

APPLICATION REPORT - PA/344623/20
Planning Committee: 8th December 2021

Registration Date: 5th March 2020
Ward: Chadderton South

Application Reference: PA/344623/20
Type of Application: Full Application

Proposal: Proposed development of a 0.89 MWp solar farm comprising ground-mounted solar PV Array and all associated works and necessary infrastructure.

Location: Land at Wrigley Head, Failsworth

Case Officer: Dean Clapworthy
Applicant: Mr Andrew Hunt (Oldham Council)
Agent: Mr Pablo Feito

INTRODUCTION

The application has been referred to Planning Committee since it represents a Major development pertaining to a site with an area greater than 1 hectare.

RECOMMENDATION

It is recommended that the Committee resolves to grant planning permission, subject to the conditions set out in this report.

THE SITE

The site comprises 1.5 hectares of land at Wrigley Head, Failsworth. It consists of partial hardstanding and an area of non-native birch trees and is bounded by the Metrolink line to the east, the Rochdale Canal to the west, Meadowbank Business Park to the north and an unnamed and unadopted access road at the south that provides a pedestrian route from Wrigley Head to New Moston across the Rochdale Canal. Historically, the land was previously developed, but given the passage of time and the vegetation recolonisation, there is little evidence of this aside from partial areas of hardstanding.

The site has no designation or allocation on the Proposals Map pertaining to the Oldham Local Plan.

Whilst there are informal routes across the site there are no formal Public Rights of Way (PRoW).

THE PROPOSAL

The application seeks planning permission for the construction of a 0.89 MWp solar farm for a temporary period of 30 years from the first exportation of electricity. The solar farm would comprise of rows of solar PV panels (approximately 2,700 in total) laid out in an east/west orientation and facing south at approximately 20 degrees from the horizontal (to maximise efficiency). The PV panels would be mounted on a rack comprising of metal poles mounted on a concrete base or a screwed pile, at a maximum height of 2.4m. Rows would be spaced 1.85m.

Associated infrastructure would include:

- A permanent vehicle access track constructed of Grass Geomesh (or similar) running to the south of the site and extending the existing unadopted road from Wrigley Head under the Metrolink line. Within the site a new internal access road and a temporary laydown area is proposed (to be removed after construction).
- String inverters, combiner boards, switchgear and transformer cabin, underground cabling connecting to the National Grid, CCTV cameras, laydown area and 2.4m high boundary security fencing and access gate.
- Landscaping would include the tree clearance, compensatory replanting and wildflower meadows that seeks to enhance the overall biodiversity on site.

RELEVANT PLANNING HISTORY

PR/344124/19: EIA Screening Opinion for solar farm. (EIA not required).

RELEVANT PLANNING POLICIES

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The following policies are relevant to the determination of this application.

Joint Development Plan Document:

Saved UDP Policy D1.5 - Protection of Trees on Development Sites;
Policy 01 - Climate Change and Sustainable Development;
Policy 06 - Green Infrastructure;
Policy 09 - Local Environment;
Policy 18 – Energy;
Policy 19 - Water and Flooding;
Policy 20 – Design;
Policy 21 - Protecting Natural Environmental Assets; and,
National Planning Policy Framework (NPPF).

CONSULTATIONS:

Environmental Health: No objection, subject to conditions relating to noise, landfill gas and land contamination.

Environment Agency:	No objection, subject to conditions relating to prevention of contamination and verification report, piling, surface water and drainage systems.
Canal and River Trust:	No objection.
LLFA:	No objection.
Natural England:	No objection.
GMEU	No objection, subject to conditions relating to trees, implementation in accordance with the bat survey recommendations, protection of ground nesting birds and the fencing.
GMP (Design for Security):	No objection.
Ramblers:	No objection.
Manchester City Council:	No objection.
TfGM:	No objection, subject to a conditions, including requiring a screen fence to prevent glint and glare to Metrolink trams.
Arboricultural Officer:	No objection, subject to a condition requiring an Arboricultural Method Statement.
Manchester Airport:	No objections.
Highway Engineer:	No objection, subject to condition requiring a scheme for the prevention of mud and debris onto the adopted highway network

REPRESENTATIONS

The application has been advertised by means of neighbour notification letters, site notice and press notice. However, no representations have been received in response.

PLANNING CONSIDERATIONS

Principle of Development

The proposal is for a renewable energy facility to be positioned on unallocated and undesignated land within the urban area of Oldham.

Policy 18 of the Oldham Development Plan Document (DPD) states that where suitable and appropriate, proposals for low carbon, decentralised and renewable energy, including any ancillary infrastructure, will be permitted in accordance with national and local policies and must be acceptable taking into account the number, size, scale, siting and cumulative impacts of the scheme in relation to a number of criteria.

The NPPF states that achieving sustainable development means that the planning system has three overarching objectives - economic, social and environmental. The environmental objective includes mitigating and adapting to climate change, including moving to a low carbon

economy. The NPPF builds on this principle and defines renewable energy in the following way:

'Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).'

Paragraph 158 of the NPPF states:

When determining planning applications for renewable and low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
- b) approve the application if its impacts are (or can be made) acceptable.*

The proposal is for a decentralised renewable energy scheme that is proposed to be installed on disused land in the urban area that is unallocated in the Local Plan. Given the position set out in the Local Plan and the NPPF, it is considered that the proposal would be acceptable in principle, subject to consideration of the subsequent matters.

Visual Impacts

Policy 18 of the Oldham DPD states that proposals for decentralised and renewable energy will be assessed in terms of the visual amenity of the local area, including the sensitivity of the local landscape character, through the number, scale, size and siting of renewable energy infrastructure. Policy 20 seeks to encourage high quality design that reflects the character and distinctiveness of the local area.

Paragraph 130 of the NPPF states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Paragraph 131 notes that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning decisions should ensure that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards) and that existing trees are retained wherever possible.

The application site is not covered by any landscape-related designations. However, the site is partly covered by trees and other vegetation, whilst there are also elements of hardstanding. The site is located within the urban area and largely enclosed by existing built form including the Metrolink line (which is on raised banking), industrial development to the north, residential development to the west (on the opposing bank of the Rochdale Canal) and mature trees to the south of the site.

The proposal is not supported by a Landscape and Visual Impact Assessment. However, the supporting Planning Statement considers the design, landscape and visual impacts of the proposal, and supporting viewpoint illustrations (from the canal towpath and from the footpath leading from Wrigley Head) demonstrate views of the main development would be limited from the canal and open from the footpath to the south. However, such open views would be confined to this very limited area and would therefore be very localised. The wider context of the site is urban, with the principal backdrop being the Metrolink line, industrial and residential development.

Whilst existing tree cover would be partially removed, additional replacement planting would soften the perimeters of the site and the boundary weldmesh fencing, which would be the most prominent feature in localised views from outside of the site. The fencing would be finished in dark green to aid and enable assimilation of the site when viewed locally. Due to the containment of the site as described above, the proposed development would not feature prominently outside of the immediate locality. Passengers on the Metrolink could experience a glimpse when travelling north and recreational users of the canal and path to the south would have limited views of the boundary.

Given the above, it is considered that the proposal would not harm visual amenity and would therefore comply with the relevant Local Plan policies and the NPPF.

Trees and ecology

Policy 21 of the Oldham DPD sets out a commitment from the Council to value, protect, conserve and enhance the local natural environment and its functions and provide new and enhanced Green Infrastructure. The policy further states that a balancing act is required between the need for new development and protecting, conserving and enhancing the local natural environment. Development proposals are required to maintain, extend or link existing green corridors and links, including strategic recreational routes, where appropriate.

The content of paragraph 180 of the NPPF is applicable as it states that in dealing with planning applications, local planning authorities must consider the harm of a scheme on biodiversity. Some harm to biodiversity is allowed, but it states that significant harm should be avoided, adequate mitigation should be provided or if this is not possible the loss should be compensated for. If none of this above is possible then permission should be refused.

Although the application site is not designated for its nature conservation value and is not known to support any priority habitats for conservation, it is adjacent to the Rochdale Canal Special Area for Conservation (SAC), and a Site of Biological Importance (SBI) which is a designation owing to the important populations of aquatic plants.

The application is supported by a number of ecological assessments, which include measures to minimise any potential harm to habitats and species. The habitats of value that will be lost include some areas of semi-improved grassland, scrub, scattered trees and tall ruderal vegetation. To compensate for the loss, the application proposes wildflower planting between the rows of panels and trees and hedgerow planting in areas along the application site boundary. Perimeter fencing would feature access points to allow the passage of small mammals and to maintain ecological connections between the site and other habitats. Furthermore, the submitted Habitat Regulations Assessment (HRA) concludes that the development would not cause any likely significant effects on the special nature conservation interest of the Rochdale Canal SAC.

GMEU advise that the proposal would not have any harmful effects on the nature conservation interests of the Rochdale Canal SAC or on the adjacent Priority Habitat (the woodland to the

north of the site). Furthermore, whilst some tree removal would be required, the proposed compensatory and enhancement planting would mitigate these impacts.

The Greater Manchester Ecology Unit (GMEU) and the Canal and River Trust (CRT) have raised no objection to the proposal, advising that appropriate conditions should be attached.

Having regard to the requirements of Saved UDP Policy D1.5 the Council's Tree Officer has no objection to the proposal but advises that an Arboricultural Method Statement (AMS) should be agreed prior to determination in order to avoid unacceptable damage to retained trees and their root protection areas (RPAs). However, the submitted Arboricultural Impact Assessment (AIA) states that '*these features (which could potentially impact upon trees, such as fence posts and CCTV towers) should be adjusted to be positioned as far from tree stems as possible and excavations in RPAs are to be undertaken by hand with footings to avoid significant tree roots*'. On this basis, it is considered that works could be successfully adapted to ensure minimal damage to retained trees and that an AMS at the pre-commencement stage would be satisfactory.

Therefore, subject to appropriate conditions as advised by consultees which are included on the recommendation set out below, it is considered that the proposal would not have any unacceptable impacts upon ecological interests and trees.

Highways & Metrolink

The Planning Statement sets out that the construction would take approximately 2-3 months with an anticipated 20 two-way movements daily for construction staff, with additional movements for deliveries. During the operational phase, trips to the site would be on an ad-hoc basis and limited in frequency, but the impact on the highway network is expected to be negligible. Importantly, existing public rights of way close to the site would be unaffected.

The Council's Highway Officer has raised no objection to the proposal, subject to a condition requiring the provision of wheel cleaning facilities for vehicles leaving the site and this is attached to the recommendation.

The application is supported by a Glint and Glare Study which assesses the possible effects from the proposed PV panels on the tramline receptors due to concerns raised by Metrolink. This showed that an unscreened geometric reflection would be possible for two locations but would only affect trams travelling from Hollinwood to Failsworth and would only be expected to occur between 17:48 and 18:16 from mid-March to mid-September, lasting for a maximum of 10 minutes per day. Various factors indicate that the impact is expected to be low and that mitigation would not be required but that screening could be implemented to further reduce the impact.

Whilst initially objecting to the proposal, Transport for Greater Manchester (TfGM) are satisfied that the proposal, with the installation of screen fencing on Metrolink land, would provide the necessary mitigation.

Given the above, the proposal would not have any unacceptable impacts upon the highway or public transport networks.

Residential Amenity

Policy 9 of the Oldham DPD seeks to protect and improve local environmental quality and amenity and promote community safety by ensuring development would not have an adverse impact on neighbouring land uses.

Noise impacts from the development could occur at both the construction and operational phases of the development. As noted previously, the construction phase would be limited to a 2-3 month period. The submitted Noise Assessment notes that construction would involve low noise and vibration, due to a limited requirement for excavation. In relation to the final operational plant and equipment, specifications are not available (as is typical for development of this nature). Potential noise sources would be from the solar pv plant (e.g. inverters, transformers) and associated battery storage plant (e.g. cooling units and transformers) and the on-site substation. The Noise Assessment advises that operational noise limits would be designed to achieve appropriate operational limits consistent with the requirements of BS 4142 (i.e. below the ambient background levels).

The site would be screened from nearest residential properties by enhanced tree cover to the western and northern boundaries and the Metrolink line, which is raised significantly above the site and intervening between the residential properties to the south-east. The pv panels would be orientated south, away from the dwellings to the west on the opposing side of the Rochdale Canal, at an acute angle to the Metrolink line. Given these circumstances, there would be no issues in relation to glint and glare for any nearest neighbouring sensitive receptors (e.g. dwellings) or any general impacts on amenity in the area.

The Council's Environmental Health Officer has not objected to the proposal, subject to a condition to ensure that operational noise does not exceed background noise levels.

Given the above, the proposal would not have any unacceptable impacts upon residential amenity.

Other matters

Ground conditions – The Environmental Health Officer and Environment Agency advises that subject to the imposition of conditions relating to ground contamination and landfill gas, the proposal would not have any unacceptable impacts upon ground conditions.

Drainage – The site falls within Flood Zone 1 which relates to areas with the lowest risk of flooding and neither the Environment Agency or Lead Local Flood Authority has raised any objection in relation to drainage at the site.

CONCLUSION

The proposal relates to a disused parcel of land within the urban area. It would meet the requirements for energy generation as set out at paragraph 158 of the NPPF and the environmental part of the tests for sustainable development.

Having regards to benefits of the proposal, and the scale and form of the development, it is considered that this scheme should be supported as it would make a positive contribution towards clean energy generation which would help to reduce greenhouse gas emissions, whilst also helping to produce energy to meet future energy consumption needs.

The impact of the proposal has been assessed as being acceptable on the character and appearance of the wider area, to users of public rights of way, footpaths and highway network in the area and in relation to residential amenity. Furthermore, the proposal would not have any unacceptable impacts on ecology, trees or residential amenity (subject to the mitigation measures set out in the conditions included on the recommendation)

As such, the proposal meets the requirements of the stated Local Plan policies and the NPPF and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, the proposal is recommended for approval.

RECOMMENDATION

It is recommended that the application is approved subject to the imposition of the following 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. This permission is given for a temporary period of 30 years from when the site becomes operational. The applicant shall notify the Council in writing of this exact date no later than 14 days before the date when the site first becomes operational. At the end of the 30 year period, the solar array and the ancillary equipment shall be removed from the site and returned to its former agricultural condition in line with a decommissioning strategy which shall include the method of control of vehicle movements to and from the site and shall be submitted to and agreed in writing by the Local Planning Authority prior to the site first becoming operational.

REASON - By virtue of its construction, appearance and method of energy generation, the solar array is not considered suitable as a permanent structure on the site, which is presently open and undeveloped, and to minimise the effects of the decommissioning works on the users of the Rochdale Canal and the surrounding public rights of way network, having regard to policies 9 and 18 of the Oldham Local Plan.

4. Prior to the expiry of the temporary 30 year period consented for this scheme, should the solar array cease to be operational for a continuous period of 12 months, the solar array and its ancillary equipment shall be removed from the site in line with the requirements of the agreed decommissioning strategy and the land returned to its previous condition within 6 months of the end of the 12 month period.

REASON - To ensure that the redundant solar array and ancillary equipment is removed from the site before it becomes dilapidated or degraded to the detriment of the appearance of the surrounding area and to minimise the effects of the decommissioning works on the users of the Rochdale Canal and the surrounding public rights of way network, having regard to policies 9 and 18 of the Oldham Local Plan.

5. Prior to the commencement of any works on site, full details of the foundation system and layout of the solar array, type of solar panels to be used on site, together with full details of any associated substation, switchgear and transformer cabin, temporary laydown area and permanent vehicle access track, shall be submitted to and agreed

in writing by the Local Planning Authority. The solar array and associated infrastructure shall only be erected and installed in accordance with that approved.

REASON - For the avoidance of doubt and to ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to policies 19 and 20 of the Oldham Local Plan.

6. Prior to the commencement of any works on site, full details of the temporary laydown area to be used during the construction phase of the site, together with a timescale for its removal shall be submitted to and agreed in writing by the Local Planning Authority. The temporary laydown area shall be installed on site in accordance with the details and the timescale agreed and also removed from site in accordance with the agreed timescale.

REASON - For the avoidance of doubt and to minimise the impact of the scheme during the construction phase on the character and appearance of the surrounding area, having regard to policies 9 and 18 of the Oldham Local Plan.

7. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Oldham Council, the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: loading and unloading of plant and materials; storage of plant and materials used in constructing the development; construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway); measures to control the emission of dust and dirt during construction; and root protection plan to protect trees that are to be retained.

REASON - To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, having regard to Policy 5 of the Oldham Local Plan.

8. No development shall take place until an Electro Magnetic Compatibility (EMC) Control Plan has been submitted to, and approved in writing by the Local Planning Authority, to confirm that there are no EMC impacts from the proposed development. The developer shall be wholly responsible for any Electro Magnetic Compatibility protection measures that are found to be required as a result of the introduction of the approved substation.

REASON - In the interests of safeguarding Metrolink infrastructure, having regard to Policy 5 of the Oldham Local Plan.

9. No development shall take place until full details of the boundary treatment adjacent to the Metrolink tramway have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the fence shall be erected in full accordance with the approved details and retained as such for the lifetime of the development.

REASON - To ensure that a safe and secure boundary treatment is installed on the boundary of the Metrolink tramway, having regard to Policy 5 of the Oldham Local Plan.

10. No development shall take place until a plan for undertaking joint dilapidation surveys of the Metrolink underpass structure has been submitted to, and approved in writing by, the Local Planning Authority. This plan shall allow for pre and post construction surveys and annual surveys thereafter. These surveys will be at the cost of the developer.

REASON - In the interests of safeguarding Metrolink infrastructure, having regard to Policy 5 of the Oldham Local Plan.

11. No development shall take place unless and until a scheme to minimise dazzle (as informed by the Solar Photovoltaic Glint and Glare Study by PagerPower dated August 2020) to tram drivers due to reflected light has been fully implemented in accordance with a scheme that has been submitted to, and approved in writing by, the Local Planning Authority. The scheme must also include provision for a 12 month review period and for any further mitigation work, should the dazzle issue not be fully addressed by the initial mitigation measures.

REASON - In order to ensure the safe operation of the tramway, having regard to Policy 5 of the Oldham Local Plan.

12. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's written report and recommendation have been submitted to and approved by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan

13. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.

14. The level of noise emanating from the site shall not exceed the background level at any time as measured from properties to the south-western side of Waters Edge.

REASON - To minimise the impact of noise having regard to Policy 9 of the Oldham Local Plan.

15. During the construction period adequate wheel cleaning equipment, the details of which shall be submitted to and approved 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 having regard to Policy 9 of the Oldham Local Plan (It is an offence under the Highways Act 1980 to deposit mud on a public highway)

16. Before development commences a full Arboricultural Method Statement, shall be submitted to and approved in writing by the Local Planning Authority which shall address the order and phasing of operations, tree works, tree protective fencing, ground protection, site storage and facilities, movement of people, plant and materials, enabling works, installation of new services, perimeter security fencing and/or diversion of existing services. The works shall be implemented in accordance with the approved details.

REASON - To preserve trees on the site in the interests of visual amenity and the character of the area, having regard to saved Policy D1.5 of the Unitary Development Plan.

17. No works to trees or shrubs shall take place 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 - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981 having regard to Policy 21 of the Oldham Local Plan.

18. Prior to its installation, full elevational details of the proposed security fencing, together with colour and surface treatment, shall be submitted to and be subject to the approval of the Local Planning Authority, and the works implemented in accordance with the approved details and thereafter so retained. For the avoidance of doubt, the fencing shall include gaps at the base as described in section 5.2 of the Ecological Mitigation and Habitat Enhancement Plan submitted with the application and dated February 2020.

REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area and the protection of species of ecological interest having regard to policies 20 and 21 of the Oldham Local Plan.

19. No development shall take place until full details of soft landscape works and habitat enhancement measures with an associated implementation plan, have been submitted to and approved in writing by the Local Planning Authority. Such works shall be based on the Indicative Landscape Plan (Dwg No. 60617252-SHT-20-MAN-O-100 B) and the recommendations of section 6 of the Ecological Mitigation and Habitat Enhancement Plan dated February 2020 and shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of wildflowers/grasses, plants and trees, noting species, plant/tree sizes, proposed numbers/densities ecological enhancement measures and an implementation programme. All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are

removed during the maintenance period shall be replaced with specimens of an equivalent species and size. Ecological enhancement measures shall be retained for the lifetime of the development.

REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard and that ecological enhancements are embedded in the scheme, having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

20. The development shall be carried out in accordance with the measures and additional precautions and control measures detailed in the Invasive Species Management Plan dated February 2020.

REASON - To ensure the removal/check to the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981, in order to safeguard the biodiversity of the site and its surroundings, having regard to Policy 21 of the Oldham Local Plan.

21. Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which identifies:
 - all previous land uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on the prior information collected providing information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON - To protect the underlying Principal Aquifer, Secondary A aquifer, Hole Bottom Brook, Moston Brook and the Rochdale Canal. To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely

affected by, unacceptable levels of water pollution, having regard to Policy 9 of the Oldham Local Plan and paragraph 174 of the National Planning Policy Framework.

22. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

REASON - To ensure that the underlying Principal Aquifer, Secondary A aquifer, Hole Bottom Brook, Moston Brook and the Rochdale Canal is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, having regard to Policy 9 of the Oldham Local Plan and paragraph 174 of the National Planning Policy Framework.

23. Prior to any part of the development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON - To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, having regard to Policy 9 of the Oldham Local Plan and paragraph 174 of the National Planning Policy Framework.

24. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved detail.

REASON - To ensure that any proposed piling does not harm groundwater resources, having regard to Policy 9 of the Oldham Local Plan and paragraph 174 of the National Planning Policy Framework.

25. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to protect the underlying Principal Aquifer, Secondary A Aquifer, Hole Bottom Brook, Moston Brook and the Rochdale Canal, having regard to Policy 9 of the Oldham Local Plan and paragraph 174 of the National Planning Policy Framework.

LOCATION PLAN (NOT TO SCALE)

