

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 21 October 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
 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, 16 October 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.

Disruptive and anti social behaviour will always be filmed. Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming. Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded.

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Please also note the Public attendance Protocol on the Council's Website https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

Membership of the PLANNING COMMITTEE

Councillors Akhtar, Z Ali, Brooks, Charters (Chair), Harkness, Hurley, Iqbal, Jackson, Nasheen (Vice-Chair), Tarbuck 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 - 6)
The Minutes of the meeting of the Planning Committee held on 23rd September 2026 are attached for Members' approval.
- 6 OUT/355495/25 - Land to the rear of 69 Broadway, Royton, Oldham, OL2 5DD (Pages 7 - 34)
Residential development for up to 37 affordable dwellings with access considered (all other matters reserved).
- 7 OUT/352888/24 - Waterside Mill, Chew Valley Road, Greenfield, Oldham, OL3 7NH (Pages 35 - 58)
Full planning application for demolition of poor quality buildings, conversion of older buildings to 59 no. apartments, construction of 27 no. dwellings, with associated access road, parking, and landscaping (all dwellings over 55 age group).
- 8 Appeals Update Report (Pages 59 - 60)

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PLANNING COMMITTEE
23/09/2026 at 6.00 pm



Present: Councillor Charters (Chair)
Councillors Akhtar, Z Ali, Harkness, Hurley, Iqbal, Klonowski
(Substitute), Nasheen (Vice-Chair) and Tarbuck

Also in Attendance:

Alan Evans	Group Solicitor
Abiola Labisi	Senior Planning Officer
Sophie Leech	Senior Planning Officer
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Dave Richards	Senior Planning Officer (Development Management)
Peter Richards	Assistant Director Planning & Development

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brooks, Jackson and Woodvine.

2 URGENT BUSINESS

Members were advised of the recent changes to the Scheme of Delegation. The National Scheme of Delegation identifies specific planning application types and groups them into two schedules:

- Those in Schedule 1 must be determined by officers under delegated powers and cannot go to Planning Committee.
- Those in Schedule 2 should also be determined under delegated powers unless the Nominated Member and Nominated Officer consider that it needs to go to Planning Committee.

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 19 August 2026 be approved as a correct record.

6 FUL/355686/26 - LAND OFF FAILSWORTH RD, FAILSWORTH

APPLICATION NUMBER: FUL/355686/26

APPLICANT: Redwaters Estates and Redwaters Fitfield (Failsworth)

PROPOSAL: Erection of 68 no. affordable dwellings (100% affordable housing scheme) with associated works such as access road, turning points and green infrastructure.

LOCATION: Land off Failsworth Road, Failsworth.

It was MOVED by Councillor Akhtar and SECONDED by Councillor Iqbal that the application be REFUSED.

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

RESOLVED: That the application be REFUSED for the reasons outlined in the report.

NOTES:

1. That an Objector, the Applicant and Ward Members 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 12

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FUL/356274/26 - 121 LONG LANE, CHADDERTON

APPLICATION NUMBER: FUL/356274/26

APPLICANT: MWIJ Properties Ltd

PROPOSAL: Change of use of vacant takeaway unit (ground floor) and residential unit (first floor) into a 7 bedroom HMO.

LOCATION: 121 Long Lane, Chadderton, OL9 8AY

It was MOVED by Councillor Z. Ali and SECONDED by Councillor Akhtar that the application be APPROVED).

On being put to the vote 2 VOTES were cast IN FAVOUR OF APPROVAL and 7 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

On being put to the vote 7 VOTES were cast IN FAVOUR OF REFUSAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.



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



The applicant has failed to demonstrate that the proposed change of use to a seven-bedroom House in Multiple Occupation (sui generis), which provides no off-street parking, would not adversely affect traffic levels, on-street parking demand, and the safety of road users. In the absence of such evidence, the Local Planning Authority cannot be satisfied that the additional and sustained residential demand for on-street parking would not displace existing users, lead to inappropriate or obstructive parking, and thereby give rise to an unacceptable impact on highway safety, including the safety of children, parents and other pedestrians using the nursery and the parade. The proposal is therefore contrary to Policies 9 and 11 of the Oldham Joint Core Strategy and Development Management Policies DPD (2011), Policy JP-C8 of the Places for Everyone Joint Development Plan (2024), and Policy TR4(e) of the National Planning Policy Framework (2026).

NOTES:

1. That an Objector and Ward Members attended the meeting and addressed the Committee on this application.

8 FUL/355490/25 - LAND AT JUNCTION OF BROADGATE AND GRIMSHAW LANE, CHADDERTON

APPLICATION NUMBER: FUL/355490/25

APPLICANT: Mr Brooks

PROPOSAL: Application for full planning permission for the erection of a new two-storey multi-use commercial building comprising a restaurant at ground floor level and a function and events space at first floor level.

LOCATION: Land at Junction of Broadgate and Grimshaw Lane, Chadderton

It was MOVED by Councillor Iqbal and SECONDED by Councillor Harkness 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:

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 12.

9 FUL/355201/25 - LAND AT SOUTHLINK, OLDHAM

APPLICATION NUMBER: FUL/355201/25

APPLICANT: Vistry Group (Manchester & Cheshire East)

PROPOSAL: Full planning application for the erection of residential development units with associated access, parking, amenity spaces and landscaping.

LOCATION: Land At Southlink, Oldham

It was MOVED by Councillor Harkness and SECONDED by Councillor Hurley that the application be APPROVED.

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

NOTES:

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

10 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update Report be noted.

11 **LATE LIST**

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

The meeting started at 6.00 pm and ended at 8.32 pm



APPLICATION REPORT – OUT/355495/25 Planning Committee – 21st October 2026

Registration Date: 23rd December 2025
Ward: Royton South

Application Reference: OUT/355495/25
Type of Application: Outline

Proposal: Residential development for up to 37 affordable dwellings with access considered (all other matters reserved).

Location: Land To the Rear Of 69 Broadway, Royton, OL2 5DD

Case Officer: Sophie Leech
Applicant: Oakmere Homes Ltd
Agent: Mr Gareth Salthouse – Emery Planning

1. INTRODUCTION

- 1.1 The application is referred to Planning Committee for determination as the application constitutes Major Development of 20 or more residential units.

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 & Development shall be authorised to issue the decision.
- 2.2 The application is recommended for approval, subject to the completion of a Section 106 Agreement securing:
- 100% affordable housing provision;
 - Highway improvement works;
 - Biodiversity Net Gain habitat management plan;
 - Public open space provision; and
 - Off-site tree planting.

3. SITE DESCRIPTION

- 3.1 The application site comprises a parcel of undeveloped land located to the rear of No. 69 Broadway, Royton. The site is bounded by established residential development to the north, south and east. To the north, the site adjoins bungalow development on Savoy Drive. To the south, residential properties are located on Grosvenor Way, Westbury Way, Mayfair Drive and Strand Way, which predominantly comprise bungalow development. Immediately to the south of No. 69 Broadway is a small terrace of two-storey dwellings known as Palace Gardens.
- 3.2 To the west of the site lies the A663 Broadway, a principal strategic highway subject to a 40mph speed limit.

- 3.3 The topography of the site is generally flat and low-lying and the site is identified on the Local Plan Proposals Map as forming part of a Green Corridor and Link. In addition, the site lies within Flood Zones 2 and 3, indicating that parts of the land are subject to varying levels of flood risk. The surrounding area is predominantly residential in character, with the A663 forming a significant physical boundary along the site's western edge.

4. THE PROPOSAL

- 4.1 The proposal is for the erection of up to 37 no. affordable dwellings (Use Class C3), together with associated infrastructure such as an access road, turning points and green infrastructure. 100% of the proposed dwellings will be provided as affordable houses and managed by a Registered Provider (RP). This outline application is for consideration of the principal of the proposed development and access only. All other detailed matters such as appearance, landscaping, layout and scale are reserved and would be subject to a reserved matters application in the future.
- 4.2 Notwithstanding this, the indicative plans provided with the application propose that the houses would be laid out in linear format to reflect the nature of the site and the character of the built form in the surrounding area. The scheme would include areas of open space and landscape enhancements.
- 4.3 The scale, appearance and layout of the individual dwellings would be reserved for future approval. However, the applicant has indicated that the scheme is likely to comprise a mix of predominately 2-2.5-storey detached and semi-detached family dwellings and the mix would be 3-bedroom and 4-bedroom with each dwelling benefiting from driveways and private gardens.

5. PLANNING HISTORY

- 5.1 None

6. RELEVANT PLANNING POLICIES

- 6.1 The adopted Development Plan for Oldham consists of several documents, most notably the Joint Core Strategy and Development Management Policies Development Plan Document (known as the Local Plan) and the Places for Everyone (PfE) Joint Plan which was adopted in March 2024.
- 6.2 The following policies are considered relevant to the determination of this application:

Oldham Local Plan policies:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 3 - An Address of Choice;
- Policy 9 - Local Environment;
- Policy 11 - Housing;
- Policy 19 - Water and Flooding;
- Policy 21 - Natural Environmental Assets;
- Policy 23 - Open Spaces and Sport.

Places for Everyone policies:

- JP-S1 - Sustainable Development;
- JP-S2 - Carbon and Energy;
- JP-S4 - Flood Risk and Water Environment;
- JP-H1: Scale, Distribution and Phasing of New Housing Development;
- JP-H2: Affordability of New Housing;
- JP-H3: Type, Size and Design of New Housing;
- JP-P1 - Sustainable Places;
- JP-G7 - Trees and Woodland
- JP-G8 - A Net Gain to Biodiversity and Geodiversity;
- JP-C8 - Transport Requirements for New Development;
- JP-D2 - Developer Contributions.

National Planning Policy Framework (August 2026)

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Environmental Health	Formal response received. No objections to the proposal. Conditions required for Construction Management Plan, landfill gas and ground contamination.
Highways	Formal response received. No objections, subject to details as listed in the conditions.
Drainage / LLFA	Formal response received. No objections, subject to conditions required as detailed in consultation response.
Environment Agency	Formal response received. No objections to the proposal, subject to conditions provided within the consultation response relating to drainage plans.
Canal & Rivers Trust	Formal response received. No comments to make on the proposal.
United Utilities	Formal response received. Objection on basis of no information on connection to their asset, however, recommends a condition if approval of application is made relating to details of drainage/connection to their asset.
Greater Manchester Ecology Unit	Formal response received. No objections to submitted ecological or biodiversity information. Conditions required for HMMP, BNG off site contributions and bat/bird boxes.
Arboricultural Officer	Formal response received. No objections to additional trees being removed, however the 2:1 tree replacement needs to be confirmed and the split between onsite and offsite confirmed.

Transport for Greater Manchester	Formal response received. No objections, subject to comments relating to crash data and recommendation that speed limit is reduced from 40mph to 30mph.
National Highways	Formal response received. No objections.
Planning Policy	Formal response received. No objections, subject to public open space contribution for existing or new provision within the borough.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised by neighbour notification letters.
- 8.2 In response, at the time of writing this report, 38 objections have been received along with 2 letters of support.
- 8.3 It is also noted that multiple objectors have submitted a significant number of comments during the determination of the application using the same addresses so the system counts this as 1 objection, although all comments are considered.
- 8.4 The objections received raise the following principal concerns:

Principle of Development and Policy Conflict

- The site is allocated as a Green Corridor and Link within the adopted Local Plan.
- Development is considered contrary to the purpose of this designation.
- Concerns that the site should remain undeveloped as open land and wildlife habitat.

Loss of Green Infrastructure, Open Space and Landscape Character

- Loss of an undeveloped green area between Royton and Chadderton.
- Harm to the character, openness and visual appearance of the area.
- Loss of a wildlife corridor and green infrastructure network.
- Concerns regarding urbanisation of the site.

Ecology and Biodiversity

- Concerns regarding bats, birds, deer, foxes, newts and other wildlife.
- Loss of habitat resulting from site clearance.
- Concerns regarding ecological surveys and Biodiversity Net Gain.
- Requests for additional biodiversity enhancements, including swift bricks.

Flood Risk, Drainage and Culvert Infrastructure

- Parts of the site are within or adjacent to Flood Zones 2 and 3.
- Concerns regarding surface water flooding and increased runoff.
- Presence of a culverted watercourse beneath the site.

- Questions regarding the location, condition, capacity and maintenance of the culvert.
- Concerns regarding climate change impacts and future flood resilience.
- Concerns that development could increase flood risk on and off site.

Land Contamination, Landfill and Ground Stability

- Concerns that the site comprises historic made ground and former landfill.
- Alleged demolition waste and asbestos-containing materials on site.
- Concerns regarding ground gases.
- Concerns about subsidence, settlement and foundation requirements.
- Concerns on lack of survey information submitted.
- Concerns regarding implications for future residents and construction workers.

Highway Safety, Access and Traffic Generation

- Objections to the proposed access from Broadway.
- Concerns regarding visibility and highway safety.
- Existing congestion on Broadway, particularly during school drop-off and pick-up periods.
- Impact of traffic associated with Oldham Athletic; retail uses and future Sports Town proposals.
- Increased vehicle movements and cumulative impacts on the local highway network.
- Concerns regarding pedestrian safety and emergency vehicle access.
- Existing parking issues on Broadway and surrounding residential streets.
- Concerns regarding overspill parking associated with the development.
- Existing problems associated with school-related parking.

Character, Appearance and Density

- Concerns that the proposed development would be out of character with existing surrounding bungalow development.
- Objections to the potential for two and three-storey dwellings.
- Arguments that building heights should be limited to bungalows or dormer bungalows.
- Concerns that the scale and density of development would represent over development.

Residential Amenity

- Loss of privacy through overlooking.
- Loss of light and overshadowing.
- Overbearing impact on neighbouring bungalows.
- Increased noise and disturbance from future residents.
- Loss of outlook and openness.
- Requirement for bungalow development.

Construction Impacts

- Construction traffic.
- Noise, dust and vibration.
- Potential impacts arising from piling and ground engineering works.
- Potential damage to neighbouring properties.

Infrastructure Capacity

- Concerns regarding capacity of local schools, GP surgeries, dentists and other community facilities.
- Concerns regarding utility infrastructure including drainage, water supply and electricity.

Support received:

The two letters of support state that:

- Additional housing is required in the Borough.
- The site is currently underutilised.
- The ecological value of the site is limited.
- Traffic impacts have been overstated.
- Technical matters such as flooding, contamination and drainage can be addressed through planning conditions and further investigation.
- The development would make an efficient use of land.
- The development would bring investment into the area.

8.5 Matters raised above will be covered in subsequent sections of this report.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application seeks approval for development of an existing parcel of undeveloped land for residential development.
- 9.2 The revised National Planning Policy Framework (NPPF) (August 2026) contains a suite of National Decision-Making Policies (NDMPs) which form a material consideration in the determination of planning applications. Central to these policies is the presumption in favour of sustainable development, which seeks to support development proposals that accord with the Development Plan and the relevant NDMPs.
- 9.3 Policy S3 (Presumption in favour of sustainable development) establishes that planning permission should be granted without delay where proposals comply with both the Development Plan and the decision-making policies of the Framework.
- 9.4 Section 1a of Policy S3 states that Policy S4 in the Framework should be applied when considering development proposals within settlements. Policy S4 (Principle of development within settlements) states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
- 9.5 In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
- a. Have a substantial adverse impact in relation to:

- i) The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii) The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
- b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
 - c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

LOSS OF GREEN CORRIDOR AND LINK

- 9.6 The proposed development site is designated as Green Corridor and Link – Long Clough Broadway, Royton – within the council's current adopted Local Plan.
- 9.7 Long Clough Green Corridor has previously featured in the Council's Strategic Housing Land Assessments as land not suitable for development due to its private ownership, i.e., the site was never previously proposed for development by the owner, and so was presumed as unavailable for development.
- 9.8 The site is not within the Local Nature Recovery Strategy and does not have any recreational routes or Public Rights of Way passing through the site. The Local Plan paragraph 6.134 states "Development proposals on sites affecting green corridors and links, including recreational routes, will be permitted where they do not dissect the open land corridor into sections or harm the potential for wildlife or people's access and enjoyment of the corridor."
- 9.9 It is noted that the site's Green Corridor designation has been subject to scrutiny through the development plan process. During the inquiry into the Unitary Development Plan in 2005, the Local Plan Inspector recommended that the site be allocated for housing and concluded that there was insufficient justification for its inclusion within the Green Corridor network. Whilst the Council ultimately chose not to accept that recommendation and retained the designation, at that time there was no identified need to release additional land for housing development.
- 9.10 The circumstances that informed that decision have changed significantly over the intervening 20 years. National and local planning policy now place substantial weight on boosting the supply of housing, including affordable housing, and the need for additional housing delivery is considerably greater than at the time the UDP was adopted.
- 9.11 Furthermore, the Inspector's conclusions regarding the limited Green Corridor value of the site remain relevant. The site is physically separated from other areas of open land by Broadway, a major highway corridor, which limits its function as a continuous ecological and recreational link. Whilst the development would result in the loss of a

section of designated Green Corridor, the extent to which the site contributes towards the wider objectives of the designation is limited.

- 9.12 Consequently, significant weight is afforded to the delivery of 37 affordable dwellings on a sustainable site within the urban area, together with the substantial social benefits arising from addressing identified housing needs. When considered alongside the site's limited Green Corridor function and the historic conclusions of the UDP Inspector, it is considered that the material considerations in favour of the development outweigh the conflict with Policy 6 and that a departure from the development plan is justified in this instance.
- 9.13 In addition, the site is privately owned and has remained in private ownership throughout the lifetime of the adopted Local Plan since its adoption in 2011. Consequently, it has not functioned as publicly accessible open space and does not provide a recreational resource for the wider community. The development would therefore not result in the loss of any publicly accessible amenity space or the severance of established public access routes.
- 9.14 The site is also not considered to perform a critical role within the wider green infrastructure network. Existing green infrastructure connections and ecological corridors within the surrounding area would remain available and functional, and the development would not result in the fragmentation of the wider network. As such, whilst there would be a loss of undeveloped land within the designated corridor, the proposal would not undermine the overall strategic function of the Green Corridor and Link designation.
- 9.15 In addition, the site's inclusion within the Green Corridor and Link designation is proposed to be removed through the emerging new Local Plan. Whilst only limited weight can be attributed to emerging policy at this stage, the new Local Plan is currently at examination and so the proposed change is a material consideration and reflects a recognition that the site's designation up until now no longer accurately reflects its ownership, function or contribution to the objectives of the green infrastructure network.
- 9.16 Ecological matters have been thoroughly assessed through the submission of appropriate survey work. The findings have been considered by Greater Manchester Ecology Unit, who have raised no objection to the principle of the development. The scheme incorporates ecological mitigation and enhancement measures and would ensure that biodiversity interests are appropriately safeguarded. Furthermore, the proposal includes areas of landscaping and green infrastructure which would contribute towards the environmental quality of the development and provide opportunities for biodiversity enhancement. Subject to the recommended mitigation and enhancement measures, the proposal is not considered to give rise to unacceptable ecological impacts.
- 9.17 The proposal would deliver 37 dwellings comprising 100% affordable housing, representing a significant public benefit. The provision of affordable housing directly responds to an identified and pressing housing need within the Borough and attracts substantial weight in favour of the development. The site is located in a sustainable location, with future residents having access to existing services, facilities, employment opportunities and public transport, reducing the need to travel by private car and supporting sustainable patterns of development.
- 9.18 Overall, some conflict with Policy 6 is acknowledged insofar as development is proposed on land currently designated as a Green Corridor and Link. However, the site makes a limited contribution to the amenity, recreational and strategic connectivity

functions that the designation seeks to protect, owing to its long-standing private ownership, lack of public accessibility and limited role within the wider green infrastructure network. The absence of objection from the Council's Ecology Unit, the proposed ecological mitigation and enhancement measures, the retention and provision of landscaping and green infrastructure within the scheme, and the proposed removal of the designation through the emerging Local Plan all serve to substantially reduce the weight that should be attributed to the policy conflict.

- 9.19 When balanced against these considerations, the delivery of 37 affordable homes in a sustainable location constitutes a significant social and economic benefit. It is therefore considered that the limited harm arising from the loss of part of the designated Green Corridor and Link is clearly outweighed by the substantial public benefits of the proposal. The development is therefore considered acceptable when assessed against the development plan as a whole and the wider objectives of sustainable development.

10. ACCESS & HIGHWAY SAFETY

- 10.1 Policy 9 of the Oldham Local Plan seeks to ensure that development has an acceptable impact on highway safety and pollution. Policy JP-C8 (Transport Requirements of New Development) of the PfE Joint Plan requires development to be located and designed to encourage walking, cycling and public transport use, reduce reliance on the private car and support the creation of sustainable communities. Similarly, Policy TR3: Locating development in sustainable locations of the NPPF (2026) promotes development in sustainable locations that are well connected to existing transport infrastructure, provide genuine travel choices and avoid unacceptable impacts on highway safety and network capacity.
- 10.2 This application is submitted in outline with only the means of access for consideration at this stage. All other detailed matters, namely appearance, landscaping, layout and scale, are reserved for subsequent approval. As such, the application seeks to establish the principle of residential development on the site together with the acceptability of the proposed access arrangements onto Broadway. Detailed matters relating to the layout and design of the development, including the internal road network, parking provision, landscaping and other site-specific details, would be considered through a future reserved matters application.
- 10.3 The Local Highways Authority has reviewed the proposals and raises no objection in principle, subject to planning conditions and a Section 106 contribution. The site occupies a sustainable location within the urban area, with access to public transport services and a range of local amenities, schools, employment opportunities and community facilities within reasonable walking and cycling distance. The proposed vehicular access would be taken from the A663 Broadway, a principal route through the borough which serves surrounding residential areas and key destinations, including a large secondary school and the Oldham Athletic football stadium.
- 10.4 The Highways Authority advises that satisfactory visibility can be achieved in both directions from the proposed access and notes that there is an acceptable highway safety record along this section of Broadway. Whilst Broadway experiences relatively high traffic volumes, the Highways Authority is satisfied that the access can be accommodated safely. To further support the safe operation of the highway network, a reduction in the speed limit from 40mph to 30mph in the vicinity of the site is recommended, secured through a Section 106 contribution of £8,000 to fund the necessary Traffic Regulation Order, road markings and signage.

- 10.5 Given that only access is under consideration, the illustrative internal layout submitted is not for approval. All highway design matters internal to the site, including gradients, visibility splays, servicing arrangements, parking provision, cycle storage and highway drainage, can be appropriately addressed at the reserved matters stage through planning conditions.

Transport for Greater Manchester Comments

- 10.6 TfGM Highways have reviewed the Transport Statement (TS) and have the following comments:

The analysis of the accident data indicates that there are no clusters of incidents within the study area. One fatal incident has occurred in the 5-year study period, with no other incidents documented. The fatal incident occurred approximately 100m to the west of the site at the junction of Broadway/Hilbre Avenue. TfGM would suggest that if consent is granted, the speed limit on Broadway is reduced to 30mph beyond the junction with Hilbre Avenue. The road is currently 40mph but turns to 30mph speed limit approximately 100m east of the site. With the addition of the new development access, 3 priority junctions would exist within a 200m distance along the 40mph speed limit road of Broadway. Reducing this speed to 30mph will provide a safer environment for drivers, cyclists and pedestrians.

- 10.7 Overall, the proposal would deliver 100% affordable housing in a sustainable and accessible location, making effective use of existing transport infrastructure and providing future residents with realistic opportunities to travel by walking, cycling and public transport. The Local Highways Authority is satisfied that suitable access can be achieved and raises no objection to the principle of the development. Subject to the recommended conditions and planning obligations, the development is considered to accord with Policy 9 of the Oldham Local Plan, Policy JP-C8 of the Places for Everyone Plan and Policy TR3 of the NPPF (2026) and would not result in an unacceptable impact on highway safety or the operation of the local highway network.

11. DRAINAGE AND FLOOD RISK

- 11.1 Policy 19 (Water and Flooding) of the Local Plan states that the council will ensure development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, and protecting and improving existing flood defences, water resources and quality, and that development proposals must carry out and pass the Sequential Test and, where necessary, the Exception Test, and be accompanied by a site-specific flood risk assessment.
- 11.2 Policy JP-S4 (Flood Risk and the Water Environment) of PfE requires designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding and expects developments to manage surface water run-off through sustainable drainage systems and as close to source as possible.
- 11.3 Policy F2: Planning for effective flood risk management of the NPPF (2026) states that:

Development plans should take a risk-based approach when identifying suitable locations for development, taking into account all sources of flood risk and the current and future impacts of climate change. They should do this, and manage any residual risk, by:

- a. *Applying the sequential test in policy F5 and, where relevant, policy F6;*
 - b. *Safeguarding land that is, or is likely to be, required for current or future flood management;*
 - c. *Using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and*
 - d. *Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.*
- 11.4 Policy F5: The sequential test of the NPPF (2026) states the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Where the test applies, development proposals should not be located in areas at risk of flooding where alternative sites, appropriate for the development, are reasonably available in areas with a lower risk of flooding.
- 11.5 Policy F6: Development in areas at risk of flooding from rivers or the sea of the NPPF (2026) states in areas falling within flood zones 2, 3a, or 3b (as defined in Annex F, table 1):
- a. *Development proposals should be refused if the use is incompatible with the risk from river or sea flooding, as set out in Annex F, table 3; and*
 - b. *In certain other circumstances set out in Annex F, table 3, in addition to satisfying the sequential test in policy F5 where applicable, development will only be appropriate where an 'exception test' is satisfied. The exception test involves demonstrating that the development would meet all the following criteria:*
 - i. *Provide wider sustainability benefits to the community that outweigh the flood risk;*
 - ii. *Be safe for its anticipated lifetime in accordance with policy F7; and*
 - iii. *Not increase flood risk elsewhere and, where possible, reduce flood risk overall.*
- 11.6 Based on table 3 in Annex F of the NPPF, this development site would not need to satisfy an Exception Test.

Sequential Test

- 11.7 A Flood Risk Assessment and Drainage Strategy (FRA), prepared by Thomas Consulting, has been submitted with the planning application. The site was identified by the Environment Agency as Flood Zone 1 up until early 2025 when it was changed such that part of the site is now shown as Flood Zone 2. An area in Flood Zone 3a lies directly to the east of the site, associated with the adjacent pond.
- 11.8 As part of the site sits within Flood Zone 2, in accordance with Policy 19, JP-S4 and NPPF Section 18 (Managing flood risk and coastal change) the applicant has carried out a sequential test. The Sequential Test covers 11 wards in the east, west, north and

central area, in accordance with advice given by the Council. These areas were chosen as they are closest to the site and provide existing land outside the Green Belt.

11.9 The Sequential Test is intended to steer development to areas at the lowest risk of flooding. Where a site is located in an area at risk of flooding, the applicant must demonstrate that there are no reasonably available alternative sites in areas of lower flood risk that could accommodate the proposed development.

11.10 To be considered sequentially preferable, a site should be suitable, available and viable and must be at a lower level of flood risk. Given that the Environment Agency (EA) maps show part of the site falls within Flood Zone 2, the Sequential Test for the purposes of Policy 19, JP-S4 and Section 18 of the NPPF has been undertaken. However, through the FRA, it is established that the site is at low risk of fluvial flooding (i.e. Flood Zone 1) when taking into account site-specific considerations.

11.11 Furthermore, when referring to sequential tests, NPPF policy F5 states:

2. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for: ...

b. Sites where a site-specific flood risk assessment demonstrates clearly that:

i. No built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)

11.12 The applicant's Flood Risk Assessment, and further investigation during the course of the application, has demonstrated that the risk of flooding on this site is low. The comments of the Environment Agency and the Lead Local Flood Authority support this position, and they have no objections to the development proposal subject to the imposition of certain conditions on any permission to be granted.

11.13 In addition, this application is an outline planning application, with details of layout to still be determined in a subsequent reserved matters planning application. As such, it is sufficient for this outline application to be able to demonstrate that residential development can take place on the site without involving built development or potentially vulnerable elements of the development in the area of the site most at-risk of flooding (i.e. adjacent to the pond that lies to the east of the site).

11.14 Based on the indicative layout provided to support this application, this would appear to be the case. However, it would be for the subsequent reserved matters application to provide the necessary information to ensure that what is being developed adjacent to the pond to the east of the site would not be a vulnerable use and would not be impacted by any potential for flooding in the future.

Culvert and Ordinary Watercourse Considerations

11.15 Concerns were raised through objections regarding whether the applicant had excavated and investigated the correct location and depth of the culverted watercourse. In response, the applicant confirmed that site investigations had been undertaken across the full width of the site upstream of Manhole 10 at the appropriate invert levels. These investigations found no evidence of a watercourse passing through the site from upstream. In addition, survey work was undertaken beyond the site boundary, including the lifting of manholes and visual inspections upstream, which

similarly identified no evidence of a watercourse. On this basis, the submitted information is considered sufficient to demonstrate the likely route and extent of the culverted watercourse, and no evidence has been identified to indicate that it extends through the development site as previously suggested.

- 11.16 Concerns were raised regarding the applicant's conclusion that the culverted watercourse is abandoned beyond the point identified on the submitted plans. In response, the applicant advised that a Ground Penetrating Radar (GPR) survey was undertaken across the site, which did not identify any of the assumed culvert routes shown on Environment Agency or United Utilities mapping. This was supplemented by further site investigations undertaken following periods of prolonged and heavy rainfall, during which no evidence was identified of a watercourse flowing through the site upstream of Manhole 10. The investigations confirmed that the only connection entering Manhole 10 comprises a surface water drainage connection serving the adjacent residential development. The findings of the surveys and investigation work, therefore, indicate that there is no evidence of an active watercourse or culvert continuing through the site beyond the point identified by the applicant.
- 11.17 Concerns were raised regarding the condition and capacity of the culverted watercourse beneath Broadway, which is proposed to receive surface water discharge from the development. The applicant advises that this section of culvert lies outside the application site and that its condition will be fully assessed as part of the detailed drainage strategy required by condition. The submitted drainage strategy is intended to establish the principle of surface water discharge in accordance with local and national drainage policy, with detailed design matters to be secured through the planning process.
- 11.18 The applicant further notes that there is no evidence to suggest failure or collapse of the culvert within or adjacent to the site. No ground depressions have been identified within the site which might indicate structural failure, nor is there evidence of significant volumes of standing water upstream that would suggest a blockage within the culvert system. Subject to the submission and approval of the detailed drainage strategy and associated investigations, it is considered that the matter can be satisfactorily addressed through planning conditions.

Climate Change and Future Flood Resilience

- 11.19 In relation to climate change resilience, the submitted Drainage Strategy incorporates appropriate climate change allowances in the hydraulic modelling and design of the proposed surface water drainage system. The strategy demonstrates that the drainage network has been designed to accommodate the 1 in 30-year rainfall event plus a 40% climate change allowance and the 1 in 100-year rainfall event plus a 45% climate change allowance. The Lead Local Flood Authority has reviewed the submitted information and raised no objection to the development in principle, subject to conditions requiring the submission of a detailed drainage scheme. It is therefore considered that appropriate regard has been given to the potential impacts of climate change on flood risk and surface water management.
- 11.20 Concerns were raised regarding encrustation identified within sections of the culvert network and the potential implications for the section of culvert beneath Broadway, particularly in relation to its ability to accommodate additional surface water flows and the potential consequences of structural failure. The applicant advises that the condition and capacity of the culvert beneath Broadway will be assessed as part of the detailed drainage strategy, as this is a requirement from the LLFA and will form part of a planning condition.

- 11.21 The applicant further notes that the culvert passes beneath an adopted highway and, as such, it would be expected that appropriate inspection, monitoring and maintenance regimes are undertaken by the relevant highway authority to identify and address any deterioration or structural issues. In addition, the culvert was reportedly inspected as part of the arrangements associated with the approval of surface water discharge from the adjacent David Wilson Homes development.
- 11.22 Detailed assessment of the culvert's condition, capacity and any necessary remedial measures will form part of the detailed drainage submissions required by condition and will be subject to review by the Lead Local Flood Authority. The LLFA has reviewed the information submitted with the application and raises no objection to the development in principle, subject to the recommended drainage conditions. Consequently, it is considered that this matter can be satisfactorily addressed through the planning process and does not warrant the refusal of planning permission.
- 11.23 Concerns were raised as to whether new drainage infrastructure associated with adjacent residential development may have been installed across the application site and subsequently connected into the historic culvert, potentially leaving parts of the original culvert network still operational elsewhere within the site.
- 11.24 In response, the applicant advises that there is no evidence to indicate that new pipes have been laid across the site. Based on the available information and historic records, it is understood that the existing culvert was originally constructed to convey surface water from the former mill. Following demolition of the mill, the adjacent residential development connected into the existing drainage system for the disposal of surface water, an arrangement that was agreed with United Utilities. The investigations undertaken by the applicant have identified no evidence to suggest that the historic culvert remains operational elsewhere within the site or that additional, unrecorded drainage infrastructure exists within the application site.
- 11.25 The submitted information has been reviewed by the Lead Local Flood Authority, which raises no objection to the development in principle, subject to conditions requiring further drainage investigations and the submission of a detailed drainage strategy. It is therefore considered that this matter can be satisfactorily addressed through the recommended planning conditions.

Lead Local Flood Authority (LLFA) comments

- 11.26 The Council's Lead Local Flood Authority (LLFA) has reviewed the submitted Flood Risk Assessment and drainage information and raise no objections to the proposal in principle. Following the removal of the Environment Agency's objection, the LLFA is satisfied that the development can proceed subject to the imposition of appropriately worded planning conditions.
- 11.27 Whilst the LLFA has raised concerns regarding the existing Main River infrastructure, principally the unresolved hydraulic interaction between the Main River network and the Monarch Angling Pond, it is satisfied that the applicant has undertaken appropriate investigations to support the outline planning application in relation to flood risk and drainage.
- 11.28 The submitted masterplan and outline drainage strategy demonstrate that no built development or other vulnerable elements of the proposed scheme would be located within areas currently identified as being at risk of flooding, including Flood Zone 2. The LLFA also notes that the existing drainage network beyond the application site

boundary is in poor condition and contributes to the current constraints associated with blockages and surcharging.

- 11.29 The LLFA considers that the outstanding matters can be addressed through appropriately worded planning conditions. These conditions will secure further investigation of the below-ground drainage network and establish the extent, if any, of flood risk associated with the existing infrastructure. Accordingly, the LLFA raises no objection to the proposed development and has recommended a series of planning conditions to be imposed should planning permission be granted.

Environment Agency comments

- 11.30 The Environment Agency has been consulted on the application and raises no objection to the proposed development subject to the imposition of a planning condition requiring compliance with the submitted Flood Risk Assessment (Ref. TC-FRA-LV0130-25-01 Rev01 dated 12 December 2025) and associated mitigation measures.
- 11.31 Subject to their recommended conditions, the Environment Agency is satisfied that the development can be made safe for its lifetime without increasing flood risk elsewhere. Given the absence of any objection from the statutory consultee and the implementation of the proposed mitigation measures, it is considered that the proposal accords with the flood risk objectives of the National Planning Policy Framework and relevant local planning policies. Consequently, flood risk does not provide a reason to withhold planning permission in this instance.

United Utilities comments

- 11.32 However, it is acknowledged that this application is submitted in outline form with only access for consideration at this stage, with all other matters reserved for future approval.
- 11.33 In recognition of the outline nature of the proposal, United Utilities have confirmed that their concerns can be satisfactorily addressed through the imposition of appropriately worded planning conditions requiring the submission and approval of detailed foul and surface water drainage schemes at the reserved matters stage. The Lead Local Flood Authority and Environment Agency have similarly recommended conditions relating to flood risk, drainage infrastructure and sustainable drainage measures.
- 11.34 These conditions will ensure that a comprehensive drainage strategy is prepared and agreed prior to the commencement of development, demonstrating that foul and surface water can be managed safely, without increasing flood risk elsewhere, and in accordance with the National Standards for Sustainable Drainage Systems (2025). Subject to the recommended conditions, it is considered that drainage, flood risk and wastewater disposal matters can be satisfactorily addressed and do not weigh against the proposal.

12. LAND CONTAMINATION AND GROUND CONDITIONS

- 12.1 A significant number of representations raise concerns regarding the condition of the land. The site is located within 250m of a former landfill site and is identified as Radon Class 1 (lowest classification for radon gas). Objectors have raised concerns that the site may contain former landfill deposits, demolition waste and asbestos-containing materials, together with concerns relating to ground gases, land stability, subsidence, potential risks to human health and the environment, and the level of information

submitted in support of the application. These concerns are acknowledged and have been carefully considered as part of the assessment of the proposal.

- 12.2 The Council's Contaminated Land Officer has reviewed the submitted Phase 1 Geo-Environmental Desk Study Report and raises no objection to the current report findings. The report identifies historical land uses including woodland and a refuse heap within the north-eastern corner of the site during the 1950s, together with the subsequent culverting of Long Clough. The study also identifies the potential presence of made ground and recommends a programme of intrusive site investigation and ground gas monitoring.
- 12.3 In addition, the Officer has confirmed that the submitted Phase 1 assessment is acceptable at this stage and provides an appropriate preliminary assessment of potential contamination risks. However, given the site's history and the potential presence of made ground, former landfill deposits and the culvert beneath the site, a detailed Phase 2 site investigation, including ground contamination and ground gas assessment, will be required by planning condition should permission be granted.
- 12.4 The Environment Agency has similarly reviewed the proposals and advises that the site's historic land uses may present contamination risks which could affect human health, controlled waters, groundwater and surface water environments if not appropriately investigated and remediated. The Environment Agency has confirmed that the development would be acceptable subject to the imposition of planning conditions requiring a detailed land contamination management strategy, investigation of any unsuspected contamination encountered during development, and appropriate remediation and validation measures where necessary.
- 12.5 Several objectors have specifically requested that a Phase 2A investigation be undertaken prior to determination of the application. In response, Environmental Health officers have advised that the purpose of the submitted Phase 1 assessment is to identify potential contamination risks and determine whether further investigation is required. The submitted report has fulfilled that purpose and concludes that a Phase 2 intrusive investigation should be carried out should planning permission be granted. Environmental Health officers concur with this approach and advise that any planning permission would be subject to conditions requiring detailed site investigations, remediation measures where necessary, and validation reporting to demonstrate that the site is suitable for its intended use and does not pose unacceptable risks to future occupants, nearby residents, controlled waters or the wider environment.
- 12.6 Having regard to the advice received from the Council's Contaminated Land Officer and the Environment Agency, it is considered that the submitted Phase 1 assessment provides sufficient information to determine the outline application. The potential contamination risks identified can be appropriately addressed through the imposition of planning conditions requiring further site investigation, remediation and verification works prior to development proceeding.
- 12.7 Lastly, the Council does not hold a Phase 2A Contaminated Land Register, as referred to in some objections. Environmental Health Officers have advised that the planning process provides an appropriate mechanism for investigating and addressing potential contamination issues by the use of planning conditions. Should planning permission be granted, a Phase 2 intrusive site investigation and any necessary remediation strategy would be required to ensure the site is suitable for its intended use. Environmental Health have further advised that, if planning permission is not granted and the site is not brought forward for development, the site would be considered separately under

the Council's contaminated land regime based on available evidence and prioritised accordingly.

13. ARBORICULTURE

- 13.1 A Tree Impact Assessment and Tree Constraints Plan have been submitted with the application. Policy JP-G7 requires the replacement of any trees lost as a result of development at a ratio of 2:1. The submitted Tree Impact Assessment and Tree Constraints Plan identify the removal of 31 individual trees, 14 groups of trees and 2 hedgerows to facilitate the proposed development. It is acknowledged that a number of trees were removed from the site prior to the submission of the application. Whilst this is regrettable, those works took place outside the scope of the current planning application and, as the trees were not subject to a Tree Preservation Order and were not located within a Conservation Area, their removal and replacement is not required and does not form part of the assessment of this proposal.
- 13.2 The Council's Arboricultural Officer has reviewed the submitted arboricultural information and raises no objection to the extent of tree and hedgerow loss identified within the submitted documents. At this stage, landscaping is a reserved matter and therefore the final layout, species selection and extent of replacement planting have not yet been determined. Consequently, it is not currently possible to accurately quantify the number of replacement trees that can be accommodated within the site or the extent of any off-site planting contribution that may be required to satisfy the requirements of Policy JP-G7.
- 13.3 Whilst initial discussions anticipated that replacement planting may need to be secured primarily through off-site contributions, the introduction of Policy N3 (Trees in New Development) within the revised NPPF places greater emphasis on the incorporation of tree planting within development sites, including the provision of tree-lined streets where appropriate. As a result, it is considered likely that a significant proportion of the required replacement planting can be accommodated on-site through the detailed landscaping scheme submitted at the Reserved Matters stage.
- 13.4 The Reserved Matters application for landscaping will therefore be required to demonstrate compliance with Policy JP-G7 through the provision of replacement tree planting at the requisite 2:1 ratio, identifying the extent of planting to be delivered on-site and, where necessary, any additional off-site planting or financial contribution required to achieve full policy compliance. Furthermore, Policy N3 provides for the long-term establishment and maintenance of newly planted trees, ensuring that replacement landscaping is not only delivered but appropriately managed and retained for the benefit of the development and wider area.
- 13.5 Overall, it is considered that the proposed development would result in an acceptable level of tree and hedgerow loss, considering the submitted arboricultural evidence and the absence of objection from the Council's Arboricultural Officer. Subject to the submission of a detailed landscaping scheme at Reserved Matters stage, together with appropriate planning conditions and obligations to secure replacement planting and its long-term management, the development is capable of achieving compliance with Policy JP-G7 and the requirements of NPPF Policy N3. Accordingly, no objection is raised on arboricultural or landscaping grounds at this outline stage.

14. ECOLOGY

- 14.1 The application has been supported by a Preliminary Ecological Appraisal (PEA) which concludes that the site provides some suitability for nesting birds, hedgehogs and amphibians. Objectors' representations also share photographs and videos of wildlife on site. The PEA report recommends the implementation of appropriate Reasonable Avoidance Measures during construction to ensure these species are protected from harm.
- 14.2 The assessment also identifies that the site contains habitat with potential suitability for badger foraging and sett creation. Whilst no badger setts were recorded within the application site during the survey work records indicate badger activity within neighbouring land to the south. Given the absence of any identified setts on site, the Greater Manchester Ecology Unit (GMEU) considers no further surveys or protected species licences are considered necessary at this stage.
- 14.3 GMEU raises no objection to the development in principle, subject to conditions requiring the submission and implementation of a Reasonable Avoidance Measures Method Statement covering badgers, nesting birds, hedgehogs and amphibians. In addition, a pre-commencement badger survey is recommended to be undertaken no more than three months prior to the commencement of development in order to identify any new evidence of badger activity or sett creation, reflecting the mobile nature of the species.
- 14.4 Subject to the recommended conditions, it is considered that the proposal would adequately safeguard protected and notable species and would not result in unacceptable ecological impacts. Consequently, the development is considered acceptable in ecological terms.

15. BIODIVERSITY NET GAIN

- 15.1 Policy N2: Improving the natural environment of the NPPF (2026) requires development to contribute positively to the natural environment and support nature's recovery. It seeks opportunities for areas to be conserved and enhanced and seeks to minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use or would make them ineffective.
- 15.2 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.
- 15.3 GMEU has reviewed the Biodiversity Net Gain (BNG) Assessment and raises no objection to the findings as set out in the report. The applicant submitted a revised assessment on their request and GMEU confirm this assessment more accurately reflects the baseline ecological value of the site, including the condition of habitats prior to degradation and the presence of the culverted watercourse.
- 15.4 The assessment concludes that the development will require the purchase of both habitat units and watercourse units from an off-site provider to achieve the mandatory 10% Biodiversity Net Gain. GMEU advises that such units should be secured within the Oldham Local Planning Authority area or the Manchester Pennine Fringe National

Character Area in the first instance, before considering adjacent Local Planning Authority areas or National Character Areas where necessary.

- 15.5 Should planning permission be granted, the statutory Biodiversity Gain Condition would apply. Prior to commencement of development, the applicant would therefore be required to submit a Biodiversity Gain Plan demonstrating how a minimum 10% net gain will be achieved. This would include a final biodiversity metric calculation together with evidence that the required habitat and watercourse units have been secured and allocated to the development.
- 15.6 GMEU advises that the on-site habitat enhancements proposed as part of the scheme are considered significant and should be secured through a Habitat Management and Monitoring Plan (HMMP) to ensure their long-term establishment, management and monitoring. This can be secured through either a planning condition or legal agreement.
- 15.7 In addition to meeting the statutory Biodiversity Net Gain requirements, the proposal provides opportunities for biodiversity enhancement on site. GMEU recommends the incorporation of features such as integrated bat and bird boxes within the proposed dwellings and the provision of gaps within boundary treatments to facilitate the movement of hedgehogs and maintain habitat connectivity across the site. These measures can be secured by planning condition.
- 15.8 Subject to compliance with the statutory Biodiversity Gain Condition and the recommended planning conditions securing habitat enhancement, management and monitoring measures, it is considered that the proposal would deliver a measurable biodiversity net gain and would accord with local and national planning policies relating to biodiversity conservation and enhancement.
- 15.9 As such, it is considered that the proposal complies with Local Plan Policy 21 and PpE Policy JP-G8.

16. ENERGY AND SUSTAINABILITY

- 16.1 Policy JP-S2 (Carbon and Energy) requires new development to promote the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling. The policy states that development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy.
- 16.2 A condition will be included on the decision for this energy statement to be provided prior to occupation of the first apartment. This will ensure that the development has sought to maximise reductions in carbon emissions in line with relevant policy targets within the Greater Manchester Net Zero Guidance.

17. PUBLIC OPEN SPACE

- 17.1 The NPPF requires new residential development to provide high-quality, accessible open space that promotes health, wellbeing, and sustainable communities. Equally, Policy 23 (Open Space) states that “all residential 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. The Council will have regard to the proposed development and the open space surpluses and deficiencies in the area to determine

whether on-site or off-site new provision, enhanced existing provision or a financial contribution will be required”.

- 17.2 To address the above, the proposed development would generate additional demand for open space and recreational facilities and, in accordance with Policy 23, is therefore required to contribute towards the provision or enhancement of such facilities.
- 17.3 The Council's Principal Greenspace and Cemeteries Manager has identified the existing play area at the junction of Broadway and Oldham Road, Royton, as an appropriate location for investment. Whilst this facility is located within Royton North rather than Royton South, it is in close proximity to the application site and is considered to serve future residents of the development. The requested contribution of £14,798.84 could be used towards improvements to the facility, including upgraded play equipment, the installation of outdoor gym equipment and/or improvements to safety surfacing.
- 17.4 Subject to the securing of this contribution through a Section 106 Agreement, the proposal would make an appropriate contribution towards enhancing existing open space provision within the locality and would accord with the requirements of Policy 23 of the Local Plan and the objectives of the NPPF in promoting healthy and sustainable communities.

18. OTHER MATTERS

18.1 *Construction Impacts*

- 18.2 Objectors raise concerns regarding the potential impacts arising during the construction phase of the development. These concerns include increased construction traffic on the local highway network, noise, dust and vibration associated with building works, potential impacts from piling and ground engineering operations, and the risk of damage to neighbouring properties. Construction-related impacts would be temporary in nature and can be managed through appropriate construction management and environmental controls where necessary.

18.3 *Infrastructure Capacity*

- 18.4 Concerns have been raised regarding the capacity of local infrastructure and community services, including GP surgeries, dentists, schools and other public facilities. Whilst these concerns are noted, there is no specific requirement within either local or national planning policy for residential developments of this nature to provide additional GP or dental facilities. The provision, funding and operation of healthcare services are matters for the relevant healthcare providers and national and local government bodies.

- 18.5 With regard to other infrastructure, including drainage, water supply and electricity networks, the relevant statutory consultees and utility providers have been consulted as part of the application process. Subject to the recommended planning conditions and any necessary connections or upgrades secured through separate statutory regimes, there is no evidence to demonstrate that the development would result in unacceptable impacts on infrastructure capacity. Accordingly, these matters do not weigh against the proposal.

18.6 *Bungalow Development*

- 18.7 Several representations have requested that any development on the site be restricted to bungalows only, citing the predominance of bungalow development within the surrounding area. Whilst these comments are noted, the current application is submitted in outline form with access as the only matter for consideration. Matters relating to the scale, appearance, layout and design of the development are reserved for future determination through a Reserved Matters application.
- 18.8 As such, the Council is not in a position at this stage to assess the detailed form, height or appearance of the proposed dwellings, nor is it considered reasonable or necessary to impose a condition requiring bungalow development only. The acceptability of the proposed building types, heights and their relationship with neighbouring properties and the character of the surrounding area will be fully assessed at the Reserved Matters stage when detailed plans are submitted. Consequently, this issue is not material to the determination of the current access-only outline application.

19. CONCLUSION

- 19.1 The application seeks outline planning permission for the development of the site for residential purposes, with access to be determined at this stage and all other matters reserved for subsequent approval.
- 19.2 The proposal would deliver 37 dwellings, all of which would be provided as affordable housing. The provision of affordable homes attracts substantial weight in favour of the development, particularly having regard to the identified and ongoing need for affordable housing within the Borough. The site is located within the urban area and in a sustainable location, with convenient access to public transport, local services, schools, employment opportunities and community facilities.
- 19.3 The proposal does involve development on land currently designated as a Green Corridor and Link under Policy 6 of the Oldham Local Plan and the resulting loss of a section of undeveloped land is acknowledged. However, for the reasons set out within this report, the site makes a limited contribution to the wider objectives of the designation. The site is privately owned, not publicly accessible and performs a restricted recreational and ecological connectivity function. Furthermore, the Council's Ecology advisers raise no objection to the proposal, appropriate mitigation and enhancement measures can be secured, and the site's designation is proposed to be removed through the emerging Local Plan. Whilst conflict with Policy 6 is identified, the degree of harm arising from that conflict is considered limited.
- 19.4 The proposal has been subject to detailed technical assessment by the Council's consultees, the Environment Agency, Lead Local Flood Authority, United Utilities, Greater Manchester Ecology Unit, the Local Highway Authority and the Council's Arboricultural and Contaminated Land Officers. No significant objections have been raised by these consultees that would justify refusal of the application. Where further information or mitigation is required, these matters can be appropriately secured through planning conditions and legal obligations.
- 19.5 In relation to flood risk and drainage, extensive investigation has been undertaken during the course of the application. The Environment Agency and Lead Local Flood Authority are satisfied that the principle of residential development is acceptable, subject to conditions requiring further drainage investigations, culvert assessments, detailed drainage design and flood mitigation measures. It has been demonstrated that residential development can be accommodated without locating vulnerable development within areas at highest risk of flooding.

- 19.6 Highway considerations have also been assessed, and it has been demonstrated that safe and suitable access can be achieved from Broadway. Subject to the recommended Section 106 contribution and planning conditions, the development would not result in an unacceptable impact on highway safety or the operation of the highway network.
- 19.7 Matters relating to contamination, ecology, biodiversity net gain, arboriculture, drainage, landscaping and sustainability can all be satisfactorily addressed through the recommended planning conditions and a Reserved Matters submission. The proposal is therefore capable of delivering a high-quality residential development that accords with the relevant requirements of national and local planning policy.
- 19.8 In accordance with Policy S4 of the NPPF (2026), development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by adverse effects. Having carefully considered all representations received, the technical evidence submitted, the consultation responses and the relevant provisions of the Development Plan and National Decision-Making Policies, it is concluded that the adverse effects associated with the development are limited and do not substantially outweigh the significant benefits arising from the delivery of 37 affordable homes in a sustainable location.
- 19.9 Overall, whilst the proposal represents a departure from Policy 6 of the Oldham Local Plan due to the loss of part of a designated Green Corridor and Link, material considerations indicate that an exception is justified in this case. The significant public benefits associated with delivering 100% affordable housing, together with the absence of technical objections and the ability to adequately mitigate identified impacts through conditions and planning obligations, outweigh the identified policy conflict.
- 19.10 It is therefore considered that the proposal accords with the Development Plan when read as a whole, together with the relevant National Decision-Making Policies contained within the NPPF (2026), and planning permission should be granted subject to the completion of a Section 106 Agreement and the conditions set out below.

20. CONDITIONS

1. All applications for reserved matters must be made within three years of the date of this decision notice and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. REASON: In accordance with Section 92 (as amended) of the Town and Country Planning Act 1990.
2. Before any phase of the development hereby granted outline permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters for: appearance, landscaping, layout and scale. REASON: In order to ensure the development is satisfactory and that details of all outstanding matters are submitted, in accordance with Section 92 (as amended) of the Town and Country Act 1990. The details are required prior to the commencement of development, because otherwise the development would not be lawful.
3. 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.

4. No development shall commence until such time as a scheme to ensure the development is flood resilient and has an appropriate managed surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The following points shall be included in the forthcoming information:
- Ensure access and improvement/ maintenance of existing main river culvert.
 - Ensure finished floor levels are set no lower than 160.25 metres above Ordnance Datum (AOD)
 - No dwellings / development within 8m of a designated main river
 - Improve the existing surface water / main river system
 - In areas with critical drainage problems, surface water run-off generated by the 1 in 30-year storm shall be limited so that it will not exceed the run-off from the undeveloped site. And flooding will not be increased off-site.
 - TG-LV0100-25-101 Rev 01 – “Drainage Strategy East” shows attenuation tank with an infill, but no overflow / outfall – this must be clarified and approved in writing by the LPA.
 - A detailed CCTV must be undertaken of the EA main river, upstream of the site adjacent to the fishing pond. This should be a fully comprehensive CCTV survey, along with any excavation requirements to determine, the culvert’s orientation, construction, remedial work, and any recorded connections. Any remedial works must be undertaken in line with EA guidance (FRAP) and mimic the connection as current. Any proposal to reduce capacity, must be supported by hydraulic modelling and agreed with the EA.
 - Downstream of “Broadway A63” the culvert is 95% blocked. This should clear down to “Water Mill Clough,” removing 900mm of accumulated silt / debris – this is subject to a Flood Risk Activity Permit (FRAP).
 - The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the LPA.

REASON - To ensure that there are no detrimental impacts to flood storage or flood flow routes, ensure the structural integrity of the existing and proposed culvert thereby reducing the risk of flooding and to reduce the risk of flooding to the proposed development and future users and prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, having regard to Policy JP-S4 (Flood Risk and the Water Environment and the NPPF).

5. No development shall commence until a detailed pre-commencement CCTV survey and topographical survey of the existing culverted Environment Agency Main River to/from the open watercourse channel at Water Mill Clough has been undertaken to ensure complete drainage conveyance has been verified and that the proposed development will not adversely affect the Main River. The survey shall verify the full route, condition and identify any defects and unrecorded diversions. The CCTV survey shall be submitted to and approved in writing by the Local Planning Authority. The CCTV survey should be accompanied by a detailed survey, to confirm position of the Main River. Any remedial works identified within Oldham Council Highways or Oldham Council land ownership shall be agreed with the LLFA and implemented before development proceeds. Any remedial work identified as part of the further investigations to the Angling Pond shall be agreed with the Environment Agency, LLFA and Monarch Angling. Any strategy should ensure that defects will be addressed without causing changes in pond water levels and silt levels

which will negatively impact current fish stocks. REASON - To establish the condition, connectivity and effective hydraulic capacity of the culverted watercourse before development relies upon it and to ensure that there are no detrimental impacts to the adoptable Highway (Broadway) having regard to Policy JP-S4 (Flood Risk and the Water Environment and the NPPF).

6. No development shall commence until detailed Surface Water Drainage proposals has been submitted to and approved in writing by the Local Planning Authority. The drainage proposals shall demonstrate that the surface water scheme has been designed in accordance with the drainage hierarchy:

1. Collected for non-potable use.
2. Infiltration to the ground, supported by site-specific BRE-365 infiltration testing and in accordance with LLFA testing requirements.
3. Discharge to a surface water body.
4. Discharge to a surface water sewer, highway drain or other surface water system.
5. Discharge to a public combined sewer.

The detailed surface water drainage scheme shall incorporate a Sustainable Drainage System designed in accordance with the National Standards for Sustainable Drainage Systems and take account of relevant Greater Manchester Sustainable Drainage guidance and demonstrate how the proposed SuDS contribute to management of surface water flood risk, water quality, amenity and biodiversity. The approved drainage scheme shall be implemented in full prior to first occupation and shall thereafter be maintained in accordance with the approved details. REASON - To ensure the drainage hierarchy is applied, and higher-priority options are not discounted without adequate evidence. To ensure relevant National and Regional SuDS guidance is incorporated having regard to Policy JP-S4 (Flood Risk and the Water Environment and the NPPF).

7. Prior to the development being brought into use, a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the approved detailed surface water drainage scheme has been constructed in accordance with the approved details. The report should include, but not limited to:

- An independent As-Built topographical survey (PDF and 3D CAD files to be submitted). The survey should detail dimensions, levels and inverts of all drainage infrastructure. The survey should confirm finished floor levels have been constructed above the modelled design flood level (including appropriate freeboard allowance) and exceedance flow routes have been constructed in accordance with the approved scheme.
- Photographic evidence of construction of all drainage features, including any private drainage components, prior to backfilling. Photographs should include a suitable reference point.
- Surface water sewer air testing.

Any departures from the approved drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. REASON - To verify that the approved drainage system has been properly constructed before occupation having regard to Policy JP-S4 (Flood Risk and the Water Environment and the NPPF).

8. Prior to first occupation of the development, a surface water drainage management and maintenance document shall be submitted to and approved in writing by the Local

Planning Authority. The management and maintenance report shall include a colour coded ownership and maintenance layout showing ownership, responsibility and adoption status of each drainage asset including existing and proposed within the development red line boundary. The approved management and maintenance strategy shall be managed, operated and maintained in accordance with the approved details for the lifetime of the development. REASON - To ensure appropriate long-term maintenance is secured having regard to Policy JP-S4 (Flood Risk and the Water Environment and the NPPF).

9. The submission of an application for the approval of reserved matters shall include details of:

- site levels and gradients;
- the internal road layout;
- parking and manoeuvring areas;
- secure cycle storage facilities;
- servicing arrangements for the development; and
- the means of draining roads, parking areas and other hard surfaced areas.

REASON - To ensure that satisfactory highway, parking and drainage arrangements are incorporated into the detailed design of the development in the interests of highway safety, sustainable travel and flood risk management having regard to Policy 9 of the Oldham Local Plan and Policy JP-C8 (Transport Requirements of New Development) of the Places for Everyone Plan (2024).

10. Before development commences the applicant shall submit a Construction Management Plan (CMP) which details how any demolition and construction on site will be managed to control dust, noise and vibration so as not to cause health and nuisance issues to the existing occupiers of residential and commercial sites close to the development. The plan shall reference the Institute of Air Quality Management's latest guidance on the assessment of dust from construction and demolition. The CMP must be agreed in writing by the Local Planning Authority before development commences and unless otherwise agreed in writing by the Local Planning Authority any mitigation in the agreed CMP shall be adhered to during any demolition or construction works. REASON - To prevent development that may result in unacceptable impacts on human health having regard to Policy 9 of the Oldham Local Plan.
11. 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.
12. Prior to the residential occupation of any development plot a statement shall be submitted to and approved in writing by the Local planning Authority detailing how that building has been constructed 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, unless it can be demonstrated that it is not practicable or financially viable. 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-H3 of the Places for Everyone Plan (2024).

13. Each dwelling hereby approved shall comply with the Nationally Described Space Standards and 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 Plan (2024).
14. Any application for the approval of reserved matters in respect of the landscaping and/or layout of the development shall be accompanied by an updated Biodiversity Net Gain Metric and Biodiversity Net Gain Statement to demonstrate how the development will secure a 10% uplift relative to baseline conditions. Any on-site biodiversity will be subject to a 30-year Habitat Management and Maintenance Plan. REASON - To secure biodiversity improvement at the site in accordance with the requirements of Schedule 7A of the Town and County Planning Act 1990 (as inserted by the Environment Act 2021).

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 – OUT/352888/24 Planning Committee 21st October 2026

Registration Date 3rd February 2025
Ward Saddleworth South

Application Reference OUT/352888/24
Type of Application Outline

Proposal Full planning application for demolition of poor quality buildings, conversion of older buildings to 59 no. apartments, construction of 27 no. dwellings, with associated access road, parking, and landscaping (all dwellings over 55 age group).

Location Waterside Mill, Chew Valley Road, Greenfield OL3 7NH

Case Officer Graham Dickman
Applicant Tanner Bros (Greenfield) Ltd
Agent Alan Chorlton

1. INTRODUCTION

- 1.1 This application is presented to Planning Committee as it relates to a Major application above the applicable threshold in the Council's Constitution.

2. RECOMMENDATION

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

3. SITE DESCRIPTION

- 3.1 The application site is the Waterside Mill complex located to the east of Greenfield.
- 3.2 Vehicular access is obtained via a private cul-de-sac access road which crosses a bridge over Chew Brook before emerging onto Holmfirth Road. Public Footpath 230 SADD runs along this access road before continuing to the south. A further Public Footpath, 266 SADD runs eastwards along the site's northern boundary.
- 3.3 The site itself comprises a complex of buildings gradually developed by Tanner Brothers as a cotton mill from the early 19th century. The earliest core building is an elongated (east-west) three-storey, stone-faced building, towards the front of which a three-storey block heads south and leads to a two-storey office block.
- 3.4 A further elongated north-south, two-storey block adjoins the eastern end of the core building.
- 3.5 These buildings surround a later single-storey weaving shed. Further buildings added in the 20th century are located to the north of the core building.

- 3.6 In addition to the industrial buildings, the site includes three groups of residential cottages alongside Waterside along with a more modern pair of houses to the south.
- 3.7 A large mill lodge is located partly within the site boundary before continuing eastwards.
- 3.8 Beyond the site boundary a number of detached residential properties are located to the west and north-east of the site.

4. THE PROPOSAL

- 4.1 The proposal involves the demolition of the mill buildings which largely form part of the later development on the site and conversion of the retained buildings to create 59 apartments for occupation by residents over 55 years of age. A new fourth-floor will be added to the existing three-storey structure.
- 4.2 In addition, 27 new dwellings would be erected. This will comprise a row of 17 three-storey houses to be located on the north side of the site replacing the demolished 20th century mill buildings. Communal car parking will be provided for these dwellings.
- 4.3 A total of 10 dwellings, in a mix of two- and three-storey, will be located to the south and east of the site. These properties would have two in-curtilage parking spaces each.
- 4.4 A new access road will be provided around the northern and eastern site along with ancillary landscaping.
- 4.5 As originally submitted the application comprised a 'hybrid' proposal including an 'outline' application for a new employment building in the northern portion of the site. This aspect has now been removed from the present application which now solely comprises a 'full' application for residential development.

5. PLANNING HISTORY

DEM/354504/25 – Demolition of single storey weaving shed with a traditional north-light roof (early 1900s) and a part single, part two storey storage shed with brick walls and an asbestos roof (1930s). Prior approval required and granted 23 December 2025.

6. RELEVANT PLANNING POLICIES

- 6.1 The statutory development plan for Oldham currently comprises:
- The Places for Everyone Joint Development Plan Document (PfE) (2024);
 - The Joint Core Strategy and Development Management Policies Development Plan Document (referred to as the Local Plan) (2011); and,
 - The Proposals Map (2011), including designations from the former Unitary Development Plan where policies are saved.
- 6.2 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-G1: Landscape Character;
Policy JP-G2 Green Infrastructure Network;
Policy JP-G3: River Valleys and Waterways;
Policy JP-G5: Uplands;
Policy JP-G7: Trees and Woodland;
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity;
Policy JP-G9: The Green Belt;

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

Policy JP-C1: An Integrated Network;
Policy JP-C2: Digital Connectivity;
Policy JP-C3: Public Transport;
Policy JP-C5: Streets for All;
Policy JP-C6: Walking and Cycling; and,
Policy JP-C8: Transport Requirements of New Development.

Joint Core Strategy and Development Management Policies (the Local Plan)

Policy 9: Local Environment;
Policy 13: Employment Areas;
Policy 21: Protecting Natural Environmental Assets;
Policy 22: Protecting Open Land; and,
Policy 23: Open Spaces and Sports.

National Planning Policy Framework (August 2026) and National Planning Practice Guidance (NPPG)

- 6.3 The National Planning Policy Framework (NPPF) was revised in August 2026 and sets out the Government's planning policies for England. It is a material consideration of significant weight in the determination of planning applications and is structured around nationally numbered decision-making policies. Relevant national policies are identified and assessed throughout the report.
- 6.4 Annex A of the NPPF provides that development plan policies which are materially inconsistent with the national decision-making policies should be given very limited weight, except where those policies have been examined and adopted, or made, against the revised Framework. Annex A also makes clear that development plan policies should not be afforded reduced weight solely because they were adopted before publication of the revised Framework. Where a policy relevant to this application is affected by Annex A, the weight attributed to that policy, and the reasons for that conclusion, are set out within the assessment.

- 6.5 The National Planning Practice Guidance (NPPG) is updated periodically and is a material consideration where relevant. Other guidance includes Planning Practice Guidance, National Design Guide and National standards for sustainable drainage systems (SuDS).

Other Guidance and Supplementary Planning Documents (SPDs)

- 6.6 Several SPDs provide guidance on the interpretation and implementation of Local Plan policies. While some are dated, they remain material considerations:
- Residential Design Guide SPD (2007) – Sets out principles for high-quality residential design, including layout, scale and amenity standards.
 - Public Realm Design Guide SPD (2007) – Provides guidance on the design and construction of streets and public spaces, forming part of the Urban Design Guide SPD.
 - South Pennine Moors SAC/SPA SPD – Supplements PfE Policy JP-G5, ensuring development does not adversely affect protected habitats within 400m of SAC/SPA boundaries or functionally linked habitats within 2.5km.
 - Holcroft Moss Planning Obligations SPD – Supplements PfE Policy JP-C8, requiring assessment of air quality impacts on Holcroft Moss SAC for developments requiring a Transport Assessment.
 - Greater Manchester Local Nature Recovery Strategy (LNRS) - Adopted in September 2025 under the Environment Act, the LNRS sets priorities for nature recovery and informs biodiversity enhancement measures.

Interim Planning Position Papers

- 6.7 These papers provide additional guidance and are material considerations, though they carry less weight than SPDs:
- Affordable Housing – Clarifies implementation of the Council's affordable housing position under policy 10, including thresholds, tenure mix and delivery mechanisms.
 - Education Contributions – Sets out an alternate methodology for calculating developer contributions for school places.
 - Open Space – Provides guidance on assessing open space contributions, including usability standards and maintenance costs, supplementing Policy 23.
 - Supporting Oldham's Economy – Clarifies measures to mitigate the loss of employment sites under Policy 14.

Other Emerging Policy

- 6.8 The Oldham Local Plan: Publication Plan has been published and consulted on. This stage represents the final draft of the Local Plan prior to submission for independent examination, prepared under Regulation 19 of the Town and Country Planning (Local

- Planning) (England) Regulations 2012.
- 6.9 The Publication Plan sets out the Council's updated vision, objectives and non strategic planning policies on matters including housing, design, climate change, transport, open land, and community facilities. It will gain weight as it progresses towards submission and adoption and if weight is to be attributed to this it will be identified within the following sections of the report."

7. CONSULTATIONS

Highways Officer	The submitted Transport Statement satisfactorily demonstrates that the additional traffic generation associated with the development would not have an adverse material impact on the highway network, subject to planning conditions, including a scheme of improvements to the existing access junction to Holmfirth Road.
Environmental Health	Recommend conditions in respect of construction management and air quality, and a full contaminated land investigation.
Environment Agency	No objections subject to imposition of various conditions in relation to the Flood Risk Assessment, a development buffer zone alongside Chew Brook, minimum floor levels, landscape and ecological management, and treatment of invasive species.
United Utilities	Recommend a condition for the submission of a sustainable drainage system.
G M Ecology Unit	Recommend conditions in relation to protection of wildlife and habitat management and maintenance.
Drainage	No comments received.
Trees Officer	Replacement tree planting on a 2 for 1 basis will be required.
GM Archaeological Advisory Service	Recommend a condition for appropriate recording of any archaeological information.
Growth Lancashire	No objection since the proposals would result in low level harm to the mill, which is a Non-Designated Heritage Asset.
Natural England	No objection. Based on the plans submitted, the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.
Growth Lancashire	Any harm will be outweighed by the benefit of securing re-use, subject to additional detailing.
Coal Authority	No comments as the site is not within a defined coalfield.

Education	As the proposals are intended for the over 55 age group no financial contribution is requested
Wildlife Trust	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 and departure from the Development Plan by neighbour notification letters, display of a site notice, and publication of a press notice.

8.2 In response 3 representations have been received on the following grounds.

- The Floor Risk Assessment does not adequately address the flood risk to neighbouring properties situated on lower ground.
- The access road and bridge across Chew brook are not wide enough for the likely traffic and future responsibility for maintenance of the bridge needs to be clarified.
- Insufficient details of landscaping.
- Overlooking of neighbouring properties on lower land.
- The size of properties shown are not appropriate for 'down-sizing' over-55 year olds as proposed.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

9.1 The application site lies within an allocated Saddleworth Business Employment Area on the Proposals Map which accompanies the adopted Local Plan. This employment land designation is reflected within the emerging Draft Local Plan.

9.2 Local Plan Policy 14 states that "*where uses of sites currently or most recently used for employment purposes which are not listed in the Policy are proposed these will be permitted where the developer has demonstrated:*

- a. *Through a marketing exercise, agreed with the Council before commencing and to be of a professional standard, that there is no market for the uses listed in the Policy, or,*
- b. *Through a viability exercise that the continued use/development of the site for the listed uses is unviable, or,*
- c. *That the development of the site for alternative uses would benefit the regeneration areas identified by the Council as being in need of investment or would benefit the*

community of the area”.

- 9.3 Furthermore, development proposals which result in the loss of an employment site should include measures to outweigh the loss of the site and support Oldham’s economy.
- 9.4 In this instance, the application has been accompanied by a Viability Appraisal.
- 9.5 This is reflected in emerging Local Plan Policy E3 which states:

“In the "established employment areas" shown on the proposals map, the Council will permit development for employment purposes (as defined in the explanation and justification) both on vacant sites and through the redevelopment of sites already in use.

Proposals for residential or mixed use development in "established employment areas" or at individual or small groups of existing employment premises not shown on the proposals map, will not be permitted unless, after assessment of the following factors, it is considered that the Borough's housing requirements and the regeneration benefits of the development outweigh the potential of the site in its present form for further employment use:

- a) the quantity and type of employment sites and premises available in the area, and*
 - b) evidence of demand for employment sites and premises in the area, and*
 - c) the suitability of the site for further employment use in terms of size, physical characteristics, access, traffic impact, and sensitivity of surrounding land uses, and*
 - d) the opportunity which may be presented for new forms of employment as part of a mixed use scheme.”*
- 9.6 PfE Policy JP-J2 notes that *“Existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary”.*
- 9.7 The application is not accompanied by any details of a marketing exercise having been carried out, nor has it been demonstrated that the redevelopment of the site would benefit any identified regeneration areas.
- 9.8 The application is, however, accompanied by a ‘Viability and Employment Land Release Assessment. This document has been independently reviewed on behalf of the Council.

The release of employment land

- 9.9 The applicant has provided information and a commentary regarding the north-west industrial property market and the local Greenfield property market, including details of competing sites in the surrounding area, noting the preference of occupiers for Grade A or B purpose-built units with appropriate eaves heights, service yards, and good energy efficiency ratings, which are within well-connected locations.
- 9.10 In this regard, due to the configuration and age of the existing buildings, the site performs poorly, whilst Greenfield is not a location with prime access having regard to the local highway network. In addition, rental levels tend to be significantly lower than

in prime locations.

- 9.11 The applicant has submitted supporting evidence regarding currently available and recently sold/let properties. This has been reviewed by the independent assessor who considers this to be a reasonable reflection of the local and regional employment property market.
- 9.12 Having regard to economic and commercial property market outlooks, and to a review of recent employment related transactions in the area, the Council's independent assessor concludes that those values are consistent with those submitted by the applicant's consultant.
- 9.13 The submitted report goes on to consider issues associated with the costs of refurbishment to retain the existing employment uses. In this regard, although no formal marketing of the site has been undertaken based on the current uses, the independent assessor is of the view that given the condition of the buildings, any new lettings would only attract low rents. Relative to the maintenance and management costs of the property, this would not be sustainable in the long term.
- 9.14 An assessment has also been carried out, and additional information requested from the applicant in relation to a present tenancy schedule and current operational/management costs of the existing buildings. The review concludes that based on recent occupation levels, the current financial position is unsustainable in the long term even if savings were to be made on some of the operating costs (e.g. demolition of buildings).
- 9.15 The independent assessor is therefore satisfied that the applicant has demonstrated the continued use of the site based on the current occupation and operation is unviable.

New build employment development

- 9.16 An appraisal has been undertaken by the applicant's consultant of a new build development, assuming redevelopment of the part of the site currently used as part single/part two-storey warehousing for the construction of new build industrial units reflecting the current authorised uses of the site.
- 9.17 The independent assessment indicates that there would be an improved Return on Cost for the developer, however, this is still (at -57.42%) below the Target Developer Return of 20% on Costs, reinforcing the challenging viability of an employment led redevelopment of the site.
- 9.18 It is therefore agreed that a new build employment development on the site is commercially unviable.

Residential financial viability assessment

- 9.19 The applicant's viability assessment assumes a Gross Development Value (GDV) of £29,152,000 for the development as proposed whereby all accommodation would be for over 55s occupation (albeit that this tenure is not a specific requirement of planning policy), whilst noting that there are only limited comparable schemes to which reference can be made.
- 9.20 Having considered the available market evidence, and the location of the proposed units, the independent assessor considers that the revenues adopted by the applicant for the houses are reasonable, however, the apartment values are understated.

- 9.21 As such, for the purposes of this appraisal, increased values for the apartment units have been adopted, which it is considered are in keeping with the market evidence and which increase the GDV of the scheme from £29,152,000 to £32,123,200.
- 9.22 A subsequent assessment of the build and associated costs has been undertaken, along with the likely developer's financial return. Whilst, in general, the analysis put forward by the applicant's consultant is agreed, for the purposes of this assessment a reduced Developer's Return of 18% on GDV for the market sale units has been adopted, which it is acknowledged is slightly below what would usually be expected given the size and risk profile of the scheme.
- 9.23 The independent assessor has carried out a detailed review of the submitted appraisal and supporting evidence. As noted above, whilst generally, the appraisal inputs adopted by applicant are reasonable, there is a difference of opinion with the applicant regarding the following items (in addition to some minor differences on other inputs):
- The suggested Gross Development Value for the subject site of £29,152,000 has been increased to £32,123,200.
 - Submitted construction costs of £26,183,700 have been reviewed and lower construction costs of £24,867,756 have been assumed.
 - Developer's Return on Open Market Sales has been reduced from 18.5% on GDV to 18% on GDV, acknowledging that the margin is slightly below what would usually be expected given the size and risk profile of the scheme.
- 9.24 A revised appraisal has therefore been produced.
- 9.25 The analysis illustrates that the scheme, even without any S106 contributions or affordable housing contribution, produces a residual land value of -£3,406,000 for the landowner which is significantly below the £Nil benchmark land value. This demonstrates that financial viability is a material consideration and that the scheme is unable to provide any level of affordable housing or other planning contributions.

Housing type and range

- 9.26 PfE Policy JP-H3 requires the provision of housing for a range of dwelling types and sizes, and also the provision of housing for older people.
- 9.27 It also requires that all new dwellings must comply with nationally described space standards and be built to the 'accessible and adaptable' standard (M4(2) of Building Regulations).
- 9.28 Oldham's Local Housing Needs Assessment (LHNA) identifies a clear need for specialist older persons accommodation now and in the future, including that for people aged 55 and over (an annual need for an additional 165 units per year of C3 use class specialist older persons accommodation between 2022-2041). The proposed development would contribute to this need.
- 9.29 PfE Policy JP-H2 sets out a need to increase affordable housing across the plan area. The capacity of the proposed site qualifies for the Affordable Housing threshold, which applies to developments of 10 dwellings or above, as set out within NPPF.
- 9.30 In the Planning Statement the applicant referenced an exemption to the 10% requirement for affordable housing within the NPPF, which included where the

proposed development provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students). These exemptions are however no longer included in the latest NPPF.

- 9.31 However, for the reasons set out above, the inclusion of such a requirement would further undermine the potential viability of the development.

Open Space

- 9.32 With regard to the impact of proposed housing on open space provision, as the site is a major development, Local Plan Policy 23 states that major residential development 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.
- 9.33 The site is identified in the Open Space Study as being accessible to all types of open space, except provision for children and young people. There are deficiencies in the overall quantity of amenity greenspace, outdoor sports provision, and provision for children and young people within the ward; and there are also deficiencies in the quality of several open spaces within the ward (see Open Space Study – Appendix C).
- 9.34 Where an area within which a site is located is deficient in at least one of the standards of open space provision (accessibility, quality and quantity), overall, the area is classed as being deficient and as such a developer contribution is required.
- 9.35 There are landscaped areas and ‘wildlife areas’ with access identified on the proposed site layout plan. Appropriate landscaping and greening is welcomed and encouraged as part of development, however it should be noted that no specific details have been provided detailing the provision of public open space onsite.
- 9.36 Public open space should serve a clear function. In line with NPPF (Annex B – Glossary), open spaces are defined as ‘all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.’
- 9.37 Appropriate street furniture (e.g. seating) and planting can contribute to high-quality open spaces and offer recreational value.
- 9.38 Where on-site open space is not to be provided, a contribution to off-site open space provision based on the deficiencies in the area and the number of bedspaces proposed in the development will be required.
- 9.39 As noted above, due to viability considerations, it is not possible for any financial contribution to be required in this case.

Green Belt

- 9.40 As originally submitted, a small element of new development was proposed to be constructed on adjoining land within the Green Belt. This element of the proposal has subsequently been removed from the application.

10. HERITAGE

- 10.1 There are no buildings listed as being of Historic or Archaeological Importance within

- or adjacent to the site, nor is the site within or adjacent to a Conservation Area.
- 10.2 Notwithstanding this, buildings within the site would be considered as non-designated heritage assets given their historic significance to the development of the area. Waterside Mill is included in the proposed Local List of buildings with heritage value that the Council will shortly be consulting on.
- 10.3 NPPF paragraph HE5:1 requires that *“Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance”*.
- 10.4 Paragraph HE7:2 indicates that *“Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset”*.
- 10.5 The application is accompanied by a Heritage Statement.
- 10.6 The submission has been considered by Growth Lancashire on the Council’s behalf. It is considered that the proposed scheme will meet the statutory test ‘to preserve’, causing no discernible harm to the significance of the heritage assets, of any identified statutory heritage assets.
- 10.7 In respect of any impact to Waterside Mill as a Non-designated Heritage Asset, some low-level harm will be caused by the scheme, particularly in its partial demolition. However, the harm would be likely to be outweighed by bringing use through conversion to the historic elements of the mill building which are to be retained, ensuring its long-term future.
- 10.8 The Oldham Mills Strategy seeks to assess the potential for mills in the Borough to continue in a viable use, such that the heritage value can be preserved. Waterside Mill has been identified as a Medium Priority Mill, and so the alteration or extension of any buildings requires clear justification in relation to significance and setting of the heritage asset.
- 10.9 In light of the assessment of the practicalities and viability of retaining the mill for employment purposes, it is considered that adequate justification for an alternative approach has been forthcoming, and buildings of historic merit are being retained wherever possible in the development.
- 10.10 GM Archaeological Advisory Service (GMAAS) has also considered the submitted Written Scheme of Investigation and interim report. GMAAS has recommended the partial discharge of the archaeological requirements at this stage to enable demolition works to progress.
- 10.11 Full discharge of the condition can be recommended in due course once the data generated from the historic building investigation has been subject to the programme of analysis set out in the agreed Project Design, a final report submitted to the Greater Manchester Historic Environment Record and an appropriate level of dissemination secured.

11. HIGHWAYS ISSUES

- 11.1 The application is accompanied by a Transport Statement, and subsequent discussions have taken place with the Council's Highways Officer to ensure that satisfactory access arrangements can be achieved to the development site.
- 11.2 NPPF paragraph TR6:4 116 states that *"Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion"*.
- 11.3 Sole vehicular access to the site is via a private road, Waterside, which serves the existing mill complex. The access crosses a bridge over Chew Brook where it adjoins a further private road serving Greenfield Mill.
- 11.4 Beyond this junction the highway is adopted, emerging onto the A635 Holmfirth Road, close to its junction with Manchester Road and Chew Valley Road. This is a strategic route through the Borough leading to Yorkshire.
- 11.5 There is currently an acceptable road safety record along this stretch of highway, with one accident occurring at the junction during the most recent five-year period.
- 11.6 A robust Transport Statement has been submitted with this application. It outlines the existing conditions on the highway network and the effect that the amount of traffic that is expected to be generated is likely to have.
- 11.7 It also looks at the more sustainable modes of travel to and from the site in relation to local amenities and any scope for improvement through mitigation measures.
- 11.8 In order to estimate the trip generating potential of the proposed residential uses, average trip rates from the industry-standard TRICS Database have been obtained.
- 11.9 The proposed development is likely to generate 32 two-way trips in the AM peak hour and 34 two-way trips in the PM peak hour. The effect of this additional traffic on the local highway network will be barely perceptible during the peak hours and less so outside of the peak hours.
- 11.10 The results from the TRICS database show that the proposed development will not have a material impact on the operation of the local or strategic highway networks and the traffic impact of the scheme is therefore acceptable.
- 11.11 The existing site entrance at its junction with Holmfirth Road is difficult to access given the topography. A drawing has been produced which shows that a highway improvement is possible which will allow easier access for vehicular traffic and pedestrians.
- 11.12 It will be designed so that a left turn into the site and a right turn out of the site will be prohibited. This is due to the topography, as it has been proven that neither manoeuvre

can be carried out safely. Instead, drivers will be required to use the nearby roundabout at the Chew Vally Road/Holmfirth Road/ Manchester Road junction in the same way that drivers travelling to Bank Lane from Holmfirth are required to do now.

- 11.13 It is recommended that a condition is attached which will ensure that a highway improvement is carried out at the junction, but will also include associated footway provision along Holmfirth Road, changes at the roundabout and all signs and road markings.
- 11.14 Once within the site, access will be gained across the existing bridge across Chew Brook. The Local Highway Authority does not consider that the bridge is of an adoptable standard and subsequently any highway layout within the site will not be adopted by the Council.
- 11.15 The applicant is aware that the internal access roads will not be adopted.
- 11.16 The bridge also carries a public right of way (Public Footpath 230 SADD). There will be some intensification of use by residential traffic and pedestrians as a direct result of the proposed development. A new footbridge is therefore proposed to be provided alongside the existing bridge, so that vehicular and pedestrian movements are separated. The public right of way will require diversion under Section 257 of the Town and Country Planning Act 1990 from the existing bridge onto the new footbridge, and the Local Highway Authority will authorise the type and specification of the footbridge to ensure that it is fit for purpose.
- 11.17 Although not being considered for adoption by the Local Highway Authority, the Highways Officer is satisfied that there is adequate car parking provision and that future residents will be able to move throughout the site safely.
- 11.18 Subject to planning conditions to secure the implementation of the required improvement works to the site access and the provision of appropriate parking and servicing facilities within the site, it is considered that the requirement of NPPF paragraph TR6:4 116 is satisfied and that there are no highway safety grounds to justify approval of the application.

12. DESIGN AND LAYOUT

- 12.1 Primary vehicular access to the site will be obtained from the site entrance and extending around the northern and eastern boundary of the site, following the line of the existing roadway serving these areas.
- 12.2 The proposed development comprises a mix of building types which are designed to be sympathetic to the retained traditional mill buildings, whilst adding contemporary features.
- 12.3 The proposals seek to convert the historic 1836 core of the building into residential apartments. The existing windows, which consist of a mix of timber and plastic, are to be replaced with a consistent fenestration which reflects the historic arrangement and where required, the stonework across each elevation will be sensitively cleaned.

- 12.4 Above the retained mill building, a recessed flat roofed extension is proposed at fourth floor to provide additional accommodation. A number of modern additions and extensions will also be introduced across the original mill buildings.
- 12.5 Subject to a condition relating to the detailed design and materials to be used on the conversion and for the additional floor extension, it is not considered that this would significantly harm the integrity of the building whilst adding to the viability of a scheme for its retention and re-use.
- 12.6 At the northern side of the retained mill buildings, the more modern structures will be replaced with an elongated block of houses extending over 3 storeys. It will incorporate a saw-tooth roof design reflecting the established design of the later mill buildings which are to be demolished. This block will be separated from the retained mill building by landscaped car parking areas.
- 12.7 Finally, 3 small blocks, each containing 3 or 4 dwellings, will be constructed to the south and east of the retained mill buildings. These structures will extend to between two and three storeys with a contemporary design with large windows (reflecting those on the original mill buildings) and flat roofs.
- 12.8 Overall, it is considered that the proposals would be sympathetic to the setting of the site and be adequately integrated into its surroundings and to the landscape character of the area as required by PfE Policy JP-G1, having regard to the site's location within the Open Moorlands and Enclosed Upland Fringes (Dark Peak) landscape character type.

13. AMENITY ISSUES

- 13.1 Although largely in existing industrial use, three blocks of terraced dwellings which will have been traditionally occupied in connection with the mill, and are in the ownership of the applicant, are located on the western side of the mill. These properties will be retained.
- 13.2 To the north-east of the mill, and sharing the same site access, are three dwellings in separate ownership.
- 13.3 In all cases the relationship to the proposed dwellings secures acceptable degrees of privacy. Whilst there will inevitably be some disturbance during subsequent construction/conversion works, any approval will be subject to a requirement that a detailed Construction Environmental Management Plan is submitted and approved to regulate those activities.
- 13.4 As required by Places for Everyone Policy JP-H3, the properties shall comply with the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make it impracticable.
- 13.5 A condition will be recommended to ensure the policy's requirements are met.

14. BIODIVERSITY AND ECOLOGY

- 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 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.
- 14.3 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement.
- 14.4 A Biodiversity Net Gain Metric and Assessment has been submitted along with a Preliminary Ecological Appraisal.
- 14.5 As part of the development, it is proposed to undertake habitat enhancement within two adjacent areas which fall within the applicant's wider land ownership. Confirmation that these areas will be registered as Habitat Banks will be required in order to satisfy the requirements of the statutory post-planning approval Biodiversity Gain Plan.
- 14.6 In order to implement the scheme, including to allow for demolition of the sections of the existing building which are to be removed, replacement tree planting will be required to comply with the requirements of PfE Policy JP-G7, which requires replacement tree planting on a 2 for 1 basis.
- 14.7 A planning condition will be necessary to ensure the implementation of the required tree planting and biodiversity enhancements, and implementation of a Habitat Management and Maintenance Plan within the applicant's wider land ownership.
- 14.8 In addition, it will be necessary for the applicant to obtain a licence from Natural England prior to demolition of some of the proposed mill structures which are to be removed. In respect of other potential impacts on mammals, amphibians, and reptiles, a condition will be required to ensure precautionary working measures are implemented in accordance with a submitted method statement.
- 14.9 The Environment Agency has drawn particular attention to the need to respect the ecological value alongside the Chew Brook watercourse and has recommended various conditions to ensure such features are protected and enhanced.

15. DRAINAGE AND GROUND CONDITIONS

- 15.1 Part of the overall site is located within Flood Zones 2 & 3 of the Environment Agency's Flood Risk Matrix.
- 15.2 A Flood Risk and Drainage Assessment has been submitted with the application.
- 15.3 The Environment Agency had sought clarification that the proposals would not involve development lying within Flood Zones 2 and 3, which occupy the northern section of the site (on which the commercial development was originally proposed).
- 15.4 Following the submission of further details, the objection has been withdrawn subject to a condition to ensure compliance with the submitted Flood Risk Assessment and a minimum finished floor level for the proposed dwellings.

- 15.5 Concerns have been expressed by neighbouring residents in respect of potential increased flood risk. As the development will not intrude into areas at risk of flooding, and considering the relationship between the new development, the existing properties, and Chew Brook, there is no evidence to suggest that any existing flood risks will be increased.
- 15.6 United Utilities considers that a condition will be required to demonstrate that the applicant has explored all options to secure the sustainable drainage of the site and a detailed sustainable drainage plan has subsequently been submitted and approved. This will be a condition of any approval.
- 15.7 In respect of ground contamination issues, a Phase 1 Desk Study Report has been submitted.
- 15.8 The Environmental Health Officer has reviewed the report and advised that a full contaminated land assessment will be required as a condition of any approval.

16. ENERGY

- 16.1 Prior to the commencement of any construction or conversion works, an Energy/ Sustainability Statement will need to be submitted to demonstrate that the buildings can achieve energy efficiency 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.

17. CONCLUSION

- 17.1 This application proposes the comprehensive redevelopment of a long-established industrial site through a mix of demolition, replacement, and selective conversion of the parts of the mill complex which retain heritage value.
- 17.2 Consideration has been given to the loss of employment land which, in accordance with Local plan policy should not be permitted unless the applicant has demonstrated either that retention is unviable, or that appropriate compensation for the lost can be achieved.
- 17.3 In this instance it has been adequately demonstrated that such a justification can be evidenced and that proposals will alternatively allow the creation of a new residential development which is sensitive both to the locality and the historic value of the site.
- 17.4 Access to the site is constrained by the single point linking to the wider highway network. It is acknowledged that this route utilises a narrow bridge; however, this bridge has historically served, and continues to serve, the established industrial activity on the site, and it is not considered that vehicle movements generated by the residential use of the site would place a greater stress on the bridge compared to the established industrial use.

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 hereby approved, comprising the construction of new dwellings or the conversion of retained buildings, shall be commenced until full details of a highway improvement at the access to the site at its junction with Holmfirth Road, and at the Holmfirth Road, Manchester Road, Chew Valley Road roundabout, and including management responsibility for future maintenance of the existing bridge structure across Chew Brook, has been submitted to and approved in writing by the Local Planning Authority. Details of construction, levels, drainage, lighting, and footway provision, with all associated signs and road markings, shall be included within the submitted scheme. The approved scheme shall be implemented in full prior to first occupation of any new dwellings hereby approved and the bridge management arrangements shall be retained thereafter. REASON – To ensure safe access into and out of the site, including the prevention of left turn manoeuvres into and right turn manoeuvres out of the site, in the interests of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.
4. No development hereby approved, comprising the construction of new dwellings or the conversion of retained buildings, shall be commenced until full details of a pedestrian bridge across Chew Brook, including management responsibility for future maintenance of the bridge structure, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of any new dwellings hereby approved and shall be retained thereafter in accordance with the approved details. REASON – To ensure safe pedestrian access into and out of the site, having regard to Policies JP-C6 and JP-C8 of the Places for Everyone Joint Development Plan.
5. No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan 3579 26 B and the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles. REASON - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.
6. No dwellings shall be occupied 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 JP-C6 and JP-C8 of the Places for Everyone Joint Development Plan.
7. Prior to the commencement of any development, the applicant shall submit a Construction Environmental Management Plan (CEMP) which details how any construction on site will be managed to control dust, noise and vibration so as not to cause health and nuisance issues to the existing occupiers of residential and

commercial sites close to the development. The plan shall reference the Institute of Air Quality Management's latest guidance on the assessment of dust from construction and demolition. The CEMP shall also include details of scheduling of deliveries, storage of plant and materials on site, car parking provision for contractors and employees, wheel-wash facilities and general phasing of the works. The CEMP shall be approved in writing by the Local Planning Authority before any development commences and, unless otherwise agreed in writing by the Local Planning Authority, any mitigation in the agreed CEMP shall be adhered to for the duration of any construction works. REASON - To prevent development that may result in unacceptable impacts on human health and the environment having regard to Policy 9 of the Oldham Local Plan.

8. No development, other than demolition works, shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.
9. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 5839/FRDA/Final/v1.0/2024-08-13) including that finished floor levels shall be set no lower than 166.65 metres above Ordnance Datum (AOD). These mitigation measures shall be fully implemented prior to occupation of a dwelling and subsequently, in accordance with the scheme's timing/phasing arrangements. The measures shall be retained and maintained thereafter throughout the lifetime of the development. REASON - To reduce the risk of flooding to the proposed development and future occupants having regard to Policy JP-S4 of the Places for everyone Joint Development Plan.
10. Prior to the commencement of development, other than demolition, 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
 - (iv) levels in AOD;
 - (v) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (vi) 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 JP-S2 of the Places for Everyone Joint Development Plan.

11. No development, other than demolition, shall take place until a scheme for the provision and management of a 10-metre-wide buffer zone; excluding the existing access road; alongside the Chew Brook waterbody has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from new built development including formal landscaping or new hardstanding, except for retention of existing access road. The scheme shall include:

- plans showing the extent and layout of the buffer zone free of any new hardstanding, parking areas or underground storage assets.
- details demonstrating how the buffer zone and river will be protected during development's construction; including any potential road widening of existing access road;
- details of any retained or proposed new soft landscaping along riparian corridor, including planting schedule.
- detail of any new site surface water connections to river, preferably via a multifunctional sustainable urban drainage system.
- details of any proposed new footpaths, or environmentally sensitive fencing or lighting arrangements etc. along key ecological network.

REASON - In order to protect valuable wildlife alongside the watercourse and ensure this is protected and positively integrated as part of new riparian development having regard to Policy JP-G3 of the Places for Everyone Joint Development Plan.

12. No development, other than demolition, shall take place until full details of both hard and soft landscape works with an associated Landscape and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant.

The soft landscaping works shall include planting plans; including provision of replacement tree planting on a basis of 2 for 1 removed to facilitate the development, written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme. All planting shall be implemented in accordance with the approved details in 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 and shall be maintained for a period of 5 years from the agreed date of planting.

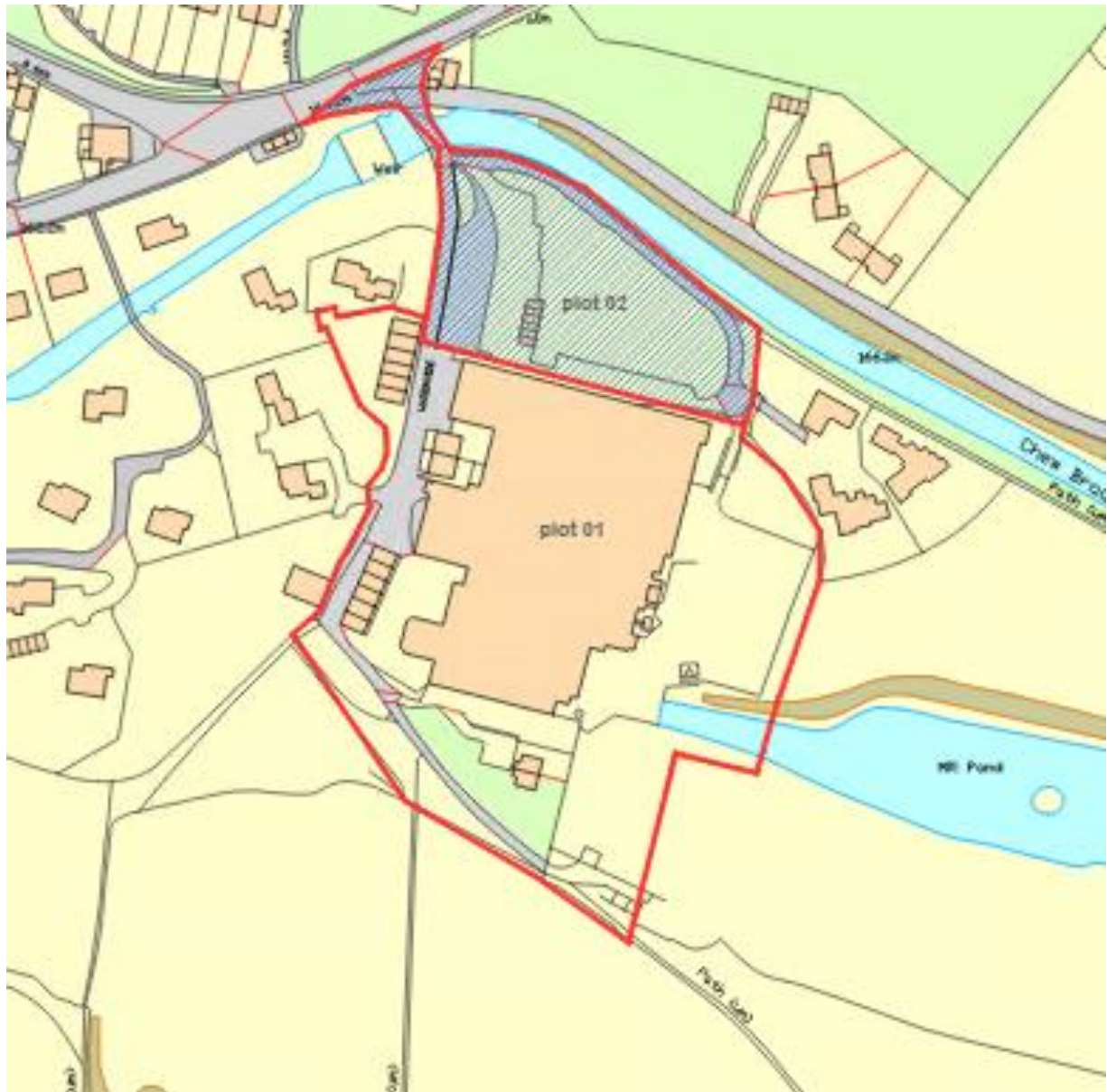
Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies JP-P1, JP-G7 and JP-G8 of the Places for Everyone Joint Development Plan.

13. Prior to the commencement of any development hereby approved, including land clearance works, a scheme of precautionary working methods 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 recommendations. REASON - In order to secure the protection of ecological interests within the site having regard to Policy 21 of the Oldham Local Plan and Policy JP-G8 of the Places for Everyone Joint Development Plan.
14. Prior to the commencement of any development, other than demolition, a detailed method statement for removing or the long-term management / control of all non-native and invasive species, including Himalayan Balsam, Japanese knotweed, Variegated Yellow Archangel, Wall cotoneaster & Rhododendron, identified on the site in the Preliminary Ecological Appraisal (Elton Ecology, 2025, JCA, May 2023), shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures that will be used to prevent the spread of identified invasive species during any operations e.g. mowing, strimming, bank regrading or soil movement, and preferably look to eradicate from site where feasible and practical. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement. REASON - To prevent the spread of invasive plant species having regard to Policy 9 of the Oldham Local Plan.
15. No development comprising the erection of any external walls shall take place until a full specification or samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details. REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.
16. The development shall be implemented in accordance with the measures outlined in the Specifications for a Programme of Building Recording Investigation (Level II/III) submitted under application DEM/354504/25 and subject to:
 - a) A programme for post-investigation assessment to include production of a final report on the results of the investigations and their significance.
 - b) Deposition of the final report with the Greater Manchester Historic Environment Record.
 - c) Dissemination of the results of the archaeological investigations commensurate with their significance, including the installation of an information panel that explains the historic interest in the mill.
 - d) Provision for archive deposition of the report and records of the site investigation.
 - e) 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 Document.

17. Notwithstanding the plans hereby approved the development shall be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations, unless it is first demonstrated to and agreed in writing by the Local Planning Authority that the specific site conditions make this impractical. REASON - To ensure a sustainable form of development having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan Document.
18. Prior to the commencement of the construction of any building, details for demonstrating that the building shall be consistent with the 2022 Part L of the Building Regulations and with the measures in TABLE 5.1 of Places for Everyone Policy JP-S2, unless it can be demonstrated that it is not practicable or financially viable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. REASON - In order to secure a sustainable form of development having regard to Policy JP-S2 of the Places for Everyone Joint Development Plan Document.
19. No dwelling hereby approved shall be occupied until a statement has been submitted to and approved in writing by the Local Planning Authority to demonstrate how the provision of full fibre to premises connections have been incorporated into the development, unless shown to be technically unfeasible and/or unviable, along with multi-ducting compliant with telecoms standards, and the connections are operational and immediately available. REASON – To support the provision of affordable, high-quality, digital infrastructure having regard to Policy JP-C2 of the Places for Everyone Joint Development Plan Document.

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 21st October 2026

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 23rd September 2026. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals until Friday 2nd October 2026 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description	Decision Level
HOU/355019/25	3 Springfield Farm, Friezland Lane, Greenfield	Ongoing	15/07/2026	Single storey garden building for home office and gym use	Delegated
HOU/356068/26	Gazeys Farm, Mossgate Road, Shaw	Ongoing	17/07/2026	Erection of domestic double garage	Non-Det
HOU/356035/26	49 Chamber Road, Shaw	Ongoing	27/07/2026	Single storey extensions and alterations.	Delegated
FUL/356115/26	164 Rochdale Road, Royton	Ongoing	12/08/2026	Retention of roller shutters to front and side and rear elevation.	Delegated
ADV/356126/26	Gable, 200 Hollins Road, Oldham	Ongoing	20/08/2026	Installation of an internally illuminated static hoarding advertisement display	Delegated
HOU/355225/25	6 Rising Lane Oldham OL8 3AN	NEW	29/09/2026	Retrospective application for a single storey side extension.	Delegated

CEA/356314/26	5 Ainley Wood Delph Oldham OL3 5HL	NEW	25/09/2026	Certificate of lawful application for a proposed single storey rear extension.	Delegated
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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