

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

Date Wednesday 15 April 2026

Time 6.00 pm

Venue JR Clynes Building, Cultural Quarter, Greaves Street, Oldham, OL1 1AL

- 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](mailto:constitutional.services@oldham.gov.uk)
  3. Public Questions - Any Member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the contact officer by 12 noon on Friday, 10 April 2026.
  4. Filming - This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed.

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Membership of the PLANNING COMMITTEE

Councillors Akhtar, Z Ali, Cosgrove, Davis, Harkness, Hince (Chair), Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Islam, Lancaster, 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 3 - 10)  
The Minutes of the meetings of the Planning Committee held on 11<sup>th</sup> February 2026 and 11<sup>th</sup> March 2026 are attached for Members' approval.
- 6 FUL/355510/25 - Boundary Park, Hilbre Avenue/Furtherwood Road, Oldham (Pages 11 - 24)  
1) Creation of three open netball courts with associated acoustic and security fencing, 2) Changing room building (alternative location to that approved under application VAR/352459/24), 3) Introduction of terraced seating overlooking the recently completed Little Wembley training pitch, 4) Reconfiguration of the existing car/coach park with access from Hilbre Avenue and introduction of a pedestrian 'Bee Way' route, 5) New/replacement lighting within the car park and along the Bee Way, 6) Provision of bin and cycle stores, 7) Creation of a formalised ground crew compound, 8) Modification of concourse immediately in front Boundary Park stadium including relocation of 2 existing food concession stands, 9) Erection of a public art feature combining the OAFc owl and 'The Oldham Embryo'; 10) Reconfiguration of Boundary Drive turning head, and 11) associated hard and soft landscaping.
- 7 FUL/355746/26 - Nov Process and Flow Technologies Uk Limited, Greengate, Chadderton (Pages 25 - 32)



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Installation of a two-storey modular building to be used as office facilities for a temporary period of 10 years (Retrospective application)

8 Appeals Update Report (Pages 33 - 34)

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**PLANNING COMMITTEE**  
**11/02/2026 at 6.00 pm**

**Present:** Councillor Hince (Chair)  
Councillors Akhtar, Z Ali, Cosgrove, Davis, Harkness, Hurley,  
A Hussain, S. Hussain, Iqbal, Islam, Kenyon (Substitute),  
Lancaster, Nasheen and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Alan Evans	Group Solicitor
Martyn Leigh	Planning Services - OMBC
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport and Housing Delivery

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Hobin.

2           **URGENT BUSINESS**

There were no items of urgent business received.

3           **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4           **PUBLIC QUESTION TIME**

There were no public questions received.

5           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the meeting held on 17<sup>th</sup>  
December 2025 be approved as a correct record.

6           **FUL/354904/25 - LAND AT BUTTERWORTH LANE,  
CHADDERTON, OLDHAM**

APPLICATION NUMBER: FUL/354904/25

APPLICANT: Rowland Homes

PROPOSAL: Full planning application proposing the erection of  
a residential development with associated infrastructure,  
including landscaping, public open space, drainage, car and  
cycle parking, and access from Butterworth Lane.

LOCATION: Land at Butterworth Lane, Chadderton, Oldham

It was **MOVED** by Councillor S Hussain and **SECONDED** by  
Councillor Iqbal that the application be **APPROVED**.

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF**  
**APPROVAL** and 3 **VOTES** were cast **AGAINST** with 1  
**ABSTENTION**.

**RESOLVED:** That the application be **GRANTED** subject to the  
conditions as outlined in the report and the completion of a

section 106 agreement requiring financial contributions of £586,262.90 for public open space, £1,407,737.10 for education provision and £6,000 towards a TfGM monitored CCTV camera at the Broadway/Hollinwood Avenue junction as detailed in the report and the Assistant Director Planning Transport and Housing Delivery be given delegated authority to issue the planning permission after the completion of the section 106 agreement.

**NOTES:**

1. That an Objector, the Applicant and a Ward Member attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10

7 **OUT/355327/25 - LINENS LTD, RAM MILL, GORDON STREET, CHADDERTON, OLDHAM, OL9 9RH**

APPLICATION NUMBER: OUT/355327/25

APPLICANT: Mr Javid Akbar

PROPOSAL: Outline planning application (landscaping reserved) for the change of use of floors 2, 3 and 4 of former Ram Mill building to create hotel accommodation (C1) comprising 75 double bedrooms and 105 hotel aparthotel units with dedicated flexible work areas together with common space and service areas

LOCATION: Ram Mill, Gordon Street, Chadderton, Oldham, OL9 9RH

It was **MOVED** by Councillor Hince and **SECONDED** by Councillor Kenyon that the application be **APPROVED**.

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

**RESOLVED:** That the application be **GRANTED** subject to the conditions as outlined in the report and subject to condition 8 being amended as detailed in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10.

8 **FUL/355367/25 - 3 KEVIN AVENUE, ROYTON, OLDHAM, OL2 6AH**

APPLICATION NUMBER: FUL/355367/25

APPLICANT: Footlong (UK) Ltd

**PROPOSAL:** Change of use to a 6-bed house in multiple occupation (HMO) and a first-floor extension over garage.

**LOCATION:** 3 Kevin Avenue, Royton, Oldham, OL2 6AH

Members noted that Kevin Avenue was subject to a permit parking scheme and queried whether all the occupiers of the proposed HMO would be entitled to parking permits.

It was **MOVED** by Councillor Davis and **SECONDED** by Councillor Hurley that the application be **DEFERRED**.

On being put to the vote 7 **VOTES** were cast **IN FAVOUR OF DEFERRAL** and 6 **VOTES** were cast **AGAINST** with 2 **ABSTENTIONS**.

**RESOLVED:** That the application be **DEFERRED** pending further information and clarification about the allocation of on-street parking permits for properties on Kevin Avenue issued through a Traffic Regulation Order (TRO).

**NOTES:**

1. Item 8 was heard after Item 5.
2. Councillor A Hussain left the meeting after Item 8.
3. That an Objector and a Ward Member attended the meeting and addressed the Committee on this application.
4. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10.

9 **APPEALS UPDATE REPORT**

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

10 **LATE LIST**

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

The meeting started at 6.14 pm and ended at 8.28 pm

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**PLANNING COMMITTEE**  
**11/03/2026 at 6.00 pm**



**Present:** Councillor Hince (Chair)  
Councillors Z Ali, Charters (Substitute), Davis, Hurley,  
A Hussain, S. Hussain, Iqbal, Islam, Murphy, Nasheen, Wahid  
(Substitute), Williamson (Substitute) and Woodvine (for items 1 -  
5 only)

Also in Attendance:

Alan Evans	Group Solicitor
Abiola Labisi	Senior Planning Officer
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport and Housing Delivery
Matthew Taylor	Senior Planning Officer

**1            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Akhtar,  
Cosgrove, Harkness, Hobin and Lancaster.

**2            URGENT BUSINESS**

There were no items of urgent business received.

**3            DECLARATIONS OF INTEREST**

Cllr Charters informed the Committee in the interests of  
transparency that in relation to item 7 (FUL/354867/25 - Land  
rear of Alexandra Centre Retail Park, Park Road, Oldham) he  
had passed on emails he received from the applicant to  
Transport for Greater Manchester but that he had not pre-  
determined the application.

**4            PUBLIC QUESTION TIME**

There were no public questions received.

**5            MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the previous meeting be  
submitted to the following meeting.

**6            FUL/355367/25 - 3 KEVIN AVENUE, ROYTON, OLDHAM,  
OL2 6AH**

APPLICATION NUMBER: FUL/355367/25

APPLICANT: Footlong (UK) Ltd

PROPOSAL: Change of use to a 6 bed house in multiple occupation (HMO) and a first floor extension over garage.

LOCATION: 3 Kevin Avenue, Royton, Oldham, OL2 6AH

It was MOVED by Councillor Wahid and SECONDED by Councillor Z. Ali that the application be DEFERRED

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

It was MOVED by Councillor S. Hussain and SECONDED by Councillor Iqbal that the application be APPROVED.

On being put to the vote 6 VOTES were cast IN FAVOUR OF APPROVAL and 6 VOTES were cast AGAINST with 1 ABSTENTION. The Chair used his casting vote, and 7 votes were cast IN FAVOUR OF APPROVAL.

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

**NOTES:**

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

7

**FUL/354867/25 - LAND REAR OF ALEXANDRA CENTRE RETAIL PARK, PARK ROAD, OLDHAM**

APPLICATION NUMBER: FUL/354867/25

APPLICANT: Mr. T. Mushtaq

PROPOSAL: Erection of a first floor extension

LOCATION: Land rear of Alexandra Centre Retail Park, Park Road, Oldham

It was MOVED by Councillor S. Hussain and SECONDED by Councillor Iqbal that the application be APPROVED

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

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

NOTES: Councillors Z. Ali and Williamson left the room during the item and took no part in the discussion or vote thereon.

8

**FUL/354817/25 - LAND ADJACENT TO OLDHAM HULME GRAMMAR SCHOOL TO THE REAR OF NO.10 YORK AVENUE, OLDHAM**

APPLICATION NUMBER: FUL/354817/25

APPLICANT: Sameer Zulqurnain (KSGZ Holdings LTD)

PROPOSAL: Demolition of 2 garages and erection of 1 no. dwelling.

LOCATION: Land adjacent to Oldham Hulme Grammar School to the rear of No.10 York Avenue, Oldham

It was **MOVED** by Councillor S. Hussain and **SECONDED** by Councillor Nasheen that the application be **APPROVED**

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

**RESOLVED:** That the application be **GRANTED** subject to the conditions as outlined in the report

**NOTES:**

Councillor Williamson left the room during this item and took no part in the discussion or vote thereon.

9

**FUL/355356/25 - 7 SILVER STREET, OLDHAM, OL1 1HU**

APPLICATION NUMBER: FUL/355356/25

APPLICANT: Mr Mohammed Waleed Hashim

PROPOSAL: Erection of a shipping container to serve hot/cold food to takeaway.

LOCATION: 7 Silver Street, Oldham, OL1 1HU

It was **MOVED** by Councillor Murphy and **SECONDED** by Councillor Williamson that the application be **APPROVED** for a temporary period of 12 months.

On being put to the vote 6 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 6 **VOTES** were cast **AGAINST** with 1 **ABSTENTIONS**. The Chair used his casting vote, and 7 votes were cast **IN FAVOUR OF APPROVAL**.

**RESOLVED:** That the application be **GRANTED** for a temporary period of 12 months, subject to the conditions as outlined in the report and in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.



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10            **APPEALS UPDATE REPORT**  
**RESOLVED** that the Appeals Update be noted.

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

The meeting started at 6.00 pm and ended at 9.15 pm

## APPLICATION REPORT – FUL/355510/25 Planning Committee 15<sup>th</sup> April 2026

**Registration Date** 16<sup>th</sup> January 2026  
**Ward** Coldhurst

**Application Reference** FUL/355510/25  
**Type of Application** Full

**Proposal** 1) Creation of three open netball courts with associated acoustic and security fencing, 2) Changing room building (alternative location to that approved under application VAR/352459/24), 3) Introduction of terraced seating overlooking the recently completed Little Wembley training pitch, 4) Reconfiguration of the existing car/coach park with access from Hilbre Avenue and introduction of a pedestrian 'Bee Way' route, 5) New/replacement lighting within the car park and along the Bee Way, 6) Provision of bin and cycle stores, 7) Creation of a formalised ground crew compound, 8) Modification of concourse immediately in front Boundary Park stadium including relocation of 2 existing food concession stands, 9) Erection of a public art feature combining the OAFc owl and 'The Oldham Embryo'; 10) Reconfiguration of Boundary Drive turning head, and 11) associated hard and soft landscaping.

**Location** Boundary Park, Hilbre Avenue/ Furtherwood Road, Oldham OL1 2PB

**Case Officer** Graham Dickman  
**Applicant** Sportstown Ltd  
**Agent** Richard Gee

### 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 on a site exceeding 1 hectare.

### 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 relates to land forming part of the Boundary Park football stadium site.

3.2 This includes an area to the north of the main football ground which presently

comprises car parking areas and an undeveloped area on the western side which adjoins the recently redeveloped 'Little Wembley' training pitch.

- 3.3 The northern boundary of the site adjoins the rear gardens of houses on Downham Close and the main vehicular access from Hilbre Avenue. To the south-west is a cul-de-sac of residential properties on Boundary Drive and Johnstone Close. Further to the west are the Clayton Playing Fields.

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

- 4.1 The proposal involves a number of elements forming part of a programme of sports-related initiatives at the site. These comprise:

a) The creation of three open netball courts with associated acoustic and security fencing

- 4.2 The courts will be primarily located on a presently unused area of the site alongside the eastern boundary of the 'Little Wembley' training pitch.

- 4.3 The applicant indicates that the provision of the improved netball facilities is supported by Oldham Netball Club and forms one of the four sport pathways of the 'SportsTown' vision for the site.

- 4.4 2.5 metre high acoustic fencing will be installed along the northern boundary separating the netball courts from the existing housing to the north, with the remainder of the courts surrounded by security fencing.

- 4.5 It is proposed that the courts will be in use between 9am and 9pm on Sunday to Friday and 9am until 6pm on Saturdays.

b) Changing room facility

- 4.6 This facility was originally proposed to be installed as part of the upgrade to 'Little Wembley' for the area now intended for the netball courts. The proposed alternative site for the building will be to the south of this area adjacent to the north-west corner of the main football ground.

- 4.7 The building will comprise a single-storey structure containing 4 team changing rooms, officials' changing rooms, a reception, and a kitchen serving a central area to be used for refreshment provision.

c) Terraced seating to Little Wembley

- 4.8 This will comprise an uncovered, raked area along the central section to the eastern side of the pitch for coaching staff and family members to observe training sessions.

d) Reconfiguration of the car and coach park

- 4.9 These works cover the western section of the existing car park. It will provide 80 car parking spaces, 7 of which will be accessible spaces and 11 with provision for EV charging, along with spaces for 6 coaches. New lighting will be provided.

- 4.10 12 standard parking spaces will be lost from this area to accommodate the coach parking and improved circulation. An additional 220 spaces will continue to be available on the adjoining car park, with further large areas of parking available on the eastern

side of the stadium.

4.11 In addition, 6 motorcycle spaces will be available.

e) Introduction of a pedestrianised 'Bee Way' route

4.12 This will provide a segregated 5 metre wide route through the site linking to existing public footpaths (27 CHADD to the west of the site, and 70 ROYT, 126 and 184 OLDH to the east of the site) and will provide a safe area for pedestrian access across the car park.

f) Provision of bin stores

4.13 The bin stores will be located towards the north-west corner of the stadium.

g) Provision of cycle stores

4.14 Increased cycle storage for 20 bicycles will be provided within the stadium concourse.

h) Creation of a ground crew compound.

4.15 This area will be located at the south-western corner of the site between 'Little Wembley', the new changing rooms and the rear of houses on Johnstone Close. The area will be enclosed by security fencing and will be used primarily to store lighting units used to assist with turf growth along with tractors used to ferry them to the pitch.

i) Modification to stadium concourse and relocation of food concession stands.

4.16 This will involve minor changes to the configuration of the food and drink concession stands which will be located adjacent to the main football ground.

j) Erection of a public art feature

4.17 This circular feature is located facing the site entrance on Hilbre Avenue. The wheel design is focussed on an industrial cog. It will be topped by the Oldham Owl. It has a height of 9 metres and a circumference of 8 metres, with a symbol celebrating the town's role as the birthplace of the world's first IVF birth at its centre.

k) Amendment to turning head on Boundary Drive

4.18 Boundary Drive is an unadopted road serving a residential cul-de-sac and the proposal will involve a reconfiguration to provide a gated link to the Beeway route. The gate is required to allow access for emergency services only and will be locked at all other times. There will be no public vehicular access to the football ground car park or through to Broadway.

## **5. ENVIRONMENTAL IMPACT ASSESSMENT**

5.1 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5.2 The proposal represents an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. The site area is above the applicable threshold of 1 hectare of urban development.

- 5.3 The site is not located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 5.4 The proposed development involves the erection of supplementary sports development on a site which is located within Flood Zone 1, the development will not impinge on any national or local sites of ecological significance, and no significant highway impacts are anticipated.
- 5.5 Any significant environmental or amenity impacts are likely to be localised. Therefore, appropriate specialist reports to assess any anticipated impacts have been identified, and these accompany the application.
- 5.6 Consequently, it is considered that an Environmental Statement is not required.

## **6. PLANNING HISTORY**

SONDPR/355124/25 - Prior approval for installation of a solar PV system to roof of Joe Royle Stand. Prior approval required and granted. 23 October 2025.

NMA/354600/25 – Non-material Amendment application in respect of the levels of the proposed replacement training pitch relating to app no. VAR/352459/24. Approved 30 June 2025.

VAR/352459/24 - Variation of condition 10 (hours of use) relating to application FUL/351570/23 to permit use between 09.00 and 18.00 hours on Saturdays and between 09.00 and 21.00 hours on all other days (previously approved hours between 09.00 and 21.00 hours on Monday to Friday, 10.00 and 18.00 hours on Saturday and 10.00 and 21.00 hours on Sunday). Approved 6 June 2024.

FUL/351570/23 - Replacement of existing grass training pitch known as Little Wembley (and floodlights, means of enclosure and ball-catch fencing) with a new multi-sports 3G pitch with associated earth works / engineering operations / retaining structure (to provide a flat surface), ball-catch fencing, security and acoustic fencing, 8 column sports lights, 10 cycle parking spaces, and the erection of an ancillary single storey building to accommodate changing rooms, classroom / office, toilets and refreshments area,, a bin store and associated hard and soft landscaping. Access via the existing access from Hilbre Avenue. Approved 21 December 2023.

PA/053017/07 - Outline application for mixed use redevelopment including demolition of existing and construction of new south and west stands, with a combined capacity of 6,200 seats and accommodation comprising spectator facilities, Hotel (west stand) and Fitness club (south stand), Residential apartments (553 Units) and key worker housing (140 Units), Ancillary retail/cafe units together with associated landscaping and external works. Approved 9 May 2008.

## **7. RELEVANT PLANNING POLICIES**

- 7.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 7.2 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).

7.3 The site is partly allocated within a Green Corridor and Link and partly unallocated on the Proposals Map associated with this document.

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

Places for Everyone

Policy JP-S1: Sustainable Development;  
 Policy JP-S4: Flood Risk and the Water Environment;  
 Policy JP-G2 Green Infrastructure Network;  
 Policy JP-G7: Trees and Woodland;  
 Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity;

Policy JP-P1 Sustainable Places;  
 Policy JP-P5: Education, Skills and Knowledge;  
 Policy JP-P6: Health;  
 Policy JP-P7: Sport and Recreation;  
 Policy JP-C6: Walking and Cycling; and,  
 Policy JP-C8: Transport Requirements of New Development.

Core Strategy

Policy 2: Communities;  
 Policy 9: Local Environment; and,  
 Policy 21: Protecting Natural Environmental Assets.

**8. CONSULTATIONS**

Highways Officer	No objections
Environmental Health	No objections subject to various conditions in relation to hours of use of the netball courts, the maintenance compound, and the car park, for the provision of acoustic barriers, and for a ground condition assessment.
Environment Agency	No objections subject to a condition for dealing with any contamination identified as a result of works on site.
United Utilities	No objections subject to implementation in accordance with the submitted Drainage Strategy.
G M Ecology Unit	Concur with the findings of the ecological appraisal. The site will be subject to the statutory requirement for a post-decision Biodiversity Gain Plan.
Peak & Northern Footpaths Society	Note that rights of way run through or adjacent to the site and should not be obstructed during or after building works.

## **9. PUBLICITY AND THIRD-PARTY REPRESENTATIONS**

- 9.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development which affects a public right of way by neighbour notification letters, display of a site notice, and publication of a press notice.
- 9.2 In response, 2 objections have been received on the following (summarised) grounds:
- Disturbance from the additional number of users;
  - Increased traffic using a residential street;
  - Suggestion that the owner of the application site is in breach of a restrictive covenant; and,
  - Perception that permission will be given as funding has already been agreed.

## **ASSESSMENT OF THE PROPOSAL**

### **10. PRINCIPLE OF DEVELOPMENT**

- 10.1 The application relates to the creation of additional sporting facilities at an established sports stadium site. The applicant has explained that these developments form a key phase in the creation of a state-of-the-art sporting, health and educational facility for which a £5 million Government Community Regeneration Fund grant has been obtained.
- 10.2 NPPF paragraph 96 promotes the provision of development which enables and supports healthy lives, including through the provision of sports facilities.
- 10.3 In addition, PfE Policy JP-P6 requires development to maximise its positive contribution to health and wellbeing and Policy JP-P7 indicates that a network of high quality and accessible sports and recreation facilities will be protected and enhanced, supporting greater levels of activity for all ages.
- 10.4 The proposed development will assist the achievement of those objectives, and therefore this represents a significant positive benefit of the development.
- 10.5 Any matters related to the presence of private covenants are not material considerations in the assessment of the planning application, nor is the fact that grant funding has been awarded to the wider Sports Town proposals.

### **11. AMENITY ISSUES**

- 11.1 The stadium site is adjoined by residential properties to the north and south-west. Therefore, it is necessary to assess whether the developments will impact on the amenity of those residents, and if so, to ensure necessary mitigation is in place.
- 11.2 A Noise Impact Assessment has been submitted which indicates calculations which show that noise from the proposed activities is expected to fall within the previously imposed planning conditions in relation to developments at the site. A Noise Management Plan is proposed which includes limiting activities outside daytime

houses (7am until 11pm).

- 11.3 The maximum proposed hours of use of the netball courts reflect those approved for the use of Little Wembley, running from 9am until 9pm on Sunday to Friday, and 9am until 6pm on Saturdays.
- 11.4 No specific floodlighting is proposed for the courts.
- 11.5 The proposed lighting to the car park will be designed to minimise light spill and glare to neighbouring residents with baffles to shield rear-facing aspects of the lights.
- 11.6 The Environmental Health Officer has recommended a number of conditions in respect of impacts associated with the development including maximum noise emission levels, plus hours of use of the netball courts and the maintenance compound.

## **12. HIGHWAYS ISSUES**

- 12.1 NPPF paragraph 116 states that “*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.
- 12.2 A Transport Technical Note has been submitted with the application. The Highways Officer is satisfied that any increased levels of activity associated with the site can be satisfactorily accommodated through parking provision and traffic generation on the adjacent highways.

## **13. BIODIVERSITY AND ECOLOGY**

- 13.1 PfE Policy JP-G2 and Local Plan Policy 6 require development to promote and enhance the borough’s Green Infrastructure Network. In this case, although the allocation cuts through the site, this strip has no existing ecological value in linking Clayton Playing Fields to the west with Plumpton Clough to the east.
- 13.2 Within the re-configured site, the proposed landscaping includes the introduction of new trees, hedging and ornamental and wildflower planting. This will be largely concentrated along the northern boundary and includes amendments to the landscaping approved under the ‘Little Wembley’ redevelopment.
- 13.3 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 13.4 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.
- 13.5 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement. This will require a Biodiversity Gain Plan to be submitted following the grant of planning permission. This must be approved before development commences.
- 13.6 GMEU has considered the application and, subject to minor amendments to the

biodiversity net gain assessment, has no objections to the proposals. It is noted that off-site credits will be required to meet the 10% uplift, and that the statutory Biodiversity Gain Plan will need to be confirmed prior to the commencement of development

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

- 14.1 The application is accompanied by a Flood Risk Assessment and proposed Drainage Strategy. The site is located in Flood Zone 1 at the lowest risk of flooding.
- 14.2 United Utilities has indicated that the proposed Drainage Strategy is acceptable.
- 14.3 The submitted Phase 1 Preliminary Risk Assessment has been considered by the Environmental Health Officer.
- 14.4 Having regard to the available information and the results of previous reports, a full contaminated land assessment, including an assessment of the presence of landfill gas, will be required as a condition of any approval.

#### **15. CONCLUSION AND RECOMMENDATION**

- 15.1 The proposal represents an additional step in the provision of an improved range of sporting facilities at the site with the associated health benefits from increased sports participation which would be afforded.
- 15.2 Subject to the recommended conditions, it is considered that the activities can be accommodated without detriment to the character of the area or the amenity of neighbouring residents.
- 15.3 It is therefore recommended that the application is approved subject to the conditions set out below.

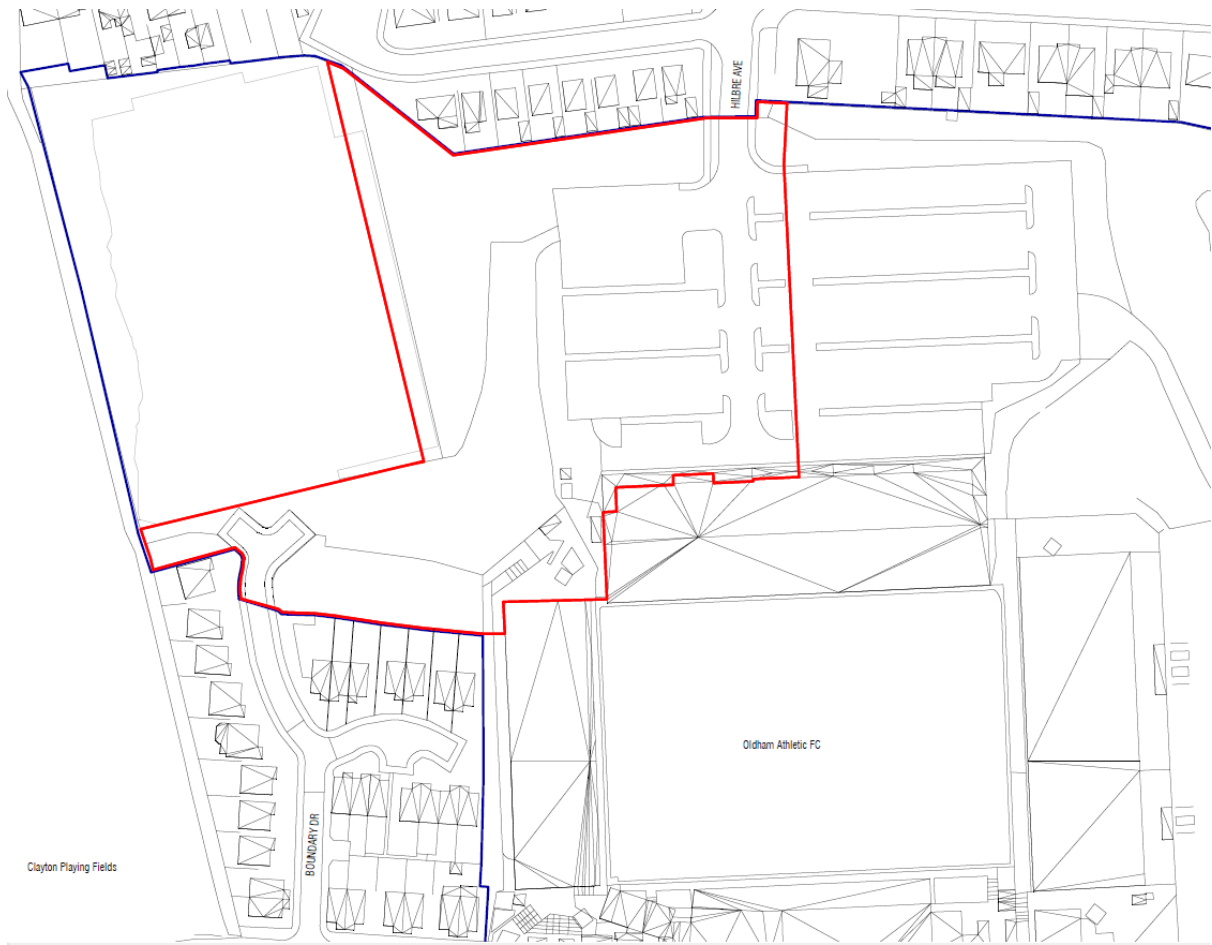
#### **16. RECOMMENDED CONDITIONS**

- 1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
- 3. No development 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, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

4. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design strategy 5292,- Dated 18/12/2025 which was prepared by EDGE. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. REASON - To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding having regard to Policy JP-S4 of the Places for Everyone Joint Development Plan.
5. Prior to the commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor noise, dust and vibration impacts. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, which shall be maintained for the duration of the construction works. REASON - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.
6. The use of the netball courts shall only take place between 09.00 and 18.00 hours on Saturdays and between 09.00 and 21.00 hours on all other days. REASON - In order to protect the amenity of neighbouring residential properties having regard to Policy 9 of the Oldham Local Plan.
7. The use of the netball courts shall not commence until the acoustic fencing indicated on the approved plans has been installed in full. The fencing shall be retained at all times thereafter whilst the courts remain in use. REASON - In order to protect the amenity of neighbouring residential properties having regard to Policy 9 of the Oldham Local Plan.
8. The 1 hour LAeq from the use of the netball courts when measured in free field conditions at 1.5 metres from the ground at any residential property shall not exceed 50dBA. REASON - In order to protect the amenity of neighbouring residential properties having regard to Policy 9 of the Oldham Local Plan.
9. The use of the ground crew compound will be limited to between 07:00 and 19:00 hours on Monday to Saturday and between 09:00 and 19:00 on Sundays and Public Holidays, except when there is a match on at the main ground when the compound can be used up to 1.5 hours after the final whistle. REASON - In order to protect the amenity of neighbouring residential properties having regard to Policy 9 of the Oldham Local Plan.
10. The use of the car park shall be limited, except in emergencies, to between 07.00 and 23.00 hours on any day, and the car parking lighting shall be operated between 07.00 and 23.10 hours on any day. REASON - In order to protect the amenity of neighbouring residential properties having regard to Policy 9 of the Oldham Local Plan.
11. All hard and soft landscape works shall be carried out in accordance with the

approved plans Ref: AT.25.12994.1000 Rev 06, AT.25.12994.2000 Rev 05, AT.25.12994.3000 Rev 05, AT.25.12994.3002 Rev 05, and AT.25.12994.3003 Rev 04 prior to the first use of the netball courts or in accordance with the programme agreed with the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority. REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9 and 21 of the Oldham Local Plan.

**SITE LOCATION PLAN (NOT TO SCALE)**



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## **PLANNING COMMITTEE – BACKGROUND PAPERS**

### **REPORT OF THE HEAD OF PLANNING**

#### **PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS**

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

#### **THE BACKGROUND PAPERS**

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- Technical reports identifying potential impacts and mitigation;
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- 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](#).

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0161 770 4105 / [Planning@oldham.gov.uk](mailto:Planning@oldham.gov.uk)

#### **ADDITIONAL BACKGROUND PAPERS**

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy))
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
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## APPLICATION REPORT – FUL/355746/26 Planning Committee 15<sup>th</sup> April 2026

**Registration Date** 20<sup>th</sup> February 2026  
**Ward** Chadderton South

**Application Reference** FUL/355746/26  
**Type of Application** Full

**Proposal** Installation of a two-storey modular building to be used as office facilities for a temporary period of 10 years (Retrospective application)

**Location** Nov Process and Flow Technologies UK Ltd, Greengate, Chadderton, M24 1SA

**Case Officer** Graham Dickman  
**Applicant** Stephen Ashworth  
**Agent** Ross Cavinder

### 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 for over 1,000sqm of floorspace.

### 2. RECOMMENDATION

2.1 It is recommended that:

- a) Planning committee resolves to grant planning permission following the receipt of outstanding consultation responses; subject to no fundamental issues being raised by the consultees and for any recommended conditions to be imposed as required.
- b) To authorise the Assistant Director Planning, Transport & Housing Delivery to issue the decision notice following satisfactory completion of the matters set out above.

### 3. SITE DESCRIPTION

3.1 The application relates to part of an extensive industrial site located on the east side of Greengate close to the boundary with the M60. The surrounding area is entirely industrial with the Manchester-Rochdale railway line adjoining the eastern boundary.

3.2 The main access to the site is from Greenside Way to the north.

3.3 Within the site is a large manufacturing building. Between this and Greengate to the west, there is a detached, two storey office building. There is a separate car park serving this building with direct access to Greengate.

3.4 To the south is a large, cleared site which is being prepared for an approved redevelopment of two large industrial buildings.

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

- 4.1 This is a retrospective application for the installation of a temporary, two-storey office building which is intended to be in-situ for 10 years. The building consists of two linked buildings set in a 'L' shaped formation and is located between the existing office building and main factory.
- 4.2 The proposal is required to enable the potential disposal of the existing office building which is presently only in 15% occupation. No increase in employment is anticipated as a result of the change and existing car parking facilities will remain as at present.
- 4.3 Approximately 50 employees will use the building per day.

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

- 5.1 The following applications relate to the adjoining site to the south:

DEM/354071/25 - Demolition of building attached to main demolition project. 28 March 2025.

FUL/351962/23 - Demolition of all existing buildings and structures and the redevelopment of the site comprising the erection of commercial units within Use Class B2, B8 and Class E (g) (iii), associated parking, landscaping and infrastructure including the recladding of the existing party wall. Approved, 22 February 2024.

#### **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 a Business Employment Area on the plan associated with the Local Plan. 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-J2: Employment Sites and Premises;  
Policy JP-J3: Office Development; and,  
Policy JP-C8: Transport Requirements of New Development.

##### Core Strategy

Policy 9: Local Environment;  
Policy 13: Employment Areas; and,  
Policy 14: Supporting Oldham's Economy.

## 7. CONSULTATIONS

Highways Officer	No objections
Environmental Health	Further information has been requested
United Utilities	Comments awaited
GM Ecology Unit	Comments awaited

## 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 display of a site notice, and publication of a press notice.
- 8.2 In response, no representations have been received.

## ASSESSMENT OF THE PROPOSAL

### 9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is located within an area designated for employment uses. The proposal would create the provision of alternative office facilities to accommodate the needs of an established business.
- 9.2 In principle therefore, the development would be in accordance with local and national planning policies.

### 10. LAYOUT AND AMENITY ISSUES

- 10.1 The proposed offices are located in an area which is well screened from the surrounding public vantage points and occupies a previously unused part of the site.
- 10.2 Consequently, there are no impacts on the local environment or wider area.

### 11. HIGHWAYS ISSUES

- 11.1 NPPF paragraph 116 states that "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
- 11.2 The site contains an extensive car park with space for 250 vehicles to which use will continue to be available.
- 11.3 The office block which is to be disposed of retains a separate area sufficient to allow it to be serviced independently.
- 11.4 There will therefore be no adverse impacts from traffic generation associated with the proposal, and the Highways Officer has raised no objections to the proposals.

## **12. BIODIVERSITY AND ECOLOGY**

- 12.1 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 12.2 This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. As a clear preference, this increase should be achieved through on-site biodiversity gains.
- 12.3 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement.
- 12.4 A Biodiversity Net Gain Metric and Assessment has been submitted with the application. The area used for the siting of the building comprised modified grassland, and it is proposed to enhance an adjacent area to satisfy the required 10% uplift.
- 12.5 The proposals are presently being assessed by GM Ecology Unit.
- 12.6 An Ecological Impact Assessment has been submitted. Having regard to the character of the existing habitat and its location between existing buildings, it would have a low ecological value.

## **13. DRAINAGE AND GROUND CONDITIONS**

- 13.1 A Flood Risk Assessment and Drainage Strategy has been submitted with the application. The site is located in Flood Zone 1 at the lowest risk of flooding.
- 13.2 It is proposed that the surface water drainage connected to the development will continue to drainage into the private surface water network serving the wider site. The comments from United Utilities are presently awaited.
- 13.3 A Phase 1 Geo-environmental Desk Study has been submitted. It is noted that the site is not located in a Coal Mining High Risk Area.
- 13.4 The Phase 1 report indicates that further site investigations will be required. The Final comments of the Environmental Health Officer are awaited to confirm this approach.

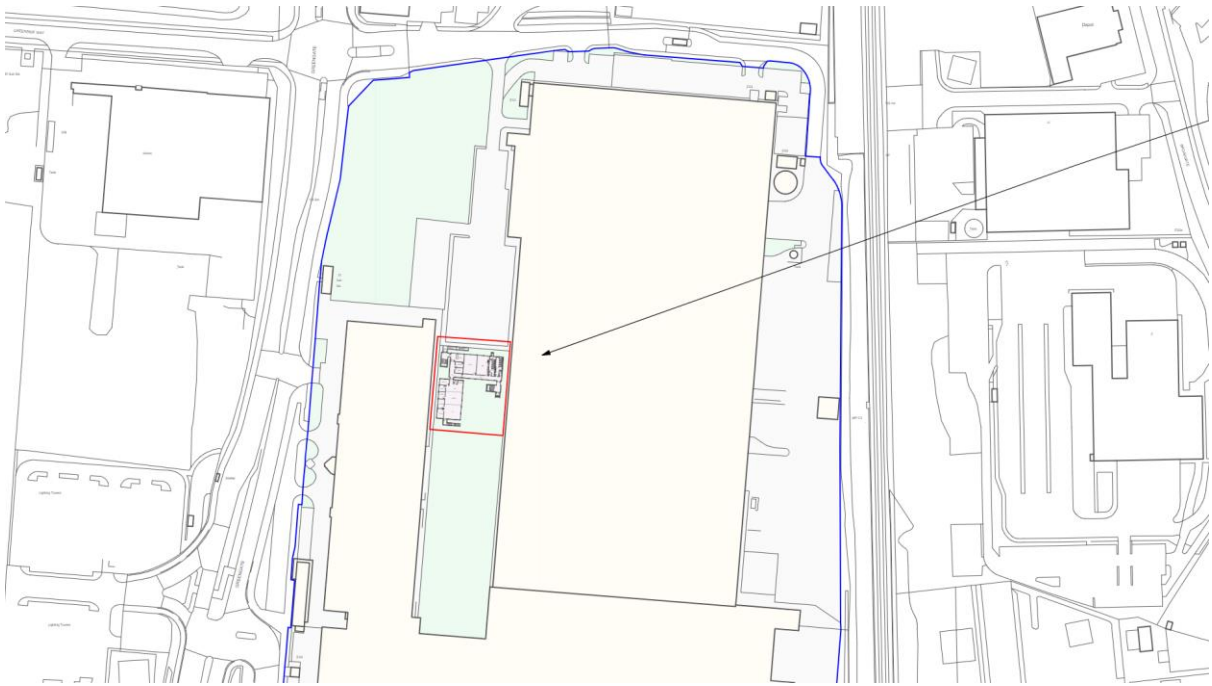
## **14. CONCLUSION**

- 14.1 This application relates to a development by an established local employer within a large commercial site located in an area allocated for such purposes. It will therefore assist in the retention of viable business activity on the site.
- 14.2 The principle of the development is therefore acceptable. Responses from technical consultees are still awaited and if received prior to Committee, will be reported in the Late List.
- 14.3 In order to avoid unnecessary delay in the determination of the application, a resolution from Committee is sought to grant permission, subject to no fundamental issues being raised by consultees and for any recommended additional conditions to be imposed as required.

**15. RECOMMENDED CONDITIONS**

1. This permission shall be for a limited period of 10 years from the date of this approval by which date the building hereby permitted shall be removed from the site and the land reinstated by soiling and seeding, unless a further permission is granted by the Local Planning Authority prior to expiration. REASON - The approval is acceptable for a temporary period only having regard to the specific circumstances of the proposal and the temporary nature of the building having regard to Policy 9 of the Oldham Local Plan.
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.

**SITE LOCATION PLAN (NOT TO SCALE)**



## **PLANNING COMMITTEE – BACKGROUND PAPERS**

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# Planning Appeals Update

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## Planning Committee

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

#### DATE OF COMMITTEE

15<sup>th</sup> April 2026

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 11 March 2026. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 23 February and Friday 27 March 2026 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
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
FUL/353485/24	The Barn, Diggle, Diggle	Dismissed, 09/03/2026	28/11/2025	Erection of 1 no. two storey dwellinghouse and garage.
FUL/354054/25	Clough Manor, Rochdale Road, Denshaw	Ongoing	06/11/2025	Change of use to a touring caravan site including new access to highway.
HOU/353477/24	234 Belgrave Road Oldham OL8 2JU	Dismissed, 20/03/2026	29/12/2025	Part two storey and part single storey rear extension (retrospective).
HOU/354720/25	2B New Street Uppermill Oldham OL3 6AU	Dismissed, 05/03/2026	23/01/2026	Erection of a rear dormer
FUL/355041/25	181 - 183 Huddersfield Road Oldham OL1 3PA	Ongoing	19/01/2026	Creation of 2 no. flats to the second floor with front and rear dormers.

ADV/355069/25	576 Middleton Road Chadderton Oldham OL9 0HE	Ongoing	27/01/2026	Installation of 1 no. digital advertisement display
HOU/355030/25	27 Osborne Road Oldham OL8 1SJ	Dismissed, 05/03/2026	28/01/2026	1) First floor rear extension 2) Single storey rear extension 3) Single storey front extension 4) Raised boundary wall (Retrospective)
FUL/355303/25	Land At Arncliffe Rise Oldham OL4 2LZ	NEW	10/03/2026	Proposed ancillary building for maintenance equipment storage
HOU/355430/25	23 Rivington Road Springhead Oldham OL4 4RH	NEW	02/03/2026	Rear/side decking to allow level access to building (in part over 300mm above existing GL), associated fencing to provide screen to neighbours

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

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