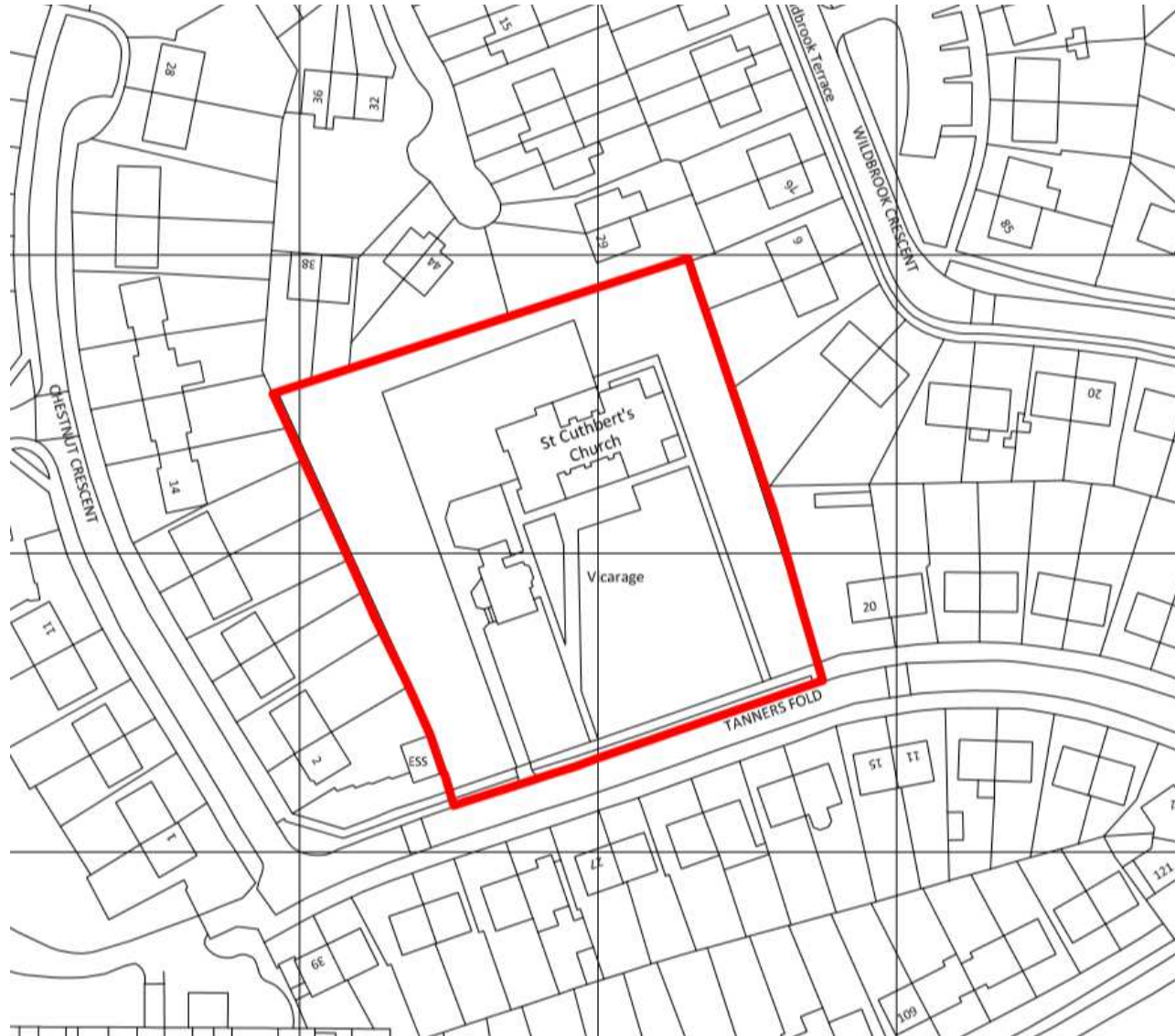


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View from rear of the site toward Hough Close



# Site Location Plan



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