

PLANNING COMMITTEE

9 March 2022

Late Information

<p>Pages 29 – 44</p>	<p>AGENDA ITEM NUMBER: 9</p> <p>SITE ADDRESS:</p> <p>Former High Barn Resource Centre, High Barn Street, Royton.</p> <p><u>Amendment to CONSULTATIONS section of report</u></p> <p>Lead Local Flood Authority / Drainage:</p> <p>Recommended a condition be attached to require the implementation of a sustainable drainage system.</p> <p>Greater Manchester Police Architectural Liaison Unit:</p> <p>Raised no objection to the amended scheme, subject to Section 3.3 and Section 4 of the Crime Impact Statement being secured by way of an appropriately worded planning condition.</p> <p><u>Amendment to PLANNING CONSIDERATIONS section of report</u></p> <p>Developer Contributions</p> <p><i>Affordable Housing:</i></p> <p>Following further discussion with the applicant greater detail has been provided in regard to the mix and tenure of the proposed 100% affordable housing, the breakdown is as follows:</p> <ul style="list-style-type: none">- 33% affordable rent (for people with disabilities); and,- 67% rent-to-buy. <p>These details will form part of the, agreed in principle, Unilateral Undertaking legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990.</p> <p><i>Drainage:</i></p> <p>The Lead Local Flood Authority/Drainage section have considered the originally submitted information and recommended that the discharge rate be uplifted to discharge at 5l/s from 2l/s.</p> <p>To address this the applicant has submitted an amended Drainage Strategy (Dated March 2022, Rev B). A condition is now attached to the recommendation to address the provision of a sustainable drainage system.</p>
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Environment Agency:

Considered the additional information submitted and strongly recommended a watching brief is carried out for any unexpected contamination during works onsite, please note this request is addressed by condition no. 12 in the original report.

Crime:

The Crime Impact Statement submitted with the application has been considered by the Greater Manchester Police (Architectural Liaison Unit). They have recommended a condition is required to reflect the measures contained within Section 3.3 and Section 4. These have been agreed with the applicant and a condition is outlined in the amendment to the recommendation section below.

Amendment to RECOMMENDATION section of report

It is recommended that Planning Committee resolves to grant permission, subject to the inclusion of the conditions listed below, and a Unilateral Undertaking legal agreement under Section 106 of the Town and Country Planning Act 1990 securing the provision of the following:

- A £85,000.00 financial contribution of towards the enhancement of existing Open Space provision within the locality (further details to be reported on the Late List); and,
- The provision of 100% on site affordable housing broken-down into 33% affordable rent (for people with disabilities) and 67% rent-to-buy.

Amendment to originally recommended conditions

Removal of condition no .11:

(It is recommended this condition be removed since the submitted Site Investigation has been considered to be acceptable by the Council's Environmental Health section and a contamination monitoring condition is attached to address any issues that could arise during the construction phase).

Amendment to condition 13:

"If a Remediation Strategy is required, 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. This is in line with paragraph 170 of the National Planning Policy Framework.”

(The originally proposed condition contradicted that that submitted Site Investigation which has been accepted by the Council’s Environmental Health section.)

Amendment to condition 14:

“Prior to the commencement of any part of the piling works on site, a Piling method statement shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. REASON - To ensure that the proposed Piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.”

(As the Site Investigation noted that piling will be required on site, this condition has been amended to address the reequipment of the method to be agreed by the EA prior to this element of the works commencing on site.)

Additional conditions

Additional Condition 1:

“No development shall commence 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 through an appropriate legally binding agreement have been submitted to and approved by the Local Planning Authority. 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 with the following further information to be provided:

- a) Information about the lifetime of the development, and design of a sustainable drainage system including discharge rate limited to 5 l/s and volumes, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Details of how any flood water, including depths, will be safely managed in exceedance routes:
- c) Details of a scheme for the management of overland flow from surcharging of the site's surface water drainage system. This must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed ground levels, watercourse embankments levels and proposed building Finished

	<p>Floor Level set to a level stipulated by the NPPF and demonstrating that there is no increase in flood risk to the development or third party;</p> <p>d) A plan illustrating means of secure access for maintenance (and easements where applicable) of all pipes, drains or sewers;</p> <p>e) Provide O&M manual for SUDS following best practice guidance;</p> <p>f) Confirmation of the owner and maintainer of assets;</p> <p>g) Completed North West SuDs Pro-Forma fees to be submitted and approved to the LPA prior to commencement of works;</p> <p>h) Pre and Post development condition survey of the watercourse to the South West of the site where surface water outfall is proposed; and,</p> <p>i) An As-Built record of the development</p> <p>Reason: To prevent the increased risk of flooding both on and off site and ensure satisfactory drainage facilities are provided to serve the site in accordance with the National Planning Policy Framework and Oldham Council Policy 19 Water and Flooding.”</p> <p>(This condition has been added to reflect the requirement to implement the development in accordance with a sustainable drainage system, as advised by the Lead Local Flood Authority / Drainage)</p> <p><i>Additional Condition 2:</i></p> <p>“The development hereby approved shall be carried out in accordance with the physical security specifications set out in Section 4 of the submitted Crime Impact Statement Version D: 28/01/2022 - Ref: 2021/0348/CIS/01. REASON - To ensure a safe form of development in accordance with Policy 9 of the Oldham Local Plan.”</p> <p>(This condition has been added to reflect the requirement to implement Section 3.3 and Section 4 of the Crime Impact Statement, as advised by the Greater Manchester Police (Architectural Liaison Unit).</p>
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