

PLANNING COMMITTEE

28/08/2019

Late Information as at 28 August, 2019

AGENDA PAGE DETAILS

1	<p>PA/343071/19</p> <p>Land at Saint Johns Street, Porter Street and Edward Street, Oldham, OL9 7QS</p> <p>Erection of 68 no. dwellings</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>A further representation has been received from the owner of 12A Edward Street on the grounds that the relationships between existing and proposed houses do not meet the required standards; the provisions of the earlier legal agreement should be enforced; and the affordable housing units in one block contradicts the Council's policies.</p> <p>Response: These issues have been fully assessed as part of the consideration of the application. Matters relating to separation distances, POS, and the provision of social housing are all considered to be acceptable. In particular, the separation distances between the existing dwelling and the closest new dwelling of the proposed development, asserted by the objector as being between 10-11m, refer to the distances between the garage building and the proposed development, not the main house.</p> <p>ADDITIONAL INFORMATION:</p> <p>Following the receipt of additional confirmation from United Utilities in respect of drainage discharge rates, condition 10 has been amended.</p> <p>AMENDMENT TO RECOMMENDATION:</p> <p>Condition 10 is amended as follows:</p> <p>No development shall commence until a sustainable surface water drainage scheme has been submitted to and approved in writing by</p>
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the Local Planning Authority. The drainage scheme 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;
- (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); and
- (iii) A timetable for its implementation.

The approved scheme shall be restricted to a 30 litre per second forward flow rate of discharge to the combined sewer in St John's Street for Phase 3, and 7 litres per second for Phase 4, and shall also be in accordance with the other requirements of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

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PA/343341/19

Land to the east of Hebron Street and Brownlow Avenue, Royton, Oldham

Erection of 77no. dwellings, open space and associated works. Amended application relating to PA/341416/18.

ADDITIONAL REPRESENTATION

A further representation has been received on behalf of Dronsfield Mercedes, whose premises adjoin the application site on the grounds that the submitted noise impact report does not accurately reflect the potential level of noise produced, and that the measures to mitigate any impact are insufficient. The letter expresses concerns that the Environmental Protection team could provide no guarantees that subsequent complaints from future residents would not be supported.

Response

As indicated in the main report, an acoustic assessment has been undertaken which has considered the potential impact of noise from existing businesses on future residents. Paragraph 182 of the NPPF states that "*Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and communities..... Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of a development permitted after they were established. Where an operation of an existing business or community facility could have a significant adverse impact on new development (including change of*

use) in its vicinity, the applicant (or 'agent of change' should be required to provide suitable mitigation before the development has been completed".

A number of measures are specified on page 12 of the main report. These have been assessed by Environmental Health and are considered appropriate. Whilst the further objection questions these findings, no technical evidence has been submitted to support such an alternative conclusion, and in the absence of such evidence, it remains the case that this ground of objection is incapable of constituting a supportable ground for refusal.

ADDITIONAL INFORMATION:

Following further discussions with the Highways Engineer, agreement has been reached on the detail of the improvements to road markings and signs, pedestrian crossing facilities and waiting restrictions on Hebron Street required under Condition 9. These works will be implemented by the Local Highway Authority at the expense of the applicant, and therefore a payment of £15000 will be required for these works.

AMENDMENT TO REPORT:

Addition to page 10 of the report at the end of the section entitled 'Open Space and Sports

"In order to secure the satisfactory provision and future management/ maintenance of the public open space, a condition is recommended to require details of those arrangements to be approved.

AMENDMENT TO RECOMMENDATION:

1.

The recommendation will be amended as follows:

It is recommended that Committee resolves to grant permission:

(1) subject to the conditions in the report and to the completion of a legal agreement in respect of a contribution of £15000 towards highway improvements in the vicinity of the junction of Oldham Road with Hebron Street,

(2) to authorise the Director of Economy to issue the decision notice upon satisfactory completion of the legal agreement.

2.

Condition 9 will be deleted.

3.

Add condition:

Prior to the commencement of the construction of any dwellings hereby approved, a scheme for the provision and future management and maintenance of the public open space

indicated on the approved plan ref: SK534-PL-02, including a timetable for the completion of the open space, shall be submitted to and approved in writing by the Local Planning Authority. The open space shall be implemented fully in accordance with the approved details.

Reason - In order to ensure the open space is provided in a timely and effective manner and for satisfactory arrangements to secure the long-term retention of the facility.