

PLANNING COMMITTEE

22 July 2021

Late information

AGENDA PAGE	DETAILS
	<p>OUT/345898/20 – Shaw Distribution Centre, Linney Lane, Shaw, Oldham OL2 8HF</p> <p>Update to report</p> <p>Planning balance and Viability</p> <p>Keppie Massie have completed the review of the Residential Viability Appraisal and overall concur with the view that retaining and converting the mills for residential development, would make the scheme unviable.</p> <p>Keppie Massie conclude that even when taking a fairly conservative approach to development and conversion costs (excluding abnormals), and a robust position on revenues that are higher than stated by the applicant in their appraisal, it continues to demonstrate a financial deficit and therefore Keppie Massie conclude that the conversion of the mills would be unviable.</p> <p>Given the outline nature of the application, the present overall analysis is inevitably high-level. Consequently, the present assumptions will need to be re-appraised at Reserved Matters stage, and possibly at certain additional points of the development process, and any quoted figures may change accordingly.</p> <p>FUL/346561/21 – Land at Booth Street, Oldham OL9 6DE</p> <p>Update to Ground Conditions section</p> <p>The conditions recommended in the report remain necessary as final gas monitoring results and detail of the remediation strategy are still required.</p>