

# APPLICATION REPORT - PA/343103/19

Planning Committee, 5 June, 2019

**Registration Date:** 25/03/2019  
**Ward:** Coldhurst

**Application Reference:** PA/343103/19  
**Type of Application:** Full Planning Permission

**Proposal:** Proposed car park comprising 93 new car parking spaces including 6 blue badge spaces and two electric charging spaces, new parking machines, street lighting and pedestrian links to Roscoe street.

**Location:** Roscoe Mill, Roscoe Street, Oldham, OL1 1EA  
**Case Officer:** Hannah Lucitt

**Applicant** Oldham Council  
**Agent :** Unity Partnership

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## THE SITE

This application site is the former Roscoe Mill site, which has now been cleared, located adjacent to Roscoe Street, in the built up area of Oldham, adjacent to Oldham's allocated Town Centre.

## THE PROPOSAL

This application proposes the change of use of the land to provide a car park comprising 93 new car parking spaces including 6 blue badge spaces and two electric charging spaces, new payment machines, street lighting and pedestrian links to Roscoe Street.

## RELEVANT HISTORY OF THE SITE:

No relevant planning history.

## CONSULTATIONS

Highway Engineer	No objection, subject to the inclusion of a condition addressing highway improvements.
Environmental Health	No comment.
Street Lighting	Comments on the late list

## REPRESENTATIONS

This application was publicised by a site notice and neighbour notification letters. No responses have been received by virtue of this notification process.

## PLANNING CONSIDERATIONS

The main issues to consider are:

1. Land Use;
2. Parking and highway safety; and,
3. Amenity and design.

## Land Use

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. It contains the Core Strategies and Development Management policies used to assess and determine planning applications.

The application is unallocated by the Proposals Map associated with this document. Therefore, the following policies are considered relevant:

Policy 1 - Climate Change and Sustainable Development;  
Policy 9 - Local Environment; and,  
Policy 20 - Design.

The guidance within the National Planning Policy Framework (NPPF) is also a material planning consideration.

DPD Policy 1, in the context of this application, seeks to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on 'previously developed land' prior to the use of greenfield sites.

The application site is previously developed land, evident by the hard landscaping and previous use.

The principle of development is therefore considered to be acceptable.

### **Parking and highway safety**

The proposed car park will provide ninety three additional car parking spaces in the area.

Access to the site will be via Roscoe Street and Rhodes Bank. Localised highway improvement works will be required in order to accommodate this including the reversal of the one way order on Roscoe Street.

The Highway Engineer has been consulted, and is satisfied that the introduction of a car park in this area will not result in a significant increase in traffic generated on the local highway network to the detriment of highway safety. As such, it meets the tests set out in the NPPF.

The Highway Engineer raises no objection to planning permission being granted for highway safety reasons

Overall, the proposed development is considered to be in compliance with DPD Policy 9 in this regard.

### **Amenity and Design**

DPD Policy 9 seeks to ensure development does not result in unacceptable adverse impact on amenity, whilst Policies 9 and 20 recognise the contribution that high quality design can make to regeneration and sustainable development.

There are no nearby dwelling which would be impacted by the proposed development.

The design of the proposed car park is considered to be functional and acceptable. The

proposed development would have a broadly positive impact on the streetscene, by virtue of the redevelopment of this currently derelict site.

Given the above, the impact on residential amenity and design is considered acceptable, in accordance with DPD Policies 9 and 20.

## **RECOMMENDATION**

Approve, subject to the following conditions, and no objection being received from Streetlighting:

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 the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

- Drawing no. CC4658 revision 03 received 25th March 2019
- Drawing no. 1079468-026-0152 received 25th March 2019
- Drawing no. P0067-11-41-1301-01 received 25th 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.

3. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

4. No development shall commence unless and until a detailed drainage scheme has been submitted to and approved in writing by the Local Planning authority. The scheme shall then be completed in accordance with the approved plans and maintained thereafter.

Reason - To reduce the risk of flooding.

5. The development hereby approved shall not be brought into use unless and until the highway improvements on Roscoe Street and Rhodes Bank including amendments to the Traffic Regulation Orders have been carried out in accordance with the drawing received on 25th March 2019 (Dwg Ref: P0067-11-41-1301-01). All works that form part of the scheme shall be retained thereafter.

Reason - To facilitate the safe movement of vehicles into the site in the interests of highway safety

