

PLANNING COMMITTEE

13/05/2020

Late Information as at 13 May, 2020

AGENDA DETAILS
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1	<p>PA/344149/19</p> <p>Former abattoir, Edge Lane Street, Royton, OL2 6DS</p> <p>Proposed residential development comprising 8no. 2 bed houses, 17no. 3 bed houses, 2no. 4 bed houses, 6no. 2 bed apartments and 6no. 1 bed apartments.</p>
	<p>ADDITIONAL INFORMATION:</p> <p>After discussions with the Council's solicitor it is considered that the provision of affordable housing can in this instance be safeguarded by planning condition.</p> <p>AMENDMENT TO REPORT:</p> <p>The provision of affordable housing will be safeguarded by planning condition.</p> <p>AMENDED RECOMMENDATION</p> <p>Recommend Approval subject to the following conditions:</p> <p>ADDITIONAL CONDITION</p> <p>Additional condition 18</p> <p>Prior to occupation of any house a scheme for the provision of affordable housing shall be submitted to and approved in writing by the local planning authority. The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:</p>

1. the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);
2. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
3. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason - To ensure an appropriate affordable housing is provided and retained having regard to Policies 10 and 11 of the Oldham Local Plan.

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PA/344381/20

Land to the west of Greengate, Oldham, M24 1SE

Proposed development comprising of Class B1, B2 or B8 units, associated parking, landscaping and infrastructure.

ADDITIONAL INFORMATION:

1. Amended roof plans for Unit B (17022_PL206 B) and D (17022_PL210 D) has been submitted to include photovoltaic panels.
2. United Utilities have provided an updated response confirming that they have no objection to the proposal and to the connection of site surface water drainage to the public surface water sewer.
3. Following publication of the Committee Report, the agent has requested the following:
 - That Condition 11 be amended to require implementation of the electric vehicle charging spaces as set out on Proposed Site Plan (Drawing No. 17022_PL202 E) as opposed to a requirement to submit and agree such a scheme
 - That condition 19 be amended to require the implementation of the energy saving measures specified in the submitted Energy and Sustainability Statement and the drawings noted at (1) above.

AMENDMENT TO RECOMMENDATION:

Further to the above, amendments are recommended to the following conditions:

Relating to point 1 above:

Condition 2

Add the following drawings to the approved list (substituting the relevant previous drawing):

Unit B - Proposed GA Roof Plan (Drawing No. 17022_PL206 B)

Unit D - Proposed GA Floor and Roof Plan (Drawing No. 17022_PL210 D)

Relating to point 3 above:

Condition 11

The electric vehicle charging points as shown in the approved Proposed Site Plan (Drawing No. 17022_PL202 E) shall be made available for use prior to the occupation of the unit to which they relate.

Relating to point 2 above:

Condition 17

Details of arrangements for the disposal of foul waste, and a surface water drainage scheme as shown within the approved plans (Drawing No. 17-066/300 P6) and the Flood Risk Assessment (Ref. 17-066R_001) shall be completed in accordance with the approved details.

No drainage from the proposed development shall run off into the motorway drainage system.

Relating to points 1 and 3 above:

Condition 19

The development hereby approved shall be carried out in accordance with the passive design and renewable energy measures specified in the submitted Energy and Sustainability Statement dated 18/12/2019 (Ref. TP 5122/17 Version 3). For the avoidance of doubt, such measures shall include the photovoltaic arrays indicated on approved drawing no.s. 17022_PL206 B and 17022_PL210 D.

The reasons for the above amended conditions remain the same as noted in the Committee Report.