

APPLICATION REPORT - FUL/345659/20
Planning Committee 21st April 2021

Registration Date: 15th October 2020
Ward: Chadderton Central

Application Reference: FUL/345659/20
Type of Application: Full Application

Proposal: Residential development of up to 160 dwellings with vehicular access onto Broadway and Milton Drive, car parking, roads, landscaping and associated works and infrastructure following demolition of existing buildings.

Location: Land to the west of Broadway and Milton Drive, Chadderton, Oldham, OL9 9QS

Case Officer: Jill Nixon
Applicant: Mrs Amanda Oakden
Agent : Miss Emma Williams

RECOMMENDATION

It is recommended that Committee resolves to approve the application subject to the conditions set out below and to the applicant entering into a Section 106 agreement to cover the following matters:

- Securing the implementation of Phase 1 of the Linear Park;
- Education contributions totalling £540,000.

THE SITE

The site comprises of 6.10 hectares of undeveloped agricultural land currently occupied by Matthew Fold Farm.

The site is partially bounded to the east by the A663 Broadway and partially by existing residential dwellings off Milton Drive. Newman RC College and its associated playing fields and grounds are located directly to the south/ south-east of the site.

The application site comprises of the residential parcels R5/R6 which form part of the wider Foxdenton strategic site, which is a mixed residential and employment site covering approximately 49 hectares in size. Lydia Becker Way has now been provided to serve the wider development and construction is well underway in residential Phases R1 and R2.

The site occupies an elevated position above open land to the west and north across which Wince Brook flows. This area is to form a linear park for which a detailed application is presently under consideration (RES/345691/20).

THE PROPOSAL

Permission is sought for the erection of 160 dwellings with associated demolition, access, parking and landscaping, a sustainable drainage basin and pumping station.

The residential accommodation would comprise of;

- 34 x two bedroomed dwellings
- 96 x three bedroomed dwellings
- 30 x four bedroomed dwellings

The entire residential development will be accessed from a newly created access point adjacent to the junction of Newman College onto Broadway. An emergency access point being created onto Milton Drive

RELEVANT PLANNING POLICIES

The site is located within a Business Employment Area (BEA - Foxdenton) within the Local Plan. The development site is phases R5 and R6 of the wider Foxdenton Strategic Site, which has outline planning permission for residential use.

The following policies are relevant to the determination of this application: -

Policy 1 - Climate Change and Sustainable Development

Policy 2 - Communities

Policy 3 - An Address of Choice

Policy 5 - Promoting Accessibility and Sustainable Transport

Policy 6 - Green Infrastructure

Policy 9 - Local Environment

Policy 10 – Affordable Housing

Policy 11 - Housing

Policy 14 - Supporting Oldham's Economy

Policy 18 - Energy

Policy 19 - Water and Flooding

Policy 20 – Design

Policy 21 - Protecting Environmental Assets Natural

Policy 22 - Protecting Open Land

Policy 23 - Open Spaces and Sports

Policy 24 - Historic Environment

Policy 25 -- Developer Contributions

RELEVANT PLANNING HISTORY

RES/345691/20 - Details of reserved matters for appearance, landscaping and layout for development of Linear Park at Zone L1 of the Broadway Green Masterplan. Pending determination

PA/344838/20 – Parking improvement works and the provision of vehicular access to serve residential development lad to the north. Approved 7 July 2020

PA/337091/15 – Variation of conditions 29, 30, 31 (Part A), and 41, 42 and 43 (Part B) of permission PA/334355/13 Hybrid planning application comprising A) Full planning permission for: 1) A new spine road connecting the A663 'Broadway' and B6189 'Foxdenton Lane' with associated ground re-modelling 2) The means of vehicular access into the site 3) The demolition of all existing buildings within the site B) Outline planning permission for an employment-led mixed use development with access to be considered and all other matters reserved for: 1) Office (Use B1a use); Light Industrial (B1c use); General Industrial (B2 use) and Storage and Distribution (B8 use) floorspace 2) Residential (C3 use) units 3) Area of public open space in the form of a new linear park, to allow phased development and occupation of floorspace and dwellings specified within the 'trip generation threshold' (as defined within Curtins note ref. TPMA1328/STRAT001) prior to the completion of the highway link road ('Interim Trip Generation Threshold') and offsite junction works at A663/Foxdenton Lane/Eaves Lane and M60 Junction 21 ('Trip Generation Threshold'). Approved 28 September 2015

PA/334355/13 - A hybrid planning application comprising A) Full planning permission for: 1) A new spine road connecting the A663 'Broadway' and B6189 'Foxdenton Lane' with associated ground re-modelling 2) The means of vehicular access into the site 3) The demolition of all existing buildings within the site B) Outline planning permission for an employment-led mixed use development with access to be considered and all other matters reserved for: 1) Office (Use B1a use); Light Industrial (B1c use); General Industrial (B2 use) and Storage and Distribution (B8 use) floorspace 2) Residential (C3 use) units 3) Area of public open space in the form of a new linear park. Approved 23 October 2014

CONSULTATIONS

Highway Engineer – No objection

Environmental Health – No objection

Transport for Greater Manchester – No objection

Highways England – No objection

Ramblers - Raises objections to the proposed PROW diversions as shown.

Greater Manchester Archaeology Unit - No objection

Greater Manchester Ecology Unit - No objection in principle

Trees Officer – No objections

Local Lead Flood Authority – No objection

United Utilities - No objection

Environment Agency - No objection

Greater Manchester Police - No objection.

REPRESENTATIONS

The application has been advertised by means of press and site notice and 155 individual neighbour notification letters.

Twelve letters of objection, including one from the Peak and Northern Footpaths Society have been received as a result of this publicity.

The objections raised are in summary;

- The proposed alternative routes of other public footpaths in the area are unacceptable in the absence of any clear indication of the surrounding landscape proposals and any intended boundary treatments affecting the footpaths.
- Impact on local ecology
- Loss of grazing land
- Over development and not in keeping with character of the area
- Location of the proposed substation (this has since been removed from the application)
- Insufficient information regarding levels and height of proposed dwellings
- Proximity to existing properties
- Increase in noise and air pollution
- Potential increase in flooding
- Strain on existing community facilities
- Increase in traffic, inadequate parking, and inadequate access
- Barrier access on Milton Drive will restrict current access arrangements to existing dwellings
- The construction access from Foxdenton Lane is too narrow and too close to dwellings. It presents a health and safety hazard and will damage boundary fences adjacent to the proposed construction access route
- Foxdenton lane is not built for HGVs and the proposed construction access will be detrimental to residential amenity in terms of noise, vibration, pollution and loss of privacy

PLANNING CONSIDERATIONS

Principle of the development

This application is for a residential development on land identified as phases R5 and R6 of the wider Foxdenton Strategic Site, and on which outline planning permission for residential development has been granted. The principle of residential development on this site has therefore been established with this extant consent.

Design and Impact on the character of the area

NPPF paragraph 127 as well as Local Plan Policies 9 and 20 require that developments are visually attractive as a result of good architecture, layout and are sympathetic to local character and history, including the surrounding built environment.

The scheme has been designed to accord with the parameters approved at outline stage. The layout will integrate with the wider landscape with properties fronting rather backing on to Broadway.

The layout of the proposed development comprises of a series of interconnected primary and secondary streets, lanes and private drives, creating a clear hierarchy of routes. The layout has also been designed to be harmonious with the proposed Linear Park which would be located to the west and north of the site and will be delivered in tandem with the proposed development.

The proposed scheme comprises of a mix of two, three and four bedroom homes and a range of traditional house types. The proposed dwellings have been designed to have cohesion in terms of roofscape and the pallet of materials which will be approved by condition.

The surrounding residential dwellings are mixed in terms of character and design. It is considered that the proposed development will have its own distinct character, that will nevertheless, be in keeping with the wider area.

The landscaping within and beyond the site will be an integral part of the development and its character. The precise details of all aspects of the landscaping, including, hardscape, boundary treatments, planting and its management is to be controlled by condition

Impact on Amenity

NPPF paragraph 127 requires that new development should ensure a high standard of amenity for existing and future users, whilst Local Plan Policy 9 provides that development should not cause significant harm to the amenity of the occupants and future occupants of the development or to existing and future neighbouring occupants or users through impacts on privacy, safety, security, noise, visual appearance of an area and access to daylight amongst others.

The proposed layout has been amended to remove a substation and detached garage adjacent to the site's communal boundary with 254 Broadway. It is considered that the proposed relationship and interface distances will be satisfactory in securing a reasonable level of amenity for residents of both the existing and proposed dwellings.

The vehicular access to all the proposed dwellings will be from the recently created signalised junction from Newman college onto Broadway. It is not considered that the additional traffic onto this road would result in undue loss of amenity to existing residents in the locality

With respect to the proposed construction traffic, this will initially need to be from Foxdenton Lane. This is due to existing level differences and it is therefore not possible to construct the access or haulage road from the college side of the access point. While it is accepted that

there will be some unavoidable disruption during the construction period, all realistic measures to minimise the impact on residents adjacent to the construction access road have been secured upfront within the Construction Management Plan. These measures include the widening of part of the construction access track and a programme of work to use the access for HGVs for as short a period as possible and construction hours.

On balance it is considered that while there will be some temporary loss of amenity to existing residents during construction, the development itself will not result in any undue loss of amenity to existing residents. Furthermore, it is considered that the associated Public Open space within the Linear Park, secured by this development will result in an overall benefit to the amenity of the existing and proposed residents.

The existing approval envisaged both construction and final development access from Foxdenton Lane and Milton Drive. The revised proposals will provide additional long-term amenity benefit from the alternative use of the Newman College access for the development.

Highway Issues

NPPF Paragraph 108 provides that proposals should ensure that safe and suitable access to the site can be achieved for all users while paragraph 109 provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The strategic impacts of the development have been considered previously during the hybrid application. This included the effects of the expected traffic generation on the wider local and strategic highway network. This resulted in a number of mitigation measures being proposed, some of which are now complete.

The proposed development will be accessed from the existing access at Newman College, which will be adopted by the local highway authority. The proposed emergency access taken from Milton Drive will be designed to provide pedestrian and cycle links to the site from the existing highway network. The detailed is to be secured by condition.

This replaces the access strategy approved within the hybrid application whereby vehicular access would be taken from Foxdenton Lane and a maximum of 40 dwellings from Milton Drive.

The internal layout is considered acceptable in terms of the parking provision, geometry and layout of the highway and it is intended that it is adopted by the Local Highway Authority under a Legal Agreement. Additional detailed information relating to the proposed embankments along the boundaries of the site and the retaining structure and position of the SUDS feature is to be secured by condition.

There are a number of Public Rights of Way which pass through the site and the indicative diversions shown on the proposed layout have resulted in objections from both the Ramblers and the Peak and Northern Footpaths Society. The diversion routes will be dealt with under Section 257 of the Town and Country Planning Act 1990 and consideration will be

made to the connectivity with existing pedestrian infrastructure and the proposed Linear Park. The applicants are aware of the process and their obligations to secure the necessary permissions and if necessary, to make amendments to accommodate satisfactory diversions. It is not considered that the objections raised, given the context of the separate legislation, would warrant the refusal of this application.

As previously stated, the Construction Management Plan has been submitted upfront with the application. Following discussions with the applicant, it has been agreed that access for construction vehicles and construction workers vehicles will be taken from Foxdenton Lane until the access road at Newman College has been adopted by the local highway authority. The local highway authority has undertaken to facilitate the process in a timely way.

The existing weight restriction on Foxdenton Lane does allow access for HGVs to access the site. The use of Foxdenton Lane by construction vehicles is considered the only viable option until access to the site has been constructed from the Newman College access road. The access road can then be used by all types of traffic once it is adopted. Temporary physical measures will be required which restrict construction vehicles from turning right out of the access onto Foxdenton Lane.

The Construction Management Plan also secures designated areas for construction worker parking, wheel wash facilities and restricted hours of access /egress for construction traffic from the college entrance during term time to avoid conflict with student start and finish times.

Drainage

The application was supported by a drainage strategy and Flood Risk Assessment, both of which have been assessed and confirmed as acceptable by the Local Lead Flood Authority.

The drainage provision will be provided by a sustainable drainage basin and a pumping station. Conditions securing the requirement for additional detail of the SUDS basin and pumping station would be attached to the consent. It is considered that the design of these facilities needs to be considered as part of the wider landscaping of the area to ensure that they harmonise with, and where possible enhance, the proposed environment.

Impact on trees

The application was supported by Arboricultural Impact Assessment and Method Statements. The reports identify the loss of 18 individual trees, 8 groups of trees and 3 partial groups of trees. All the trees within the groups are small and are of limited quality. They have been designated as category C – ‘Trees of low quality that should not be considered a constraint to development’. The Council’s arboriculturist agrees with this designation.

A Landscape Masterplan was also submitted with the application and this proposes the replanting of 109 individual trees as well as numerous hedgerows and areas of native and ornamental shrubs. It is considered that this, along with the proposed areas of amenity grass, wetland seed mix, wildflower mix and wildflower meadow in its totality, will provide a satisfactory level of mitigation and an overall improvement in species and biodiversity post development.

The landscaping of the site needs to be considered within the wider context of the proposed Linear Park which is the subject of a separate application (RES/345691/20) and which is pending determination. It is therefore proposed to secure the landscaping by condition, but the condition has been worded to ensure the 109 replacement trees will be secured.

Ecology

The application was supported by Preliminary Ecological Appraisals which were assessed by Greater Manchester Ecology Unit (GMEU). GMEU raised no objection to the proposal subject to the securing of additional reports and precautions, consistent with the obligations attached to the extant outline consent for residential development.

This proposal includes the demolition of the existing building on the site. The building proposed to be demolished was not surveyed for bats prior to the submission of the application in October 2020 because it was not within the ownership of the applicants during the 2020 survey season. The applicants have now acquired the site and therefore now have access to the building proposed for demolition.

Since acquiring the site, the existing building has been assessed by an ecologist who considers the risk of the presence of bats to be 'negligible to low' but additional dusk and dawn surveys are going to be undertaken in April. The building has extant full permission to be demolished under the 2015 hybrid permission (ref: PA/337091/15). It is best practice to request the bat surveys to be carried out prior to determination. However, in this case it is considered reasonable to grant permission subject to conditions with triggers that take account of the extant permission, but do not reduce the environmental obligations.

Section 106 requirements

The extant outline consent was subject to the provisions of a Section 106 agreement that secured affordable housing, public open space, and commuted sum contributions towards education.

Affordable Housing Provision

This application differs to the outline in that a defined affordable housing scheme is to be provided on site, and given the information submitted with the application this is to be secured by condition and not the proposed legal agreement.

The current policy target is for 7.5% of the total development sales value to go towards the delivery of affordable housing. This affordable housing must be provided on-site unless there are exceptional circumstances that would justify the acceptance, by the Council, of off-site provision within the locality or a financial contribution in lieu of provision.

This application is accompanied by an Affordable Housing Statement, which together with the proposed layout plan, identifies that 51 of the total dwellings (32%) will be affordable dwellings. The affordable dwellings identified would provide the following accommodation;

- 22 x two bedroomed dwellings

- 25 x three bedroomed dwellings
- 4 x four bedroomed dwellings

51 dwellings equate to around 32% of the total site capacity. The Affordable Housing statement specifies that both shared ownership (31) and affordable rent (20) are being provided, which is in accordance with the Council's strategic objectives to provide different types of affordable homes, including pathways to home ownership. The delivery of these units will be supported by Homes England grant funding, with 20 new homes forming part of the Homes England SOAHP programme and 31 homes through Great Places Strategic Partnership with Homes England.

It is proposed to secure the provision of the Affordable Housing by listing the supporting statement and the layout plan which identifies the dwellings as approved documents.

Public Open Space

Local Plan Policy 23 requires that major new residential developments such as this are expected to contribute towards the provision of new or enhancement of existing open space unless they can prove it is not financially viable

The requirement for public open space was considered at the outline planning permission stage, whereby it was determined that the provision of the Linear Park would ensure appropriate open space provision is facilitated in association with the development. This is to be secured by the proposed legal agreement.

Education

With respect to the proposed contributions for education purposes, these are to remain the same as those previously secured which is for a total of £540,000 and will be paid as follows;

£110,000 prior to Occupation of 50% of the Dwellings on Phase R5;

£110,000 prior to Occupation of 75% of the Dwellings on Phase R5;

£160,000 prior to Occupation of 50% of the Dwellings on Phase R6;

£160,000 prior to Occupation of 75% of the Dwellings on Phase R6.

CONCLUSION

This proposal is part of the wider Foxdenton development and will deliver a mix of residential dwellings in a highly sustainable location which will also support the wider initiative of the immediate area and will be well-integrated with the adjacent proposed Linear Park.

It is considered that the proposal complies with relevant national and local planning policies.

RECOMMENDED CONDITIONS

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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2.

The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice.

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

3.

No development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

4.

Notwithstanding the submitted scheme prior to the first occupation of any dwelling hereby approved a detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall be submitted at a scale of 1:200, shall include the Sustainable Drainage and Pumping Station areas, take account of the requirements of the approved ecology reports and the approved tree replacement of 109 trees and shall include the following: -

- a. The exact location and species of all existing trees and other planting to be retained;
- b. All proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq. m of all new planting;
- c. An outline specification for ground preparation;
- d. Details (supporting elevations and construction details) of any boundary treatments, retaining walls and structures;
- e. Details of materials and colours of all proposed hard landscape elements and pavings;
- f. The proposed arrangements and specifications for initial establishment maintenance and longer-term maintenance of all planted and/or turfed areas;
- g. A detailed management and maintenance plan for all the greenspace and amenity areas not within the curtilage of dwellings. These areas shall thereafter be maintained and managed in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The planting shall be wholly implemented in its finally approved form before or within the first available planting season following the substantial completion of development. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage. All hardscaping boundary treatments shall be fully constructed in accordance with the approved scheme in accordance with timescales contained therein.

REASON - In the interests of visual amenity having regard to Policies 9, 20 and 21 of the Oldham Local Plan

5.

Prior to any demolition works on site, further bat dawn or dusk surveys must be carried out. The details shall be submitted to and approved in writing by the Local Planning Authority. The surveys should be accompanied by a scheme for any necessary precautionary measures and mitigation works based on the findings of the surveys. The works shall be carried out in full accordance with the approved scheme

REASON - In order to protect and mitigate the impact on bats having regard to Policy 21 of the Oldham Local Plan.

6.

Prior to the commencement of any earthworks on site, a survey of the site and within 30m of the boundaries for badger setts shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with any recommended precautionary measures and/ or mitigation works.

REASON - In order to protect and mitigate the impact on badgers having regard to Policy 21 of the Oldham Local Plan.

7.

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

REASON - In the interest of protecting nesting birds having regard to Policy 21 of the Oldham Local Plan.

8.

Prior to any earthworks, a method statement which shall detail proposals for the eradication and/or control and/or avoidance measures for Himalayan balsam, Japanese knotweed and giant hogweed shall be submitted to and approved in writing by the local planning authority. The approved method statement shall be adhered to and implemented in full unless otherwise approved in writing by the local planning authority.

REASON - To prevent the spread of invasive plant species having regard to Policies 9 and 21 of the Oldham Local Plan.

9.

No part of the development hereby approved, excluding demolition works but including earth moving or site clearance, shall take place on site until a method statement to protect the Wince Brook from accidental spillages, dust and debris has been submitted to and approved in writing by the local planning authority. All measures will be implemented and maintained for the duration of the construction period in accordance with the approved details.

REASON – In the interest of biodiversity having regard to Policy 21 of the Oldham Local Plan.

10.

Prior to the installation of any external lighting adjacent to the boundary adjacent to Wince Brook, a lighting design strategy relating to the boundary shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- Identification of light sensitive bat and other biodiversity features.
- Show where the external lighting will be installed.

- Measures to ensure the lighting will not have a significant impact on bats and biodiversity.
- The lighting shall be installed and maintained in accordance works with the approved details.

REASON - In the interests of biodiversity having regard to Policy 21 of the Oldham Local Plan.

11.

No part of the development hereby approved, excluding demolition works but including earth moving or site clearance, shall take place on site until a Written Scheme of Investigation (WSI) setting out a programme of archaeological works has been submitted to and approved in writing by the Local Planning Authority

The programme of archaeological works should be undertaken in full accordance with the approved WSI prior to the first occupation of any of the dwellings hereby approved. The WSI shall cover the following:

- a) A phased programme and methodology of site investigation and recording to include:
 - detailed historical research and analysis for targeted archaeological sites and historic buildings
 - a targeted archaeological evaluation of buried features of potential archaeological interest
 - an archaeological building survey of historic buildings directly affected by the scheme
 - depending upon the evaluation results, more detailed targeted archaeological excavation and recording
- b) A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report.
- c) Dissemination of the results commensurate with their significance
- d) Provision for archive deposition of the report, finds and records of the site investigation.
- e) Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

REASON - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible having regard to Policy 24 of the Oldham Local Plan.

12.

The development shall be carried out in accordance with the approved "Remediation and Enabling Works Strategy" (13-635-R2-1), received 23/03/21, and a Completion/Verification Report shall be submitted to and approved in writing by the local planning authority in order to fully discharge the condition.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

REASON - In order to protect public safety and the environment having regard to Policy 9 of the Oldham Local Plan.

13.

No part of the above groundworks hereby approved, excluding any demolition and site clearance works, shall commence until the ground gas risk assessment and any necessary programmed remedial measures have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details

REASON - In order to protect public safety, because the site is located within 250m of a former landfill site, having regard to Policy 9 of the Oldham Local Plan.

14.

No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan Ref:SK686-PL-01 Rev R and with 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.

15.

Prior to the construction of any dwellings hereby approved, precise details and a timetable for construction of the emergency access from Milton Drive to serve the site shall be submitted to and approved in writing by the Local Planning Authority.

The submitted scheme must include details of pedestrian and cycle facilities along Milton Drive linking it to the development site.

The access shall be constructed and made available for use in accordance with the approved details and timetable. The access shall be used for emergency purposes only, at all times, thereafter.

REASON – In the interest of highway safety and to ensure connectivity to and from the site for pedestrians and cyclists and having regard to Policies 5 and 9 of the Oldham Local Plan.

16.

No part of the above ground works hereby approved, excluding any demolition and site clearance works, shall commence until details of the embankments surrounding the site including drainage, retaining structures and levels, and a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed in accordance with the approved scheme and timetable

REASON - To ensure that adequate drainage and highway standards are met in the interests of visual amenity having regard to Policies 9, 20, and 21 of the Oldham Local Plan.

17.

No part of the above ground works hereby approved, excluding any demolition and site clearance works, shall be commenced until full details of a scheme for a sustainable drainage system to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development has been submitted to

and approved in writing by the Local Planning Authority. The scheme shall include details of drainage, retaining structures and levels of the adjacent highway

The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme. Details of a scheme for a sustainable drainage system should be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

REASON - To ensure that adequate drainage and highway standards are met in the interests of highway safety having regard to Policies 5, 8 and of the Oldham Local Plan.

18.

Prior to the first occupation of any of the dwellings hereby approved, details of all aspects of the pumping station structures and its compound, including fencing, noise attenuation measures and landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take account of the requirements of the overall landscaping scheme secured by condition. The pumping station and associated works shall be installed in full accordance with the approved details

REASON - In the Interest of residential and visual amenity and to accord with Policies 20 of the Oldham Local Plan

19.

The development hereby approved shall be implemented in full accordance with the Affordable Housing Statement dated March 2021 and the associated plans identifying the affordable rented and shared ownership properties to which the requirements relate. The identified properties shall be subject to such occupation and sale thereafter, unless a variation to the scheme has been submitted to and approved in writing by the Local Planning Authority.

REASON – To ensure the provision of affordable housing having regard to Policy 10 of the Oldham Local Plan.

20.

Prior to first occupation of any dwelling hereby approved, a detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be developed in accordance with the Framework Travel Plan produced by Eddisons, August 2020, and shall include a timetable for implementation. The approved Travel Plan shall be fully implemented in accordance with timescales contained therein

REASON- To promote sustainable transport having regard to Policies 5 and 9 of the Oldham Local Plan.

21.

The development shall be implemented in full accordance with the measures as set out in the submitted Construction Environmental Management Plan Rev L dated April 2021.

REASON – In order to minimise any impact on residential amenity and highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

22.

Prior to the construction of any dwelling an Energy Statement which details an average completed energy performance for each dwelling of 15% improvement on Part L of the

Building Regulations, shall be submitted to and approved in writing by the Local Planning Authority. All dwellings shall be constructed in accordance with the approved energy statement and retained as operational thereafter.

REASON – In the interests of sustainability to ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan 23.

23.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, AA, B, C or E of Part 1 of Schedule 2 shall be carried out unless permission is granted by the Local Planning Authority in respect of the following plots as identified on the approved layout plan Ref:SK686-PL-01 Rev R.

1 – 6 (inclusive),
14 – 29 (inclusive),
46– 56 (inclusive),
62– 74 (inclusive),
76 – 81 (inclusive),
83 – 91 (inclusive),
136 – 148 (inclusive),
150, 151 &160

REASON - In order to protect the amenity of neighbouring properties having regard to site levels and/or proximity to neighbouring properties and to Policies 9 and 20 of the Oldham Local Plan.

