

# APPLICATION REPORT - PA/342681/18

Planning Committee, 10 April, 2019

**Registration Date:** 11/12/2018  
**Ward:** Failsworth East

**Application Reference:** PA/342681/18  
**Type of Application:** Reserved matters

**Proposal:** Approval of reserved matters in respect of access for phase 1 highway and infrastructure works comprising details of the vehicular access from Albert Street including the two armed roundabout (roundabout No. 2) and estate road with junctions into plots B, C, D, E and F and underground attenuation tank to facilitate future phases of mixed use development pursuant to the outline planning permission PA/333717/13.

**Location:** Land bounded by Albert Street, Hollins Road and Roman Road, Failsworth, Oldham

**Case Officer:** Hannah Lucitt

**Applicant** Langtree and Oldham Council  
**Agent :** Spawforths

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## THE SITE

This application relates to a parcel of unused and formerly developed land that measures approximately 6.3 hectares in area. It is characterised by overgrown areas of trees and shrubbery, a part demolished red brick building (to the north west of the site), a large gasometer (to the eastern boundary of the site) and areas of hard standing and palisade fencing throughout.

The site is bounded by the M60 motorway to the east, the Hollins Road roundabout to the north, small scale employment uses along Albert Street to the west, and the Streetbridge public house and New Bridge School to the south.

## THE PROPOSAL

This reserved matters application proposes the first phase of access works for a site for which a large mixed use development has previously been granted. The works include details of the vehicular access from Albert Street including a two armed roundabout and estate road with junctions into future development plots. An underground attenuation tank to facilitate future phases of mixed use development is also proposed.

When complete, the existing through access along Albert Street will be closed to vehicular traffic, with a new link provided through the development site to Roman Road.

## ENVIRONMENTAL IMPACT ASSESSMENT

In accordance with Regulation 5 of the Environmental Impact Assessment Regulations 2017 the Council has conducted a Screening Opinion in order to establish whether the proposed development was likely to have such significant effects on the environment that an Environmental Impact Assessment (EIA) is warranted. It was concluded that an Environmental Impact Assessment as part of this planning application is not necessary.

## RELEVANT HISTORY OF THE SITE:

PA/333717/13 'Demolition of a gasholder and outline planning application for employment-led mixed use scheme to include: erection of buildings to provide B1/B2/B8 uses, supported by ancillary uses including A1, A3, A4, A5, C1 and D1, and associated engineering works, landscaping, car parking, open space and access from Albert Street. Access to be considered all other matters reserved' was granted conditional planning permission on 7th June, 2013.

## CONSULTATIONS

Environmental Health Highway Engineer	No comment. No objections. It is noted that to facilitate the works, the developer will need to enter into a Section 278 agreement under the Highways Act, and that up to date transport assessments and possible off-site highway works may be required as part of the detailed development proposals.
Ramblers Association	Concerns raised in regard to footpaths Oldham 61 and to a lesser degree on Failsworth 20.
Greater Manchester Archaeological Advisory Services	No objection, subject to the inclusion of a condition addressing the need for a Written Scheme of Investigation.
Council Arborist	No objection, subject to the inclusion of a condition requiring a robust planting scheme.
Environment Agency	No comment.
Highways Agency	No comment.
Coal Authority	No objection.
Drainage/LLFA	No objection, subject to the inclusion of a drainage scheme and Flood Risk Assessment.
Greater Manchester Ecology Unit	No objection, subject to the inclusion of conditions for mitigating any impact on birds, badgers and biodiversity.
Transport for Greater Manchester	No objection. It is noted that this layout was part of an outline application from February 2013. No updated modelling has been submitted for review and therefore the only comments provided relate to the design.
Highways England	No objection.

## REPRESENTATIONS

This application was publicised by way of a site notice, press notice and neighbour notification letters. No responses were received by virtue of this publication process.

## PLANNING CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 2 within the National Planning Policy Framework (NPPF) reiterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case the 'development plan' is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham (DPD).

The application site is located within a Business and Employment Area and as such careful consideration of the following issues needs to be made;

- Land Use;
- Layout and Design;
- Access and Highways; and,

- Other matters.

## **Land Use**

The application site is identified in the Council's development plan as a key development location for an 'arc of opportunity' for businesses that will underpin the Borough's future economic prosperity. DPD Policy 14 also stipulates that the vision for Hollinwood Business District is "*a new business-led district for Oldham - that meets Oldham's needs for good quality business space in an efficient and attractive environment to support a growing and productive local economy*". It goes on to state that development proposals for B1 (business) and B2 (general industry) will be permitted and should form the focus for the business district. In addition, B8 (storage or distribution), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), C1 (hotels), leisure facilities up to 1,000 square metres gross floor space and retail facilities up to 500 square metres gross floor space will also be permitted where appropriate.

To this end, the submitted design and access statement and parameters plan shows the proposal to comprise of a mixture of A1, A3, A4, A5, C1 and D1 (ancillary) uses, and B1, B2 and B8 (employment) uses. It is stipulated that 20,000 square metres of gross floor space are to be provided for the B1, B2 and B8 uses, and that the A1 use is to be restricted to 500 square metres. Notwithstanding this, the submitted parameters plan clearly shows the employment uses to be contained within the vast majority of the site.

It is therefore considered that proposal is consistent with the Council's aspirations of a business led district for this site and it is considered acceptable in principle against the provisions of DPD Policies 13 and 14. The proposed access arrangements have been assessed in the context of this future development.

## **Layout and Design**

Application (PA/333717/13) sought determination of 'access' arrangements at this outline planning application stage. This covered circulation routes within and through the site and how this fits into the wider highway network. All other matters, namely layout, scale, appearance and landscaping would be reserved for a subsequent planning application although a number of illustrative plans and documents have been submitted.

Under the outline application, Officers were satisfied that the proposed plans demonstrated that the site could accommodate the proposed floorspace and provide a high quality development that reflected the importance of the site's strategic location. The road and pedestrian circulation routes as approved allowed for a perimeter block type development which provides the opportunity for active and positive frontages onto the M60 motorway and the wider public realm.

As such, the proposal accords with DPD Policies 5, 17 and 20.

## **Access and Highways**

Within this reserved matters application, the applicant has submitted construction details of the proposed roundabout and access routes through the site. The proposed development has excellent accessibility to the motorway network and is a sustainable location with good access to public transport. The proposed access site along Albert Street to the south has been restricted to pedestrian access only.

A Transport Assessment was submitted with the previous outline application. It examined the existing conditions and the effect that the proposed development was likely to have on the highway network. TfGM has reviewed the information in the original Transport Assessment, but is unable to comment further without more up to date information. Consequently, the impact will be assessed further once detailed development proposals are submitted for approval under future Reserved Matters applications.

Detailed assessment of construction and drainage for the access road will also be subject to

future agreement under the Highways Act.

A separate application for diversions to the public rights of way which cross the site will also be required.

Subject to such assessment, and any necessary future highway works, the proposal is considered compliant with DPD Policies 5 and 9 in regard to highway safety and amenity.

### **Other matters**

Conditions in relation to ecology, ground contamination, archaeology, drainage, and environmental impact are covered by conditions of the outline approval and will continue to apply to future developments on the site.

### **Conclusion**

It is therefore considered that with all of the points above in mind, the proposal complies with national and local planning policies. As such, the proposal will assist in meeting Oldham's need for good quality business space in an efficient and attractive environment. The application is recommended for approval accordingly.

### **RECOMMENDATION**

Approve, subject to the following conditions:

1. The development hereby approved shall be fully implemented in accordance with the approved plan and specifications referenced ST166316-103 Rev P6 received on 29 March 2019.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.



