

APPLICATION REPORT - PA/342113/18

Planning Committee, 16 January, 2019

Registration Date: 16/07/2018
Ward: Saint Mary's

Application Reference: PA/342113/18
Type of Application: Outline Planning Permission

Proposal: Erection of five storey mixed use building consisting of 2 No. commercial units at lower ground floor level and 14 No. apartments at ground, first, second and third floor level. Access, appearance, layout and scale to be considered, with landscaping reserved.

Location: 2 Bridge Street, Oldham, OL1 1EA
Case Officer: Marc Wood

Applicant Mr Thind
Agent : Mrs Tamworth

THE SITE

2 Bridge Street, Oldham, is a previously developed site which is now cleared, and covers just over 300 square metres. The site formerly comprised a derelict building which was occupied as a nightclub with its associated curtilage.

The site is bounded by Roscoe Street to the south with Oldham Way (A62) approximately 100m further to the south. Bridge Street forms the eastern boundary with light industrial and commercial uses in mainly three storey brick buildings beyond. An alleyway to the north of the site provides service access to the two storey commercial properties fronting Union Street. A warehouse (three to four storeys equivalent height) is located to the west beyond which lies Robson Street. Bridge Street is on a slight gradient running uphill from Rhodes Bank at its southern end to Union Street to the north.

THE PROPOSAL

Erection of a five storey mixed use building consisting of 2 No. commercial units at lower ground floor level and 14 No. apartments at ground, first, second and third floor level. The application is in outline form, however, all reserved matters except landscaping are sought for approval at this stage.

The application follows a series of applications of a similar nature for the site. The most recent being an almost identical scheme which was assessed as part of a 2013 outline approval and subsequent 2016 reserved matters approval. Prior to this a 2009 outline application was considered, again for a similar scheme and approved by Planning Committee.

RELEVANT HISTORY OF THE SITE:

PA/338072/16 - Reserved matters application (approval of access, appearance, landscaping, layout and scale) following outline permission for 2 no commercial units and 16 no apartments approved under application no. PA/334020/13. Granted 25/04/2016

PA/334020/13 - Outline application for 2 no. commercial units and 16 no. apartments (all matters reserved). Granted 16/10/2013.

PA/332107/12 - Extension of time limit to previously approved PA/56513/09 for outline application for the erection of five storey mixed use building, consisting of commercial use (591 sq mtrs of gross office floor space) and 12 no. apartments with all matters reserved.(Includes demolition of existing building). Granted 31/05/2012.

PA/056513/09 - Outline application for the erection of five storey mixed use building, consisting of commercial use (591 sq mtrs of gross office floor space) and 12 no. apartments with all matters reserved.(Includes demolition of existing building) - Granted 02/09/2009.

PA/054528/08 - Outline application for mixed use development comprising office space, studio & 28 no. apartments with layout, scale and access to be delivered. Landscaping and appearance to be reserved - Refused 06/06/2008.

CONSULTATIONS

Highway Engineer	No objection.
Environmental Health	No comments received.

REPRESENTATIONS

The application has been advertised by way of site notice and notification letters to neighbouring properties and has been published on the Council's website. No representations have been received as a result of this publicity.

PLANNING CONSIDERATIONS

The application site is located within the Town Centre but is otherwise unallocated on the LDF Proposals Map. The proposed development must be determined against local and national planning policy, including the relevant policies of the Core Strategy and Joint Development Plan Document and the National Planning Policy Framework (NPPF), and any other material planning considerations.

The following policies of the Core Strategy and Joint Development Plan Document are considered relevant:

Policy 1 - Climate Change and Sustainable Development;
Policy 3 - An Address of Choice;
Policy 5 - Promoting Accessibility and Sustainable Transport Choices;
Policy 9 - Local Environment;
Policy 11 - Housing;
Policy 20 - Design;
Policy 23 - Open Spaces and Sports

In determining the application, the main issues to consider are:

- Principle of the development
- Design
- Access, parking and highway safety
- Impact on surrounding uses
- Amenity for future occupiers
- Public open space
- Energy

Principle of Development

DPD Policy 3 'An Address of Choice' seeks to provide a range of accommodation within Oldham to suit all requirements, including a balanced housing market by providing quality, choice and diversity through new residential developments. It seeks to promote the vast majority of new housing development on previously developed land in sustainable locations. The proposed residential element of the scheme will provide appropriate dwelling units

within the town centre on a previously developed site.

Policy 11 'Housing' states that all residential development must be appropriate to the area, accessible to public transport and key services. It also promotes a mix of housing within Oldham Town Centre and other centres in order to provide an appropriate mix of housing to suit all needs.

The site is well located in terms of access to modes of transport other than the car (including Metrolink stops at Union Street and Mumps) and in terms of access to basic services, and the types of residential units to be provided are considered appropriate in this location.

In relation to the proposed commercial floorspace at ground floor level, Policy 4 'Promoting Sustainable Regeneration and Prosperity' highlights the need to meet the Council's employment needs which specifically cites that these will be based on Oldham Town Centre and other centres within the Borough. The development is considered to be consistent with Policy 15 'Centres', in that it provides a mixed use development, which will help to maintain the viability and vitality of the town centre.

It is important to note the site history associated with the application whereby very similar applications have been considered and approved, most recently in 2009 and 2013. The principle of a mixed use development of this size and scale has therefore been established and as such the development is considered acceptable in principle.

Design

DPD Policy 20 'Design' seeks to promote high quality design as does the National Planning Policy Framework. Policy 9 'Local Environment' is also relevant since it seeks to protect the visual amenity of an area. The site currently sits vacant although is utilised for car parking which detracts from the character and appearance of the area. The design scheme shows a building of contemporary and high quality design, which also reflects the scale and massing of the adjacent Wray's Warehouse building. The scheme will be a significant improvement on the existing site and through appropriate use of high quality materials can add visual interest to the streetscene and subsequently enhance the appearance of the surrounding area.

Access, parking and highway safety

The site is in a highly sustainable and accessible location. A full range of transport facilities are available, including the Metrolink and frequent bus services. Walking and cycling are also feasible modes of transport due to the location of the site within the town centre where there is a wide range of shops and services available, and to that end adequate cycle storage provision is included in the proposal. Due to the type of accommodation being provided, and its town centre location, on-site car parking provision is not considered necessary. Residents and visitors can make use of the public car parking facilities within the vicinity, particularly the large public car park to the south of Roscoe Street.

Impact on surrounding uses

DPD Policy 9 requires that development does not cause significant harm to the amenity of the occupants and future occupants of the development or to existing and future neighbouring occupants or users through impacts on privacy, safety and security, noise, pollution, the visual appearance of an area, access to daylight or other nuisances.

It is not considered that the scale of the proposed development would adversely affect neighbouring premises, which are largely in commercial use.

Amenity for future occupiers

The amenity of future occupiers of the development is a key consideration when assessing whether a proposal is considered acceptable with particular attention given to the Technical

Housing Standards – nationally described space standard which works in tandem with DPD Policy 9 to ensure that future occupiers of a development are afforded acceptable living standards in terms of space provision in a dwelling. Although the applicant has not definitively indicated whether each bedroom will be single or double occupancy, the space standard requirement thresholds in terms of overall space are met and bedroom sizes are considered acceptable in this context.

Public Open Space

DPD Policy 23 'Open Spaces and Sports' 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. Given the constraints of the site it was agreed under the previous applications that the provision of public open space/public realm improvements could take the form of a commuted sum towards off-site open space and the sum was calculated at the time at £24,510 taking into account the open space deficiencies in St Mary's ward.

Given the similarity between the previous schemes and the current scheme in terms of number of residential units, officers within the Regeneration team have assessed the figures put forward as part of the viability assessment provided as part of the 2017 application and on balance this amount is still considered to be an appropriate contribution towards addressing the open space deficiencies in St Mary's ward.

Energy

The applicant has submitted an energy statement as part of the submission although as it stands the technical specifications for construction are still to be finalised. The applicant has however indicated that there will be an intention to meet the minimum requirements of DPD Policy 18 in terms of emission rates and this issue will be also covered by Building Regulations when the development commences on site.

Conclusion

The principle of a development of this nature has been assessed and deemed acceptable previously with only a small deviation in the number of residential units proposed. Similarly the issue concerning an acceptable open space contribution reflects that provided as part of the earlier Reserved Matters application for 16 apartments. Having assessed the application, which has two apartments less than that of the 2013 approval, then it is deemed that this figure of £24,510.00 is acceptable due to the similarity between the schemes.

In summary, the development is a highly sustainable scheme and is supported by both the joint DPD and the NPPF, which places a presumption in favour of sustainable development. It is considered that the proposed development complies with the relevant planning policies identified above, and the application is recommended for approval, subject to a legal agreement to secure provision of public open space, and appropriate conditions.

RECOMMENDATION

It is recommended that Committee resolves:

1. To grant planning permission subject to the following conditions and to a Section 106 contribution of £24,510.00 for off-site public open space, and,
2. To delegate authority to the Head of Planning & Development Management to issue the decision notice upon satisfactory completion of the legal agreement.

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or two years from the date of approval of the

last of the reserved matters.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of Landscaping (the reserved matter) shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out as approved.

Reason - To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. The development hereby approved shall be fully implemented in accordance with the amended plans and specifications, received on 23 July 2018 which are referenced as follows:

Dwg no. M2916 PL05 Rev. A Proposed Floor Plans

Dwg no. M2916 PL06 Rev. A Proposed Elevations

Dwg no. M2916 PL07 Rev. A Proposed Site Plan

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 take place unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority for the reduction in energy emissions over and above Part L of the Building Regulations 2010 in accordance with Policy 18 of the Joint Development Plan Document (DPD) of the Local Development Framework (LDF). Measures contained within the approved scheme shall be implemented in full prior to the first occupation of the development.

Reason - To ensure the development is compliant with Policy 18 of the Joint Development Plan Document and in the interests of energy efficiency and carbon reduction.

5. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's written report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250 metres of a former landfill site.

6. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

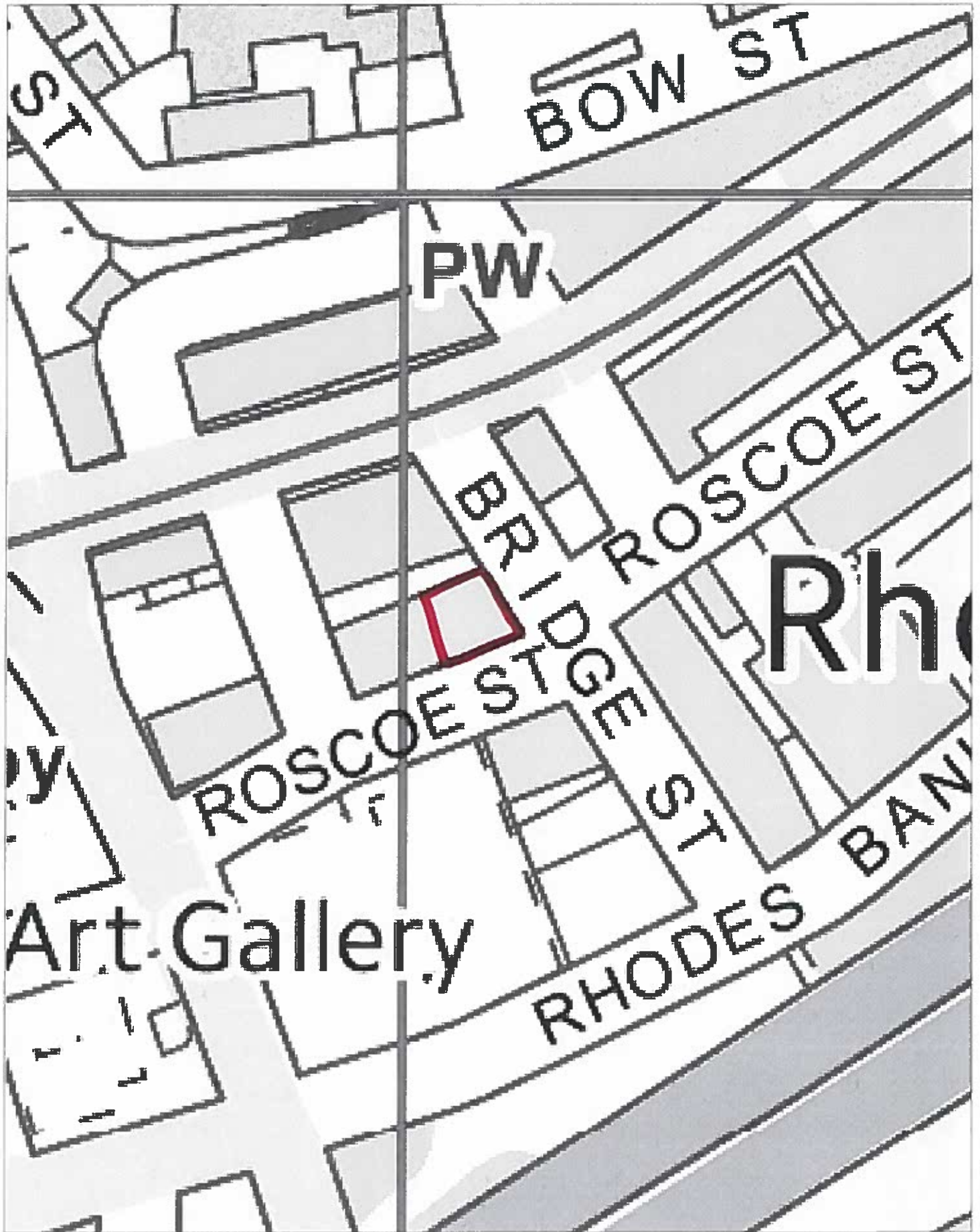
Reason - In order to protect public safety and the environment.

7. No development shall take place unless and until a scheme for protecting the apartments from noise from the commercial units has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before the apartments are occupied.

Reason - To protect the future occupiers of the apartments.

8. The 'Commercial Units' hereby approved shall be used for Class A1 or Class A2 purposes only and for no other purpose (including any other use in Class A of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to the class in any statutory instrument amending or replacing that Order).

Reason - To ensure that the use of the premises is acceptable to the Local Planning Authority.



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