

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 15 November 2023

Time 6.00 pm

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

- 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 Constitutional Services in advance of the meeting.
 2. CONTACT OFFICER for this Agenda is Constitutional Services Tel. 0161 770 5151 or 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, 10 November 2023.
 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. Disruptive and anti social behaviour will always be filmed.

Any member of the public who attends a meeting and objects to being filmed for the Council’s broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

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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.

Please also note the Public attendance Protocol on the Council’s Website

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

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:
Councillors Akhtar, S. Bashforth, Cosgrove, Davis, Fryer, H. Gloster,
Harkness, Hince, Hobin, Ibrahim (Vice-Chair), Iqbal, Lancaster, Surjan
(Chair) and Woodvine

Item No

- 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 Minutes of Previous Meeting (Pages 1 - 4)
The Minutes of the meeting of the Planning Committee held on 18 October 2023 are attached for Members' approval.
- 6 HOU/351143/23 - Gatehead Farm, Gate Head Road, Delph (Pages 5 - 12)
New vehicle/pedestrian gate
- 7 FUL/351141/23 - Land West of Leonard Way, Royton (Pages 13 - 24)
Two general industrial (Use Class B2) and storage and distribution (Use Class B8) units with ancillary offices, electricity substation, access, associated car parking, service yards and landscaping.
- 8 FUL/351218/23 - Land East of Albert Street, Hollinwood (Pages 25 - 38)
Full planning application for the demolition of the gas holder, erection of employment development comprising five units (Use Class E(g) (ii) (iii) / B2 / B8 Uses) with ancillary E (g) (i) office space, car parking and vehicular, pedestrian circulation with access onto Olive Claydon Way
- 9 MMA/351522/23 - Former Highbarn Resource Centre, Royton (Pages 39 - 48)



Variation of conditions 2 (approved plans) and 3 (approved Energy Assessment Report) attached to planning permission approved under reference FUL/347787/21 (Full planning permission for the development of a three-storey apartment block comprising 30 residential apartments (Use Class C3) with associated landscaping, access/egress, car parking, drainage and necessary supporting infrastructure.)

10 Appeals Update Report (Pages 49 - 52)

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PLANNING COMMITTEE
18/10/2023 at 6.00 pm

Present: Councillor Akhtar (Chair)
Councillors S. Bashforth, Charters (Substitute), Cosgrove, Davis (Vice-Chair), Fryer, H. Gloster, Harkness, Hince, Hobin, Iqbal, Lancaster, McLaren (Substitute) and Woodvine

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Head of Planning

1 **ELECTION OF CHAIR AND VICE-CHAIR**

RESOLVED that Councillor Akhtar be elected as Chair and Councillor Davis be elected as Vice-Chair for the duration of the meeting.

2 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ibrahim and Surjan.

3 **URGENT BUSINESS**

There were no items of urgent business received.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

5 **PUBLIC QUESTION TIME**

There were no public questions received.

6 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting of the Planning Committee held on the 20th September 2023 be approved as a correct record.

7 **FUL/350957/23 - SHAW DISTRIBUTION CENTRE**

APPLICATION NUMBER: RES/350957/23

APPLICANT: Bellway Homes

PROPOSAL: Reserved matters application for the Appearance, Landscaping, Layout, and Scale of Phase 1 of a residential development pursuant to outline application VAR/349651/22

LOCATION: Former Shaw Distribution Depot, Linney Lane,
Shaw OL12 8HF



It was MOVED by Councillor Hince and SECONDED by
Councillor S. Bashforth that the application be APPROVED.

On being put to the vote, it was UNANIMOUSLY cast IN
FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the
conditions as outlined in the report and the Late List.

NOTES:

1. That the Applicant attended the meeting and addressed
the Committee on this application.
2. In reaching its decision, the Committee took into
consideration the information as set out in the Late List
attached at Item 11

8 FUL/351324/23 - 6 HUNTERS LANE, OLDHAM, OL1 1QU
APPLICATION NUMBER: FUL/351324/23

APPLICANT: Mr T Mushtaq

PROPOSAL: Change of use from Community Centre (Sui
Generis) to 8 bed unit House in Multiple Occupation.

LOCATION: 6 Hunters Lane, Oldham, OL1 1QU

It was MOVED by Councillor Charters and SECONDED by
Councillor Cosgrove that the application be APPROVED.

On being put to the vote 13 VOTES were cast IN FAVOUR OF
APPROVAL and 0 VOTES were cast AGAINST with 1
ABSTENTIONS.

DECISION: That the application be GRANTED subject to the
conditions as outlined in the report.

NOTES:

That the Applicant attended the meeting and addressed the
Committee on this application.

9 STAKEHILL REPORT

Consideration was given to a report of the Head of Planning
which advised members of the Consultation from Rochdale
Borough Council on planning application 23/00650/HYBR.

Members were advised that the application was for "a garden
village at land at Stakehill comprising outline application (access
only) for a major mixed use development comprising up to 1147

dwelling (Class C3), local centre, extension to St Johns Primary School and MUGA together with associated access from Thornham New Road, landscaping, open space, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works thereto and full planning application for the 233 dwellings including landscaping, SUDS pond, sub-station, footpaths and access from A664 Manchester Road”

The application site comprised most of the northern part of the proposed Stakehill allocation in the Places for Everyone Joint Development Plan (PfE). The Stakehill allocation was a cross-boundary allocation covering parts of both Rochdale and Oldham boroughs and was a mixed-use allocation, with residential development proposed solely in Rochdale to the north of the existing Stakehill industrial estate (and primarily to the north of Thornham Lane), and employment development proposed in both boroughs to the south and east of the existing Stakehill industrial estate, effectively expanding the existing employment area.

Members were advised that the Stakehill allocation in PfE was covered by proposed policy “JP Allocation 2 Stakehill” (JPA2). PfE was currently at examination stage but had reached a point where the Inspectors examining the Plan had proposed a series of main modifications to the Plan that they considered were necessary to make the Plan “sound”. These main modifications included some amendments on specific matters to the proposed policy wording for JPA2, but not to the allocation itself or the mixture of development across the allocation. As such, whilst PfE had not yet been adopted, the examination had reached a stage where PfE was a significant material consideration and a substantial amount of weight should be given to the policies as proposed to be modified by the Inspectors, including JPA2, when making planning application decisions.

Oldham Council objects to application 23/00650/HYBR, submitted by Redrow Homes, on the basis that it does not comply with proposed policy “JP Allocation 2 Stakehill” of the modified Places for Everyone Joint Development Plan (to be referred to as Policy JPA2 hereafter). Policy JPA2 included several criteria to be used when assessing planning applications within the allocation boundary. Whilst many of the criteria were of a detailed, application site based nature which Rochdale Borough Council would assess, three in particular were of a more strategic basis that affect the whole allocation (and so Oldham borough) and that Oldham Council were concerned are not being properly addressed by the submitted application. These were:

- Criterion 3: “Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development. This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1. The scale of the residential development on the northern

part of the allocation provides an opportunity to adopt a 'garden village' approach to create a locally distinctive residential offer;"

- Criterion 8: "Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7;"
- Criterion 13: "Improve access arrangements in and around Stakehill Industrial Estate to assist in the separation of residential and employment traffic as much as possible and to make appropriate provision for lorry parking;"

Options considered:

- 1) To not make any comment on the application;
- 2) To make a comment in support of, or neutral about, the application; or
- 3) To make a comment of objection to the application.

RESOLVED that the Council make a comment of objection to the application.

10 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update report be noted.

11 **LATE LIST**

RESOLVED that the information as contained in the late list be noted.

The meeting started at 6.00 pm and ended at 7.05 pm

APPLICATION REPORT - HOU/351143/23
Planning Committee 15th November 2023

Registration Date: 19th June 2023
Ward: Saddleworth North

Application Reference: HOU/351143/23
Type of Application: Householder

Proposal: New vehicle/pedestrian gate
Location: Gatehead Farm, Gate Head Road, Delph, Oldham, OL3 5QE,

Case Officer: Brian Smith
Applicant: Mr and Mrs Richard and Vicki Harold
Agent: Mr Sam Nawaz

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the applicant is a senior employee of Oldham Council.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 This application relates to an existing parking area within the residential curtilage of a Grade II listed building.

4. THE PROPOSAL

- 4.1 Permission is sought for the erection of timber field gates facilitating both vehicular and pedestrian access to the existing parking area. The proposed gates will be 8100mm in length, securely fixed to solid timber gate posts of 1610mm in height and will be set back a minimum of 1194mm from the neighbouring bridleway.
- 4.2 At the request of the highway engineer, the gates open inwards as opposed to outwards.

5. PLANNING HISTORY

- 5.1 HOU/350951/23 - Erection of a mezzanine extension and new vehicle/pedestrian gate - Withdrawn 14.06.23.
- 5.2 LB/042791/02 - Single storey rear extension - Approved 30.05.02.

- 5.3 HH/042440/02 - Conservatory - Approved 03.05.02.
- 5.4 PA/017586/84 - Entrance porch - Approved October 1984.

6. RELEVANT PLANNING POLICIES

6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated as Green Belt in the Proposals Map associated with this document. As such, in addition to relevant national policies as detailed in the National Planning Policy Framework (hereinafter referred to as the NPPF) the following policies are considered relevant to the determination of this application:

Policy 9 - Local Environment;
 Policy 20 – Design;
 Policy 22 - Protecting Open Land; and,
 Policy 24 - Historic Environment.

7. CONSULTATIONS

Consultee	Comments
Highway Engineer	As mentioned earlier in this report, the proposed gates would exclusively open inwards, thereby avoiding conflict with users of the neighbouring bridleway. Hence, the highway engineer does not wish to restrict the grant of planning permission.
Saddleworth Parish Council	Approval recommended

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council’s adopted Statement of Community Involvement, the application has been advertised by means of neighbour notification letters, display of a site notice, and publication of a press notice.

8.2 In response to such publicity the following comments have been received from the occupiers of the adjoining dwelling, neither objecting to nor supporting the application:

- Any approval should be conditioned such that the gates are restricted to opening inwards onto the land within the applicant’s ownership/control.
- Insofar as the site edged red is concerned, conflict exists between the proposed site layout plan and title plan, referenced GM 258025, necessitating the completion of Certificate B in this instance and the requirement to serve a notice in this regard.

ASSESSMENT OF THE PROPOSAL

9 PRINCIPLE OF DEVELOPMENT

- 9.1 Owing to the Green Belt designation, the provisions of Local Plan Policy 22 and Chapter 13 of the NPPF provide the prevailing policy context in this case.
- 9.2 Policy 22 identifies that the main purpose of the Green Belt is to keep land permanently open and indicates that development will only be permitted within the Green Belt where it does not conflict with national policy. Further, paragraph 137 of the NPPF identifies the essential characteristics of Green Belts as their openness and permanence, with paragraph 138 setting out the five purposes of including land in the Green Belt. The third bullet point to paragraph 138 indicates that one of these purposes is to assist in safeguarding the countryside from encroachment.
- 9.3 By reason of their modest size, scale and appearance, the proposed gates would evidently not conflict with such purposes and as such are acceptable in principle.

10 VISUAL AMENITY AND DESIGN

- 10.1 Development Management Policies 9 (Local Environment) and 20 (Design) recognise the contribution that high-quality design can make to regeneration and sustainable development. Specifically, Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that permission should be refused for development that is not well designed.
- 10.2 Further, owing to the listed status of Gatehead Farm, Development Management Policy 24 which seeks to protect, conserve, and enhance such heritage assets and their settings which adds to the borough's sense of place and identity is particularly pertinent.
- 10.3 Paragraph 199 of the NPPF states that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".
- 10.4 Paragraph 201 further states "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
- 10.5 Owing to their robust appearance, somewhat modest height, and degree of separation from the heritage asset, it would seem reasonable to conclude that the proposed gates would have negligible implications insofar as the character and appearance of said asset and wider area is concerned. Hence, it is not deemed necessary to assess public benefits in this instance.
- 10.6 Accordingly, the proposal is compliant in this regard.

11 RESIDENTIAL AMENITY

- 11.1 In terms of safeguarding existing amenity levels, amongst other criteria, Development Management Policy 9 stipulates that proposed development should not cause significant harm to the amenity of the occupants and future occupants of the development or to existing and future neighbouring occupants or users through impacts on loss of privacy, safety and security, noise, pollution, the visual appearance of an area and access to daylight or other nuisances.
- 11.2 The proposal is clearly compliant in this regard.

12 HIGHWAY SAFETY

- 12.1 Following the submission of amended plans demonstrating that the proposed gates will open inwards, in the absence of any adverse highway comments and having regard to Paragraph 111 of the NPPF which states that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. It follows that the application would be equally compliant in this regard.

13 OTHER MATTERS

- 13.1 Concerning the ownership dispute, owing to the differential in scale between the proposed layout plan and title plan in question, it would prove difficult to confirm whether there is any substance in the neighbour's comments in this regard. In fact, the applicants have since confirmed in writing that to their knowledge the submitted plans accurately reflect the extent of their ownership.
- 13.2 Nevertheless, such issues are primarily civil disputes between the parties concerned which should not prejudice the outcome of an application and whatever the outcome of such, it would not appear to have any implications for the siting of the proposed gates in this instance.

14 CONCLUSION AND RECOMMENDATION

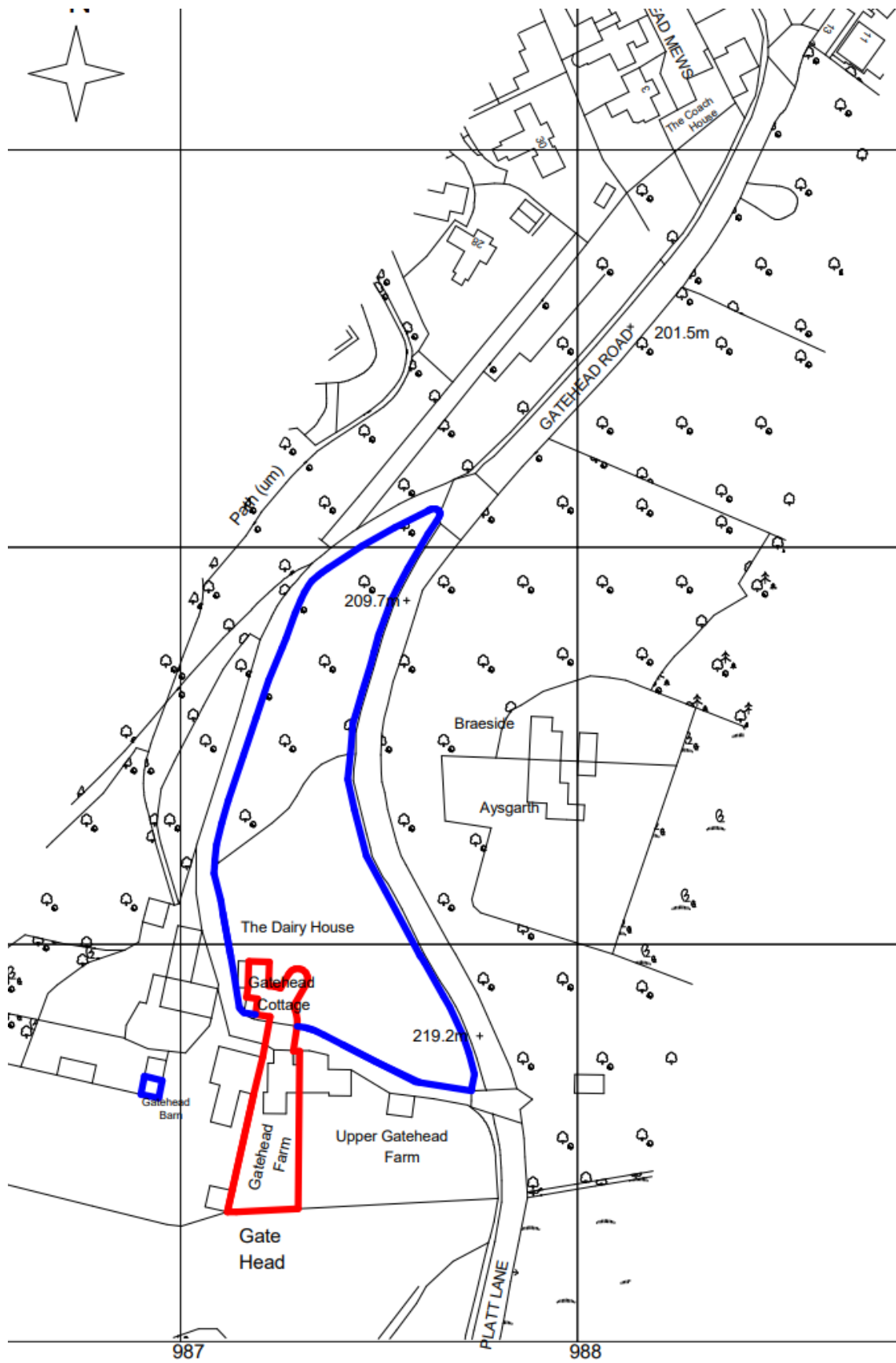
- 14.1 The proposal accords with the objectives of both the Local Plan and the NPPF and as such is recommended for approval.

15 CONDITIONS:

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 Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
3. In accordance with the submitted plans, the gates hereby approved shall at all times open inwards only onto land within the applicant's ownership/control.

REASON - In the interests of highway safety.

SITE LOCATION PLAN (NOT TO SCALE):



PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT 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

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy))
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

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APPLICATION REPORT – FUL/351141/23 Planning Committee 15th November 2023

Registration Date	28 th June 2023
Ward	Royton South
Application Reference	FUL/351141/23
Type of Application	Full Application
Proposal	Two general industrial (Use Class B2) and storage and distribution (Use Class B8) units with ancillary offices, electricity substation, access, associated car parking, service yards and landscaping.
Location	Land west of Leonard Way, Royton
Case Officer	Graham Dickman
Applicant	Miranda Bell
Agent	Miranda Bell

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as a Major development.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report.

3. SITE DESCRIPTION

- 3.1 The application site covers 4.8 hectares located on the west side of Leonard Way, a private access road which is served from Salmon Fields. The access is also used by an existing, large industrial unit to the north. Further industrial sites are located to the east and south, whilst a wooded area forming part of Oldham Edge is located to the west.
- 3.2 A public footpath follows the northern boundary of the site linking from Leonard Way to open space at Oldham Edge.
- 3.3 The development site has previously been cleared of vegetation and ground levels have been altered in accordance with the planning permission previously granted for this site in August 2020. Additional minor regrading will be required to facilitate the amended development.

4. THE PROPOSAL

- 4.1 The application relates to the erection of two general industrial or storage and

distribution units with associated parking and servicing areas.

4.2 Unit 1 has a gross external area of 4020sqm reaching a maximum height of 13.44m whilst Unit 2 has a gross external area of 7254sqm reaching a maximum height of 15.44m.

4.3 Unrestricted hours of operation are sought.

5. PLANNING HISTORY

5.1 CND/350224/22 – Discharge of condition 6 (updated remediation strategy) relating to PA/344755/20. Awaiting determination.

5.2 CND/345481/20 – Discharge of conditions 3, 5, 6, 7, 8, 12, 14, 15, 16 and 17 relating to PA/344755/20. Part discharge 6 May 2021

5.3 PA/344755/20 – Full planning application for a storage and distribution unit (Use Class B8) with ancillary office (Use Class B1a), electricity substation, access and associated car parking and service yards. Approved 28 August 2020

6. RELEVANT PLANNING POLICIES

6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site allocated as a Business and Employment Area on the Proposals Map associated with this document.

6.2 As such, the following policies are considered relevant to the determination of this application:

Policy 1 – Climate Change and Sustainable Development

Policy 5 – Promoting Accessibility and Sustainable Transport Choices

Policy 9 – Local Environment

Policy 19 – Water and Flooding

Policy 13 – Employment Areas

Policy 14 – Supporting Oldham’s Economy

Policy 18 - Energy

Policy 20 – Design

Policy 21 – Protecting Natural Environmental Assets

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Highways	No objections subject to conditions in respect of the provision of access, parking and servicing areas, cycle parking and a Green Travel Plan.
Environmental Health	Recommend conditions in relation to maximum noise levels, air pollution, and contaminated land.

Environment Agency	Object to the application as the EA do not consider that issues in respect of controlled waters have been resolved at this stage.
G M Ecology Unit	Requested submission of an Ecological Impact Assessment.
Trees Officer	Noted that insufficient replacement tree planting was proposed in the initial scheme.
Coal Authority	No objections
United Utilities	No objections subject to implementation in accordance with the submitted drainage scheme.

8. PUBLICITY AND THIRD PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development which affects a Public Right of Way by display of a site notice, and publication of a press notice.
- 8.2 In response, two representations have been received on grounds of increased noise nuisance and pollution adding to existing problems (14.1-3).

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The site is allocated for employment purposes where development for industrial and storage and distribution uses within Classes B1 (now E(g)), B2 and B8 will be acceptable in principle.
- 9.2 The development would therefore conform to the objectives of Local Plan Policy 14.
- 9.3 The proposed development is acceptable in principle, subject to other material considerations which are set out below.

10. LAYOUT AND DESIGN

- 10.1 The proposal relates to the construction of two large industrial units rising to maximum heights of approximately 14 and 16 metres. The buildings will be of a largely functional commercial design with low level brickwork and cladding above.
- 10.2 Public views of the units would be largely limited to users of the Right of Way which adjoins the northern boundary. Distant views are significantly reduced by the extent of surrounding tree cover to the east and west of the site, and in relation to

established industrial premises to the north and south.

- 10.3 In this context the proposed buildings are considered to have of a satisfactory appearance in accordance with Local Plan Policies 9 and 20.

11. HIGHWAY SAFETY

- 11.1 Vehicular access to the site will be obtained from Leonard Way along a partly private access road before emerging onto Salmon Fields.
- 11.2 A Transport Assessment has been submitted and the Highways Officer is satisfied that the proposed development will not have any adverse effect on the wider local or strategic highway network.
- 11.3 It is noted that Leonard Way is not currently adopted and if adoption of the highway is required by the applicant, a Section 38 Agreement can be entered into with the Local Highway Authority.
- 11.4 In terms of car parking, the proposals provide for adequate space for parking, including accessible spaces and spaces served by electric vehicle charging points. Similarly, there is sufficient space for servicing and manoeuvring of all vehicles within the site to avoid pressure on the surrounding highway network.
- 11.5 The existing route of the public footpath to the north of the site would not be affected by the development.

12. DRAINAGE AND GROUND CONDITIONS

- 12.1 A Drainage and Flood Risk Assessment has been submitted which indicates that the site lies within Flood Zone 1 at the lowest risk of flooding.
- 12.2 A watercourse is culverted below part of the site. The proposed development works do not impact this culvert and therefore it is proposed to remain in situ.
- 12.3 United Utilities has recommended that the development is implemented in accordance with the submitted drainage scheme.
- 12.4 The Environment Agency has noted that given previous site usage, controlled waters are particularly sensitive as the site is within 50m of a known watercourse and located on a secondary aquifer. Although the applicant has submitted information to indicate how this concern would be addressed, this has not been shown to be sufficient to resolve the concerns.
- 12.5 Subsequent discussions have taken place between the EA and applicant. However, no confirmation has been received to date on an agreed approach. Consequently, a condition requiring subsequent approval of those details is recommended. This reflects the position which also applied to the previous application.
- 12.6 Should this be resolved prior to the Committee meeting the report and recommended conditions will be updated accordingly.

13. ECOLOGY AND LANDSCAPING

- 13.1 The site was subject to a Preliminary Ecological Appraisal in April 2020 in connection with the previous application. It has subsequently been cleared of all vegetation within the proposed development plot areas. It is therefore difficult to provide a definitive comparison of the site's pre- and post-development ecological value as requested by G M Ecology Unit.
- 13.2 The initial proposal included replacement planting reduced from the earlier scheme. However, following comments from the Trees Officer, the number of replacement trees has been increased to a comparable level. This includes the planting of heavy standard specimens.
- 13.3 Undeveloped areas of the site will be planted with grass containing a wildflower mix, including posts containing bat/bird boxes.
- 13.4 Provision of the proposed tree planting and ecological measures will be required by means of condition and should ensure that adequate compensation for an ecological impact can be addressed.

14. RESIDENTIAL AMENITY

- 14.1 The nearest residential properties are located on Manor Street and Higginshaw Lane approximately 90m from the site, from which they are separated by a band of trees. There are existing industrial premises within similar proximity to the dwellings. Unlike the proposed development, many of these businesses involve activities outside of buildings increasing any potential noise impact.
- 14.2 A Noise Impact Assessment has been submitted which concludes that the development will not result in significant increase in noise levels comparative to the existing environment.
- 14.3 The Environmental Health Officer has reviewed the information and recommended conditions setting out the permitted maximum noise levels in relation to any sensitive neighbouring properties.

15. CONCLUSION

- 15.1 The proposal comprises a suitable use of the site in accordance with the allocation and character of the surrounding environment and will make a contribution towards employment opportunities in the area.
- 15.2 The scheme would therefore accord with the objective of relevant national and local planning policies.

16. RECOMMENDED CONDITIONS

- 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 Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. The development hereby approved shall be fully implemented in accordance with the

Approved Details Schedule list on this decision notice. 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 a specification 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. The drainage for the development shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 3678-JPGZZ-ZZ-DR-D-1410, Rev P01- Dated 26/05/2023 prepared by JPG. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. REASON - To ensure a satisfactory form of development, to prevent an undue increase in surface water run-off, and to reduce the risk of flooding having regard to Policies 9 and 19 of the Oldham Local Plan.
5. All hard and soft landscape works shall be carried out in accordance with the approved plan Ref: SF 3426 LL01 Rev A and SF 3426 LL02 Rev A prior to the occupation of any part of the development or in accordance with the programme agreed in writing with 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.
6. The buildings hereby approved shall contain measures as set out in a detailed energy statement which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the buildings. The statement shall set out how the development will accord with 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 and retained as operational thereafter. REASON - To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.
7. The development hereby approved shall not be brought into use until the access to the site, car parking spaces, service and turning areas have been provided in accordance with the approved plan Ref: 3219-SK03-01 Rev A and with the details of construction, levels and drainage, which shall have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces, service and turning areas 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. The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter. REASON - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.
9. Within six months of the first occupation of the development hereby approved, a green travel plan shall be submitted for the written approval of the Local Planning Authority. The approved travel plan shall be implemented thereafter. The green travel plan shall, as a minimum, deal with the following key issues: appointment of a Travel Plan Co-ordinator and notification in writing to the Local Planning Authority of the name of the holder of that post; measures to promote and facilitate public transport use; timetables and fare information to be updated regularly; measures to promote and facilitate walking and cycling; promotion of car sharing and practices and on-site facilities that reduce the need for travel; along with monitoring and review mechanisms. REASON - To encourage use of sustainable modes of transport having regard to Policy 5 of the Oldham Local Plan.
10. The buildings and/or any externally mounted plant and equipment shall be insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to completion of the construction of that building. The approved scheme shall be implemented before the use of the building commences and shall be retained at all times thereafter. The level of insulation to be provided and/or noise permitted from externally mounted machinery shall aim to be such that the rated level of noise from the development is below the existing background level by at least 10dB(A). REASON - To ensure the protection of nearby premises having regard to Policy 9 of the Oldham Local Plan.
11. The development shall be operated within the limitations set out below:
 1. The 1 hour LAeq from the site when measured in free field conditions adjacent to any residential accommodation on Highfield Drive between the hours of 07.00 and 23.00 shall not exceed 30dB.
 2. The 1 hour LAeq from the site when measured in free field conditions adjacent to any residential accommodation on Manor Street between the hours of 07.00 and 23.00 shall not exceed 40dB.
 3. The 15 minute LAeq from the site when measured in free field conditions adjacent to any residential accommodation on Highfield Drive between the hours of 23.00 and 07.00 shall not exceed 30dB.
 4. The 15 minute LAeq from the site when measured in free field conditions adjacent to any residential accommodation on Manor Street between the hours of 23.00 and 07.00 shall not exceed 35dB.
 5. The LAF Maximum from the site shall not exceed 60dB between 23.00 and 07.00 when measured in free field conditions on land adjacent to any residential property.

REASON - To ensure acceptable levels of amenity for surrounding residents in

accordance with Policy 9 of the Oldham Local Plan.

12. Prior to the commencement of the use of the buildings, an assessment of air quality shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with a methodology which has been previously approved in writing by the Local Planning Authority and shall identify mitigation measures required to protect the surrounding land uses. The approved mitigation measures shall be implemented in full before first occupation and shall be retained at all times thereafter. REASON - To ensure acceptable levels of amenity for surrounding residents in accordance with Policy 9 of the Oldham Local Plan.

13. No development comprising the erection of any building or construction of any hardstanding hereby approved shall commence until details have been submitted to and approved in writing by the Local Planning Authority to confirm that, following the undertaking of a satisfactory risk assessment, it has been demonstrated that appropriate measures have been implemented to ensure any risk to controlled waters has been satisfactorily alleviated. REASON - In the interests of public health having regard to Policy 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE)



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PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT 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

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy))
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

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APPLICATION REPORT – FUL/351218/23 Planning Committee 15th November 2023

Registration Date 3rd July 2023
Ward Failsworth East

Application Reference FUL/351218/23
Type of Application Full

Proposal Full planning application for the demolition of the gas holder, erection of employment development comprising five units (Use Class E(g) (ii) (iii) / B2 / B8 Uses) with ancillary E (g) (i) office space, car parking and vehicular, pedestrian circulation with access onto Olive Claydon Way

Location Land east of Albert Street, Hollinwood, Oldham, OL8 3QR

Case Officer Graham Dickman
Applicant Mr Simon Foden
Agent Miss Laura Young

1. INTRODUCTION

- 1.1 This application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as a Major development in which the Council has an interest as applicant and landowner.

2. RECOMMENDATION:

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report.

3. SITE DESCRIPTION

- 3.1 This application relates to a formerly developed site that covers approximately 4.9 hectares. It is largely characterised by overgrown hardstanding and un-maintained grassland with scattered trees and shrubbery. A former gasometer is located in the north-east corner along with a small brick structure.
- 3.2 Part of the wider original site to the north has recently been re-developed with a coffee shop and drive-through. They are served via a new roundabout junction and access link (Olive Claydon Way) from Albert Street, which is also intended to service the application site.
- 3.3 The site is adjoined by the M60 motorway to the east, employment uses along Albert Street to the west, and the Streetbridge Public House and New Bridge School across Roman Road to the south.

4. THE PROPOSAL

- 4.1 The proposed relates to the construction of 5 individual blocks, some comprising individual commercial units of varying sizes, and two of which are split into smaller units. Overall, there will be a total of 13 units ranging in size from 449m² to 3,935m². The buildings will be 10m in height to the parapet and include ancillary office space at either ground or first floor mezzanine level.
- 4.2 The total gross internal floorspace of the units, inclusive of ancillary office space, equates to 17,900 sqm and the buildings have been designed to offer the maximum future flexibility.
- 4.3 A total of 193 parking spaces are to be provided within the site, split proportionally between the units. From these 193 parking spaces, 11 spaces will be accessible parking bays and 18 spaces will include electric vehicle charging facilities. A total of 62 bicycle spaces are proposed across the site.
- 4.4 Operating hours are proposed at 24 hours each day.

5. ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 5.2 The proposal would represent an Industrial Estate Development Project within paragraph 10(b) of Schedule 2 of the Regulations.
- 5.3 At 4.9 hectares the site falls slightly below the applicable threshold of 5 hectares. Additionally, it is not located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 5.4 A Screening Report has been submitted and reviewed. On the assessment of this information the development would not have a significant, or wider than local impact, and would therefore constitute development for which an Environmental Statement is not required.

6. PLANNING HISTORY

- 6.1 EIAS/350802/23 - Environmental Impact Assessment Screening Opinion (pre-application) for employment development comprising five units (Use Class E (g) (ii) (iii), B2 and B8. Environmental Statement not required. 20 April 2023
- 6.2 RES/345747/20 - Approval of reserved matters for coffee shop with drive thru facility, external seating and associated car parking and service areas, pursuant to the outline planning permission PA/333717/13. Approved 3 February 2021
- 6.3 NMA/345548/20 - Non-material amendments to the highway layout approved with the reserved matters application PA/342681/18. Approved 12 November 2020
- 6.4 PA/342681/18 - Approval of reserved matters in respect of access for phase 1 highway and infrastructure works comprising details of the vehicular access from Albert Street including the two-armed roundabout (roundabout No. 2) and estate road with junctions into plots B, C, D, E and F and underground attenuation tank to

facilitate future phases of mixed use development pursuant to the outline planning permission PA/333717/13. Approved 11 April 2019

- 6.5 DM/341089/17 – Prior approval for demolition of redundant gasholder and associated buildings. Required and granted 1 February 2018
- 6.6 DM/339854/17 – Prior approval for demolition of redundant gasholder and associated buildings. Required and granted 30 March 2017
- 6.7 PA/333717/13 - Demolition of a gasholder and outline planning application for employment-led mixed-use scheme to include: erection of buildings to provide B1/B2/B8 uses, supported by ancillary uses including A1, A3, A4, A5, C1 and D1, and associated engineering works, landscaping, car parking, open space and access from Albert Street. Access to be considered all other matters reserved. Approved 7 June 2013

7. RELEVANT PLANNING POLICIES

- 7.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated in the Proposals Map associated with this document as a Business and Employment Area.
- 7.2 As such, the following policies are considered relevant to the determination of this application:

Policy 1 - Climate Change and Sustainable Development
 Policy 5 - Promoting Accessibility and Sustainable Transport
 Policy 9 - Local Environment
 Policy 13 – Employment Areas
 Policy 14 - Supporting Oldham's Economy
 Policy 18 – Energy
 Policy 19 – Water and Flooding
 Policy 20 – Design
 Policy 21 - Protecting Natural Environmental Assets

8. CONSULTATIONS

Highways Officer	Recommends conditions in relation to provision of the proposed vehicle parking and servicing areas, cycle parking, travel plan, and a Construction Management Plan.
Highways England	No objections
Active Travel England	Request further information in relation to active travel links and sustainable transport objectives in the Travel Plan.
Ramblers	No objection to the diversion of the public footpath through the site and

	recommend a historical record of the former canal.
Environmental Health	Recommend conditions in respect of contaminated land/ landfill gas and maximum noise limits.
United Utilities	Further drainage details are required and therefore a suitable condition will be necessary.
G M Ecology Unit	No objection subject to conditions in relation to invasive species control measures and avoiding the bird breeding season.
Trees Officer	A previously retained tree is now proposed for removal; however, the proposed tree planting will provide adequate compensation.
Environment Agency	No objection subject to a condition for remediation should any previously unidentified contamination be identified during construction works.
Coal Authority	No objection subject to conditions for remediation and/or mitigation works in respect of two recorded mine entries on the site.
G M Archeological Unit	All archaeological matters have been addressed on the earlier applications.

9. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 9.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development by neighbour notification letters, display of site notices, and publication of a press notice.
- 9.2 In response, no representations have been received.

ASSESSMENT OF THE PROPOSAL

10. PRINCIPLE OF DEVELOPMENT

- 10.1 Outline planning permission was granted in 2013 for an employment-led mixed-use scheme on land comprising the present application site and further adjoining land to the north.
- 10.2 The associated Parameters Plan and approved conditions indicated that the present application site would be developed to a maximum of 20,000 square metres with a mix of Class B1 (office, light industrial – now Class E(g)), B2 (General industrial) and B8 (Storage and distribution). Maximum heights would be 18 metres.
- 10.3 The proposed development would comply with these parameters.
- 10.4 The site is located within a Business and Employment Area within which Local Plan Policy 14 states that uses within Classes B1, B2 and B8 would be acceptable. The proposal therefore satisfies this objective.
- 10.5 In addition, the site is sustainably located with good transport links to the surrounding strategic highway network, including junction 22 of the M60, a Quality Bus Corridor and Hollinwood Metrolink tram stop.
- 10.6 Consequently, the principle of the development is acceptable.

11. LAYOUT AND DESIGN

- 11.1 Although comprising a largely vacant site, legacy features including the former gasometer and a pair of mine shafts have needed to be addressed within the layout.
- 11.2 The proposed buildings will have a maximum height of approximately 13 metres and be faced in horizontal profiled metal cladding. In the context of the surrounding character of the area this is considered appropriate. In addition, the boundaries to Albert Street and Roman Road will be subject to additional landscaping.
- 11.3 As such, the proposed development is in accordance with Local Plan Policy 20.

12. HIGHWAY ISSUES

- 12.1 A Transport Assessment was submitted with this application and the Highways Officer is satisfied that the proposed development will not have any adverse effect on the wider local or strategic highway network. Similarly, following the submission of additional information, National Highways do not consider that the proposed development would have an adverse impact on the safety of or the queuing on a trunk road.
- 12.2 Active Travel England has requested further information in relation to improvements to links between the site and surrounding footpath and cycle network, including towards Hollinwood Metrolink stop. Various highway improvement works have recently been carried out in the local area as part of the earlier phase of development. In this context it is not considered necessary for the development to provide further contributions towards such off-site infrastructure.

- 12.3 Furthermore, within the site, the diversion of the existing unmade public footpath along a new bound and segregated route following Albert Street will result in significant benefits as an alternative to the present footway which suffers from obstruction by parked vehicles. This will ensure safe non-vehicle options are enhanced both for users of the development and the wider community.
- 12.4 The proposed development includes a total parking provision of 193 spaces of which 182 will be standard size spaces and 11 will be accessible parking bays. A further 18 out of the 182 spaces will be fitted with Electric Vehicle charging infrastructure.
- 12.5 The car parking and servicing provision proposed within the development site is acceptable and as a result is not expected to have an adverse impact on the local or strategic highway network to the detriment of highway safety.
- 12.6 Secure cycle parking for 62 spaces will be provided on-site with showers, lockers, drying room and changing facilities located within the plots. This is one of the many initiatives to encourage more people to travel by sustainable modes, in addition to other measures outlined within the Travel Plan.

13. RESIDENTIAL AMENITY

- 13.1 The closest residential properties are located across Roman Road to the south-west or on the eastern side of the M60 motorway.
- 13.2 An Environmental Noise Survey and Commercial Noise Egress Assessment has been submitted to determine the existing background and ambient sound levels in the vicinity of the site and surrounding noise sensitive premises.
- 13.3 Based on the proposed layout and the proposed number of HGV movements anticipated by the applicant, the predicted noise levels at the nearby noise sensitive premises indicate that there would be negligible significant impact either during the day and at night from HGV movements and from external loading/unloading activities.
- 13.4 The Environmental Health Officer has recommended conditions setting out the maximum noise levels to be achieved at various nearby sensitive receptors.

14. DRAINAGE AND GROUND CONDITIONS

- 14.1 The submitted Flood Risk Assessment confirms that the site falls entirely within Flood Zone 1 which has a low probability of flooding.
- 14.2 United Utilities has indicated that a detailed drainage scheme, including arrangements for future management and protection of an existing water main, will be required.
- 14.3 In respect of potential land contamination, relevant conditions have been requested by both Environmental Health and the Environment Agency.
- 14.4 The application site is located within a Coal Mining High Risk Area with two recorded mine shafts within the site. The Coal Authority has accepted the findings of the submitted Ground Investigation Report and requests conditions are imposed to

require any identified remediation measures to be implemented. It is also noted that a separate permit from the Coal Authority will be required for any works which may affect coal mining features.

15. ECOLOGY AND LANDSCAPING

- 15.1 The site has been subject to an updated ecological site walkover report.
- 15.2 Landscaping is proposed throughout the site, particularly in relation to the route of the diverted public footpath alongside Albert Street. This will include 169 new trees as part of the landscape scheme.
- 15.3 A Biodiversity Net Gain (BNG) Assessment has also been prepared demonstrating that the site can provide an on-site biodiversity net gain.
- 15.4 GM Ecology Unit has considered the findings and has raised no objections to the proposals.
- 15.5 It has however identified the need to eradicate invasive plant species on the site and for precautionary measures to be employed to ensure no harm to birds, bats and reptiles which may be present on the site.

16. ENERGY

- 16.1 Policy 18 of the Local Plan requires all major developments to reduce energy emissions based on reductions over and above Part L of the Building Regulations 2010 or 2013.
- 16.2 The application is supported by an Energy Statement which demonstrates compliance with the policy and a suitable condition will be recommended to secure implementation of the proposed measures.

17. CONCLUSION

- 17.1 The proposal comprises development in accordance with the allocation within the Local Plan and the previous planning permission. It will result in the creation of additional employment opportunities in a sustainable location with ready access to the highway network and options for sustainable means of travel for employees and visitors.

RECOMMENDED CONDITIONS

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 Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. 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, other than demolition, shall commence until any remediation works and/or mitigation measures to address the mine entries as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the proposed development. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance. REASON - To secure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.
4. Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded coal mine entries. REASON - To secure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.
5. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - In order to protect public safety, because the site is located within 250m of a former landfill site having regard to Policy 9 of the Oldham Local Plan.
6. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - In order to protect public safety and the environment having regard to Policy 9 of the Oldham Local Plan.
7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy 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 from previously unidentified contamination sources at the development site having regard to Policy 9 of the Oldham Local Plan.
8. No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details. REASON - In the interest of public health and to ensure protection of the public water supply having regard to Policy 19 of the Oldham Local Plan.

9. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. REASON - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution having regard to Policy 21 of the Oldham Local Plan.

10. 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 resident's 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 21 of the Oldham Local Plan.

11. No works to trees or shrubs shall take place 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.

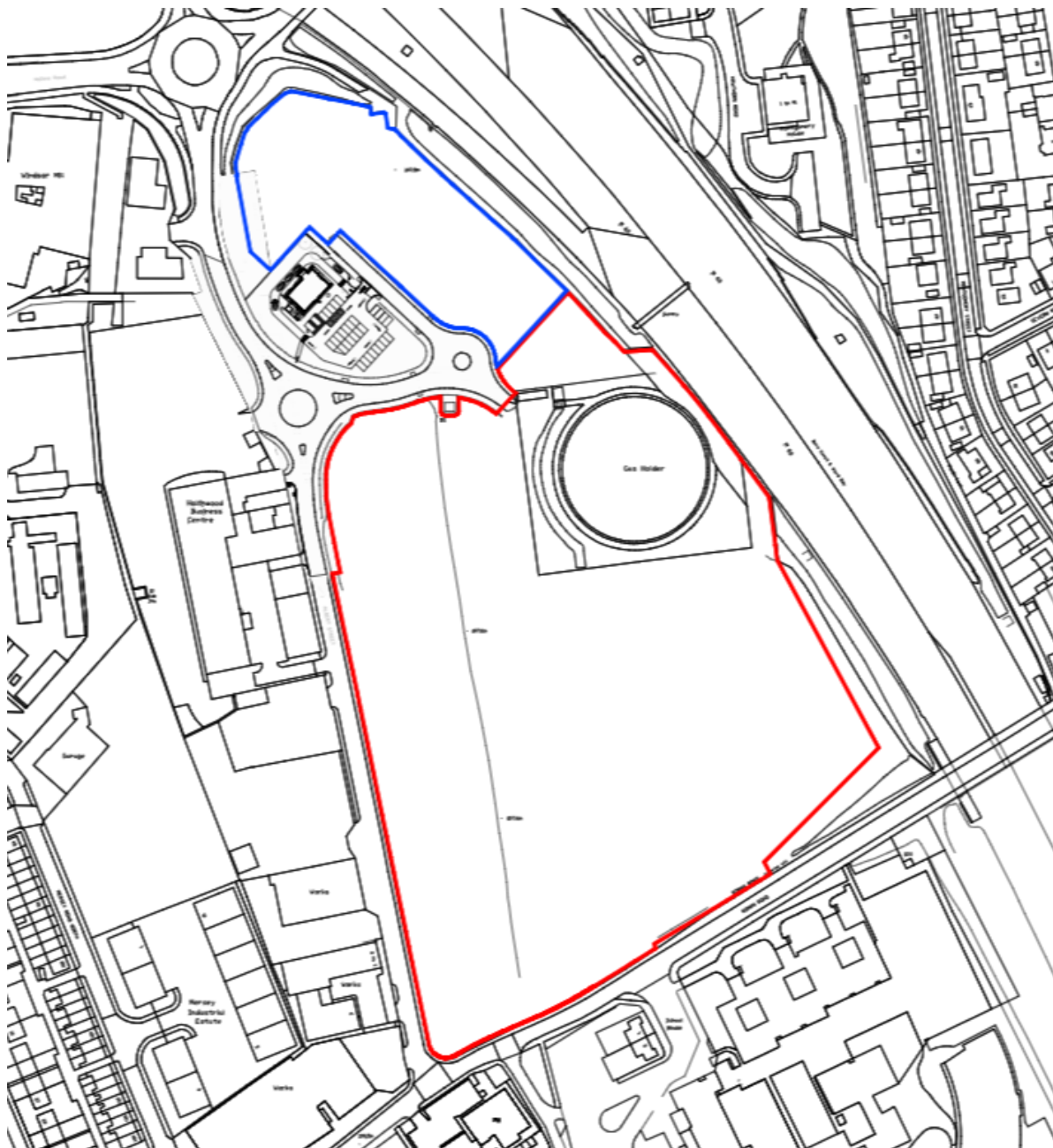
12. The development shall be implemented fully in accordance with the invasive plant species control measures specified in the submitted Management Plan Document for Non-native Invasive Plant Species (Ref: JK23-8787-230524 dated 24-05-2023). REASON – To prevent the spread of invasive species having regard to Policy 9 of the Oldham Local Plan.
13. All hard and soft landscape works shall be carried out in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the programme agreed in writing with 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.
14. The development shall be implemented in accordance with the measures set out in the submitted Energy Statement 'Hollinwood Industrial - Phase 2' Rev 01 dated May 2023. REASON - To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.
15. Noise emanating from the development shall not exceed the following limits:
 1. The 1 hour LAeq from all activities on site must not exceed 56dB between 07.00 and 23.00 hours when measured in free field conditions on land adjacent to 1 School House, Roman Road and 138 and 200 Roman Road.
 2. The 5 min LAeq from all activities on site must not exceed 42dB between 23.00 and 07:00 hours when measured in free field conditions on land adjacent to 1 School House, Roman Road and 138 and 200 Roman Road.
 3. The LAF maximum from all activities on site must not exceed 60dB between 23.00 and 07.00 hours when measured in free field conditions on land adjacent to 1 School House, Roman Road and 138 and 200 Roman Road.

REASON – In order to ensure a satisfactory standard of amenity having regard to Policies 9 and 20 of the Oldham Local Plan.
16. The development hereby approved shall not be brought into use until the access to the site, car parking spaces and servicing areas have been provided in accordance with the approved plan 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 and servicing 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.
17. The use of the building hereby approved shall not commence until a scheme for the

provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter. REASON - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

18. Within three months of the occupation of the development, a Green Travel Plan shall be submitted for the written approval of the Local Planning Authority. The plan shall demonstrate how ambitious mode share targets are to be embedded into the initiatives in the Travel Plan and what actions will be taken if the targets are not met. All measures contained within the approved Travel Plan shall be implemented, monitored, and retained thereafter. REASON - To ensure the development accords with sustainable transport policies having regard to Policy 5 of the Oldham Local Plan
19. 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 of the management of construction traffic, delivery and storage of materials and parking for construction workers during the construction period, and 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.

SITE LOCATION PLAN (NOT TO SCALE)



PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

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- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy))
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

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APPLICATION REPORT – MMA/351522/23 Planning Committee 15.11.2023

Registration Date: 23rd August 2023

Ward: Royton South

Application Reference: MMA/351522/23

Type of Application: Minor Material Amendment

Proposal: Variation of conditions 2 (approved plans) and 3 (approved Energy Assessment Report) attached to planning permission approved under reference FUL/347787/21 (Full planning permission for the development of a three-storey apartment block comprising 30 residential apartments (Use Class C3) with associated landscaping, access/egress, car parking, drainage and necessary supporting infrastructure.)

Location: Former Highbarn Resource Centre, High Barn Street, Royton, Oldham, OL2 6DW,

Case Officer: Matthew Taylor

Applicant: Mr Birkett

Agent: Mr Daniel Bramwell

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Council's Scheme of Delegation since this application is seeking a variation of conditions relating to a previously approved major planning application (ref: FUL/347787/21).

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application site comprises approximately 0.3ha of previously developed land at the junction of High Barn Street and Shaw Street, on the edge of Royton Town Centre. Following the demolition of High Barn Resource Centre in 2018 (Ref: DM/342292/18) the vacant site now comprises areas of hardstanding (associated with the demolished building) and areas of grass and mature trees/hedges along the south-western boundary. The site is unallocated by the Proposals Map associated with the existing adopted Local Plan (the Joint Development Plan Document) and is in Flood Zone 1 (the lowest risk of flooding) on the Environment Agency's flood risk maps.
- 3.2 It is of note that the previously approved scheme (ref: FUL/347787/21) has been implemented on site and most of the timber frame has been erected on site and works are progressing.

4. THE PROPOSAL

- 4.1 This is an application for minor-material changes to a planning permission for the purposes of Section 73 of the Town and Country Planning Act 1990.
- 4.2 The proposal seeks the variation of conditions 2 (approved plans) and 3 (approved Energy Assessment Report) attached to planning permission approved under reference FUL/347787/21.
- 4.3 The amendment includes for the omission of photovoltaic (PV) panels located on the roof on the Rear Elevation (facing the proposed car park). Following a feasibility exercise, including a review of renewable technologies, the end-user of the development has opted to substitute the previously approved PV panels for an alternative 'green' technology: air source heat pumps (ASHPs) as it was found ASHP produced less restrictions in terms of performance and maintenance.

5. PLANNING HISTORY

- 5.1 FUL/347787/21 - Full planning permission for the development of a three-storey apartment block comprising 30 residential apartments (Use Class C3) with associated landscaping, access/egress, car parking, drainage and necessary supporting infrastructure – Granted subject to a legal agreement 24/06/2022.
- 5.2 DM/342292/18 - Demolition of existing daycare and resource centre – Granted 11/10/2018.

6. RELEVANT PLANNING POLICIES

- 6.1 The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The following policies are relevant to the determination of this application:

Policy 9 - Local Environment;
Policy 18 – Energy; and
Policy 20 – Design.

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Planning Policy	Confirmed the proposed alternative 'green' technology exceeds the requirements of Policy 18.
Tree Consultations	No objection.
Greater Manchester Police Design for Security	No comments received.
Drainage	No comments received.
Environment Agency	Confirmed the proposed amendments do not impact their original comments.

Greater Manchester Archaeological Advisory Services	Confirmed the proposed condition variation does not have any archaeological implications
Highways Engineer	No Objection, as the proposed amendments do not impact the original highway comments.
Environmental Health	No comments received.
LLFA	No comments received.
United Utilities	No comments received.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a variation of a major development by neighbour notification letters, display of a site notice, and publication of a press notice.
- 8.2 In response, no representations have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE

- 9.1 The Government guidance note "Greater Flexibility on Planning Applications" offers some guidance on the procedure for minor-material amendments to planning applications. As per this guidance, the application should be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and in making decisions focus attention on national, local or other material considerations since the grant of permission. The alterations are to be assessed against the current policy context which the Local Development Framework - Joint Development Plan Document and the National Planning Policy Framework.
- 9.2 The guidance states that there is no statutory definition of "minor material amendment", but the change must only relate to conditions and not to the operative part of the permission.
- 9.3 Having regard to the above, it is considered the main issues for consideration are the impact on design, residential amenity, and energy-related matters.

10. RESIDENTIAL AMENITY

- 10.1 Policy 9 seeks to protect users of development by ensuring that their amenity or health is not harmed due to poor air quality, odour, noise, vibration or light pollution.

10.2 The Environmental Health Officer consulted has raised no objection to the proposed amendment and it is not considered the new 'green' technology solutions proposed to address Policy 18 will significantly impact residential amenity.

11. DESIGN

11.1 Policy 20 advocates that development must meet design principles relating to local character, good streets and well-designed buildings.

11.2 In terms of the general appearance of the proposed changes, it is considered the removal of the PV panels is acceptable and proposed 'green' technology solutions will have a minimal impact on the external appearance of the building.

12. ENERGY

12.1 Policy 18 of the Local Plan states that all developments over 1,000m² or 10 dwellings and above are required to reduce energy emissions in line with set targets.

12.2 Within this application the applicant has provided a revised elevation drawing removing the PV panels together with an accompanying revised Energy Statement. Following a recent feasibility exercise, including a review of renewable technologies, the end-user of the development is seeking to substitute the previously approved PV panels for the alternative 'green' technology of air source heat pumps (ASHPs). As the revised Energy Statement found ASHP produced less restrictions in terms of performance and maintenance. The substitution of PVs for ASHPs still ensures the development goes above and beyond the energy conservation requirements of the Building Regulations and Policy 18 of Oldham Council's Joint DPD.

12.3 It is therefore considered the substitution of PVs for would comply with the Local Plan and is acceptable subject to an appropriately worded implementation condition.

13. CONCLUSION

13.1 Taking the above matters into consideration, the minor material amendment to the previously approved scheme complies with the relevant policies of the LDF Joint Development Plan Document and the NPPF, and so the application is recommended for approval.

14. RECOMMENDED CONDITIONS

1. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
2. The development hereby approved, shall be carried out in accordance with the submitted Energy & Sustainability Statement, by JJMTEC dated 14th August 2023 Ref: Highbarn House, Royton, Oldham, and/or any other future improvements in Building Regulations. REASON - To accord with policy 18 (Energy) of the Joint DPD and to future proof any of the new dwellings that will be subject to future changes in Building Regulations.

3. No works to trees or shrubs shall take place 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.
4. No trees scheduled for removal to facilitate the development, shall be felled until they have been checked for any bat boxes. If any bat boxes are found to be present on the trees to be removed, these boxes will be moved to other nearby trees. Before they are moved, they will need to be checked by a suitably qualified person for the possible presence of bats. REASON - In order to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan.
5. The Biodiversity Enhancement Measures outlined on drwg no: 1398/P-001, shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the Local Planning Authority) and shall be retained thereafter. REASON - To ensure positive enhancement and conservation of local bat populations having regard to Policy 21 of the Oldham Local Plan.
6. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by Oldham Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this. REASON - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, having regard to requirements of the paragraph 183 of National Planning Policy Framework.
7. Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. A post completion report shall be submitted to the LPA for approval to evidence this. REASON - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, having regard to requirements of the paragraph 183 of National Planning Policy Framework.
8. 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 plans. 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.
9. The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details

which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter. Reason - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

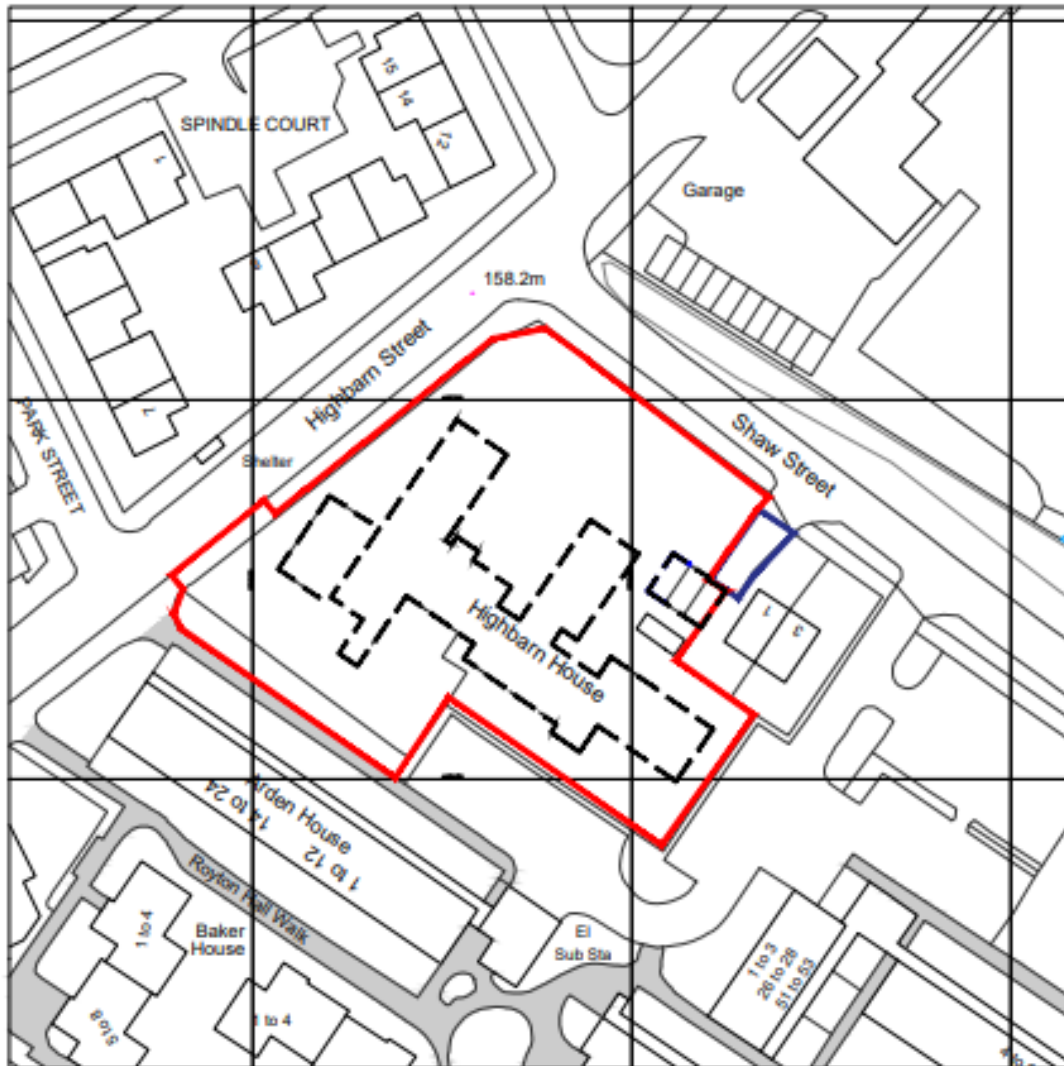
10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved. REASON - To protect the underlying Secondary A aquifer. To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.
11. If a Remediation Strategy is required, a verification report demonstrating the completion of works set out in the approved remediation strategy 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 by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.
12. The piling works on site, shall be carried out in accordance with the approved document: Risk Assessment and Method Statement for Enabling Works, Steel Piling & Foundations at Shaw Street Royton Oldham prepared by Nuttall Groundworks Ltd. REASON - To ensure that the proposed Piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.
13. All existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause on accordance with the hereby approved Method Statement, Report No: LTM0276.MS.04, dated 17/01/2022. The protective measures shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas and all works on site shall be carried out having regard to the requirements of the Arboricultural Impact Assessment & Method Statement (Revision B) by tba landscape architect. REASON - Such details are necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.
14. The development hereby approved, shall be carried out in accordance with the submitted Construction Environmental Management Plan, dated 31st August 2021, Document Title: 9805/CEMP/001. REASON - In the interest of highway safety and amenity, in accordance with Policies 5, 9 and 20 of the Local Plan.
15. Prior to the planting of the 15no replacement trees identified on drawing number 6682.01 (Rev G) a Planting Scheme shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall include a detailed planting plan, specification, and method statement. The approved scheme shall be implemented in the first planting season following the first occupation of any of the dwellings.

Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless, the Local Planning Authority gives written consent to any variation.

Reason: To adequately mitigate and prepare for the establishment of new trees and their long-term retention in accordance with BS 8545:2014 and having regard to saved Policy D1.5 of the Unitary Development Plan.

16. With the exception of replacement trees addressed in condition 17, all other planting, seeding or turfing comprised in the approved landscaping detail Dwg no. 6682.01 (Rev G) shall be carried out in the first planting and seeding seasons following the first occupation of any dwelling. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless, the Local Planning Authority gives written consent to any variation. REASON - In order to avoid damage to trees/shrubs within the site, which are of important amenity value to the area having regard to saved UDP Policy D1.5 and Policy 20 of the Oldham Plan.
17. The sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development shall be implemented in accordance with Drawing 22280-AJF-ZZZZ-DR-D-001, Rev R1- Dated August 22. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme. Reason: To prevent the increased risk of flooding both on and off site and ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework and Oldham Council Policy 19 Water and Flooding.
18. The development hereby approved shall be carried out in accordance with the physical security specifications set out in Section 4 of the submitted Crime Impact Statement Version D: 28/01/2022 - Ref: 2021/0348/CIS/01. REASON - To ensure a safe form of development in accordance with Policy 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



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PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT 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

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
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2. 'Saved' policies from the Unitary Development Plan
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Planning Appeals Update

Planning Committee Report of Head of Planning

DATE OF COMMITTEE
15 November 2023

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 18 October 2023. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between 7 October and 3 November 2023 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
HOU/349758/22	97 Belgrave Road Oldham OL8 1LU	Appeal withdrawn	10/02/2023	Erection of a two storey rear extension, rear dormer (with Juliette balcony), and side dormer.
HOU/350495/23	6 Wyndale Drive Failsworth Oldham	Dismissed, 15/09/2023	19/06/2023	Alterations to roof and installation of rear dormer.
MMA/350017/22	149A Manchester Road Greenfield OL3 7HJ	Ongoing	08/08/2023	Variation of Condition 2 (approved plans) and 11 (obscured glazing) relating to approved application MMA/345170/20
ADV/350087/22	341 Rochdale Road Oldham OL1 2HD	Dismissed, 26/10/2023	24/08/2023	Replacement of wooden 48-sheet billboard (3m x 6m) and PVC advertisement (3m x 6m) with two new modern LED 48-sheet advertisements (3m x 6m).
HOU/350635/23	5 Saint Marks Avenue Royton	Dismissed, 25/10/2023	18/08/2023	Erection of a two storey side extension with rear dormer.

HOU/350672/23	15 Taunton Road Chadderton	Ongoing	17/08/2023	Single storey rear extension, front dormer and increase in size of existing rear dormer.
HOU/348050/21	42 Wakefield Drive, Chadderton	Ongoing	26/09/2023	Single storey rear extension with roof terrace
LBC/349043/22	6 Thurstons, Ridge Lane, Diggle	Ongoing	12/09/2023	Add solar panels to the roof of the building
HOU/349997/22	6 Thurstons, Ridge Lane, Diggle	Ongoing	12/09/2023	Installation of solar roof panels
FUL/349483/22	Land Off Steadway, Greenfield	Ongoing	11/09/2023	Erection of 4 no. dwellings and associated works (Revised application to FUL/349331/22)
HOU/351033/23	116 Birch Avenue Chadderton Oldham	NEW	26/10/2023	Two storey side and rear extension (Revision of application HOU/350679/23)
HOU/351471/23	The Barn Ladcastle Road Uppermill	NEW	01/11/2023	Erection of 3 no. garages, stable and tack room.
FUL/349740/22	Roebuck Inn Brighton Road Strinesdale	NEW	02/11/2023	Change of use of land for extension to garden area, play equipment, lighting and boundary fence (retrospective)

RECOMMENDATION - That the report be noted.

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 as defined by that Act.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via planning@oldham.gov.uk

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