

## ***PLANNING COMMITTEE Regulatory Committee Agenda***

Date Wednesday 26 February 2025

Time 6.00 pm

Venue Lees Suite, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

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

2. CONTACT OFFICER for this agenda is Constitutional Services mail [Constitutional.Services@oldham.gov.uk](mailto: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, 21 February 2025.

4. FILMING - This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed. 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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[https://www.oldham.gov.uk/homepage/1449/attending\\_council\\_meetings](https://www.oldham.gov.uk/homepage/1449/attending_council_meetings)

**MEMBERSHIP OF THE PLANNING COMMITTEE**

Councillors Akhtar, Z Ali, Charters, Cosgrove, Davis (Vice-Chair), Harkness, Hince (Chair), Hobin, Hurley, A Hussain, J. Hussain, Iqbal, Lancaster, Nasheen, Williamson 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 3 - 4)  
The Minutes of the meeting of the Planning Committee held on 22<sup>nd</sup> January 2025 are attached for Members' approval.
- 6 RES/353501/24 - Former Shaw Distribution Centre, Linney Lane, Shaw, Oldham, OL2 8HF (Pages 5 - 18)  
Reserved matters application for the Appearance, Layout, and Scale of Phase 2 of a residential development pursuant to outline application VAR/349651/22.
- 7 OUT/353664/24 - Former Site Of Hartford Mill, Edward Street, Oldham, OL9 7AH (Pages 19 - 34)  
Outline application for residential development (all matters reserved)
- 8 Appeals Update (Pages 35 - 38)



**Present:** Councillor Davis (Vice-Chair, in the Chair)  
Councillors Akhtar, Z Ali, Charters, Cosgrove, Hobin, Hurley,  
A Hussain, J. Hussain, Iqbal, Lancaster, Murphy (Substitute),  
Nasheen, Williamson and Woodvine

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport & Housing Delivery

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Harkness and Hince.

2           **URGENT BUSINESS**

There were no items of urgent business received.

3           **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4           **PUBLIC QUESTION TIME**

There were no public questions received.

5           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the meeting held on 11<sup>th</sup> December 2024 be approved as a correct record.

6           **FUL/35272424 - LAND SOUTH OF ASHTON ROAD,  
WOODHOUSES, OLDHAM**

APPLICATION NUMBER: FUL/352724/24

APPLICANT: Kerren Phillips

PROPOSAL: Residential development of 41 dwellings with a new vehicular access from Ashton Road, together with: internal roads; car parking; agricultural access; ancillary open space; landscaping; works to trees; attenuation basin; pumping station, and associated engineering and infrastructure works.

LOCATION: Land south of Ashton Road, Woodhouses, Oldham

It was **MOVED** by Councillor Hobin and **SECONDED** by Councillor Akhtar that the application be **DEFERRED** (against Officer recommendations).



On being put to the vote it was **UNANIMOUSLY** cast **IN FAVOUR OF DEFERRAL**.

**DECISION:** That the application be **DEFERRED**.

**NOTES:**

1. That an Objector, the Applicant and a Ward Member 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 8.

**7 APPEALS UPDATE**

**RESOLVED** that the Appeals Update be noted.

**8 LATE LIST**

**RESOLVED** that the information as contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 7.41 pm

## **APPLICATION REPORT – RES/353501/24 Planning Committee 26<sup>th</sup> February 2025**

Registration Date: 7<sup>th</sup> November 2024  
Ward: Shaw

Application Reference: RES/353501/24  
Type of Application: Reserved Matters

Proposal: Reserved matters application for the Appearance, Layout, and Scale of Phase 2 of a residential development pursuant to outline application VAR/349651/22.

Location: Former Shaw Distribution Park, Linney Lane, Shaw, OL2 8HF

Case Officer: Graham Dickman  
Applicant: Bellway Homes  
Agent: Rebecca Dennis

### **1. INTRODUCTION**

- 1.1 This application is presented to Planning Committee in accordance with the Scheme of Delegation as it relates to a Major application.

### **2. RECOMMENDATION**

- 2.1 It is recommended that the application is approved subject to the conditions set out at the end of this report.

### **3. SITE DESCRIPTION**

- 3.1 The application site constitutes the southern half of a larger site which has most recently been used for distribution and warehouse purposes.
- 3.2 The site is occupied by a large, modern distribution warehouse and associated vehicle parking areas. The access into the site is to the south via a mini roundabout off Beal Lane.
- 3.3 The River Beal crosses the eastern and southern sections of the site.
- 3.4 The adjoining northern half of the site has been cleared. An existing planning permission has been granted for the first phase of residential redevelopment, and construction on that phase is presently underway.
- 3.5 The Metrolink tram line runs along the western boundary, beyond which are residential properties, with further residential properties to the east of the site.

#### **4. THE PROPOSAL**

- 4.1 The application involves the submission of Reserved Matters for the second phase of the redevelopment of the former distribution and warehousing site.
- 4.2 A single vehicular access to the site will be provided via a reconfigured entrance served by an existing mini-roundabout on Beal Lane.
- 4.3 The proposals incorporate 192 homes in a mix of mews, semi-detached and detached properties at a density of approximately 27 dwellings per hectare.
- 4.4 57% (110 properties) will be developed on behalf of a registered social housing provider.
- 4.5 The River Beal will flow in open channel around the eastern and southern boundaries of the site within an area of public open space. A footpath link will continue northwards through this area to link up with the first phase development to the north.

#### Environmental Impact Assessment

- 4.6 The outline application to which this present application is related was assessed in accordance with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). That application was accompanied by an Environmental Statement (ES).
- 4.7 The present application is accompanied by a Statement of Conformity which reviews the previous ES and concludes that the Reserved Matters do not give rise to any additional significant effects and alter the previous conclusions.
- 4.8 This assessment is agreed and therefore no further Environmental Statement is required.

#### **5. PLANNING HISTORY**

CND/354027/25 - Discharge of Conditions 8 (CEMP Amenity), 9 CEMP (Ecology), 10 (remediation), 11 (gas), 12 (hydromorphology), 14 (water framework), 15 (drainage), 17 (Metrolink), 26 (access detail), 27 (travel plan) and 28 (piling) relating to application VAR/349651/22 (Phase 2). Pending determination

CND/351308/23 - Discharge of Condition Nos 8 (CEMP), 9 (River Beal CEMP), 10 (Contamination), 11 (Gas), 13 (Channel Details), 14 (EU Water Framework), 15 (Drainage), 17 (Protect Tram), 26 (Access Drainage), 27 (Travel Plan) and 28 (Piling) relating to approved application VAR/349651/22. Pending determination

RES/350957/23 - Reserved matters application for the Appearance, Landscaping, Layout, and Scale of Phase 1 of a residential development pursuant to outline application VAR/349651/22. Approved 19 October 2023

CND/350686/23 - Discharge of condition No 4 (Design Code) relating to approved application VAR/349651/22. Discharged 21 March 2023

CND/350650/23 - Discharge of Condition No 6 (Archaeology) relating to approved application VAR/349651/22. Discharged 12 June 2023

CND/350019/22 - Application for discharge of condition 5 (phasing plan) related to application VAR/349651/22. Discharged 25 November 2022

CND/349652/22 - Discharge of condition no. 11 (Ground Gas Monitoring) relating to app VAR/349651/22. Pending determination

VAR/349651/22 - Variation of conditions to allow for phased development, including revised site drainage proposals - 2 (approved plans), 4 (design code framework), 8 (CEMP re-aligned River Beal), 9 (remediation strategy), 12 (Channel details), 13 (EU Water Framework Directive), 14 (surface and foul water drainage), 18 (energy), 19 (finished floor levels), 20 (invasive species), 21 (biodiversity), 22 (ecology surveys), 24 (internal highways details), 26 (interim travel plan) and 28 (crime impact statement) relating to application OUT/345898/20. Approved 10 November 2022

NMA/348981/22 – Non-material amendment to re-word Conditions 8 and 13 of planning permission reference OUT/345898/20 to allow demolition and site clearance prior to compliance with the conditions. Approved 26 May 2022

OUT/345898/20 - Outline planning permission (with all matters reserved except for access) for Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures'. Approved subject to legal agreement 31 March 2022

## **6. RELEVANT PLANNING POLICIES**

- 6.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 6.2 The PfE Plan must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document (Local Plan), adopted November 2011, in accordance with the National Planning Policy Framework (NPPF).
- 6.3 The site is allocated as a Business Employment Area on the plan associated with the Local Plan. This application was carried over as a saved policy of the Oldham Unitary Development Plan.
- 6.4 As such, the following policies are considered relevant to the determination of this application:

### Places for Everyone

Policy JP-H3: Housing

Policy JP-S1: Sustainable Development

Policy JP-S2: Carbon and Energy

Policy JP-S4: Flood Risk and the Water Environment

Policy JP-S5: Clean Air

Policy JP-S6: Resource Efficiency

Policy JP-J1: Supporting Long-Term Economic Growth

Policy JP-J2: Employment Sites and Premises

Policy JP-J4: Industry and Warehousing Development

Policy JP-G2 Green Infrastructure Network

Policy JP-G3: River Valleys and Waterways

Policy JP-G7: Trees and Woodland

Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Policy JP-P1 Sustainable Places

Policy JP-C8: Transport Requirements of New Development

### Core Strategy

Policy 1: Climate Change and Sustainable Development

Policy 9: Local Environment

Policy 13: Employment Areas

Policy 14: Supporting Oldham's Economy

Policy 22: Protecting Open Land

Policy 23: Open Spaces and Sports.

## 7. CONSULTATIONS

Highways Officer	No objections subject to conditions in respect of access and parking provision, and a construction management plan.
Environmental Health	No objection in principle subject to implementation of acoustic mitigation measures.
Environment Agency	Updated details in respect of the River Beal channel are required.
TfGM	No objections as vehicle restraint barriers are shown towards the Metrolink boundary.
United Utilities	Require an updated remediation strategy.
G M Ecology Unit	No objections subject to conditions in relation to updated species surveys as required, invasive species mitigation, and a biodiversity enhancement plan.
Trees Officer	Insufficient details of proposed replacement tree planting have been submitted at this stage.

## 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 by neighbour notification letters, display of a site notice, and publication of a press notice.



- 8.2 In response no representations have been received.
- 8.3 Shaw & Crompton Town Council has recommended approval of the application.

## **ASSESSMENT OF THE PROPOSAL**

### **9. PRINCIPLE OF DEVELOPMENT**

- 9.1 The principle of the comprehensive re-development of an established employment site for residential development has been established by virtue of previous planning approvals OUT/345898/20 and VAR/349651/22.
- 9.2 All conditions attached to those approvals, along with a Section 106 agreement, continue to apply and associated Condition Discharge applications are pending determination.
- 9.3 In respect of the comments noted above from the Environment Agency, United Utilities and the Trees Officer, these matters will be resolved through agreement on the final configuration of the River Beal channel.
- 9.4 The present application seeks Reserved Matters approval for the appearance, layout and scale of the proposed residential development. As final details of the River Beal channel have not yet been finalised, approval of details of landscaping has been removed from the submission. This will need to be subject to a later application once the river channel details are finalised and agreed.
- 9.5 In addition, as a requirement of the Section 106 agreement associated with the outline approval, the applicant was required to submit a financial appraisal to demonstrate whether the development could achieve a 'Profit on Costs' to require a further financial contribution towards affordable housing.
- 9.6 The appraisal has been submitted and independently assessed on behalf of the Council. This confirms that no further financial contribution is due. Notwithstanding, it is noted that the latest scheme includes a 57% provision of social housing units. This is significantly in excess of the requirement of 20% as set out in the Section 106 agreement associated with the outline approval.
- 9.7 The present scheme incorporates a total of 110 homes (57%) which will be affordable, comprising 47 homes (24%) shared ownership, 25 homes (13%) affordable rent, and 38 homes (20%) discounted market value.
- 9.8 The principle of the present development proposals is therefore acceptable.

### **10. SCALE AND APPEARANCE**

- 10.1 The outline approval was subject to the requirement for submission of a Design Code Framework and this has previously been approved under a separate Condition Discharge application.
- 10.2 Within the development a mix of house types have been provided to add to visual interest. These include a range of house designs and tenures, with a mix of 2, 3 and 4 bedroomed houses. All properties extend to two-storey in height.

- 10.3 Where properties are located on corner plots, the houses are designed to include window openings to break up the elevations. Where rear gardens adjoin highway frontages, matching brick walls are used in place of timber fencing to improve the appearance.
- 10.4 Overall, the layout is reflective of existing built development in the local area (including that utilised in the first phase), and the dwellings are of an appropriate scale and density to their surroundings.
- 10.5 A 'Materials Layout' has been submitted which illustrates the use of red brick and grey roof tiles throughout the scheme.

## **11. DESIGN AND AMENITY ISSUES**

- 11.1 The design, scale, density, and layout of the development secures satisfactory relationships between properties both within the layout and to the neighbouring dwellings, ensuring suitable outlook and levels of privacy.
- 11.2 All properties contain areas of private amenity space as well as ready access to the public open space and footpath routes in the immediate surroundings.
- 11.3 An Environmental Noise Study has been submitted with the application. In respect of the amenity of future residents of the development, the primary concerns relate to the impact of noise from the tramline.
- 11.4 Therefore, a scheme of acoustic mitigation will be incorporated into the houses. In addition, a 2.4 metre acoustic fence will be provided to the tramline.
- 11.5 The Environmental Health Officer has no objections subject to implementation of the mitigation measures.
- 11.6 The 'Technical housing standards – nationally described space standard' (NDSS) provides guidance to local planning authorities on the minimum standards expected to be achieved in new and converted residential developments. Mandatory compliance is however subject to an adopted local plan policy being in place.
- 11.7 In terms of those space standards, including accessibility and adaptability of dwellings, under both the original outline approval and detailed approval for Phase 1 of the development, the Places for Everyone Plan (Pfe) had not been adopted, and therefore compliance with the Nationally Described Space Standards (NDSS) was not formally required.
- 11.8 Since that time, Pfe Policy JP-H3 has been adopted.
- 11.9 The NDSS assessment submitted with the application demonstrates that the majority (10 out of 12) of the proposed house types meet or exceed the standards based on overall area. The two house types, the Joiner and Tailor, which do not comply with NDSS, fall 10% short of the standard. These house types were previously approved under Phase 1.
- 11.10 The applicant has confirmed that Great Places Housing Association has agreed to purchase a significant number of units on Phase 2 to deliver additional affordable housing which exceeds the requirement of the original Section 106 agreement. This is

regarded as a significant benefit with 57% provision being well in excess of the 20% requirement within the Section 106 agreement.

- 11.11 The applicant has commented that this delivery deal is based specifically on the submitted house types and is subject to grant funding from Homes England. The funding programme requires the floor slabs to be installed by March 2026 and there is a significant amount of work to be undertaken (demolition and remediation etc) to achieve this date, that there is no flexibility in the build programme, and the Homes England grant cut-off date is fixed with no opportunity to extend it.
- 11.12 Should this deadline be missed (resulting from changes to the contract) the grant funding will fall away along with the contract with Great Places. The delivery of additional affordable housing will therefore not be realised. The delivery of this significant number of additional affordable homes is therefore subject to the level of compliance within the submitted scheme.
- 11.13 PfE Policy JP-H3 also requires all new dwellings be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.
- 11.14 Whilst most of the proposed house types will be built to the M4(2) standard, 3 house types do not comply (Baxter, Sawyer and Tailor+). These house types cannot accommodate the standard owing to their size. However, the same material considerations above apply in this respect. The outline planning permission does not require M4(2) compliance, nor did the planning policy at the time of determination.
- 11.15 As such, there are material considerations which justify the minor departure from Policy JP-H3 in respect of the development proposals.

## **12. HIGHWAYS ISSUES**

- 12.1 NPPF paragraph 115 states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 12.2 The site is in a sustainable location with excellent access to public transport with a wide range of local amenities within walking and cycling distance. Traffic generation associated with the proposed residential re-development of the site was fully assessed at outline approval stage.
- 12.3 The proposed highway layout, including car parking provision, is acceptable and will be considered for adoption by the local Highway Authority. This will include the provision of new cycle and pedestrian infrastructure through the site which will link through to Linney Lane as part of Phase 1 of the works.

## **13. BIODIVERSITY AND TREES**

- 13.1 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

- 13.2 As the proposal seeks approval of Reserved Matters in relation to a development which was granted planning permission prior to 12 February 2024, the proposal is exempt from this statutory requirement.
- 13.3 Nevertheless, Condition 22 of the outline approval required that any Reserved Matters application should be accompanied by a scheme to mitigate for the loss of on-site biodiversity. Consequently, a biodiversity net gain assessment and 30 year management and maintenance plan has been submitted.
- 13.4 Having assessed the submission, GMEU is satisfied with the landscape proposals although a lack of detail with regards the species of native tree proposed and the bat and bird are included. Therefore, it is recommended that the final details of the biodiversity enhancement plan with regards planting schedules, bird and bat boxes is conditioned as part of any permission.
- 13.5 An Arboricultural Impact Assessment has been submitted. At present the Council's Trees Officer is unable to confirm that the replacement and additional tree planting across the site would comply with the two for one requirement since the final details of the River Beal channel are not confirmed. As noted earlier, this will therefore need to be resolved via a separate Reserved Matters application for landscaping and discharge of the relevant planning conditions of the outline approval.

#### **14. DRAINAGE AND GROUND CONDITIONS**

- 14.1 Matters associated with drainage, including the treatment to the River Beal channel, and remediation in relation to ground conditions, are subject to conditions of the outline approval and are primarily to be dealt with via that process.
- 14.2 Satisfactory implementation of both the requirements of the outline and reserved matters approvals must be attained in order for the development to be carried out.

#### **15. CONCLUSION**

- 15.1 In terms of overall layout, the proposed residential development largely reflects that approved under the previous Reserved Matters application.
- 15.2 The scheme will allow implementation of the second phase of a development which will assist with the Council's supply of new properties in a sustainable, brownfield location.
- 15.3 Whilst it would be preferable for all details in relation to the River Beal channel to be confirmed alongside the housing details, for the reasons set out above in relation to funding criteria, the present approach is acceptable as it will help secure significant affordable housing provision.

#### **16. RECOMMENDED CONDITIONS**

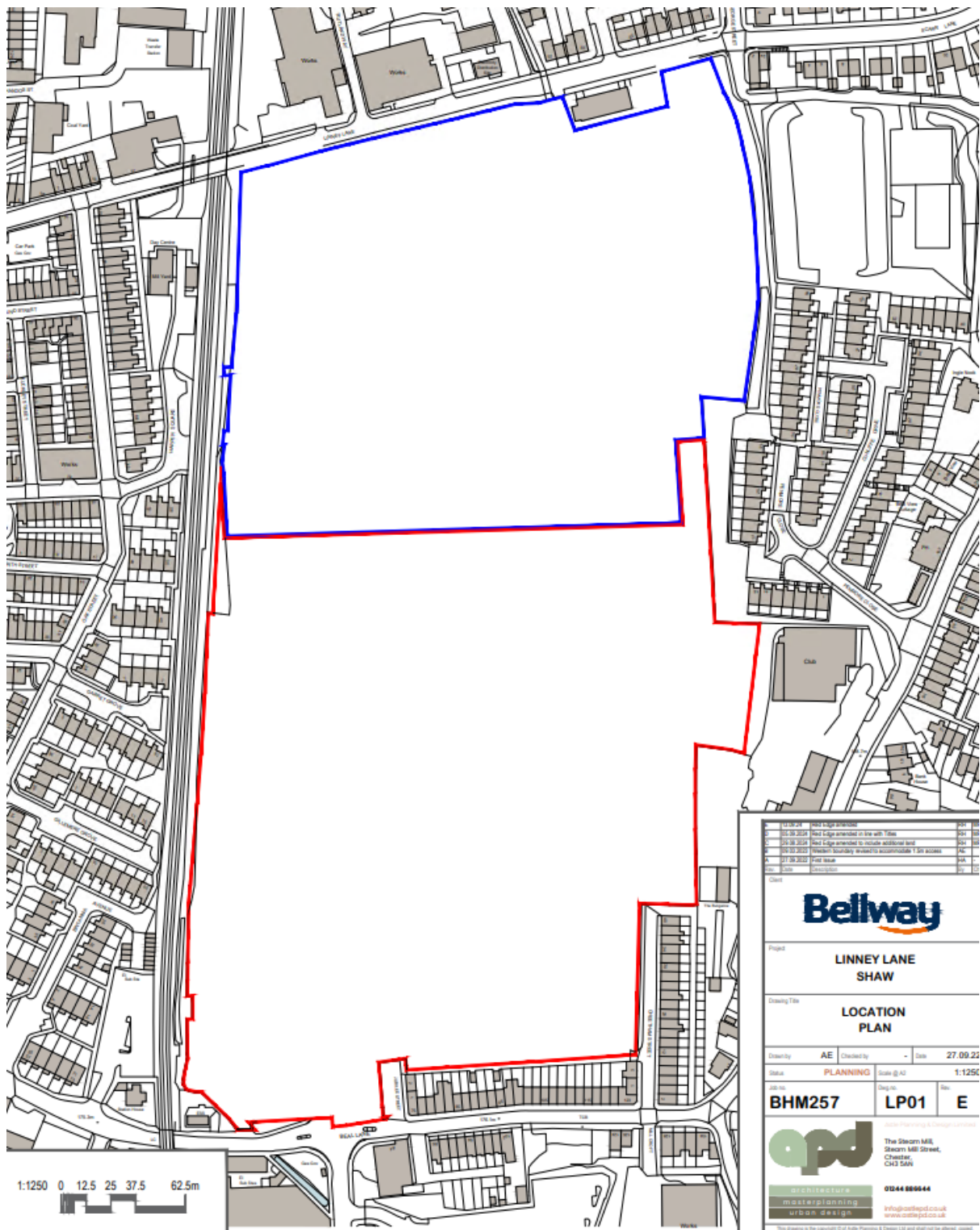
1. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

2. Prior to occupation of the first dwelling hereby approved, full details of a biodiversity enhancement plan, to include planting schedules and provision of bird and bat boxes, along with a 30 year management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details. REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policies 9 and 21 of the Oldham Local Plan, paragraph 174 of the NPPF, and Policy JP-G8 of the Places for Everyone Joint Development Plan.
3. The development shall be implemented in full accordance with the measures set out in the Invasive Weed Management Plan Ref: NIG/DN20235 Rev A. REASON - To prevent the spread of invasive species having regard to Policies 9 and 21 of the Oldham Local Plan.
4. Should the development hereby approved not commence before March 2025, a further assessment of the River Beal for presence of otter shall be undertaken and the finding submitted to and approved in writing by the Local Planning Authority. REASON - In order to ensure the protection of valuable species having regard to Policy 9 of the Oldham Local Plan.
5. Prior to the commencement of any earthworks within the site, a survey of the site and the adjacent Metrolink site boundary for the presence of badger shall be undertaken and the findings submitted to and approved in writing by the Local Planning Authority. REASON – In order to ensure the protection of valuable species having regard to Policy 9 of the Oldham Local Plan.
6. The development shall be implemented in accordance with the acoustic mitigation recommendations as set out in Section 6.0 of the submitted Red Acoustics Environmental Noise Study (R2309-REP01A-JW dated 21 October 2024. All such measures, or any subsequent equivalent measures to the written satisfaction of the Local Planning Authority, shall be retained at all times thereafter. REASON – In order to protect the amenity of the occupiers of the proposed dwellings having regard to Policy 9 of the Oldham Local Plan.
7. No dwelling shall be occupied until the access to the site and car parking for that dwelling has been provided in accordance with the approved plans and with the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter, the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles. REASON - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan and Policies 5 and 9 of the Oldham Local Plan.
8. Prior to the commencement of any development hereby approved, including site clearance, a site-specific scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor the use of the nearby highways for construction traffic, including the phasing and use of the pedestrian and cycle link, material deliveries and storage, and car parking for employees. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before

the construction works are commenced and shall be maintained for the duration of the construction works. REASON - In the interests of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.

9. No work on site shall commence unless and until adequate wheel cleaning equipment, the details of which shall be submitted to and approved by the Local Planning Authority, has been installed on the site. Thereafter, all vehicles, which leave the site, and which have travelled over a non-tarmac surface shall use the wheel cleaning equipment provided, before leaving the site, such that all vehicles are in such a state of cleanliness that they do not foul the highway with mud or other material. The equipment shall, for the duration of the construction works, be maintained in good working order and shall not be removed unless agreed by the Local Planning Authority. REASON - In the interests of highway safety 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](http://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](mailto: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](mailto:Planning@oldham.gov.uk)

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## **APPLICATION REPORT – OUT/353664/24 Planning Committee 26<sup>th</sup> February 2025**

Registration Date: 19<sup>th</sup> November 2024  
Ward: Werneth

Application Reference: OUT/353664/24  
Type of Application: Outline

Proposal: Outline application for residential development (all matters reserved)

Location: Hartford Mill, Block Lane, Oldham, OL9 7SX

Case Officer: Graham Dickman  
Applicant: Barry Parker  
Agent: Serviam Planning

### **1. INTRODUCTION**

- 1.1 This application is presented to Planning Committee in accordance with the Scheme of Delegation as it relates to a Major application.

### **2. RECOMMENDATION**

- 2.1 It is recommended that the application is approved subject to the conditions set out at the end of this report.

### **3. SITE DESCRIPTION**

- 3.1 This application relates to approximately 3.5 hectares of land located 1.5km to the west of Oldham town centre. The site was formerly dominated by the large Grade II listed Hartford Mill which occupied a central position on the site. Following demolition of the mill, the site now contains large areas of vacant, cleared land and natural vegetation. Land levels fall gradually in an east to west direction.
- 3.2 The Metrolink line occupies an elevated position along the northern boundary of the site, with Freehold tram stop in the western corner.
- 3.3 A small housing estate of two-storey dwellings, Ridings Way, adjoins the site immediately to the west, with the modern, single storey buildings of Freehold Community Academy located to the south-west. Across the presently open land to the east are residential properties on Milne Street, Tamworth Street, and Edward Street. A more modern housing estate lies across Edward Street to the north-east.

### **4. THE PROPOSAL**

- 4.1 The application seeks approval for the principle of a residential development on the

site. All detailed matters relating to Access, Appearance, Landscaping, Layout, and Scale are reserved for subsequent approval.

#### Environmental Impact Assessment

- 4.2 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 4.3 The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. Although the site area is below 5 hectares, it is anticipated that the development could exceed the applicable threshold of 150 dwellings.
- 4.4 The site is not located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 4.5 The proposed development involves the erection of residential dwellings on a site which is not subject to any significant noise or air quality constraints, it is located within Flood Zone 1, and development will not impinge on any national or local sites of ecological significance.
- 4.6 Appropriate specialist reports will be required by condition to assess any anticipated environmental impacts, which are not anticipated to be significant having regard to the criteria set out in the EIA Regulations and Planning Practice Guidance.
- 4.7 Consequently, an Environmental Statement is not required.

#### **5. PLANNING HISTORY**

PA/342255/18 - Outline planning application for residential use at Hartford Mill and surrounding land at Block Lane and Edward Street. All matters reserved. Submitted in conjunction with LB/342254/18 seeking consent to demolish a listed building at Hartford Mill. Planning Committee resolved to grant subject to a legal agreement on 16 January 2019

LB/342254/18 – Complete demolition of a listed building at Hartford Mill in association with proposed outline application for residential development (PA/342255/18). Approved 20 March 2019

PA/051333/06 - Outline application for residential development and associated works. All matters reserved. Approved 30 June 2006.

PA/051332/06 - Change of use from industry to residential accommodation and associated works. Approved 30 June 2006.

#### **6. RELEVANT PLANNING POLICIES**

- 6.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 6.2 The PfE Plan must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document (Local Plan), adopted November 2011, in accordance with the National

Planning Policy Framework (NPPF).

- 6.3 The majority of the site is a saved Unitary Development Plan (UDP) Phase 1 housing allocation which is included in the adopted Local Plan (reference H1.1.27 Hartford Mill/Land off Milne Street, Oldham). The site also incorporates land beyond the allocation boundary to include two cleared sites (formerly terraced properties) along Edward Street, and land bounding the tram line.
- 6.4 As such, the following policies are considered relevant to the determination of this application:

Places for Everyone

Policy JP-S1: Sustainable Development  
Policy JP-S2: Carbon and Energy

Policy JP-S4: Flood Risk and the Water Environment  
Policy JP-S5: Clean Air

Policy JP-H1: Scale, Distribution and Phasing of New Housing Development  
Policy JP-H2: Affordability of New Housing  
Policy JP-H3: Type, Size and Design of New Housing  
Policy JP-H4: Density of New Housing

Policy JP-G1: Landscape Character

Policy JP-G7: Trees and Woodland

Policy JP-P1 Sustainable Places  
Policy JP-P2: Heritage

Policy JP-C5: Streets for All  
Policy JP-C6: Walking and Cycling  
Policy JP-C8: Transport Requirements of New Development

Core Strategy

Policy 1: Climate Change and Sustainable Development  
Policy 9: Local Environment  
Policy 10: Affordable Housing  
Policy 23: Open Spaces and Sports.  
Policy 25: Developer Contributions

**7. CONSULTATIONS**

Highways Officer	Recommend conditions in relation to future details of the development, a travel plan and wheel cleaning.
Environmental Health	Recommend conditions in relation to land contamination and protection of amenity.
TfGM	Recommend conditions to protect tramline infrastructure and protect future residents from tram noise.

United Utilities	Recommend conditions requiring a detailed drainage scheme and future management and maintenance arrangements.
G M Ecology Unit	The proposal will need to demonstrate that it will achieve a minimum 10% biodiversity net gain.
Trees Officer	The proposal envisages the loss of existing trees. Further details of replacement planting will be required to ensure adequate compensation for that loss.
Coal Authority	Recommend conditions for intensive site investigation and any necessary remediation to be undertaken.
Active Travel England	Determination of the application should have regard to ATE's Standing Advice.

## 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 by neighbour notification letters to 79 properties, 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 OF DEVELOPMENT

- 9.1 Places for Everyone (PfE) was adopted on 21 March 2024. Policy JP-H1 of PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period).
- 9.2 Paragraph 78 of the revised NPPF (December 2024) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 9.3 As such, given PfE is less than five years old, JP-H1 continues to set out Oldham's housing requirement until 2029, and there is currently a five-year supply of deliverable housing sites in Oldham to meet the PfE housing requirement.
- 9.4 The site is allocated within the Oldham Local Plan as a housing allocation and has been identified in the Council's Strategic Housing Land Assessment as a potential residential development site capable of accommodating approximately 158 dwellings.
- 9.5 The Council's Planning Committee resolved at its meeting on 16 January 2019 (PA/342255/18) to grant outline planning permission for residential development

subject to a legal agreement requiring the applicant to enter into a Section 106 legal agreement for required contributions towards affordable housing and public open space. The application was submitted by the Council as part of the justification to allow demolition of the mill. However, no agreement has subsequently been signed and no formal decision notice issued.

- 9.6 In resolving to grant planning permission, the Committee noted the sustainable location of the site with regard to access to public transport and local services. The site had also been included in the Council's Strategic Housing Land Availability Assessment and the Brownfield Register.
- 9.7 The development has the potential to bring forward a significant number of housing units within a sustainable location to which no overriding adverse impacts are envisaged, and therefore, it is considered that the principle of residential redevelopment would be acceptable.

## **10. ACCESS AND HIGHWAYS**

- 10.1 NPPF paragraph 116 states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 10.2 The site is in a sustainable location with excellent links to public transport and opportunities for walking and cycling to a range of local amenities. The existing pedestrian and cycle infrastructure in the area will be further enhanced by new pedestrian and cycle routes through the site.
- 10.3 A Transport Assessment has been submitted with this application which examines the likely effect of the proposed development on the local highway network. The Highways Officer and TfGM accept the findings that there will be no significant additional amount of traffic generated which will have an adverse impact on highway safety.
- 10.4 The proposed development site is close to a Metrolink stop and track, and conditions have been recommended to mitigate the effects of any construction works nearby.
- 10.5 There is a bus stop on Edward Street which may require relocation. This will be determined at reserved matters stage once the exact locations of access roads, dwellings, and driveways have been finalised. This will also apply to any existing street furniture including street lighting columns.
- 10.6 There is an existing 20 mph zone on the nearby highway network. Additional measures including amendment of existing traffic calming measures will be required on Edward Street and other surrounding highways.
- 10.7 The access arrangements shown on the indicative layout plan as shown is broadly acceptable. There is an access shown from Edward Street. Access is also shown from Milne Street and Block Lane.
- 10.8 This is acceptable in principle, subject to no route for vehicular traffic through the site. There will also be a requirement for an emergency access.
- 10.9 A pedestrian and cycle route will be required through the site to align with the Council's wider pedestrian and cycle infrastructure. This should be a minimum of five metres wide and will be considered at the reserved matters stage.

## **11. LAYOUT AND AMENITY ISSUES**

- 11.1 As the application has been submitted in outline with all detailed matters reserved, issues associated with the layout and design of the subsequent development would be subject to assessment as part of a subsequent Reserved Matters application.
- 11.2 Those details will need to include an acoustic report to ensure future residents are not impacted adversely by noise from the adjacent tramline.
- 11.3 At that stage, full consideration will be given both to the appearance of the development and to the relationship with existing neighbouring dwellings and the Metrolink line.

## **12. BIODIVERSITY AND TREES**

- 12.1 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 12.2 This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. As a clear preference, this increase should be achieved through on-site biodiversity gains.
- 12.3 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement.
- 12.4 As no detailed layout is available at this stage, it is not possible to confirm the extent to which compliance with the biodiversity net gain requirement can be met either on site or through the purchase of off-site credits. Although the site has subsequently been cleared, the assessment will be based on the baseline which existed in January 2020 in accordance with the requirement of the regulations.
- 12.5 The statutory requirement for a biodiversity gain plan to be approved before any development can commence will be included as part of any planning approval.

## **13. HERITAGE**

- 13.1 The application site was previously occupied by the Grade II listed Hartford Mill. Following the grant of Listed Building Consent in 2019, the site has now been cleared completely.
- 13.2 There are consequently no heritage assets on or in the vicinity of the site.

## **14. DRAINAGE AND GROUND CONDITIONS**

- 14.1 The site has been identified as falling within Flood Zone 1 with the lowest probability of flooding. United Utilities has raised no objections subject to submission of a detailed drainage scheme.
- 14.2 In respect of ground conditions, given the previous historic industrial use of the site, conditions are recommended to secure the undertaking of reports in relation to ground



contaminants, gas, and coal mining legacy, and for any necessary remedial measures to be implemented prior to commencement of any future development.

## **15. ENERGY**

- 15.1 Any future submission will be required to demonstrate that the buildings are consistent with the 2022 Part L of the Building Regulations and with the measures in TABLE 5.1 of Places for Everyone Policy JP-S2, unless it can be demonstrated that it is not practicable or financially viable.

## **16. VIABILITY**

- 16.1 As noted in the 'Principle of Development' section above, any application for the approval of reserved matters will be required to demonstrate how the development will satisfy policy requirements in relation to affordable housing and public open space.
- 16.2 Should a future developer seek to demonstrate that, due to cost considerations, those requirements would adversely impact on the viability of the development, it will be necessary for this to be evidenced within a Viability Appraisal which would be independently verified by the Council.

## **17. CONCLUSION**

- 17.1 The application seeks outline approval to confirm the acceptability of residential development on the site. Having regard to the extant local plan allocation of the site and its identification in the Strategic Housing Land Availability Assessment, the proposed use would be acceptable and there are no overriding constraints to its future development for this purpose.
- 17.2 No further details of the development are proposed for assessment at this stage and these will be subject to a subsequent reserved matters submission covering the appearance, landscaping, layout, and scale of the development.

## **18. RECOMMENDED CONDITIONS**

1. Application for approval of the reserved matters of 1) Access 2) Appearance 3) Landscape 4) Layout and 5) Scale shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or two years from the date of approval of the last of the reserved matters. REASON - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004
2. The development hereby approved shall be fully implemented in accordance with the 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. Any application for the approval of reserved matters in respect of the landscaping and/or layout of the development shall be accompanied by a Biodiversity Net Gain Metric and Biodiversity Net Gain Statement (including a statement whether

activities have been carried out prior to the date of application that resulted in a loss of on-site biodiversity value) to demonstrate how the development will secure a 10% uplift relative to baseline conditions. Any on-site biodiversity will be subject to a 30 year Habitat Management and Maintenance Plan. REASON – To secure biodiversity improvement at the site in accordance with the requirements of Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

4. Any application for the approval of reserved matters in respect of the landscaping, layout, and/or scale of the development shall be accompanied by a statement to demonstrate how the development will contribute towards the provision of new or enhanced open space. REASON – To secure improvements to open space commensurate with the proposed development having regard to Policy 23 of the Oldham Local Plan.
5. Any application for the approval of reserved matters in respect of the landscaping, layout, and/or scale of the development shall be accompanied by a scheme for the provision of affordable housing. The scheme shall include:
  - i) The numbers, type and location on the site of affordable housing provision to be made;
  - ii) The timing of the construction of the affordable housing;
  - iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and,
  - iv) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.

REASON - To ensure an appropriate mix of dwellings is provided having regard to Policy 10 of the Oldham Local Plan and Policy JP-H2 of the Places for Everyone Joint Development Plan.

6. Any application for the approval of reserved matters in respect of the landscaping and/or layout shall be accompanied by a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The submission shall include full details of the root protection to the trees located within or extend into the Metrolink boundary and demonstrate that the development will not impact the stability of such trees and the embankment. REASON – In order to secure the protection of existing trees and the tramway embankment having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan and Policy 9 of the Oldham Local Plan.
7. Any application for the approval of reserved matters in respect of layout and/or scale shall be accompanied by:
  - a) A report to confirm that a scheme of intrusive investigations has been carried out to establish whether mine shafts 391404-010, 391404-011 and 391404-012 are present within the site and to establish the risks posed to the development by past shallow coal mining activity. These works shall be carried out in accordance with authoritative UK guidance.
  - b) The findings of the intrusive site investigations (as required above) and a proposed layout plan which identifies the positions of the recorded mine entries if located, the extent of their potential zones of influence (whether located on-site or considered to lie off-site), and suitable no-build zones around these

features.

REASON – To ensure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.

8. Prior to the commencement of above ground development (excluding site clearance), any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented in full in order to ensure that the site is made safe and stable for the proposed development. A signed statement or declaration prepared by a suitably competent person confirming that the site 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 completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. These works shall be carried out in accordance with authoritative UK guidance. REASON – In ensure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.
9. Any application for the approval of reserved matters in respect of appearance, layout, and/or scale shall be accompanied by an acoustic report to include a scheme protecting the proposed housing from noise from the adjacent Metrolink operations. REASON – In the interest of residential amenity having regard to Policy 9 of the Oldham Local Plan.
10. Any application for an approval of reserved matters in respect of layout and/or scale for the development shall show details of:
  - the means of access to the development. This should include an emergency access and should not allow a through route for vehicular traffic,
  - gradients,
  - sight lines,
  - the means of accessing and servicing the buildings,
  - the provision made for car parking facilities clear of the highway,
  - secure cycle storage facilities for all types of user,
  - the means of draining the highway,
  - footway and cycleway infrastructure through the site to include improved access to the Metrolink stop, and,
  - the means of emergency access to each part of the site.

REASON - To ensure adequate highway and drainage standards are achieved having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan and Policy 9 of the Oldham Local Plan.

11. Any application for the approval of reserved matters in respect of the landscaping, layout, and/or scale of the development shall be accompanied by the following information: A full site survey showing: (i) the datum used to calibrate the site levels (ii) levels along all site boundaries (iii) levels across the site at regular intervals (iv) floor levels of adjoining buildings, and full details of the proposed ground and finished floor levels of all buildings and proposed levels for external areas, including any retaining structures. The development shall be implemented only in full accordance with the approved details. REASON - To ensure that the details of the development are satisfactory having regard to Policy 9 of the Oldham Local Plan.

12. 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 Policies 9 and 19 of the Oldham Local Plan.

13. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. 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 Policies 9 and 19 of the Oldham Local Plan.

14. 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:

- a) details for the methods to be employed to control and monitor noise, dust and vibration impacts;
- b) where construction site processes are likely to give rise to significant levels of vibration, details of appropriate monitoring should be provided. A method of vibration measurement should be agreed prior to commencement of site works;
- c) arrangements for construction vehicle access (including routing and hours of construction vehicle movement), loading and unloading of plant and materials, storage of plant and materials used in constructing the development, and construction methods to be used including the use of cranes if intended (which must not oversail the tramway); and,
- d) wheel cleaning equipment to ensure that before leaving the site all vehicles, which have travelled over a non-tarmac surface, use the wheel cleaning equipment provided.

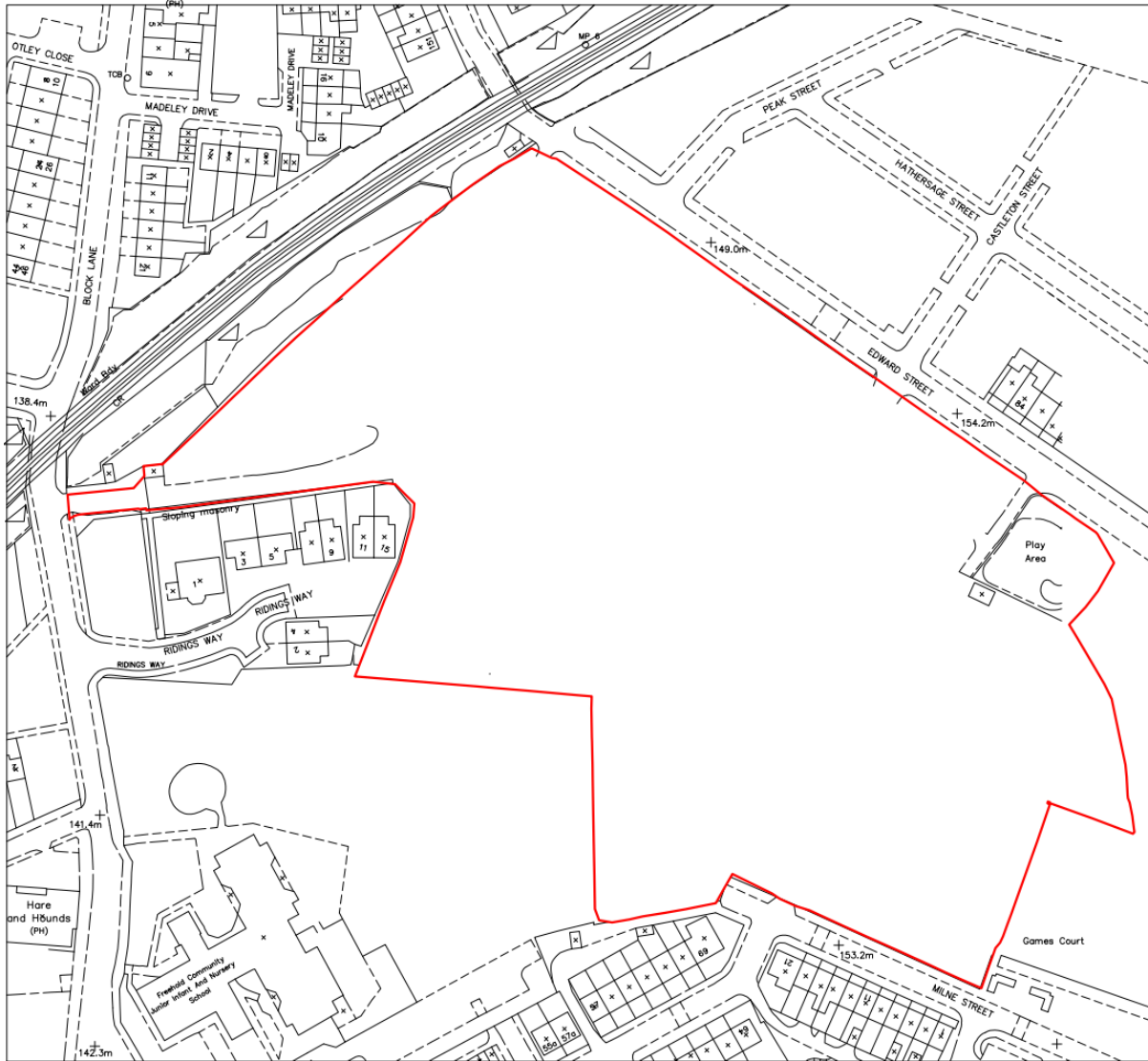
REASON - To safeguard the amenities of the adjoining premises and the area in general having regard to Policy 9 of the Oldham Local Plan.

- 15. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.
- 16. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's written report and recommendation have been submitted to and approved by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.
- 17. No excavation shall be carried out greater than 1m deep within 1m of the Metrolink operational boundary or any piling works within the zone of influence unless prior details have been submitted to and approved in writing by the Local Planning Authority. Any such works may require track or slope monitoring to be carried out as necessary and shall be implemented in full accordance with the approved details. REASON – To ensure that the development does not adversely affect the embankment and therefore the track alignment and the operation of Metrolink having regard to Policy 9 of the Oldham Local Plan.
- 18. Prior to the first occupation of the development hereby approved, an interim green travel plan for the development shall be submitted to and approved in writing by the Local Planning Authority. Following acceptance of the interim plan, the occupier shall submit their travel plan to the Local Planning Authority for approval. The

approved plans shall thereafter be implemented within 3 months of such written approval. REASON - To ensure the development accords with sustainable transport policies having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan and Policy 5 of the Oldham Local Plan.

19. Prior to the commencement of the construction of any building, details for demonstrating that the building shall be consistent with the 2022 Part L of the Building Regulations and with the measures in TABLE 5.1 of Places for Everyone Policy JP-S2, unless it can be demonstrated that it is not practicable or financially viable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. REASON - In order to secure a sustainable form of development having regard to Policy JP-S2 of the Places for Everyone Joint Development Plan Document.
20. The development shall be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations, unless it is first demonstrated to and agreed in writing by the Local Planning Authority that the specific site conditions make this impractical. REASON - To ensure a sustainable form of development having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan Document.

# 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](http://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](mailto: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](mailto:Planning@oldham.gov.uk)

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## Planning Appeals Update

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### Planning Committee

#### Report of Assistant Director Planning, Transportation & Housing Delivery

#### DATE OF COMMITTEE

**26 February 2025**

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 22 January 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 6 January 2025 and Friday 7 February 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
OUT/351895/23	Land To The Rear Of 871 Middleton Road Chadderton	Ongoing	18/09/2024	Outline planning application for 1 no. detached house with access and layout to be considered.
VAR/352405/24	Land Off Haven Lane Moorside	Ongoing	11/09/2024	Variation of Condition 17 of PA/338917/16 to revise the approved traffic calming scheme and for the timing of implementation to permit the occupation of no more than 15 dwellings prior to completion of the traffic calming scheme
HOU/352605/24	Holly Ville Lodge Holmfirth Road, Greenfield	Ongoing	19/09/2024	Partial redevelopment of existing derelict house.
FUL/352701/24	Pavement Outside 1 Town Square Shopping Centre George Street Oldham	Ongoing	17/09/2024	Installation of a modern, multifunction hub unit featuring an integral advertisement display and defibrillator

FUL/352703/24	The Pavement Outside 6 High Street Oldham	Ongoing	17/09/2024	Installation of a multifunction hub unit featuring an integral advertisement display and defibrillator
ADV/352754/24	489 Manchester Road Oldham	Ongoing	17/09/2024	Replacement of existing 48 sheet advert on gable end with a digital advert screen.
HOU/352734/24	2 Miller Meadow Close Shaw	Ongoing	19/11/2024	Installation of a fence 2m in height to the rear and side of the property.
ADV/352833/24	483 Manchester Road Oldham	Ongoing	24/10/2024	Upgrade of existing 48 sheet advert to support digital poster
HOU/352851/24	11 Eustace Street Chadderton	Ongoing	08/10/2024	Erection of single storey rear and side extension.
HOU/353324/24	5 Penryn Avenue Royton	Ongoing	19/11/2024	Retrospective application for a single storey front porch.
ADV/353175/24	Land At Huddersfield Road, Oldham	Ongoing	20/12/2024	Installation of 2 no. digital D-Poster advertising displays
FUL/353174/24	560 Rochdale Road Royton	NEW	09/01/2025	Change of use from dwellinghouse (Use Class C3) to provide short term holiday let accommodation (sui generis).
HOU/353176/24	208 Oldham Road Royton	NEW	29/01/2025	Retention of driveway and proposed light duty vehicle crossing.
FUL/353180/24	151 Roundthorn Road Oldham	NEW	07/02/2025	Change of use from residential (Use class C3) to retail (Use class E).
FUL/352308/24	Land Adjacent To 4 Stockport Road Lydgate	NEW	03/02/2025	Erection of one detached dwelling and installation of dropped kerb.

**RECOMMENDATION -** That the report be noted.

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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](mailto:planning@oldham.gov.uk)

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