

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 4 June 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 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, 30 May 2025.

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MEMBERSHIP OF THE PLANNING COMMITTEE

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

Item No

- 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 5 - 8)

The Minutes of the meeting of the Planning Committee held on 23rd April 2025 are attached for Members' approval.
- 6 FUL/353032/24 - Crompton And Royton Golf Club, High Barn Street, Royton (Pages 9 - 26)

1. The re-profiling of the existing driving range and adjacent golf course by the importation of dry, inert fill material. 2. Improvements to an existing access track by resurfacing. 3. The creation of a new driving range facility with covered shelter. 4. Creation of a new course hole. 5. Improvements to the existing course and alterations to three existing holes within the course, including level changes, putting greens, new water features and landscaping.
- 7 VAR/353080/24 - The Vestacare Stadium, Whitebank Road, Oldham (Pages 27 - 38)

Vary Conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme) of PA/339093/16 for hours of operation until 11pm 4 nights per year, in the summer months.
- 8 FUL/353426/24 - Former Industrial Premises At Pretoria Road, Oldham (Pages

39 - 50)

Erection of 30 residential units, including flats and maisonettes spread over 3 housing blocks around a communal garden, communal room/café, and two semi-detached houses, new vehicle access, parking, servicing and landscape works following demolition of industrial units and removal of existing vehicle access

9 FUL/353585/24 - Riley's Snooker Club, King Street, Oldham (Pages 51 - 66)

Demolition of former Snooker Club and erection of a six, nine and eleven storey residential development with ground floor car parking and commercial space.

10 FUL/354024/25 - Land At Profiles Point, Drury Lane, Chadderton (Pages 67 - 76)

Erection of 2 no. industrial buildings.

11 Appeals Update Report (Pages 77 - 80)

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PLANNING COMMITTEE
23/04/2025 at 6.00 pm



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

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Abiola Labisi	Planning Officer
Martyn Leigh	Interim Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport and Housing Delivery

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors
Cosgrove, Hince and Williamson.

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, pending amendments to the attendance, the
minutes of the meeting held on 26th March 2025 be approved as
a correct record.

**6 FUL/353405/24 - LAND ON THE SOUTH EAST SIDE OF
MEDLOCK ROAD, FAILSWORTH, MANCHESTER, M35
9WG**

APPLICATION NUMBER: FUL/353405/24

APPLICANT: Mr Connor McKinley

PROPOSAL: Installation and operation of a 30 MW Battery
Energy Storage System (BESS), including access and
associated infrastructure.

LOCATION: Land on the south-east side of Medlock Road, Failsworth



It was MOVED by Councillor Hobin and SECONDED by Councillor Murphy that the application be REFUSED (against Officer recommendations).

On being put to the vote 7 VOTES were cast IN FAVOUR OF REFUSAL and 6 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be REFUSED for the following reason:

The proposed development represents inappropriate development in the Green Belt which is, by definition, harmful and cannot be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Having regard to Local Plan Policy 22 and paragraph 153 of the National Planning Policy Framework the benefits associated with the scheme have not been demonstrated to clearly outweigh the impacts associated with the proposal.

NOTES:

1. That an Objector and 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 9.

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FUL/353553/24 - PLOT 2000, LYDIA BECKER WAY, BROADWAY GREEN, FOXDENTON, OLDHAM

APPLICATION NUMBER: FUL/353553/24

APPLICANT: H3CG Oldham Limited

PROPOSAL: Erection of commercial units within Use Classes B2, B8 and E(g)(iii) with associated parking, landscaping and infrastructure.

LOCATION: Plot 2000, Lydia Becker Way, Broadway Green, Oldham

It was MOVED by Councillor Akhtar and SECONDED by Councillor Harkness 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

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 9.



8 APPEALS UPDATE REPORT

RESOLVED that the Appeals Update be noted.

9 LATE LIST

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

The meeting started at 6.00 pm and ended at 7.43 pm

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APPLICATION REPORT - FUL/353032/24 Planning Committee 4th June 2025

Registration Date: 9th July 2024
Ward: Royton South

Application Reference: FUL/353032/24
Type of Application: Full Application

Proposal: 1. The re-profiling of the existing driving range and adjacent golf course by the importation of dry, inert fill material. 2. Improvements to an existing access track by resurfacing. 3. The creation of a new driving range facility with covered shelter. 4. Creation of a new course hole. 5. Improvements to the existing course and alterations to three existing holes within the course, including level changes, putting greens, new water features and landscaping.

Location: Crompton And Royton Golf Club, High Barn Street, Royton, Oldham, OL2 6RW

Case Officer: Matthew Taylor
Applicant: Mr Kevin Pearson
Agent: Principal Landscape Architect Stuart Walker

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 be approved subject to the conditions set out in this report subject the objection from the Environment Agency being removed.

3. SITE DESCRIPTION

- 3.1 The application site is the eastern part of the Crompton and Royton Golf Club, High Barn Street, Royton, Oldham, OL2 6RW. As the proposal will all take place on the 15th/16th holes, existing driving range, an area of unused land in the club's ownership and the grounds keepers compound/site entrance.
- 3.2 All these aspects of the club are located on the east side of the overall site and are bounded by existing residential dwellings on Greencroft Meadow, Springvale Farm and Cowlshaw Phase 1 Housing Development.

4. THE PROPOSAL

- 4.1 The proposed development principally relates to the importation of soil fill to raise/re-profile the existing topography and manipulate the ground forms. As a result of the

works the following works to the ground will be facilitated:

1. The re-profiling of the existing driving range and adjacent golf course by the importation of dry, inert fill material.
2. Improvements to an existing access track by resurfacing.
3. The creation of a new driving range facility with covered shelter.
4. Creation of a new course hole.
5. Improvements to the existing course and alterations to three existing holes within the course, including level changes, putting greens, new water features and landscaping.

5. PLANNING HISTORY

PA/052481/06 - Re-submission of PA/050144/05 for replacement golf club house – Withdrawn.

PA/052480/06 - Re-submission of PA/50143/05 for outline application for residential development with means of access to be considered. All other matters reserved – Withdrawn.

PA/050144/05 - Replacement golf club house – Refused 7th December 2005.

PA/050143/05 - Outline application for residential development with means of access to be considered. All other matters reserved – Refused 7th December 2005.

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 within the Green Belt 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 However, the site is also subject to an extant outline planning approval for residential development. As such, the following policies are considered relevant to the determination of this application:

Places for Everyone

JP-P1 - Sustainable Places;
JP-C8 - Transport Requirements of New Development; and,
JP-G7 – Trees and Woodlands.

Core Strategy

Policy 1 – Climate Change and Sustainable Development;
Policy 6 – Green Infrastructure;

Policy 9 – Local Environment;
 Policy 19 – Water and Flooding;
 Policy 21 - Protecting Natural Environmental Assets;
 Policy 22 – Protection Open Land; and,
 Policy 23: Open Spaces and Sports.

7. CONSULTATIONS

LLFA	No comments received.
Environmental Health	Raised no objection to the scheme subject to conditions that address noise, dust, soil importation strategy, and watching brief in the event that ground contamination, groundwater contamination, and/or ground gas are encountered on the site.
Electricity North West Limited	No comments received
Trees Officer	No objections subject to a BS 5937:2012 Arb Method Statement condition and a landscaping condition to require the provision of the proposed replacement planting.
Coal Authority	No objections subject to an informative note in relation to unrecording coal mining.
GMEU	No objection subject to conditions in relation to biodiversity net gain and protection of wildlife.
Highways	No objection, subject to a Construction Management condition.
United Utilities	Raised no objection and noted that surface water management will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.
Environment Agency	No objection, subject to condition.

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 14 representations have been received raising 10 objections and 4 letters of support to the development on the following grounds:

Highways objections:

- The construction access point is not suitable due to amount of residential parking along Cockermill Lane.
- Cockermill Lane is already under strain along with the dangerous Shaw Road junction due to continued construction of the Bishops Meadow site and residential traffic.
- Cockermill Lane is currently a single lane road due parking from Shaw Road residents. This will cause traffic issues for construction traffic entering the site
- The proposal fails to adequately consider the impact on school children and traffic on High Barn Road. The increased site traffic poses significant risks to children walking to school, which must be carefully planned for over the 18-month project period.
- Fundamental inaccuracies undermine the credibility of the entire plan, such as the incorrect claim that High Barn Road is a 30 mph zone, despite clear signage indicating it is a 20 mph zone.
- The report significantly downplays the risk of accidents on High Barn Road, citing only one incident in recent years. This is inaccurate, as residents and the local golf course are aware of multiple accidents, including one this year that resulted in the removal of a tree, and another recent accident that caused damage to a fence at the club house.

Amenity objections

- Concerns raised over proximity of new fairway and greens to neighbouring properties. Very close to boundary.
- Extra noise pollution and more risk of stray golf balls causing damage.
- Golf Club not found to be good neighbours in the past, so concerned in how proposals will increase chance of further damage plus the extra noise pollution as disturbed by the ground keeping already and now it will be closer.
- The driving range will increase noise level and being floodlit and covered extend usage time and noise disturbance plus more chances for damage to property.
- The impact on residents in the surrounding area is not sufficiently considered. For those who work from home, the noise from golf course maintenance is already disruptive. The proposal would introduce 18 months of additional noise, with further disruption as holes are moved closer to property lines.
- Currently the area gets visited by groups of teenagers gathering around the area causing anti-social behaviour and noise, and is not policed by the golf course. This would increase if they had a covered area to gather in.
- The land around the existing driving/practise range has presently got at least 2 areas of Japanese Knot Weed. If these were disturbed correct disposal would be necessary in order to eliminate spread into neighbouring house gardens and in the general area. This has been reported to the golf club for the necessary treatment but as yet they have not been addressed.

- The plan for includes attenuation ponds very close to existing properties, how will this be maintained? During the wet season is this going to cause excessive noise due to running water? This has previously been a problem.
- Will the excavation of the pond and the lifting of the ground levels create problems for the houses that have gabions holding up their land? And who will be responsible if anything should happen i.e. baskets collapsing due to damage, causing landslide of people's gardens. The gabions were never intended to have heavy plant machinery working nearby or never intended to have nearby excavation for the Attenuation Pond.
- The potential risks to residential security and privacy from raising the ground level and relocating holes closer to homes are not addressed. As golfers and public access users a higher vantage point into private gardens, compromising security and privacy. Additionally, the removal of rough areas to move the course closer to residential properties will further threaten garden security.
- The stress on domestic pets, particularly cats, due to the prolonged construction work and increased site traffic, is not mentioned.
- The increased noise and pollution from constant heavy vehicle movement will further diminish the quality of life in the neighbourhood and heighten safety concerns.
- Concerns are raised regarding the assumption that surface water runoff will infiltrate through the existing / proposed site soils. Material is to be imported onto the site and there is no current stipulation on the permeability of any imported material i.e. non-permeable or less permeable imported material could potentially be utilised on site. When such material is overlaid onto the existing natural ground, it could leave an impermeable barrier which would then significantly impact the drainage and runoff characteristics of the golf course extension land. Further information should be provided to demonstrate how this potential scenario will be addressed in the proposals or a stipulation should be made in the imported material specification regarding the required permeability of the imported fill.
- The planning application is a full application but the drainage design is in outline only. Therefore, there is not a current valid detailed drainage design in place to provide evidence of how the site will drain in all relevant storm events. Such a drainage design would need to include infiltration rates (based on BRE 365 testing) alongside drainage calculations to justify the proposals.
- Given that there is a slope across the site, assessment of whether all post-development runoff will permeate through the upper layers of landscape imported 'build up' (which is potentially of a lower permeability than the underlying natural ground) and/or whether there will be some overland runoff onto the Cowlshaw PFE allocation during high rainfall events would need to be demonstrated.
- Evidence is to be provided regarding overland flood flow routes in extreme events to demonstrate that there will not be any post-development

Comments of support:

- The scheme will make the land more usable for current and future golfers, by

employing a proven method already implemented by similar golf courses.

It makes a refreshing change that the space will remain green, especially in an area that has recently seen a vast amount of new builds.

- This venture may also raise some much needed revenue, to enable improvements to other areas, such as the clubhouse.
- The current facility is in need of investment in drainage to make it usable for longer periods
- An attractive, sustainable facility would not only improve facilities for the members but also attract visitors to the club.
- One of the key benefits of the proposed project is the potential to furthermore promote junior development within the club and attract newcomers to the sport. With several primary and secondary schools in the local area, having a purpose built structure specifically designed for coaching sessions can be massively attractive when engaging young players in taking up the sport.
- The proposal for a new hole with sufficient drainage will help the club offer the maximum amount of holes all year round. Currently the course can become very wet in the winter months.
- The environmental benefits with the water feature and the exciting tree planting program.
- Any financial surplus from this development will be used to improve the drainage on the present holes on the course as well as improving facilities in the clubhouse where we currently have function rooms which hold numerous community functions each year.
- As a result of the use of soil importation from other local sites, this would only assist with the reduction in pollution in relation to transport having to travel longer distances with soil to other sites.
- APC have ensured that all importation of soil will be in line with current government guidelines and regulations.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Policy 22 of the Local Plan states that the main purpose of the Green Belt is to keep land permanently open. The NPPF expands on the approach to be taken in determining proposals for development within the Green Belt. Paragraph 143 defines the five purposes of the Green Belt, one of which, assisting in safeguarding the countryside from encroachment, is relevant in the context of this application.
- 9.2 Paragraph 153 outlines that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Also noting that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly

outweighed by other considerations.

- 9.3 It is concluded that the proposed development would in principle be appropriate development in the Green Belt, provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, as it could be considered under paragraph 154 of the NPPF, which states the following:

'Development in the Green Belt is inappropriate unless one of the following exceptions applies:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

ii) engineering operations;

v) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)'

- 9.4 In respect of the proposed change of levels on site and the creation of a new hole on land previously unutilised land for sports and recreation, it is not considered that the increase in ground level is sufficient to significantly impact the openness of the green belt. However, the proposed erection of a single storey building to provide the bays for the improved driving range will impact on the openness of the green belt, as it would introduce an additional structure in the green belt and could therefore be considered as 'inappropriate development'.

- 9.5 This then means that the development proposal is, by definition according to the National Planning Policy Framework, harmful to the Green Belt and very special circumstances would be required to show that the benefits of the proposal outweigh the harm to the Green Belt, and any other harm caused by the development.

- 9.6 This element of the scheme would improve an existing sports provision on site and the scale and appearance of the structure would be similar to other ancillary buildings in the green belt. The 'very special circumstances' in favour of the development are as follows:

- Improved sports facilities;
- Improved drainage;
- improved biodiversity; and,
- More appropriate use of inert soils.

As such, it is considered that the benefits of the proposed development would outweigh the harm to the openness of the Green Belt and any other harm, as 'very special circumstances' can be demonstrated which clearly outweigh the harm.

10. HIGHWAYS ISSUES

- 10.1 Policy 5 of the Local Plan requires that developments do not compromise pedestrian or highway safety and Policy 9 of the Local Plan states that the development will be permitted where it minimises traffic levels and does not harm the safety of road users.
- 10.2 Crucially, 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, following mitigation, would be severe, taking into account all reasonable future scenarios”.
- 10.3 Having regard to the highway safety related objections outlined, the Council's Highways Engineer has assessed the scheme in terms of the potential impact on highway safety. Subject to a Construction Management Plan condition, the Engineer has not raised an objection to the scheme.
- 10.4 In addition, there are existing public rights of way which cross the site, and statutory obligations exist to ensure that the developer maintains free passage of the public along the rights of way. The rights of way shall not be temporarily removed unless a Temporary Footpath Closure Order has been granted, the applicant will be made aware of this via an informative note.
- 10.5 Therefore, it is not considered the development will have a severe cumulative impact in the road network and is compliant with the aforementioned policies.

11. VISUAL AMENITY

- 11.1 Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment. Policy 9 requires that development does not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape, nor should it cause significant harm to the amenity of neighbouring occupants. Policy JP-P1 within the PFE Joint DPD outlines that we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.
- 11.2 It is clear in the short term the importation of the inert soils for fill will have a negative impact on the visual appearance of the site, since these works include the construction/laying of a temporary road surface, site office and wheel wash. However, having regard to the extensive landscaping proposal submitted, it is considered that the proposed resultant course will improve both the facilities for the club but also the visual amenity and biodiversity of the site overall.
- 11.3 As such, subject to phasing and the final plans it is considered that the overall scheme would meet the aforementioned policies.

12. RESIDENTIAL AMENITY

- 12.1 Policy 9 requires that new development does not result in a significant, adverse impact on the visual amenity of the surrounding area or significantly harm the amenities of occupiers of existing or future neighbouring properties.
- 12.2 In terms of amenity, it is noted from the public consultation that the key concerns relate to the noise and disturbance, both during the importation of soil and during use of the new facilities. As a result, the Council's Environmental Health Team (EH) have been consulted on the proposal.

- 12.3 Having considered the submitted details in regards noise and disturbance they have recommended the hours that work can take place on site be restricted to the following:

'The work on site, including the delivery of materials and dispatch of vehicles shall only take place between the following times:

8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays

Any reversing alarms on vehicles used on site must be of the broad band/white noise type. Reason: To protect local residents from noise, having regard to policy 9 of the Local Plan.'

- 12.4 Having compared these recommended working hours against those within the submitted 'Crompton and Royton Golf Club - Construction EMP (2024) v1', it is clear that EH have restricted the start time for the work to commence by one further hour to 8.00am Monday to Friday and shortened the Saturday working times by one hour from 2.00pm to 1.00pm. Given the type of machinery that will be used both on site and undertaking the delivering, this reduction is considered appropriate and necessary. Therefore, a condition to reflect that recommendation by EH will be attached to the recommendation.
- 12.5 In regards the noise created using the proposed improved facilities, it is clear that other than the new hole at the very northern end of the application site, all the properties which adjoin the site post-date the creation of the golf club. Therefore, as the work, including the driving range, would result in betterment of existing unrestricted provision it would be inappropriate of the Council to seek to reduce the use of these sports and outdoor recreational facilities.
- 12.6 In terms of dust, it is noted again that the submitted 'Crompton and Royton Golf Club - Construction EMP (2024) v1', has sought to address this issue. However, given the close proximity of neighbouring residential properties to the entrance of the site, the Council's EH team have recommended at a further condition be attached that require the following:
- a) *There shall be no crushing or processing of materials on site.*
 - b) *All vehicles bringing fill material on site must have the material fully sheeted over.*
 - c) *There shall be a wheel wash fitted to the entry and exit point of the site.*
 - d) *There shall be a supply of water on site for bowsers to use.*
- 12.7 As these matters are not covered within the submitted CEMP a condition to reflect that recommendation by EH will be attached to the recommendation.

13. GROUND CONDITONS

- 13.1 Paragraph 197 of the NPPF states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 13.2 Given the above, the Council's Environmental Health Team have been consulted and they have considered the following report:

- 13.3 The report has identified low and very low risks from contamination from a review of the environmental and historical setting. Therefore, it is recommended that a watching brief be undertaken during the works, for unexpected contamination and to produce an earthwork and an importation strategy, for the material to be imported for the reprofiling of the site be provided. Therefore, appropriately worded planning conditions to address these matters have been attached to the recommendation, including the provision of a validation report on completion of the works.
- 13.4 The Environment Agency have also commented on this matter having considered the following details:
- Environmental Investigation Report by IGC Consulting Ltd dated Feb. 2025;
 - Imported Materials Specification & Verification Plan by APC Land Solutions Ltd dated Feb 2024, and;
 - Construction Environmental Management Plan by APC Land Solutions Ltd dated Feb 2024
- 13.5 They note the information which has been submitted shows that the land does not appear to have any previous adverse land use, which has led to significantly increased concentrations of contamination which poses a risk to Controlled Waters.
- 13.6 They have assessed the proposed import criteria for the proposed scheme and find it acceptable based on the stated volume of 180,000 cu metres of clean, naturally occurring import material.
- 13.7
- 13.8 In light of the above, it is considered the Councils EH team and the EA agree that the proposed development will be acceptable subject to a condition requiring the submission of a remediation strategy, in line with paragraph 196 of the National Planning Policy Framework.

14. TREES

- 14.1 Policy JP-G7 within the PFE Joint DPD states the following:
- 'We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.'*
- 14.2 To this end, the Council's Arboricultural officer has considered that the submitted Arboricultural Impact Assessment is acceptable, however, a BS 5937:2012 Arboricultural Method Statement is still required prior to the works commencing on site. Therefore, a condition is attached requiring the submission of this detail prior to works commencing on site.
- 14.3 Finally, it has been confirmed the proposed planting is also acceptable to compensate for the proposed loss of trees on site and this will be addressed with an appropriately worded planning condition.

15. DRAINAGE

- 15.1 Policy 19 of the Oldham LDF Joint DPD is concerned with ensuring that new developments do not result in an unacceptable flood risk or increased drainage problems by directing developments away from flood risk areas.
- 15.2 United Utilities have considered the development and raised no objection; however, they strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. As it is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works

16. BIODIVERSITY NET GAIN

- 16.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.
- 16.2 Accordingly, Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) of the Places for Everyone Joint Plan provides that development will be expected to:
- a. Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
 - b. Avoid fragmenting or severing connectivity between habitats;
 - c. Achieve a measurable net gain in biodiversity of no less than 10%
 - d. Make appropriate provision for long-term management of habitats and geological features connected to the development.
- 16.3 The information submitted with the application includes Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric from Urban Green (Feb 2025). This has been considered by GMEU and the appraisal found the site had some ecological value, consisting of mainly grassland, scrub and trees. Having examined the Biodiversity Net Gain (BNG) metric spreadsheet and they have confirmed the calculations provided are acceptable.
- 16.4 After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a gain of 19.00 Area Habitat units, 1.04 Linear hedgerow units and 0.24 linear water course units. This is noted to be realistic achievement for the site and therefore the Council are satisfied that the statutory biodiversity requirements could be discharged, subject to a condition requiring the submission of a Biodiversity Gain Plan (BGP), a Habitat Management, a Monitoring

Plan (HMMP) and metric that show how the biodiversity gain will be managed and achieved over the next 30 years.

17. ECOLOGY

- 17.1 Policy 6 and Policy 21 of the Oldham LDF Joint DPD are concerned with protecting, conserving and enhancing our local natural environments.

Bat & lighting

- 17.2 The applicant's submitted ecology statement (Urban Green – October 2024) has recommended a lighting strategy for bats, this approach is agreeable with GMEU and therefore a condition has been attached to the recommendation to address this matter.

Birds

- 17.3 The vegetation on the site has the potential to support nesting birds. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Therefore, should any trees or shrubs need to be trimmed/removed to facilitate the after the 1st of March, a bird nest survey will need to be submitted. A condition to this effect has been attached to the recommendation to address this matter.

17.2 Invasive Species

- 17.4 The Preliminary Ecological Appraisal (Urban Green – October 2024) identified Japanese knotweed, variegated yellow arch angel, Himalayan balsam and rhododendron were present on site. To address this matter an appropriately worded condition has been attached to the recommendation.

Amphibians and mammals

- 17.5 The applicant's ecologist (Urban Green – October 2024) has recommended reasonable avoidance measures for badgers, amphibians and hedgehog, this is agreeable with GMEU and an appropriately worded condition has been attached to the recommendation.

18 CONCLUSION

- 18.1 With the above in mind, it is considered the proposed scheme would not have a harmful effect on neighbour amenity, highway safety and ecology. Moreover, whilst the scheme will have some harm on the openness of the greenbelt, this will be minimal and 'very special circumstances' in favour of the development have been provided. Moreover, the site improvements as a result of the importation of the soil will have a meaningful benefit to users of the sports facility, drainage of the site and biodiversity. In principle this is consistent with the aims and objectives of the Local Plan, Places for Everyone and does not conflict with other provisions of the NPPF It therefore complies with the Local Plan.

19 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 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. Prior to the commencement of any development hereby approved, including site clearance and earth moving, 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 following:
 - construction/contractor vehicle movement;
 - community liaison contacts;
 - the methods to be employed to control and monitor noise, dust and vibration impacts;
 - wheel wash facility;
 - compounds for materials; and
 - employee parking

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.

5. Prior to any earthworks, vegetation clearance or demolition, a reasonable avoidance measures method statement for amphibians, reptiles and mammals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved measures. REASON - In order to prevent undue disturbance to wildlife having regard to Policy JP-G8 of the Places for Everyone Joint Development Plan.
6. All planting shall be implemented in accordance with drawing no UG_1906_LAN_SL_DRW_201, rev P01 and UG_1906_LAN_SL_DRW_201, rev P01 in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority. The landscaping shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - To ensure that the

development site is landscaped to an acceptable standard having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan and Policy 21 of the Oldham Local Plan.

7. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, 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, in accordance with BS5837:2005 as outlined in the submitted Arboricultural Impact Assessment, rev 1 dated June 2024 and a BS 5937:2012 Arboricultural Method Statement have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas. REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan.
8. The work on site, including the delivery of materials and dispatch of vehicles shall only take place between the following times:

8.00am to 6.00pm Monday to Friday and
8.00am to 1.00pm Saturdays

Any reversing alarms on vehicles used on site must be of the broad band/white noise type. REASON - To protect local residents from noise, having regard to policy 9 of the Local Plan.
9. There shall be no crushing or processing of materials on site. All vehicles bringing fill material on site must have the material fully sheeted over. There shall be a supply of water on site for bowsters to use. REASON - To protect local residents from noise and dust, having regard to policy 9 of the Local Plan.
10. Prior to any part of the permitted development being brought into use, 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 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 187 of the National Planning Policy Framework.
11. 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 the 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.

12. Prior to any earthworks, vegetation clearance or demolition, a method statement detailing eradication or avoidance measures Japanese knotweed, variegated yellow arch angel, Himalayan balsam and rhododendron should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority. REASON - Prior approval of such details is necessary to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981.
13. The development hereby approved shall not commence until a scheme and timetable for the achievement of the on-site Biodiversity Net Gain has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a Biodiversity Gain Plan (BGP), a Habitat Management, a Monitoring Plan (HMMP) and metric that show how the biodiversity gain will be managed and achieved over the next 30 years. 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.
14. Prior to occupation, a lighting design strategy for biodiversity for the course shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority. REASON - Prior approval of such details is necessary to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981.

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 – VAR/353080/24 Planning Committee 04 June 2025

Registration Date: 28th June, 2024
Ward: Hollinwood

Application Reference: VAR/353080/24
Type of Application: Full

Proposal: Vary Conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme) of PA/339093/16 for hours of operation until 11pm 4 nights per year, in the summer months.

Location: The Vestacare Stadium, Whitebank Road, Oldham

Case Officer: Abiola Labisi
Applicant: Mr Charlie O'Brien
Agent: Mr. Matthew Symons (Edgeplan)

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the application relates to Council owned land and there have been objections to the proposal.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report, and that the Assistant Director Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application site forms part of the Vestacare Stadium grounds which is on the north side of Whitebank Road, Oldham. The site is adjoined by dwellings to the north and west and in close proximity to dwellings on Whitebank Road to the south of the site.
- 3.2 The site lies within the Green Belt and to the immediate north of the site is an area designated as a Conservation Area within the Oldham Local Plan.

4. THE PROPOSAL

- 4.1 The proposal seeks approval for the variation of some of the conditions attached to a previous permission on the site.
- 4.2 Under reference number PA/339093/16 planning permission was granted for proposals comprising 1) Replacement of the existing grass football pitch with a new 3G pitch and associated fencing; and, 2) Development of a new natural turf playing field and associated works. Conditions were imposed on that permission and the purpose of the current application is to vary conditions 13, 14 and 15.

- 4.3 Condition 13 relates to the use of the floodlights and states:

“The floodlights illuminating the new 3g pitch shall not be illuminated outside the hours of 8am and 10pm from Mondays to Fridays and between 8am and 8pm on Saturdays and Sundays. Reason: To minimise the impact of the floodlights and protect adjacent occupiers’ residential amenity”.

- 4.4 Condition 14 relates to the use of the pitch and states:

“The use hereby approved shall not operate outside the hours of 8am and 10pm from Mondays to Fridays and between 8am and 8pm on Saturdays and Sundays. Reason: To protect the residential amenity of adjacent residents from noise and disturbance.”

- 4.5 Condition 15 relates to community use and states:

“Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development. Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass playing field and accord with Policy 23 - Protection and Open Spaces.”

- 4.6 The applicant has not proposed any specific wording for the conditions to be varied but has stated that they want the hours of operation of the floodlights and the use of the pitch extended till 11.00pm for four days in a year, during the summer months.

- 4.7 The applicant’s reason for seeking to vary the conditions is to enable the use of the playing pitch for non-football related events for four days per year - specifically during the summer months as the proposed events are not covered under the existing permission and also, the events are likely to extend beyond the permitted hours of the use of the pitch and the floodlights. The type of events to be held during the four days include music festivals, beer festivals and boxing events.

- 4.8 Furthermore, the applicant has stated that the aim of these non-football events is to generate additional income for the club and also to support for the local community.

- 4.9 For the avoidance of doubt, the proposal does not include any alterations to the existing site access which remains off Whitebank Road.

5. PLANNING HISTORY

- 5.1 The relevant planning is set out below.

PA/339093/16 – Permission granted for (i) replacement of the existing grass football pitch with a new 3G pitch and associated fencing, and, (ii) development of a new natural turf playing field and associated works.

CD/340147/17 - Discharge of Condition Nos. 6 (waste), 12 (secure cycle store) and 15 (community use) relating to PA/339093/16

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. In addition, the Places for Everyone (PfE) Joint Plan which was adopted in March 2024 forms a material consideration in the assessment of planning proposals. The site is allocated in the Proposals Map associated with the Oldham Local Plan as Green Belt.
- 6.2 The following policies are considered relevant to the determination of this application:
- Policy 5 - Promoting Accessibility and Sustainable Transport;
 - Policy 9 - Local Environment;
 - Policy 22 – Protecting Open Land;
 - Policy 24 – Historic Environment;
 - Policy JP-S1 - Sustainable Development;
 - Policy JP-G9 - The Green Belt; and,
 - Policy JP-P1 - Sustainable Places.

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Sport England	Formal response received. No objection subject to a condition requiring an appropriate revision of the approved Community Use Scheme.
Environmental Health	Formal response received. No objection subject to conditions relating to the submission of details of events prior to commencement of development.
Highways	Formal response received. No objection subject to conditions relating to submission of traffic management plan prior to the event.

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 affecting the character of a Conservation Area by neighbour notification letters, display of a site notice, and publication of a press notice.
- 8.2 In response, 14 representations have been received objecting to the proposal and raising the following (summarised) issues:
- Parking and potential highway safety issues (Addressed in paras. 13.1 – 13.4)
 - Noise disturbance (Addressed in para. 11.2 – 11.3)
 - Light pollution (Addressed in para. 11.4 – 11.5)
 - Impact on wildlife and ecology (Addressed within paras. 10.1 – 10.4)

- 8.3 Issues relating to antisocial behaviour were also raised in some of the objections. However, such issues are not considered to be material in this instance and have therefore not been accorded any significant weight in the assessment of the application. They are not considered material because the proposal by nature does not directly cause antisocial behaviours and therefore, such issues would not be sufficient to refuse planning permission.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is allocated as Green Belt by the Proposals Map associated with the Joint Development Plan Document. Para 154 of the NPPF provides that development in the Green Belt is inappropriate unless at least one of a number of exceptions applies. The exception considered applicable in this instance includes:
- 9.2 Para 154 (b) - the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 9.3 Notwithstanding the introduction of other uses, the proposal would not constitute a change of use as the proposed uses are merely ancillary to the already established use as a playing pitch. The proposal only seeks to vary the restrictive conditions attached to the use of the site and the floodlighting to accommodate the proposed ancillary use for no more than four days in a year. Significantly, the proposed uses would not detract from the openness of the Green Belt and would not conflict with the purposes of including land within it.
- 9.4 Furthermore, paragraph 104 of the NPPF resists the loss of existing open space, sports and recreational buildings and land, including playing fields and formal play spaces. It is noted that the proposal would not lead to the loss of the playing field as the proposed events would be held for just four days in a year with the pitch returning to its principal use thereafter.
- 9.5 In addition, the site has an established use as a place where large numbers of people congregate. The proposed uses would be similar in nature to the existing in this regard. Since the proposals would not lead to any significant harm to the openness of the Green Belt, and with the use of the site for purposes that involve congregations of large numbers of people already established, the proposal to vary the conditions to facilitate the temporary use of the site for four days per year is considered acceptable in principle.

10. BIODIVERSITY NET GAIN AND IMPACT ON ECOLOGY

- 10.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.

- 10.2 Accordingly, Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) of the Places for Everyone Joint Plan provides that development will be expected to:
- a. Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
 - b. Avoid fragmenting or severing connectivity between habitats;
 - c. Achieve a measurable net gain in biodiversity of no less than 10%;
 - d. Make appropriate provision for long-term management of habitats and geological features connected to the development.
- 10.3 By virtue of the existing ecological value of the site as well as the nature of the current use, it is not considered that the proposal would lead to any additional adverse impact on biodiversity. The requirement for biodiversity net gain does not also apply given the nature of the proposal.
- 10.4 With regard to ecology, it is considered that the only potential impact would be effect of lighting on wildlife. However, taking into account the additional periods of time that the lighting would be on for, as well as the time of the year, it is considered that having the floodlights on for an extended period for just four days in a year would not lead to a significant adverse impact on ecology and wildlife.

11. RESIDENTIAL AMENITY

- 11.1 Having regard to the requirements of Policy 9 of the Oldham Local Plan, the impact of the development on surrounding residents needs to be considered. In this instance, the potential impact on amenity would relate to noise and light pollution.
- 11.2 Whilst the proposal has the potential to generate elevated noise levels, it is however pertinent to consider the likelihood of the current lawful use generating a similar noise level. There is currently no restriction on noise levels in relation to the existing use and there is no requirement to control noise.
- 11.3 However, with the proposed use of the site for non-football purposes, the Environmental Health Officers have recommended that details of any such uses should be provided, as well as details of measures to be put in place to minimise impact of noise, prior to the event taking place. This would give the Local Planning Authority the opportunity to assess the proposals and to be satisfied that adequate measures will be put in place for each event to protect the amenity of local residents. This issue can be addressed with relevant planning conditions.
- 11.4 With regard to light pollution, the proposal does not include any alterations to luminance levels. The only amendment sought in this regard is an extension of the time that the lights could be used.

- 11.5 It is proposed that the lights be used until 11.00pm at the latest for four days each year, during the summer months. Whilst this would generate some impacts on residential amenity given such events would take place during the summer months the additional impacts from extended uses of floodlighting would not be significant.

12. INTEGRATION WITH LOCAL CHARACTER/LANDSCAPE CHARACTER

- 12.1 NPPF paragraph 135 as well as Oldham Local Plan Policy 9 and Places for Everyone Joint Plan Policy JP-P1 (Sustainable Places) require that developments are visually attractive as a result of good architecture, layout and are sympathetic to local character and history, including the surrounding built environment.
- 12.2 The proposal does not include the erection of any permanent structures and in this regard, would not lead to any significant adverse impact on the character of the area. With regard to the nature of the proposed uses, these are considered similar to the existing lawful use which is one that attracts a large congregation of people.

13. HIGHWAY SAFETY

- 13.1 The proposal would utilise existing parking and access arrangements and the applicant has advised that the number of persons expected at the events is not expected to be significantly higher than the number of spectators that come to watch football games on site. The applicant has also stated that measures would be put in place on event days for the management of both human and vehicular traffic.
- 13.2 Paragraph 116 of the NPPF provides 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, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 13.3 Having regard to the nature of the proposed use, as well as the nature of the existing use, it is considered that the proposal would not lead to any severe, unacceptable impact on highway safety that would exceed the impact of the current use.
- 13.4 The proposal has been reviewed by the Council's Highway Engineer and they have not raised an objection subject to submission of details relating to how vehicular traffic would be managed prior to the events being held.

14. AMENDMENT TO CONDITION 15

- 14.1 Condition 15 of relates to a Community Use Scheme. The scheme addresses details of pricing policy, hours of use, access by non-members, management responsibilities and include a mechanism for review. As the applicant now proposes the use of the pitch for other purposes apart from playing of football, it would be necessary to amend the scheme accordingly.
- 14.2 It is noted that the pitch is not used for the playing of football every day of the year and therefore it is not considered that the inclusion of the proposed events for four days in a year into the Community Use Scheme would detract significantly from the availability of the pitch for the playing of football. Significantly, the applicant has stated that these

events would help to raise funds to support the club financially. The events would therefore contribute towards the continued use of the pitch for football and therefore, it is considered that the proposal is acceptable in principle.

- 14.3 Significantly, the proposal has been reviewed by Sport England and they have not raised an objection in principle.

15. CONCLUSION

- 15.1 Notwithstanding its location within the Green Belt, the proposed development is considered acceptable in principle given that it does not include the erection of any structure that could lead to any harm to the Green Belt neither would it lead to a loss of the playing field. In addition, the proposal would not lead to a significant additional impact on the amenity of local residents and would not detract significantly from the character of the area.
- 15.2 As such, the proposal would be in accordance with relevant provisions of Policies JP-G8 (A Net Enhancement of Biodiversity and Geodiversity), JP-G9 (The Green Belt), JP-P1 (Sustainable Places) and JP-S1 (Sustainable Development) of the Places for Everyone Joint Plan.

16. RECOMMENDED CONDITIONS

1. Prior to the use of the pitch for any of the events during the four days for which such events are hereby permitted, an Event Management Plan shall be submitted to the Local Planning Authority for written approval. The Event Management Plan shall contain details including nature of the event, date of events, expected number of spectators (which should not exceed the current level of match day spectators and associated employees/players), noise management plan, traffic management plan, waste management plan etc. The Plan shall be submitted to the Local Planning Authority for approval no less than four weeks prior to the date of the event. The event shall thereafter be held in accordance with the approved details. REASON: In the interest of amenity and highway safety, in accordance with Policies 5 and 9 of the Oldham Local Plan.
2. Prior to the commencement of the use of the pitch for any of the proposed events, a revised Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities in relation to the use of the pitch for the playing of football and the holding of the events hereby approved, and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development. REASON: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass playing field and accord with Policy 23 – Protection and Open Spaces.
3. The floodlights illuminating the new 3G pitch shall not be illuminated outside the hours of 08.00 and 22.00 from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays, except on days which other events (which shall not exceed four days in a year during the summer months (June, July, August) and prior notice of which must have been given to the Local Planning Authority for written approval) are held. On such days, the floodlights shall not be illuminated outside the

hours of 08.00 and 23.00. REASON: To minimise the impact of the floodlights and protect adjacent occupiers' residential amenity, in accordance with Policy 9 of the Oldham Local Plan.

4. The use of the pitch for the playing of football shall not operate outside the hours of 08.00 and 22.00 hours from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays. The use of the pitch for other events (which shall not exceed four days in a year during the summer months (June, July, August) and prior notice of which must have been given to the Local Planning Authority for written approval) shall only take place between the hours of 08.00 and 23.00 on any of the four days. REASON: To protect the residential amenity of adjacent residents from noise and disturbance.
5. If any of the dense scrub and tall ruderal vegetation to the north and east of the '3G artificial turf' playing area needs to be removed to facilitate the scheme, then this vegetation should be removed by hand, outside of the optimum bird nesting season (which is between March and July inclusive). REASON: To minimise the impact of the proposed development on breeding birds and to ensure the removal of vegetation does not affect other wildlife unduly.
6. Waste management on the site shall be in accordance with the details approved under planning ref. CD/340147/17. This shall be complemented by any additional waste management measure that may be approved for the days that the site would be used for other events apart from the playing of football. REASON: In the interests of public health and safety.
7. Foul and surface water shall be drained on separate systems. REASON: To secure proper drainage and to manage the risk of flooding and pollution.
8. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted foul and surface water drainage design drawing no. 07 Rev 00 - dated 21 September 2016 which was prepared by SSL and submitted as part of planning ref. PA/339093/16

For the avoidance of doubt and unless otherwise agreed in writing by the local planning authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

9. Prior to the commencement of use of the grass training pitch, 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.

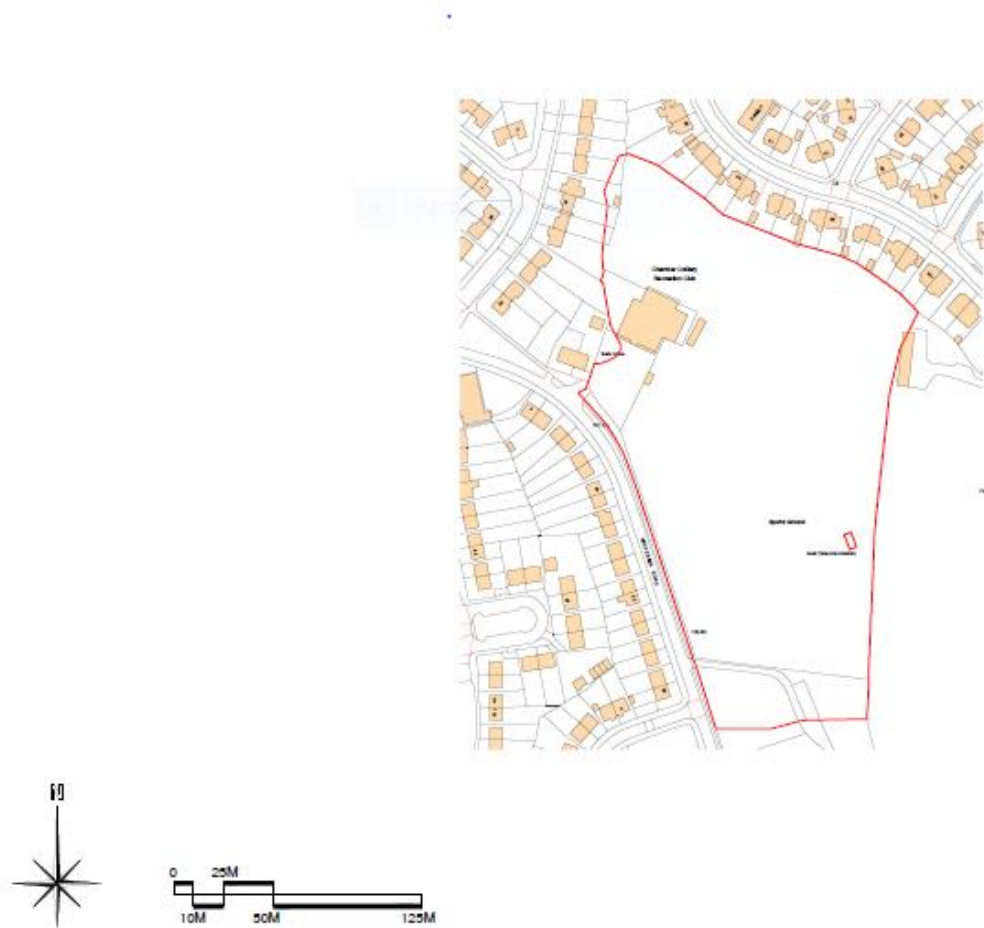
The development shall subsequently be completed, maintained and managed in accordance with the approved plan. REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

10. The existing car parking area shall always remain available for users of the development and the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles. Should the parking area be severed from the development, the use hereby permitted shall cease. REASON: To ensure that adequate off-street parking facilities are provided for the development so that parking does not take place on the highway to the detriment of highway safety.
11. The secure cycle parking facilities provided in accordance with the details approved under planning ref. CD/340147/17 shall remain available for users of the development at all times. REASON: To ensure adequate cycle storage facilities are available to users of the development.

SITE LOCATION PLAN (NOT TO SCALE):

Whitebank Stadium

Artificial Turf Pitch



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.

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3. The National Planning Policy Framework (NPPF)
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APPLICATION REPORT – FUL/353426/24 Planning Committee – 4th June 2025

Registration Date: 27th September 2024
Ward: Hollinwood

Application Reference: FUL/353426/24
Type of Application: Full

Proposal: Erection of 30 residential units, including flats and maisonettes spread over 3 housing blocks around a communal garden, communal room/café, and two semi-detached houses, new vehicle access, parking, servicing and landscape works following demolition of industrial units and removal of existing vehicle access

Location: Former industrial premises at Pretoria Road, Oldham OL8 4NH

Case Officer: Graham Dickman
Applicant: Eco Village Industries Ltd
Agent: N/A

1. SITE DESCRIPTION

- 1.1 The site comprises a largely rectangular urban site presently occupied by a mix of industrial buildings and hardstanding areas. It is surrounded on all sides by neighbouring low-rise residential properties.
- 1.2 Immediately to the south of the application site, the present residential development was constructed on the site of a former large mill building.
- 1.3 The existing site levels rise upwards from Pretoria Road. There are a significant number of mature trees around the site boundaries, although none are subject to a Tree Preservation Order.
- 1.4 There is presently one business operating from the site.
- 1.5 A public right of way (169 OLDH) adjoins the eastern boundary.

2. THE PROPOSAL

- 2.1 The proposal involves the comprehensive redevelopment of the site for residential purposes comprising a mix of flats and maisonettes and a pair of semi-detached houses.
- 2.2 Primarily this will be achieved through the erection of three blocks situated towards the western, northern, and eastern boundaries of the site. The blocks will face onto a central communal courtyard.

- 2.3 The first block on the west side towards Pretoria Road will extend upwards to a maximum of 4 storey. It will accommodate 4 x three-bedroom units on the ground/first floors, with 7 x one- bedroom units on the upper floors. In addition, a four-bedroom shared house will occupy the north-west corner of the block.
- 2.4 The second block on the north side, towards the rear of residential properties on Collier Hill Avenue, will be primarily two-storey. It will accommodate 3 x four-bedroom units, with 3 x one-bedroom units in the north-east corner where the building rises to three-storey.
- 2.5 The third block on the eastern side will extend to four-storey and will accommodate 12 x three-bedroom units.
- 2.6 Car parking will be provided in the form of 18 spaces located along the northern boundary with access from Pretoria Street. Cycle parking facilities will be provided.
- 2.7 Finally, the scheme includes a single storey building towards the southern end which is intended for use as a café/common room.

Environmental Impact Assessment

- 2.8 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. However, it would not exceed the applicable threshold of 5 hectares or 150 dwellings, nor is the site located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 2.9 Consequently, an Environmental Statement is not required.

3. PLANNING HISTORY

PA/340361/17 - Outline application (with all matters reserved) for residential development of up to 60no. dwellings following demolition of existing buildings.

The application was refused on 20 October 2017 on grounds of failure to demonstrate that the site is no longer appropriate or viable for employment use and a lack of ecological surveys being provided.

PA/338241/16 – This application relates to the site of the former Durban Mill (immediately to the south of the application site) for which permission was granted for the erection of 80 new dwellings with associated works on 26 May 2016.

4. RELEVANT PLANNING POLICIES

- 4.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 4.2 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).

4.3 The site is designated as a Housing Allocation (H1.1.23) on the plan associated with the Local Plan. This application was carried over as a saved policy of the Oldham Unitary Development Plan.

4.4 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-J2: Employment Sites and Premises

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-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 23: Open Spaces and Sports.

5. CONSULTATIONS

Highways Officer	Requested further information in relation to access and servicing arrangements.
Environmental Health	No objections subject to conditions in relation to landfill gas/ contaminated land, and construction management.
United Utilities	No objection subject to submission of a detailed drainage scheme.
G M Ecology Unit	Requested further information in relation to how biodiversity net gain will be achieved.
Trees Officer	No objections subject to a scheme of satisfactory replacement planting.

Coal Authority	No objections subject to an informative note in relation to unrecording coal mining.
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6. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 6.1 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.
- 6.2 In response 14 representations have been received objecting to the development.
- 6.3 The grounds of objection are summarised below:
- The scale of the proposed buildings is too intrusive and will lead to overlooking and a loss of sunlight
 - No boundary wall is proposed to neighbouring gardens
 - The development will increase traffic congestion in the area which is used as access to the nearby school
 - The mini-roundabout will be lost to be replaced by speed humps which will damage cars
 - There will be disruption during building works
 - Flats will alter the character of the area and introduce undesirable residents
 - The development will not be secure.
 - Coal mines under the site will be affected by the development
 - The facilities (such as the green area and coffee shop) will not be for the local community
 - Adverse impact on services

ASSESSMENT OF THE PROPOSAL

7. PRINCIPLE OF DEVELOPMENT

- 7.1 Notwithstanding its existing employment use, the site has long been identified in the development plan as suitable for alternative residential use. A previous application (in 2017) was however partly refused on the basis that the applicant had failed to demonstrate that the site's lack of viability or suitability for continued employment use, in accordance with the requirement of Local Plan Policy 14, had been evidenced.
- 7.2 Policy 14 sets out the exceptions where development which would result in the loss of an employment site could be deemed acceptable. However, such a change of use's

suitability must be demonstrated by the developer:

- through a marketing exercise showing that there is no market for an employment generating use(s) at the application site. The marketing exercise should be agreed with the Council before commencing and be of a professional standard;
- or through a viability exercise that the continued use/development of the site for an employment generating use is unviable;
- or that the development of the site for alternative uses would benefit regeneration areas identified by the Council as being in need of investment or would benefit the community of an area.

- 7.3 Policy 14 states further that development proposals which result in the loss of an employment site to other uses should include measures to outweigh the loss of the site and support Oldham's economy.
- 7.4 The applicant's supporting statement puts forward a case that in accordance with the third criterion of the Policy 14 exception, the proposed development would bring material benefits to the local community.
- 7.5 These include that the site is located within a predominantly residential area and redevelopment for new homes on a previously developed site would therefore be more compatible with the existing neighbouring uses than an intensive employment use.
- 7.6 Furthermore, it will greatly improve the quality of the immediate environment, creating an attractive new housing development that incorporates green landscaping and relates positively to its surroundings.
- 7.7 The redevelopment of the site for residential use will secure improved residential amenity when compared with an alternative employment use, which is likely to generate issues of conflict, for example in relation to noise, odour, and heavy goods vehicles on the surrounding residential roads.
- 7.8 The scheme will make a positive contribution towards the identified housing needs of the local community through the provision of new homes, including private-rented and affordable housing.
- 7.9 Although the employment use potential would be lost, it is further noted that the majority of the units have been vacant for a considerable time, and given the age and condition of the buildings, substantial remedial works would be needed to bring the premises up to modern standards.
- 7.10 It is also suggested that previous redevelopment in the local area for housing and the Oasis Academy demonstrate the unsuitability of the location for industrial use.
- 7.11 There is presently one existing business on the site. However, it is understood that agreement has been reached with the site owner for the vacation of the premises, leaving the site completely unused.
- 7.12 Having regard to the longstanding planning designation of the site, the condition of the buildings, the surrounding character of residential development, and the poor access for commercial vehicles, it is considered that sufficient weight can be given to the available evidence to justify the residential re-use of the site in principle.

Housing land supply

- 7.13 Places for Everyone (PfE) was adopted on 21 March 2024. JP-H1 of PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period).
- 7.14 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.
- 7.15 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.

Affordable Housing

- 7.16 The submitted Planning Statement indicates that, in order to satisfy Local Plan Policy 10, three maisonettes will be allocated for affordable housing within the development.
- 7.17 However, no further details of the financial value of those units or how such provision will be secured has been submitted to clarify whether the policy can be achieved.

Public Open Space

- 7.18 Local Plan Policy 23 sets out the Council's approach to Open Space, Sport, and Recreation Provision. In terms of residential development, all developments should contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable.
- 7.19 No information has been submitted to demonstrate whether the development would be capable of satisfying the requirement.

Proposed café

- 7.20 Insufficient details of the function and management of this facility have been submitted to demonstrate the viability of such a venture on this site. From a security point of view, its presence would make it more difficult for a non-resident / unauthorised visitor to be challenged when within the development site and further evidence would be needed to show how access could be monitored.
- 7.21 Conditions could however be imposed to ensure any potential amenity issues could be mitigated.

8. DESIGN, LAYOUT AND AMENITY ISSUES

- 8.1 In assessing the application, consideration must be given to the impact on amenity of both existing occupiers of neighbouring properties and future residents of the development.
- 8.2 The site is adjoined on all sides by existing residential uses and, therefore, activity

associated with the proposed re-development would introduce a compatible end use.

- 8.3 One of the significant concerns raised by neighbouring residents relates to the scale of development and its impact in respect of loss of privacy and overshadowing.
- 8.4 In relation to existing properties across Pretoria Road, each of these display gable walls towards the development site, albeit some of which include small bedroom and landing windows within the gables. A separation distance of approximately 18 metres would be retained from the proposed building. Additional overlooking would therefore be introduced, however, whilst this would introduce an increased degree of overlooking, given the relationship between the buildings, it is not considered to be of a sufficiently adverse degree to justify refusal of the application by itself.
- 8.5 In respect of overshadowing, the new building will be located to the east of Pretoria Road and therefore, having regard to the relative orientation and the degree of separation, limited overshadowing would occur.
- 8.6 With regard to the relationship with Collier Hill Avenue to the north, the new buildings proposed for this part of the site are primarily of two storey scale at a separation distance of approximately 22 metres. Where this building rises to three-storey, it does not directly face these neighbouring properties.
- 8.7 Consequently, amenity impacts from the new buildings will be limited from this aspect.
- 8.8 Between the new buildings and the site boundary, a car parking area will be introduced. Given the previous use of this area for parking and servicing in connection with the employment use. This relationship would not be unacceptable. However, care needs to be taken to ensure issues associated with security lighting to the car park do not result.
- 8.9 Further details of boundary treatment to this area would also need to be clarified to ensure this is appropriate from both a visual and amenity aspect. Both these matters could be dealt with by means of planning condition.
- 8.10 With regard to the eastern boundary of the development site, this adjoins properties on Collier Hill which present gable walls to the application site. A separation distance to the boundary of approximately 10 metres will be achieved. Given the four-storey scale of the proposed block, this would result in some significant overlooking of external amenity areas amidst the properties on Collier Hill, albeit these areas appear to be communal in nature as opposed to private gardens. They do however represent the only amenity space associated with these properties.
- 8.11 Furthermore, given the scale of the proposed block and the orientation to the west of the existing properties, there will inevitably be some significant impact on sunlight and daylight reaching these open spaces, particularly during the afternoon / early evening period.
- 8.12 With regard to the recently constructed residential properties to the south, no adverse impacts in relation to privacy or overshadowing would be anticipated.
- 8.13 With regard to the pair of semi-detached houses proposed on Collier Hill Avenue, it is not considered that the siting and design of these would have an adverse impact on the street scene or impact on the amenity of neighbouring residents. Although accommodation is to be provided over three floors, the upper level is contained within the roof space and includes rooflights only on this upper level (as opposed to windows).

- 8.14 Floor layout details have been submitted with the application which demonstrate compliance with the Technical Housing standards – nationally described space standards’. This secures a satisfactory level of amenity for new residents and compliance with PfE Policy JP-H3.
- 8.15 Conditions would however still be required on any approval to ensure that the development is built to the ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

9. HIGHWAYS CONSIDERATIONS

- 9.1 Whilst there are no objections in principle to the traffic generation impacts of the development, particularly given the site’s sustainable location and previous commercial use, a number of detailed matters for consideration have been raised by the Highways Officer.
- 9.2 These include concerns that the service area will be accessed close to a mini roundabout with no ability to turn within the site and exit in a forward gear. A redesign is required so that this can be achieved. In addition, swept path analysis for a large refuse vehicle is required.
- 9.3 Other factors include gradients for vehicular and pedestrian routes within the site, provision of adequate footways and safe pedestrian routes, and cycle storage.

10. BIODIVERSITY AND TREES

- 10.1 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).
- 10.2 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.
- 10.3 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement.
- 10.4 An Extended Phase 1 Habitat Survey has been submitted to provide an overview of the habitats present within the site and assess any potential protected species.
- 10.5 GM Ecology Unit has commented that while the landscaping and BNG Metric will provide the 10% uplift required, the metric fails on the habitat trading rules.
- 10.6 Currently there is a loss of 0.76 units of individual trees. The applicant will have to either lose less trees, plant more trees, create a higher distinct habitat or purchase off-site BNG units.
- 10.7 Some consideration has been given to the purchase of off-site credits to meet the target. However, insufficient detail has been provided as to how this can be achieved.

11. DRAINAGE AND GROUND CONDITIONS

- 11.1 A Flood Risk Assessment and Drainage Strategy has been submitted. The site is located within Flood Zone 1, the lowest risk of flooding. United Utilities has raised no objections in principle, subject to submission of a detailed drainage scheme.
- 11.2 A Phase I & II Geo-Environmental Site Assessment has been submitted. The Environmental Health Officer has raised no objections, subject to conditions to require further details of site investigations and mitigation.
- 11.3 The Coal Authority (CA) has been consulted on the application as it lies within a Coal Mining High Risk Area. The CA's records indicate that there is a recorded mine shaft entry close to the north-eastern boundary, but that the 'zone of influence' of the mine does not extend into the site boundary.
- 11.4 No objections are therefore raised, although an informative would be attached to any approval should any unrecorded coal mining features be encountered.

12. ENERGY

- 12.1 An Energy / Sustainability Statement has been submitted 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.
- 12.2 A condition would be required on any approval for the developer to confirm the chosen measures and secure their implementation.

13. CONCLUSION

- 13.1 Whilst the principle of a residential redevelopment of the site is acceptable, it has not been adequately demonstrated to show how the scale and design of the scheme could be successfully accommodated on the site.
- 13.2 This relates in particular to the scale of the proposed four-storey buildings and the relationship to existing dwellings surrounding the site. Although the eastern building has been specifically identified as having a significant adverse impact, it reflects wider concerns that the scale of the buildings within the overall development are of an inappropriate nature in these surroundings. Furthermore, issues associated with access and servicing of the development have yet to be resolved.
- 13.3 In addition, a lack of adequate information has been provided to show how statutory and policy requirements in relation to biodiversity net gain, affordable housing and public open space can be met.
- 13.4 For these reasons, the development would not represent an acceptable form of development in this setting.

14. RECOMMENDATION

- 14.1 The application is therefore recommended for refusal for the following reasons:

1. The proposed scale and layout of development, including the introduction of four-storey apartment buildings, would, by virtue of their height and relationship to existing residential properties, create an unacceptable degree of overshadowing and loss of amenity to existing dwellings contrary to the objectives of Policies JP-P1 and JP-H3 of the Places for Everyone Joint Development Plan and Policy 9 of the Oldham Local Plan.
2. Inadequate information has been submitted to demonstrate how the development would achieve an acceptable means of access, satisfactory levels of affordable housing, public open space, and biodiversity. The proposals would therefore be contrary to the objectives of Policies JP-C8, JP-G7 and JP-H2 of the Places for Everyone Joint Development Plan, Policy 23 of the Oldham Local Plan, and paragraph 187 of the National Planning Policy Framework.

SITE LOCATION PLAN (NOT TO SCALE)



PLANNING COMMITTEE – BACKGROUND PAPERS

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PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

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APPLICATION REPORT – FUL/353585/24 Planning Committee 4th June 2025

Registration Date: 12th November 2024
Ward: Coldhurst

Application Reference: FUL/353585/24
Type of Application: Full

Proposal: Demolition of former Snooker Club and erection of a six, nine and eleven storey residential development with ground floor car parking and commercial space.

Location: Riley's Snooker Club, King Street, Oldham, OL8 1EU

Case Officer: Graham Dickman
Applicant: Mohammed Ahmad Aldallal
Agent: Yaqoob Malik

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 and to the completion of a Section 106 agreement in respect of securing the undertaking of an updated viability review prior to commencement of the development.
- 2.2 That the Assistant Director Planning, Transport & Housing Delivery be authorised to issue the decision notice upon satisfactory completion of the Section 106 agreement.

3. SITE DESCRIPTION

- 3.1 The site contains an existing landmark brick building, last used as a snooker hall. Earlier uses of the site include a theatre, cinema, and nightclub.
- 3.2 Demolition of the building has now commenced in accordance with a recently granted prior approval for demolition application.
- 3.3 The site occupies a prominent town centre location at the junction of King St, Union St and Union St West. This junction comprises both a busy signal-controlled road traffic intersection, whilst also serving the Metrolink tramline and neighbouring Oldham King Street stop.
- 3.4 Across King Street is a modern retail unit, to the south is a modern five storey college

building, whilst across Chaucer Street to the east are more traditional buildings of between one and four storeys in height.

4. THE PROPOSAL

- 4.1 The proposal involves the demolition of the existing building and clearance of the site.
- 4.2 It is then proposed to erect a single building which is designed into sections of 11, 9, and 6 storeys.
- 4.3 The ground floor will comprise four commercial units, access to the upper floors, undercroft car parking, and bin and cycle storage facilities.
- 4.4 120 apartments are proposed on the upper floors, a mix of 57 one-bedroom, 61 two bedroom and 2 three-bedroom units.
- 4.5 A total of 15 car parking spaces, including 2 accessible spaces are proposed along with 60 indoor cycle storage spaces. Access to the car park will be taken from Chaucer Street.

Environmental Impact Assessment

- 4.6 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 4.7 The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. However, it would not exceed the applicable threshold of 5 hectares or 150 dwellings, nor is the site located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 4.8 Consequently, an Environmental Statement is not required.

5. PLANNING HISTORY

DEM/353885/24 – Prior approval for demolition of former Riley's Snooker Club. Granted 26 February 2025

PA/058783/10 - Extension of time limit to previously approve PA/53985/07 for mixed use development rising from six to fifteen storeys and comprising: basement car park, ground floor retail, office space and 126 residential apartments. Approved 10 December 2010

PA/053985/07 - Mixed use development rising from six to fifteen storeys and comprising: basement car park, ground floor retail, office space and 126 no. residential apartments. Approved 17 December 2007

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 unallocated within the Town Centre on the Policies Map associated with the Local Plan.

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-P1 - Sustainable Places

Policy JP-P2 - Heritage:

Policy JP-P4 - New Retail and Leisure Uses in Town Centres

Policy JP-C8 - Transport Requirements of New Development

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

Core Strategy

Policy 1 - Climate Change and Sustainable Development

Policy 9 - Local Environment

Policy 15 - Centres

Policy 23 - Open Spaces and Sports.

Policy 25 - Developer Contributions

7. CONSULTATIONS

Highways Officer	No objections subject to conditions in relation to a scheme of improvements on the highways adjoining the site and cycle storage.
TfGM	No objection in principle subject to safe working practice being deployed along with noise mitigation measures.
Environmental Health	Recommend various conditions in relation to future residential amenity and for need for a land contamination assessment.
United Utilities	No objections subject to submission of a detailed drainage scheme.
G M Ecology Unit	Demolition shall be subject to bat and bird surveys, and the final building should incorporate house sparrow terraces.

G M Police	No objections following the submission of amended plans. Further suggestions for security improvements were made and have been incorporated.
GM Archaeological Advisory Service	No objection subject to a condition in respect of a programme of archaeological investigation.
Health & Safety Executive	Comments have been provided on the submitted statutory Fire Statement. Following amendments, the HSE is now content with the submission.
Coal Authority	Any approval shall be subject to conditions requiring a scheme of intrusive investigations and implementation of any necessary remediation measures.
Theatre's Trust	Object in the absence of evidence that the retention and re-use of the building has not been fully demonstrated.
Arqiva (impact on telecoms)	No objections

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, one objection from Save Britain's Heritage on heritage and climate grounds has been received. This is discussed below.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of erecting a mixed use, high-rise (primarily residential) development on this site was deemed acceptable in planning approvals in 2007 and 2010. That approach has not fundamentally changed for a prominent site in the town centre close to a variety of services and public transport.
- 9.2 Places for Everyone (PfE) was adopted on 21 March 2024. JP-H1 of PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period).
- 9.3 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.

- 9.4 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.

10. HERITAGE CONSIDERATIONS

- 10.1 The proposal will result in the loss of the existing building which, although unlisted, represents a non-designated heritage asset having regard to its historic use. A Heritage Statement has been submitted in support of the proposals.
- 10.2 The Theatres Trust has indicated that it would not support the present application in the absence of evidence that retention and re-use either in full or part cannot be made possible. These concerns are shared by Save Britain's Heritage.
- 10.3 NPPF paragraph 210 states that "In determining applications, local planning authorities should take account of:
- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 10.4 Paragraph 216 states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 10.5 Paragraph 217 continues that "Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred".
- 10.6 Whilst the concerns are recognised, a subsequent prior approval application for the demolition of the existing building has previously been received and granted. It should be noted that in assessing such prior approval applications, the Local Planning Authority's consideration is limited to the method of demolition and any proposed restoration of the site. The loss of the heritage asset could not be considered.
- 10.7 A Method Statement for the demolition works was submitted, and arrangements have been agreed to ensure the works do not adversely impact on the surrounding highway network. Following demolition, all materials will be removed from the site.
- 10.8 As such, the issue of the demolition of the existing building has already been decided upon, and indeed works have already commenced to demolish the building, and so this application could not be refused on the basis of the loss of the existing building.

11. DESIGN AND LAYOUT

- 11.1 The proposed building, due to its scale, will represent a highly prominent addition to the streetscape. The building has been designed to varying heights to create a high degree of visual interest. The highest portion of the building will be focused on the King Street / Union Street junction. The main facing material is proposed to be red brick to reflect adjacent materials, with additional feature and window detailing provided. The main ground floor frontages will comprise commercial units, to ensure an active frontage. Servicing and parking areas will be arranged towards the secondary Chaucer Street frontage.
- 11.2 Having regard to the adjacent building uses, despite its scale, the development will not result in any adverse impacts on adjacent premises.
- 11.3 The Highways Officer and the Greater Manchester Police have made various suggestions to improve the functionality and security of the building. These have been incorporated into the design.
- 11.4 Overall, it is considered that the development will make a positive contribution to the street scene and enhance the surrounding area in line with the objectives of Places for Everyone Policy JP-P1 and Local Plan Policy 9.

12. AMENITY ISSUES

- 12.1 Given the site's location adjacent to a busy road junction and Metrolink line, a Noise Impact Assessment has been undertaken as part of this application. It states that, in conjunction with acoustically enhanced glazing and an appropriate separating floor above the ground floor commercial units, appropriate measures to protect future residential amenity can be incorporated.
- 12.2 The Environmental Health Officer is satisfied that this can be achieved and planning conditions to ensure internal noise levels are compliant can also be attached to any planning consent.
- 12.3 The proposed apartments secure acceptable levels of accommodation in line with the Nationally Described Space Standards. The majority of residential units will have open aspects to the north and west. Whilst lower floor units with aspects towards Chaucer Street would be more confined, this portion of the building is largely set back from the street frontage.
- 12.4 A Daylight and Sunlight Assessment was also conducted which assessed the uses of neighbouring buildings and concludes that the overall impact is expected to be minimal.
- 12.5 Subject to relevant conditions, the amenity impacts of the development are considered to be acceptable.

13. HIGHWAYS ISSUES

- 13.1 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".

- 13.2 The Highways Officer has assessed the proposals and, following suggestions in connection with the original scheme, amendments have been incorporated by the applicant.
- 13.3 The proposed development is in a sustainable location with excellent links to public transport, and opportunities for walking and cycling and access to a wide range of amenities. In this context, there will be no significant additional traffic generation or demand for on street parking to the detriment of highway safety.
- 13.4 Car parking space for 15 vehicles will be available along with secure cycle storage areas. Although the level of provision is low relative to the proposed number of residential units, given the site's highly sustainable location and limited footprint of the building, this is considered to be acceptable in this location.
- 13.5 It is noted that an area of existing public realm lies directly outside the front of the building and that the existing structure adjoins the footway on King Street. Some amendments and improvements will be required to facilitate and enhance the movement of pedestrians in the immediate vicinity. These details will be subject to a recommended planning condition.

14. BIODIVERSITY

- 14.1 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).
- 14.2 Based on the application site and indicative proposals, as the site's footprint is entirely covered by the existing building, the development would not be subject to the statutory BNG requirement.
- 14.3 The existing area of public realm to the Union Street frontage is adopted highway. As referenced above, in confirming details of how the adjacent highways will be treated, there may be an opportunity to enhance biodiversity within the amenity space. GM Ecology Unit has also recommended that house sparrow terraces are incorporated into the building's design.

15. DRAINAGE AND GROUND CONDITIONS

- 15.1 A Phase I Geo-environmental Report has been submitted with the application. The report notes that the site has a legacy of previous industrial use and lies within a Coal Mining High Risk Area. Whilst it is concluded that the risk from previous land uses is moderate to low, further site investigations will be required.
- 15.2 The Environmental Health Officer has considered the report and agrees with its conclusion. A condition requiring the submission of further site investigation details is therefore recommended.
- 15.3 A Drainage Strategy report has been submitted with the application. This has been assessed by United Utilities which has no objections to the proposals subject to submission of detailed drainage proposals based on the strategy.

16. ENERGY

- 16.1 An Energy / Sustainability Statement will be required to demonstrate that, unless it can be demonstrated that it is not practicable or financially viable, the building is designed to 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.

17. VIABILITY

- 17.1 As the development is for 10 (net additional) dwellings or more, affordable housing is required on the basis of the value of the affordable housing (number of dwellings) being 7.5% of GDV, with a tenure split of affordable housing units to reflect 65% Affordable/Social Rent; 35% Affordable Ownership products.
- 17.2 In addition, Local Plan Policy 23 sets out the Council's approach to Open Space, Sport, and Recreation Provision. In terms of residential development, all developments should contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable.
- 17.3 The application is accompanied by a Financial Viability Appraisal which demonstrates that the viability of the development would be adversely affected by any associated costs resulting from these requirements. The report has been independently assessed on behalf of the Council and the assessment concurs with the applicant's conclusion.
- 17.4 However, as any approval would have a three-year commencement period and to ensure that market conditions are appropriately considered at that commencement stage, it has been recommended that any approval is subject to a requirement for an updated viability assessment prior to the commencement of the development.
- 17.5 This has been agreed in principle with the applicant and initial arrangements for completion of such an agreement have been commenced.

18. CONCLUSION

- 18.1 The application relates to a prominent site in the town centre. It occupies a highly sustainable location on which the principle of a similar form of development has previously been accepted.
- 18.2 The design will ensure an acceptable standard of amenity for future residents without resulting in an adverse impact on neighbouring occupiers. No adverse highway impacts are envisaged.
- 18.3 The development would assist in the regeneration of the town centre and therefore is deemed to be acceptable subject to the conditions below and associated legal agreement.

19. 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 samples or a specification for 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. Prior to the commencement of any above ground 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 JP-S4 of the Places for Everyone Joint Development Plan.

5. 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:
 - (i) Arrangements for adoption by an appropriate public body or statutory

undertaker, or, management and maintenance by a resident's management company; and

- (ii) 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 JP-S4 of the Places for Everyone Joint Development Plan.

- 6. No development, other than demolition, shall commence unless and until a site investigation and assessment into landfill gas risk and ground contamination has been carried out and the consultant's written report and recommendation 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, in order to fully discharge the condition. REASON - 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.
- 7. No above ground development shall commence (excluding the demolition of existing structures) until;
 - (i) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity;
 - (ii) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.
 - (iii) 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 past coal mining activity.

The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance. REASON – In order to ensure any coal mining legacy has been satisfactorily addressed having regard to Policy 9 of the Oldham Local Plan.

- 8. The use of the development hereby approved shall not commence until the secure cycle parking has been implemented in accordance with the submitted details. REASON - In order to promote sustainable means of travel having regard to Policy JP—C8 of the Places for Everyone Joint Development Plan and Policy 5 of the Oldham Local Plan.

9. The use of the development hereby approved shall not commence until a highway improvement scheme on Union Street and King Street adjacent to the site has been submitted to and approved in writing by the local Planning Authority. The scheme shall include details of paving, street furniture, planting, drainage and street lighting. All works that form part of the approved scheme shall be retained thereafter. REASON - To ensure the safe movement of pedestrians and cyclists to and from the development in the interest of highway safety having regard to Policy JP—C8 of the Places for Everyone Joint Development Plan and Policy 5 of the Oldham Local Plan.

10. To protect the amenity of the future occupiers of the development from noise:

- (i) the glazing of the apartments (and ventilators) must meet the minimum sound reduction criteria as identified in table 5.2 of report titled AEC REPORT: P5084/R01/RDC and dated 25 April 2024.
- (ii) The noise from the plant rooms in the development must be no greater than a Noise Rating of 20 in adjacent habitable rooms in the new apartments.
- (iii) Before the 5th and 6th floors (green side as identified in the report titled AEC REPORT: P5084/R01/RDC and dated 25 April 2024) of the apartments are occupied the applicant must submit a noise report which details the noise levels produced by the rooftop plant located on the roof of the existing office building on Chaucer Street and the Regional Science Centre. If the noise from these items of plant is greater than 74dB(A) at 3m, then the applicant must produce an additional glazing scheme for the apartments that could be affected by this noise. This glazing scheme must be approved in writing by the Local Planning Authority and installed prior to these apartments on the 5th and 6th floor being occupied.

REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

11. Prior to the commencement of any above ground development, the applicant must submit a detailed overheating assessment which details the ventilation strategy. Considerations to any noise and noise attenuation must be demonstrated. This scheme must be approved in writing by the Local Planning Authority and the agreed scheme installed before the apartments are occupied. REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

12. Prior to the commencement of any above ground development, the applicant must submit details of the sound insulation between the ground floor commercial units and the first-floor apartments. They must also specify maximum sound levels that may be generated within the commercial units, given the proposed insulation, so that the noise generated in the commercial units does not unduly affect the occupiers of the first-floor apartments.

The noise from any commercial unit shall not exceed a Noise Rating Level of 30L_{max} when measured in habitable rooms in the first-floor apartments between 07:00 and 23:00 hours and a Noise Rating of 25L_{max} in bedrooms between 23:00 and 7:00 hours.

The commercial units shall not be open to the public outside of 07:00 to 23:00 hours on any day.

REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

13. If any mechanical odour and heat extraction plant is installed in the commercial units then the plant shall not be operated until a detailed scheme for treating fumes and odours before their emission to the atmosphere so as to render them innocuous has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the extraction unit will be attenuated and mounted to minimise the transmission of airborne and structure-borne noise and vibration. The works forming the approved scheme shall be completed entirely in accordance with the approved scheme before any associated equipment is brought into use and shall thereafter remain in place at all times.

REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

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

REASON - To ensure that the site is not used in a manner likely to cause nuisance to occupiers of premises in the surrounding area having regard to Policy 9 of the Oldham Local Plan.

15. Prior to the commencement of any construction hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- details for the methods to be employed to control and monitor noise, dust and vibration impacts
- 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 with the Local Planning Authority prior to commencement of site works.
- 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;
- 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 having regard to Policy 9 of the Oldham Local Plan.

16. 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.

17. 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.

18. No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

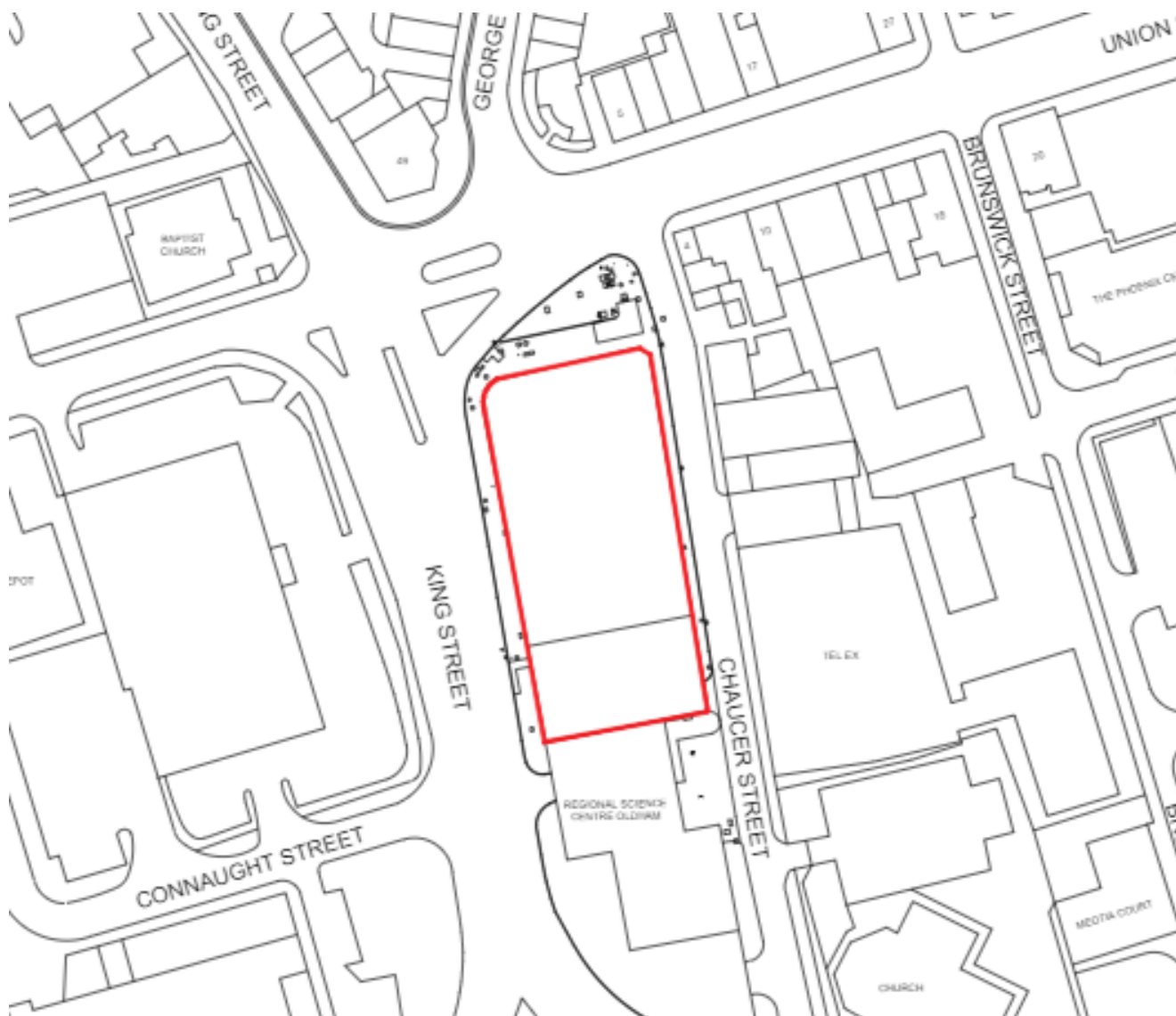
1. A phased programme and methodology to include:
 - a) a historic building survey (Historic England Level 2);
 - b) archaeological evaluation trenching;
 - c) pending results of the above, targeted open-area excavation and/or a watching brief.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

REASON - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible having regard to Policy JP-P2 of the Places for Everyone Joint Development Plan.

19. Prior to the commencement of any above ground development, a scheme for the incorporation of house sparrow terraces into the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the building and shall be retained thereafter. REASON – In order to secure an improvement in biodiversity having regard to Policy JP-G8 of the Places for Everyone Joint Development Plan.

20. The use of the commercial units hereby approved shall only be operated within Classes E or F1 of the Town and Country Planning Authority (Use Classes) Order 1987, as amended, unless the prior written approval of the Local Planning Authority has been obtained. REASON – To ensure that compatibility of adjacent uses and to protect residential amenity 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

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/354024/25 Planning Committee 4 June 2025

Registration Date: 31st January 2025
Ward: Chadderton South

Application Reference: FUL/354024/25
Type of Application: Full

Proposal: Erection of 2 no. industrial buildings.

Location: Land At Profiles Point, Drury Lane, Chadderton

Case Officer: Sophie Leech
Applicant: The P. P. Group of Companies Limited
Agent: Abigayle Boardman - Acland Bracewell

1. INTRODUCTION

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

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report, and that the Assistant Director Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 Measuring approximately 2.6ha, the application site is located on the northern side of Drury Lane, Chadderton. The site comprises a range of industrial buildings in a mix of uses for production, storage and distribution, along with office space.
- 3.2 The site is allocated as a Business Employment Area 'Hollinwood Business District' in the Local Plan Proposals Map.
- 3.3 The northern boundary of the site has dense tree cover and provides a buffer between the site and residential units to the north. The western boundary also contains dense tree cover along the tram line.

4. THE PROPOSAL

- 4.1 The application seeks approval for 2no industrial buildings to be used in conjunction with the existing buildings and business. The buildings are required for the storage of products manufactured in the existing industrial buildings and may also be used for general industrial storage in the near future.
- 4.2 Unit A will measure 32.4m in length, 25.6m in width, 6.1m in eaves height and 8.7m in overall height. It will have gross external area of 831m².

- 4.3 Unit B will measure 32.8m in length, 21.1m in width, 6.1m in eaves height and 7.7m in overall height. It will have a gross external area of 593m².
- 4.4 The buildings have been designed to match existing buildings on site and the materials will consist of brick and metal roof panels with metal roller shutters.

5. PLANNING HISTORY

- 5.1 PA/343143/19 – Variation of condition 2 (approved plans) of permission PA/342285/18 for alterations to south elevation – Approved

PA/342285/18 – Demolition of canopy, removal of 2no shutter doors, installation of 2no larger shutter doors and reconfiguration/extension of vehicular access ramp – Approved

PA/338677/16 – Application for part demolition of the front façade including the existing Unit 1, replacement of existing cladding with matching metal cladding, upgrading of the external areas to create a larger yard area and creation of 16 parking spaces – Approved

PA/054960/08 – Resubmission of PA/052845/07 for warehouse extension for B2 (General Industrial) and B8 (Storage and Distribution) Uses – Approved

PA/052845/07 - Warehouse extension for B2 (General Industrial) and B8 (Storage and Distribution) Uses - Approved

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. In addition, the Places for Everyone (PfE) Joint Plan which was adopted in March 2024 forms a material consideration in the assessment of planning proposals. The site is allocated in the Proposals Map associated with the Oldham Local Plan as a Business Employment Area.

- 6.2 The following policies are considered relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 9 - Local Environment;
- Policy 14 - Supporting Oldham's Economy;
- Policy 18 - Energy;
- Policy 19 - Water and Flooding;
- Policy JP-S2 - Carbon and Energy;
- Policy JP-S4 - Flood Risk and the Water Environment;
- Policy JP-J1 - Supporting Long-Term Economic Growth;
- Policy JP-P1 - Sustainable Places; and,
- Policy JP-G8 - A Net Gain to Biodiversity and Geodiversity.

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Greater Manchester Ecology Unit	Formal response received. No objection and biodiversity net gain does not apply. Biodiversity enhancement should be secured as part of this planning application, such as those proposed within the PEA.
Environmental Health	Formal response received. No objection subject to conditions relating to submission of details for building and/or externally mounted plant and equipment. No objections to the submitted desk study. A site investigation is required which should include an assessment of potential groundwater contamination.
Highways	Formal response received. No objection subject to condition relating to the provision of cycle storage.
Drainage	No comments received.
United Utilities	Formal response received. No objection, subject to a condition for sustainable drainage.
Greater Manchester Police	Formal response received. No objection subject to a condition for development to be carried out in accordance with the Crime Impact Assessment.
Coal Authority	Formal response received. No objection subject to a condition for an investigation scheme.
Planning Policy	Formal response received. No objections on use as the site is within a BEA. No objections regarding energy statement as the proposal is exempt.

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 departure from the Development Plan by neighbour notification letters, display of a site notice, and publication of a press notice.
- 8.2 In response, no comments have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is allocated as a Business Employment Area 'Hollinwood Business District' in the Proposals Map associated with the Joint Development Plan Document. The proposal is for new industrial buildings within an existing industrial site and therefore the proposal is considered to be acceptable in principle.

10. DESIGN AND RESIDENTIAL AMENITY

- 10.1 The proposed buildings will be positioned at the front of the site, adopting a similar appearance to the existing structures on the site. They will also utilise comparable external materials. As a result, the development will have minimal impact on the character of the site or the wider street scene. Accordingly, the proposal complies with Policy JP-P1.
- 10.2 As the proposed buildings will be located at the front of the site there would be no direct impact on the residential properties situated along the northern boundary. Similarly, there would be no adverse effect on residential amenity in terms of loss of light, outlook, or privacy.
- 10.3 The Council's Environmental Health department has recommended a condition requiring that details of any building services or plant machinery be submitted to and approved by the Local Planning Authority. This measure will ensure that any associated noise remains within acceptable levels for the location. Accordingly, the proposal is considered to comply with Policy 9.

11. HIGHWAY SAFETY

- 11.1 The proposal will be located on an area of existing hardstanding, and a Transport Statement has been submitted in support of the application. The existing access point from Drury Lane, which measures approximately 25 metres in width and is located to the south of the plot, will be retained to serve the new units.
- 11.2 The site already benefits from on-site car parking. Given the nature of the site's operation, no changes to the parking layout are proposed. The existing provision is considered sufficient to serve the overall development.
- 11.3 The Council's Highways Engineer has raised no objections to the scheme and has recommended a condition for the provision of cycle storage. Accordingly, the proposal is considered to comply with Policy 9 in relation to highway safety.

12. OTHER MATTERS

12.1 Drainage

United Utilities have raised no objection to the proposal, subject to a condition for sustainable drainage. Accordingly, the proposal complies with Policy 19 and Policy JP-S4.

12.2 Environmental Health

The Council's Environmental Health department has recommended a condition requiring that details of any building services or plant machinery be submitted to and approved by the Local Planning Authority. This measure will ensure that any associated noise remains within acceptable levels for the location. Accordingly, the proposal is considered to comply with Policy 9.

12.3 Energy

All developments over 1,000 square metres or ten dwellings and above (until such time that all development is required by the Code for Sustainable Homes to achieve zero carbon) are required to reduce energy emissions in line with the targets set out in Table 8 within the policy. Council officers have reviewed the Sustainability Statement and have concluded that, due to the low energy demand of the proposed development, being unheated, the development is exempt.

In addition, Policy JP-S2 (Carbon and Energy) states that there is an expectation that new development will be net zero carbon, unless it can be demonstrated that it is not practicable or financially viable. The proposal is for an unheated scheme, therefore there will be no carbon emissions as a result. Accordingly, the proposal complies with Policy 18 and Policy JP-S2.

12.4 Coal Authority

The application site falls partly within the defined Development High Risk Area. Therefore, within the site and surrounding area there are coal mining features present at surface or shallow depths.

The Coal Authority notes the conclusions of the Desk Study with Walkover Survey report in that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial and mitigatory measures, to ensure the safety and stability of the proposed development. As such, conditions have been recommended relating to intrusive investigations before work commences on site.

13. BIODIVERSITY NET GAIN

- 13.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.
- 13.2 In addition, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the condition that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. However, there are exemptions to the legislation which apply in some certain cases.
- 13.3 This development is considered exempt from Biodiversity Net Gain requirements as it does not impact a priority habitat as the site is existing concrete hardstanding.

- 13.4 The Greater Manchester Ecology Unit have raised no objections to the proposal and confirm that the site is exempt from BNG. The department have recommended that biodiversity enhancements sought, as recommended in the Preliminary Ecological Assessment. As such, the proposal complies with Policy 21 and Policy JP-G8.

14. CONCLUSION

- 14.1 The proposed development is considered acceptable and is in accordance with relevant policies contained within the Places for Everyone Plan (2024) and the Oldham Local Plan (2011) and meets the requirements of the National Planning Policy Framework, therefore the application is recommended for approval, subject to the conditions listed below:

15. 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be consistent in terms of colour, size and texture with those stated on the plans and application form. REASON - To ensure that the appearance of the development is acceptable having regard to Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan (2024).
4. No above ground development shall commence until;
 - a) A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and,
 - b) Any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations, remedial works and mitigatory measures 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.

5. Prior to the occupation of the development, or it being taken into beneficial use, 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 the Local Planning Authority for approval in writing. 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 past coal mining activity. REASON - To secure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.

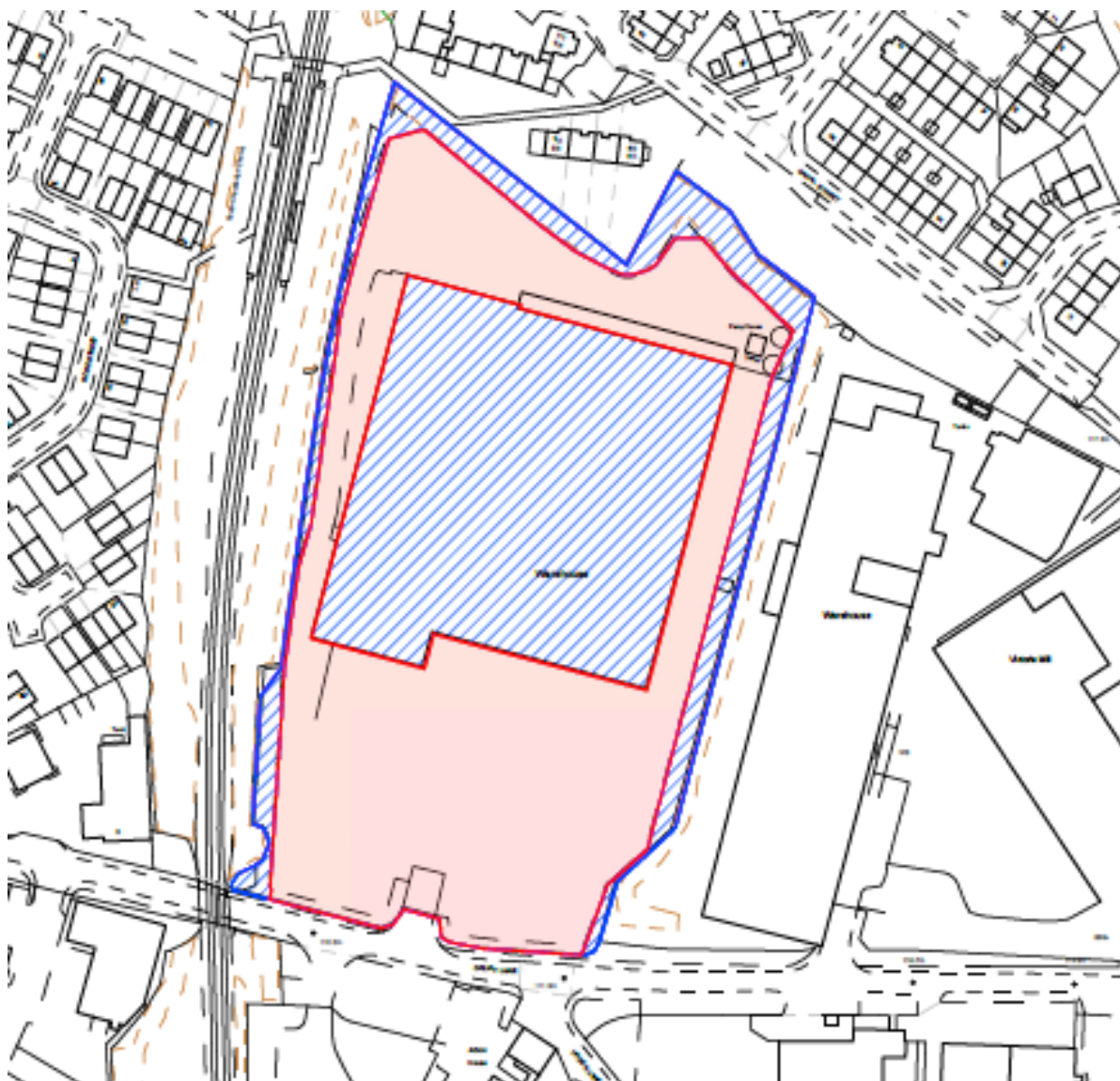
6. No above ground development shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- An investigation of the hierarchy of drainage 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;
 - 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); and,
 - Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

REASON – In order to provide sustainable drainage on site having regard to Policy 19 of the Oldham Local Plan and Policy JP-S4 of the Places for Everyone Plan (2024).

7. No above ground development shall commence 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.
8. Any building and/or externally mounted plant and equipment shall be insulated in accordance with a scheme submitted to and approved by the Local Planning Authority before the development is first brought into use. Any work implementing the scheme shall be completed before use 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 emitted from the development is below the existing background level. REASON - To ensure the protection of nearby premises having regard to Policy 9 of the Oldham Local Plan.
9. Prior to first occupation, 2no bird boxes shall be installed on both buildings. REASON – to ensure biodiversity enhancement on site having regard to Policy 21 of the Oldham Local Plan and Policy JP-G8 (A Net Gain to Biodiversity and Geodiversity) of the Places for Everyone Plan (2024).
10. The development hereby approved shall be secured in accordance with the security recommendations as set out in the Crime Impact Assessment ref: 2016/0181/CIS/02. REASON - To ensure all security measures are adhered to having regard to Policy 9 of the Oldham Local Plan.
11. The use of the development 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.

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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Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

4 June 2025

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 23 April 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 7 April and Friday 9 May 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
HOU/352734/24	2 Miller Meadow Close Shaw	Allowed, 09/05/2025	19/11/2024	Installation of a fence 2m in height to the rear and side of the property.
ADV/353175/24	Land At Huddersfield Road, Oldham	Ongoing	20/12/2024	Installation of 2 no. digital D-Poster advertising displays
HOU/353176/24	208 Oldham Road Royton	Ongoing	29/01/2025	Retention of driveway and proposed light duty vehicle crossing.
FUL/353180/24	151 Roundthorn Road Oldham	Ongoing	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	Ongoing	03/02/2025	Erection of one detached dwelling and installation of dropped kerb.
FUL/350640/23	Land to the Southern Side of Cragg Road, Chadderton	Ongoing	26/02/2025	Demolition of existing outbuildings and erection of 4 no. detached dwellings with associated landscaping
HOU/353146/24	181 Frederick Street	Ongoing	13/02/2025	Driveway and light vehicle duty crossing.

	Oldham OL8 4DH			
HOU/353167/24	185 Frederick Street	Ongoing	17/03/2025	Driveway and light vehicle duty crossing.
HOU/353554/24	1 Marfield Avenue, Chadderton	Ongoing	02/04/2025	Retention of 2 no. gable roofs (to replace hipped roofs) and erection of a single storey extension and a first floor extension.
HOU/353680/24	165 Stamford Road Lees	Ongoing	02/04/2025	Raised patio and sidescreens and stepped access to rear garden.
FUL/351985/23	Land Off Carr Lane Diggle Oldham	NEW	15/04/2025	Erection of 1 no. dwelling and associated landscaping.
VAR/353273/24	Land Off Haven Lane Moorside Oldham OL4 2QH	NEW	24/04/2025	Application for removal of condition no. 17 (requirement for traffic calming measures prior to occupation of the approved dwellings) relating to app no. PA/338917/16
HOU/353914/24	1 Marfield Avenue Chadderton Oldham OL9 8PN	NEW	07/05/2025	Erection of porch to front entrance (retrospective)
(Planning Enforcement Appeal against the requirements of a Planning Enforcement Notice)	Land to the rear of Sorella, 38 High Street, Uppermill OL3 6HR	Dismissed on 02/05/2025 (with minor amendments to the requirements of the Planning Enforcement Notice)		Concerns the continued siting on the land of external storage sheds, external toilets with timber cladding and a timber fence despite the refusal of planning permission FUL/350180/22

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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