

# PLANNING COMMITTEE

27/05/2020

## Late Information as at 27 May, 2020

AGENDA DETAILS  
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1	<p><b>PA/344246/19</b></p> <p><b>Land adjoining the existing Kingfisher School, Foxdenton Lane, Chadderton, OL9 9QR</b></p> <p><b>Erection of a two storey Special Educational Needs &amp; Disability (SEND) primary school (Use Class D1), including multi-use games area, access, landscaping and other associated works.</b></p>
	<p><b>ADDITIONAL INFORMATION:</b></p> <p>Final comments have now been received from the Highway Engineer and TfGM, and from the Lighting officer, raising no objection to the proposal, subject to additional conditions.</p> <p><b>AMENDMENT TO REPORT:</b></p> <p>The following should be added to the list of conditions included in the report to the Committee:</p> <p>(15) Notwithstanding any details already provided, the use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.</p> <p>Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.</p> <p>(16) Within three months of the first occupation of the development hereby approved, a green travel plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. Measures contained within the approved plan shall be fully implemented within six months of first occupation.</p>

Reason - To ensure the development accords with sustainable transport policies having regard to Policies 5 and 9 of the Oldham Local Plan.

(17) The development hereby approved shall not be brought into use until highway improvements to Jardine Way, including the provision of a carriageway, drainage, street lighting, a two metre wide footway with associated pedestrian crossings, road markings and traffic signs, have been implemented in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority.

Reason - To facilitate the safe movement of pedestrians, cyclists and other highway users in the vicinity of the development having regard to Policies 5 and 9 of the Oldham Local Plan.

(18) During the construction period adequate wheel cleaning equipment, the details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be installed on the site. Prior to leaving the site all vehicles, which have travelled over a non-tarmac surface, shall use the wheel cleaning equipment provided, such that they are in such a state of cleanliness that they do not foul the highway with mud or other material. The equipment shall, for the duration of the construction works, be maintained in good working order and shall not be removed unless agreed by the Local Planning Authority.

Reason - In the interests of highway safety in accordance with Policies 5 and 9 of the Oldham Local Plan.

(19) All external lighting shall be implemented in accordance with the lighting strategy (dated 21/10/2019) and external lighting lux plot (dated 28/10/2019) both prepared by Ridge Property and Construction Consultants as updated by additional information received 19/05/2020.

Reason - In the interest of ecology and the amenity of the occupiers of neighbouring properties, in accordance with Policies 9 and 21 of the Oldham Local Plan.

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**PA/344254/19**

**Dryclough Manor, Shaw Road, Royton, OL2 6DA**

**Three storey extension to provide 13no additional bedrooms and additional lounge at ground floor.**

**ADDITIONAL REPRESENTATION:**

One further objection from a previous respondent has been received raising the following additional and specific material matters:

- For the following reasons, the Committee report grossly understated the access difficulties and the proposal therefore breaches Oldham Local Plan policies 1, 5 and 9

- Pedestrians (particularly wheelchair users and those with prams) have to walk in the carriageway on Eleanor Road due to cars parking on the footpath
- Due to the parking situation of Eleanor Road, an ambulance attending the site became stuck on the grass verge and a fire engine had to attend from Shaw Road. This is a risk to life. Comments from the Fire Officer were not sought and reported
- Unsightly damage by vehicle mounting the grass verge on Eleanor Road negatively affects visual amenity and the street scene

**COMMENT ON OBJECTION:**

The officer's report acknowledges that the access to the site can and does become congested. It also makes clear that the increase in traffic associated with the proposed extension itself would not be of such significance or detriment to justify refusal of the application.

In relation to the specific matters raised in the objection referred to above, the Highway Officer notes:

- Pedestrians are required to walk in the carriageway due to vehicles being parked on the footways along Eleanor Road. It is an offence under the Highways Act 1980 to cause an obstruction of the highway. It is acknowledged that drivers park on the footway to facilitate vehicular access along Eleanor Road, but they would do this regardless of the presence of Dryclough Manor. The proposed development would not affect this arrangement and the additional number of vehicles accessing the site is expected to be low.
- The Greater Manchester Fire Service have confirmed (verbally to the Highway Officer) that the first point of access to Dryclough Manor would be along the access road to the front of the building, unless they had specific information that they could access the location of the fire in the building more easily from another location (e.g. Shaw Road).
- Damage to the grass verge is not directly associated with the proposal to extend the existing building and is not therefore a material consideration in assessing the impact of the proposal on visual amenity.

**AMENDMENT TO RECOMMENDATION:**

An amended proposed Site Plan has been submitted (Drawing No. 2269/LGF19/3) that includes three additional parking spaces for staff/visitors within the site. This is to align with the additional spaces referred to in the supporting Parking and Visitor Management statement. Condition 2 is therefore amended to refer to the amended site plan (Drawing No. 2269/LGF19/3) dated 18/05/20 in substitute for the site plan presently referred to.

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**PA/344572/20**

**P AND D NORTHERN STEELS LTD, Mosshey Street, Shaw, OL2 8QL**

**Full application for the erection of 65 no. dwellings and**

associated works.

### **ADDITIONAL INFORMATION:**

Amended plans have been received in response to United Utilities' comments regarding proximity of housing with the water main easement. Amended layouts include updated landscaping plans. This results in amended references within the planning conditions.

United Utilities confirm acceptance of the revised layout and removal of previous objection subject to conditions.

### **AMENDED CONDITIONS**

#### Condition 2

The development hereby approved shall be fully implemented in accordance with the approved plans and specifications received on 25.02.2020, which are referenced as:

1272-M-LP01 (Location Plan),  
1272-M-PL01 Rev AA(003) (Master Layout),  
1272-M-MB01 Rev F (Materials and Boundaries),  
1272-Shaw Parking Layout - 2020-05-15-PL02 - Rev D  
1272-M-HT- A to G (Housetypes),  
UG\_11991\_LAN\_GA\_DRW\_01(General Arrangement Plan),  
876\_02-HARD LANDSCAPE REV # 20.05 (Hard Landscaping),  
876\_03-SOFT LANDSCAPE REV # 21.05  
UG\_11991\_LAN\_SL\_DRW\_04 Rev P05 sheets 1 and 2 (Soft Landscaping)  
40-01 P6 (Drainage Layout),  
40-16 Rev P4 (External Works)  
1272-RF-01 rev E (Refuse strategy),

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

#### Condition 5

No property shall be occupied until the boundary fencing as detailed on the approved fencing and furniture plan ref and Materials and Boundary plan ref 1272-M-MB01 Rev F has been completed in accordance with the approved details.

Reason - In the interest of the amenity of the future occupiers and for the mitigation of noise from the Metrolink having regard to Policy 9 of the Oldham Local Plan.

#### Condition 6

No occupation of any dwelling shall take place until the noise

mitigation measures detailed in the applicant's Noise Assessment report ref 50 - 142-R1 dated 25th February 2020, has been implemented for that dwelling, including glazing and ventilation requirements to all floors and facades and acoustic screening of 1.8 metre and 2.4 metre high acoustic fencing as detailed on fencing plan ref 1272-M-MB01 Rev F.

Reason - In the interest of the amenity of the future occupiers and for the mitigation of noise from the Metrolink having regard to Policy 9 of the Oldham Local Plan.

Condition 8

All hard and soft landscape works shall be carried out in accordance with the approved plans (Ref:UG\_11991\_LAN\_GA\_DRW\_01 Rev P05 (General Arrangements) and plan ref 876\_02-HARD LANDSCAPE REV #(Hard Landscaping) and UG\_11991\_LAN\_LSN\_DRW\_06 (Landscaping notes) UG\_11991\_LAN\_SL\_DRW\_04 and UG\_11991\_LAN\_SL\_DRW\_05, and 876\_03-SOFT LANDSCAPE REV #(Soft Landscaping) and in accordance with the implementation programme approved in writing by the Local Planning Authority prior to occupation of any dwelling. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

Condition 11

No development shall commence until a surface and foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The surface water 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);
- (iii) foul and surface water drainage on separate systems;
- (iv) mitigation measures required to protect the groundwater environment identified by condition [1]; and

(v) A timetable for its implementation.

The foul drainage system shall incorporate mitigation measures required to protect the groundwater environment.

The approved scheme shall also be in accordance with 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 and having regard to Policy 19 of the Oldham Local Plan.

Condition 14

No dwelling shall be occupied until the access road and car parking space for that dwelling has been provided in accordance with the approved parking plan Ref: 1272-2020-05-PL02 REV D and the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.