

RESERVED MATTERS APPLICATION RELATING TO PA/337091/15 FOR THE ERECTION OF 137 RESIDENTIAL DWELLINGS.

LOCATION: DEVELOPMENT ZONE R1, FOXDENTON STRATEGIC SITE, BROADWAY/FOX DENTON LANE, CHADDERTON, OLDHAM, GREATER MANCHESTER, OL9 9QR

WARD: CHADDERTON CENTRAL

APPLICATION: PA/342924/19

APPLICANT: COUNTRYSIDE PROPERTIES (UK) LIMITED AND FO DEVELOPMENTS LLP

LATE LIST REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING COMMITTEE: 23rd April 2019

ADDITIONAL INFORMATION:

Subsequent to the drafting of this report, further discussions have been undertaken with the applicant, which have resulted in the following changes/ need for additional information.

Clarification has been required in relation to proposed site levels and the relationship with off-site land, including the public right of way to the north of the site.

As a result, the wording of Condition 2 has been amended and Condition 10 added. The reference to typical retaining wall plans in Condition 1 has been deleted as this is now covered by the revised conditions.

References to the Site Plan in Conditions 1 and 6 have been amended following minor alterations to the driveway fronting Plot 99 at the request of the Highways Officer, and Condition 8 deleted accordingly.

AMENDMENT TO RECOMMENDATION:

Condition 1 - Amended to refer to Site Plan revision C and to delete the typical retaining wall plan.

Condition 2 – Amended as follows:

No development comprising any raising of ground levels across the site shall be commenced until full details of proposed finished floor levels and adjacent garden

areas across the site relative to agreed off-site data points have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.

Condition 6 – Amended to refer to Site Plan revision C.

Condition 8 - deleted.

New Condition 10 –

Notwithstanding the requirements of Condition 2 of this approval, no development comprising any raising of ground levels across the site shall be commenced until details of proposed improvement works, including potential raising of levels and resurfacing, to the public right of way which adjoins the northern boundary to the site have been submitted to and approved in writing by the Local Planning Authority, and the dwellings comprising Plots 104 to 137 shall not be first occupied until the approved works to the right of way have been implemented in full.

Reason - in order to ensure that the development does not adversely affect the amenity and attractiveness of the right of way.