

APPLICATION REPORT - FUL/347540/21
Planning Committee – 6th April 2022

Registration Date: 8th October 2021
Ward: Medlock Vale

Application Reference: FUL/347540/21
Type of Application: Full Application

Proposal: The erection of up to 365 dwellings across Parcel A and Parcel B; together with other associated works including the laying out of road and footways, car parking, other infrastructure, public open space, footpaths, and landscaping

Location: Land off Rosary Road (Parcel A) and land off Hill Farm Close (Parcel B), Fitton Hill, Oldham.

Case Officer: Graham Dickman
Applicant: Mr Jake Crompton
Agent: Imogen Zulver

RECOMMENDATION

It is recommended that the application is approved subject to the conditions set out below.

THE SITE

This application relates to two presently vacant parcels of land located to the south of Oldham.

Parcel A occupies land to the south of Rosary Road comprising the sites of the former Fitton Hill Secondary School and Marland Fold School, both of which have been cleared with some evidence of hardstanding remaining. A modern residential development lies immediately to the north-west. Open land, comprising a mix of playing fields and grazing land, lies to the south.

Parcel B occupies a larger plot incorporating the land surrounding Hill Farm Close and Deanshut Road. The area has previously been occupied by housing and a former school for which the highway infrastructure remains largely in place.

A small number of houses remain within the site, which were renovated in the early 1990s.

There is access to extensive open land associated with Snipe Clough to the east.

THE PROPOSAL

This is a full application for the construction of 365 family homes across the two parcels.

Parcel A will comprise 63 open market houses. Parcel B will comprise 187 open market houses, 97 private rented houses, and 81 affordable houses to be managed by Great Places Housing.

All of the proposed house types will conform with the Technical housing standards – nationally described space standard [NDSS].

There will be a mix of dwelling types with a provision of detached, semi-detached and mews style houses, and from 1 to 4 bedroomed properties across the parcels.

A Statement of Community Involvement has been submitted noting public consultation made up of a residents' leaflet, a website, a postal survey, and online survey.

Environmental Impact Assessment (EIA)

The applicant has submitted a screening assessment, which concludes that the proposed development will not give rise to significant environmental effects which would require an EIA and the application is not therefore accompanied by an Environmental Statement.

The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) [EIA] Regulations 2017 as the proposals fall within the criteria of paragraph 10(b) of Schedule 2.

In determining whether the development is likely to give rise to significant environmental effects, reference should be made to the characteristics of the development, location of the development, and characteristics of the potential impact.

Although devoid of built development at present, the sites previously comprised a significant urban landscape of dwellings and educational buildings located within the built-up area.

The proposed development involves the erection of residential dwellings on sites which are not subject to any significant noise or air quality constraints, are located within Flood Zone 1, and will not impinge on any national or local sites of ecological significance.

Appropriate specialist reports have been submitted to assess any anticipated environmental impacts, which are not considered to be significant having regard to the criteria set out in the EIA Regulations and Planning Practice Guidance.

Consequently, the applicant's submission that an Environmental Statement is not required is considered to be correct.

RELEVANT PLANNING HISTORY

PA/331978/12 – Erection of 65 no. dwellings and associated works. Approved 17 June 2013. (Adjacent estate on Rosary Road); and,

PA/047543/04 – Erection of new infant and junior school (Medlock Valley Primary School). Approved 1 September 2004.

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham.

The majority of the site is unallocated within the urban area on the Proposals Map. A small strip of land to the south of Rosary Road lies within the Green Belt.

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

Policy 1 – Climate Change and Sustainable Development;
Policy 3 – An Address of Choice;
Policy 5 – Promoting Accessibility and Sustainable Transport Choices;
Policy 9 – Local Environment;
Policy 10 – Affordable Housing;
Policy 11 – Housing;
Policy 18 – Energy;
Policy 19 – Water and Flooding;
Policy 20 – Design;
Policy 21 – Protecting Natural Environmental Assets;
Policy 22 – Protecting Open Land;
Policy 23 – Open Spaces and Sports;
Policy 25 – Developer Contributions; and,

Saved UDP Policy D1.5 - Protection of Trees on Development Sites.

CONSULTATIONS

Highways Officer:	No objections to the amended proposals.
Environmental Health:	Latest comment (7/1/22) Due to flooding in the boreholes they have very little gas data for the size of the site and as with Parcel A there is insufficient data to determine if there is a risk from mining gas. As such further gas monitoring and risk assessment is required (as with Parcel A).
Trees Officer:	No objections in principle subject to the implementation of on and off-site tree planting to comply with the 3 for 1 replacement policy.
G M Ecology Unit	No comments received.
Coal Authority:	Further investigation and assessment of areas of the sites containing coal mining legacy will be required before development of these areas can take place.
G M Police:	Recommend a condition for implementation of the measures set out in the Crime Impact Statement.
United Utilities:	The applicant will be required to submit a detailed drainage scheme based on sustainable drainage principles.

Drainage/LLFA: No comments received.

Education: Recommend a financial contribution of £2.3M towards school places.

REPRESENTATIONS

The application has been publicised by Press Notice, Site Notices, and individual notification letter to approximately 100 neighbouring properties. In response, five representations have been received raising the following (summarised) issues:

- Far too many houses are being proposed which will put pressure on schools, health care, shops, things for young people to do etc.
- Building houses opposite the school will worsen the situation where parents picking up children have nowhere to park (should be a parking area) and will make the situation worse.
- Impact on path that runs from Tuns Road to St Martins School.
- The path between 25 and 27 South Croft should not be used for construction access.
- Suggest that a suitable access should be incorporated to allow future development of adjacent land which forms part of a proposed allocation within Places for Everyone.
- Insufficient consultation carried out.
- Lack of natural space/ecology. Loss of trees will result in more flooding.
- Gardens to be built on slope – how will this affect existing gardens.

PLANNING CONSIDERATIONS

Principle of Housing Development

The sites largely comprise previously developed land formerly occupied by a mix of residential and educational buildings. Neither site is allocated for housing development in the Local Plan. However, they have both been identified within the most up-to-date Strategic Housing Land Availability Assessment (SHLAA).

Policy 3 of the Local Plan sets out the council's approach for managing the release of housing Land; stating that planning applications for residential development, in whole or as part of a mixed-use scheme, will be permitted where:

- a) The site is allocated for residential development or mixed-use and has come forward in line with the council's approach to phasing, reflecting the residential distribution described within the policy; or,
- b) The site is allocated for residential development or mixed-use and has come forward prematurely from the phasing set out in the Site Allocations DPD and does not undermine other national and local guidance and policies: and
 - i. A deliverable five-year supply of housing land cannot be demonstrated; or,
 - ii. It contributes to the delivery of the borough's regeneration priorities; or,

- iii. It contributes to the delivery of affordable housing that meets the local affordable housing needs.

A proposal on a non-allocated site for residential development will be considered favourably where it meets the three criteria listed under b) above or it is for a small development, comprising a change of use or conversion or not identified in the Council's Strategic Housing Land Availability Assessment (SHLAA).

NPPF Paragraph 11d) requires that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (including where the Council cannot demonstrate a 5-year housing land supply), the presumption in favour of sustainable development applies and, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or,
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In respect of the housing land supply position, the Council cannot currently demonstrate a 5-year supply. Consequently, permission should be granted unless the above criteria are satisfied. Those factors will be considered below.

In respect of Local Plan Policy 3, the proposal will bring forward much needed development on previously development land located in sustainable locations in proximity to public services and transport.

The surrounding area is predominantly residential in character with a number of schools within the vicinity including Medlock Valley Community School, St Martin' Church of England Primary School, New Bridge School Learning Centre and Holy Rosary Roman Catholic Primary School. There is also a doctor's surgery, Hill Top Surgery, within the local area. There are also a number of food stores within close proximity including Best-One (650m from both Parcels) and Tesco Express on Ashton Road (1km from Parcel A and 800m from Parcel B).

The development will also achieve the provision of 22% affordable units along with a mix of full sale and private rented accommodation.

Consequently, the scheme will bring forward a significant number and mix of much needed housing units supporting the regeneration of the local area.

Land to the west and south-west of the Rosary Road site has been put forward as a potential site for further residential development in Places for Everyone. The proposed layout secures potential vehicular access to service this area.

Green Belt

Although the bulk of the sites lie within the urban area, Parcel A includes the development of a small section of land designated as Green Belt.

As initially proposed this area of land was to be retained as open space. However, that original layout would have impinged on an existing valuable area of wooded open space comprising

mature tree cover adjacent to the eastern site boundary. In order to maintain the greater ecological benefit, it was suggested that this area be retained, leading to alternative development on the Green Belt land.

Residential development would represent inappropriate development in the Green Belt, and therefore would, by definition, be harmful to the green belt. NPPF Paragraph 148 states that such development should not be allowed except where 'very special circumstances' exist to outweigh harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposals.

NPPF Paragraph 138 sets out the five purposes served by Green Belt that underpin the essential aim of Green Belt policy.

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and,
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The relationship of this Green Belt land to the adjacent previously developed school site is defined on the ground by the established fence line, within which both the main school grounds and this small Green Belt parcel sit. The fence separates both parcels from the playing fields beyond. The existing Green Belt boundary line consequently does not appear as a logical boundary, either visually or spatially.

Development of this parcel would therefore not harm any of the Green Belt purposes set out above, being more visually and spatially related to the previously developed site.

Furthermore, the benefits accruing from retention of established tree cover will sustain biodiversity on the site, which along with the provision of additional housing, are significant positives to be achieved, whilst not compromising the aim or purposes of the Green Belt.

The case presented is considered to represent appropriate Very Special Circumstances to outweigh the limited Green Belt or other harm.

Viability

The application is accompanied by a Viability Appraisal, which has been independently assessed on behalf of the Council. Although the conclusions of the assessment vary from those in the Appraisal, both confirm that the provision of financial contributions towards affordable housing, public open space, and education, would render the scheme unviable. Consequently, it is recommended that no specific contributions are required.

Nevertheless, the approved scheme involves a collaboration with Great Places Housing Group which will contribute 81 properties (22% of the total). Furthermore, the proximity of the site to Snipe Clough/Alexandra Park and anticipated enhancements as part of Northern Roots, ensure ready access recreational open space will be available.

In respect of requested educational contributions, the information has indicated that the requested contributions could not be accommodated within the appraisal.

Highways and Access

The application is accompanied by a Transport Assessment, which includes an assessment of the potential impact on a number of junctions, and a Travel Plan Framework.

Concerns have been expressed in relation to increased traffic on Deanshut Road, particularly where this passes Medlock Vale School. The proposals include the widening of the carriageway at this point, whilst the presence of residential driveways opposite will assist in discouraging parking/dropping off in this area.

The Highway Engineer has considered that proposals and, following the introduction of a number of amendments, has raised no objections to the proposed developments.

As originally submitted the proposals included the diversion of a well-used footpath linking Tuns Road to St Martins Road, particularly in relation to the adjacent school, creating a narrow passageway between proposed houses. This arrangement has now been amended to largely follow its existing route alongside a proposed cul-de-sac.

Design & Layout

Parcel A is the smaller of the two sites and will be largely serviced via a single vehicular access from Rosary Road. A shared driveway will serve a small number of properties direct from Rosary Road in the north-east corner of the site.

The properties comprise a mix of 3 and 4 bed detached and semi-detached accommodation reflecting the general character of the surrounding area. The layout secures satisfactory relationships between properties both within the layout and to neighbouring dwellings ensuring suitable levels of privacy and private amenity space.

Furthermore, the layout incorporates areas of landscaped public open space which assist in softening the impact and providing visual relief.

Parcel B involves a significantly larger scale re-development comprising 302 of the 365 properties. The dwellings are largely 3 and 4 bed detached, semi-detached or mews terraces, with a contribution of 8 one-bedroom apartments and 65 two-bedroom dwellings adding extra variety.

The scheme similarly achieves satisfactory relationships between proposed and existing properties. Where properties are located on corner plots, the houses are designed to include window openings to break up the elevations. Where rear gardens adjoin highway frontages, matching brick walls are used in place of timber fencing to improve the appearance.

Vehicular access points will be available for Deanshut Road and Hill Farm Close along with pedestrian routes to St Martin's Road and South Croft.

Overall, the layout is reflective of existing built development in the local area, and the dwellings are of an appropriate scale and density.

A Crime Impact Statement has been submitted and assessed by GM Police. No objections have been raised subject to implementation of various measures in the report including screen boundary fencing.

Residential Amenity

The sites are located in predominantly residential settings and therefore there would be no conflict between land uses. As noted above, the proposed relationships between properties both within the development and to existing neighbours have been appropriately designed to ensure satisfactory standards of residential amenity.

All proposed dwelling types meet the guidance of the Nationally Described Space Standards.

In order to protect the amenity of existing residents and those in the early stages of the proposed development, a Construction Environmental Management Plan has been submitted, and implementation will be required to conform with those guidelines, including arrangements for access by construction traffic, which for Parcel B will be restricted to Hill Farm Close, and restrictions on working/delivery hours.

Working and delivery hours will be limited to 07.30 to 18.00 on Monday to Friday, and Saturday 09.00 to 13.00 only, with no deliveries on weekdays between 08.30 to 09.15 and 15.00 to 15.45 to minimise conflict with school traffic.

An Air Quality Assessment and a Noise Impact Assessment have been submitted and considered by the Environmental Health team. It is concluded that the impacts are not significant and no specific additional mitigation measures will be required.

Landscaping and Ecology

An Arboricultural Impact Assessment (AIA) has been submitted. The AIA shows that both sites include sporadic tree coverage, much of which represents a legacy of earlier development on the sites.

The submission does not specify how many trees are to be removed in total. However, the plans show their locations, but as many of them are specified as groups rather than individuals as is often the case when undertaking tree surveys, the total numbers of trees within those groups are not specified.

Precise numbers will be required in order to calculate how many replacement specimens will be required to satisfy the requirements of saved UDP Policy D1.5 (three re-planted per one lost). The indicative proposed landscape/tree planting plans appear satisfactory in terms of species, specification, and positions, even though the proposed species do not reflect the mostly native and diverse mix of species that are proposed to be removed.

Retention of the largest existing group of established trees on the site situated towards the eastern boundary of Parcel A will be beneficial to the overall character of the site.

It is foreseeable that there will not be sufficient available space within the two sites to accommodate all of the required compensatory planting and as such, an agreement to secure off-site planting within neighbouring areas of open space or at Snipe Clough will be required.

In respect of ecology, the nearest nationally designated site is over 1 km distant and consequently no significant impacts have been identified. The Bankfield Clough Site of Biological Importance (SBI) is located adjacent to Parcel A and a buffer zone of 5 metres has

been recommended along its boundaries. The proposed layout incorporates landscaped areas in this zone only.

Bats were observed on part of the site, although no evidence of use of a neighbouring tree was recorded. No other protected species were observed. However, it is the developer's responsibility to ensure checks are undertaken, and if the presence of protected species is found, work should cease until appropriate mitigation has been put in place.

NPPF Paragraph 174 states that decisions should contribute to the natural environment by minimising impacts on and providing net gains for biodiversity. The nature of the proposed development results in limited opportunities for on-site contributions and gain. Consequently, it is recommended that the developer identifies, in liaison with the Greater Manchester Ecology Unit, local off-site opportunities for enhancement.

Flood risk and ground conditions

A Flood Risk Assessment submitted. Both sites are indicated on the EA Flood Risk Maps as being within Flood Zone 1 with a low risk of surface water flooding.

Given the previously developed nature of the sites, a number of existing sewers are in place, however, many of these are no longer in use and will be abandoned. The replacement scheme will be required to comply with the requirements of United Utilities.

Negotiations with United Utilities are on-going; however, no agreement has presently been reached. Nevertheless, such technical details are not required to be concluded at this stage and will be subject to planning condition.

Any update or agreement from the negotiations will be reported on the Late List if available.

The Environmental Health team has considered the submitted Phase 2 Environmental Risk Assessment. In principle the details are acceptable; however, due to wet weather affecting boreholes, some required gas information has been delayed. This will be required, and remediation proposals updated. Consequently, the standard landfill gas/ contamination condition will be required. Any further developments in this regard will be reported on the Late List.

The Coal Authority has identified a number of areas of the site on which further investigations are required. Planning conditions are recommended to cover those works.

CONCLUSION

The proposed development will involve productive use of primarily previously developed sites within a sustainable urban area and will make a significant contribution to the Council's available housing land supply, including the provision of affordable housing.

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 on each phase (Parcel A or Parcel B) shall take place until a specification 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 No construction of any dwellings hereby approved shall be commenced until a scheme for the provision, and timescale for implementation, of all on-site hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. 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 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 5 Notwithstanding the provisions of condition 4, no construction of any dwellings hereby approved shall commence until a scheme and timetable for the provision of off-site replacement/additional tree planting has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be fully implemented in accordance with the approved details and timescale.

REASON - To ensure that additional tree planting to compensate for removed specimens is implemented in the interests of visual amenity and biodiversity having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

- 6 No construction of any dwellings hereby approved shall commence until a scheme and timetable for the achievement of Biodiversity Net Gain has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be fully implemented in accordance with the approved details and timescale.

REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and paragraph 174 of the NPPF.

- 7 Prior to the commencement of each phase (Parcel A or Parcel B) of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing trees on the site as indicated for retention in the submitted Arboricultural Impact Assessment Rev 02, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2012, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

- 8 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: SK679-PA-PL-01 Rev G (Parcel A) and SK679-PB-PL-01 Rev H (Parcel B); 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

- 9 No development, other than site clearance/preparation, shall commence until a foul and sustainable surface water drainage scheme for each phase (Parcel A or Parcel B) has been submitted to and approved in writing by the Local Planning Authority. The 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); and (iii) A timetable for its implementation. The approved scheme shall be restricted to a litre per second forward flow rate of discharge and shall also be in accordance with the other requirements of 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 having regard to Policy 19 of the Oldham Local Plan.

- 10 No development shall commence unless and until a site investigation and assessment into landfill gas risk and ground contamination for each phase (Parcel A or Parcel B) has been carried out and the consultant's written report and recommendation 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 as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

- 11 As part of any ground preparation works in respect of Plots 8 and 9 of Parcel A, a watching brief and proof drilling shall be carried out in relation to establishing any mining legacy features. Should any mine entries be encountered, the area shall be secured, and further investigation and assessment shall be carried out, the details of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON - To mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.

12. No development in relation to Plots 193 to 201 (inclusive) and Plot 246 of Parcel B shall be commenced until further investigation and assessment to establish any risks in relation to any coal mining legacy features has been undertaken, and the details submitted to and approved in writing by the Local Planning Authority.

REASON - To mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.

- 13 No above ground works shall take place until a scheme for the provision of affordable housing on the site has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it) and shall include details of:

- the type, tenure and location of the affordable housing provision, which shall consist of not less than 81 housing units;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to a registered affordable housing provider or the management of the affordable housing (if no registered provider is involved);
- the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and,
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy shall be enforced.

The affordable housing shall thereafter be provided in full accordance with the details, phasing and timetable contained within the duly approved scheme.

REASON - To ensure that the contribution towards affordable housing put forward by the applicant is delivered on the site in an appropriate manner which meets local need and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of Local Plan Policy 10 and the National Planning Policy Framework.

- 14 The development shall be implemented in accordance with the measures set out in the submitted Construction Environmental Management Plan dated August 2021. The scheme includes details of the routing of construction vehicles onto the site, the means of preventing mud entering the highway, and the methods to be employed to control and monitor noise, dust, and vibration impacts. The measures shall be maintained for the duration of the construction works.

REASON - To safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

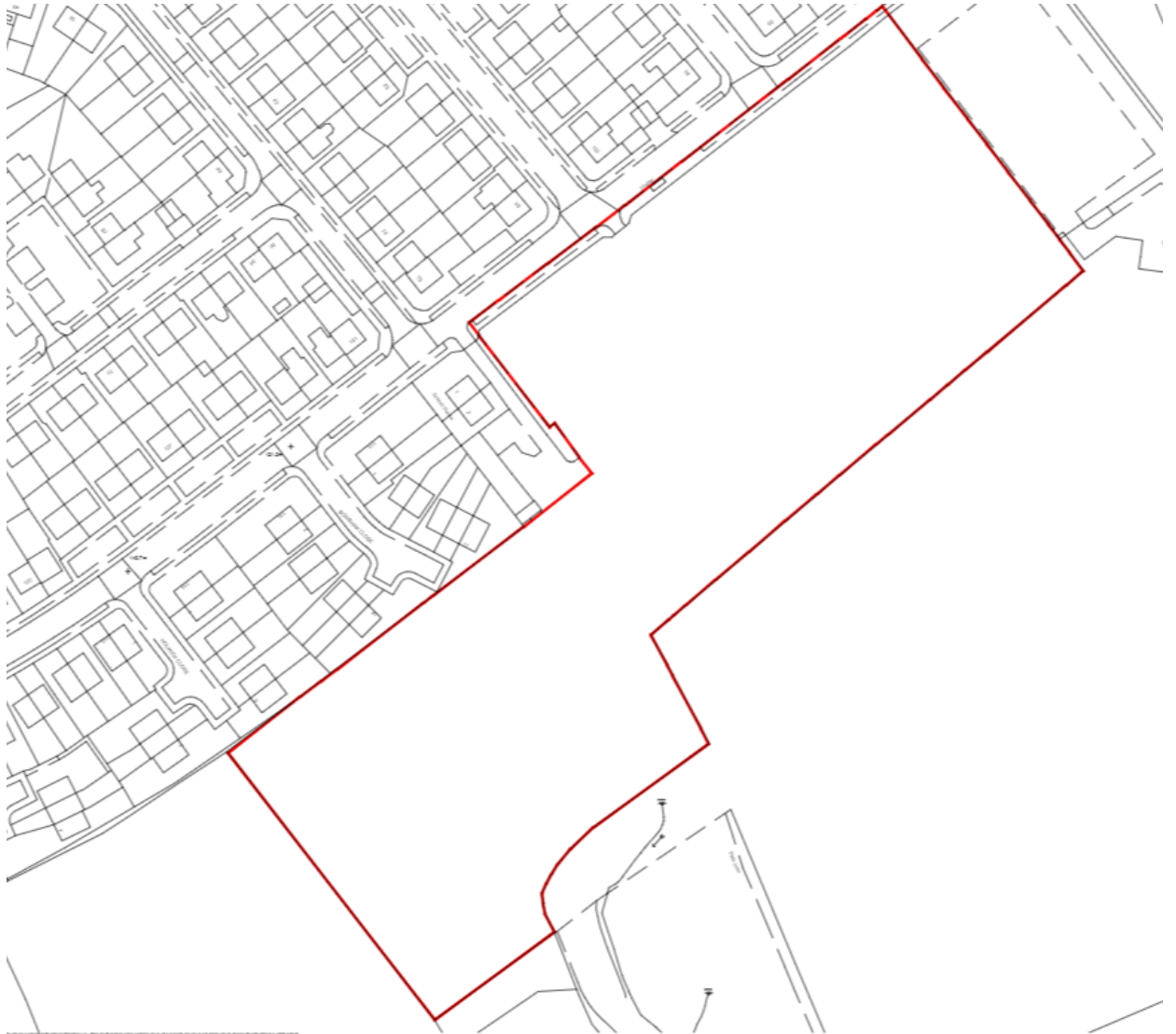
- 15 Prior to the commencement of each phase (Parcel A or Parcel B) of the development hereby approved, the following information for that phase shall be submitted to and approved in writing by the Local Planning Authority: (I) a full site survey showing: (i) the datum used to calibrate the site levels (ii) levels along all site boundaries (iii) levels across the site at regular intervals (iv) floor levels of adjoining buildings (II) full details of the proposed finished floor levels of all buildings and proposed levels for external areas. The development shall be implemented only in full accordance with the approved details.

REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to ensure that the details of the development are satisfactory having regard to Policies 9 and 20 of the Oldham Local Plan.

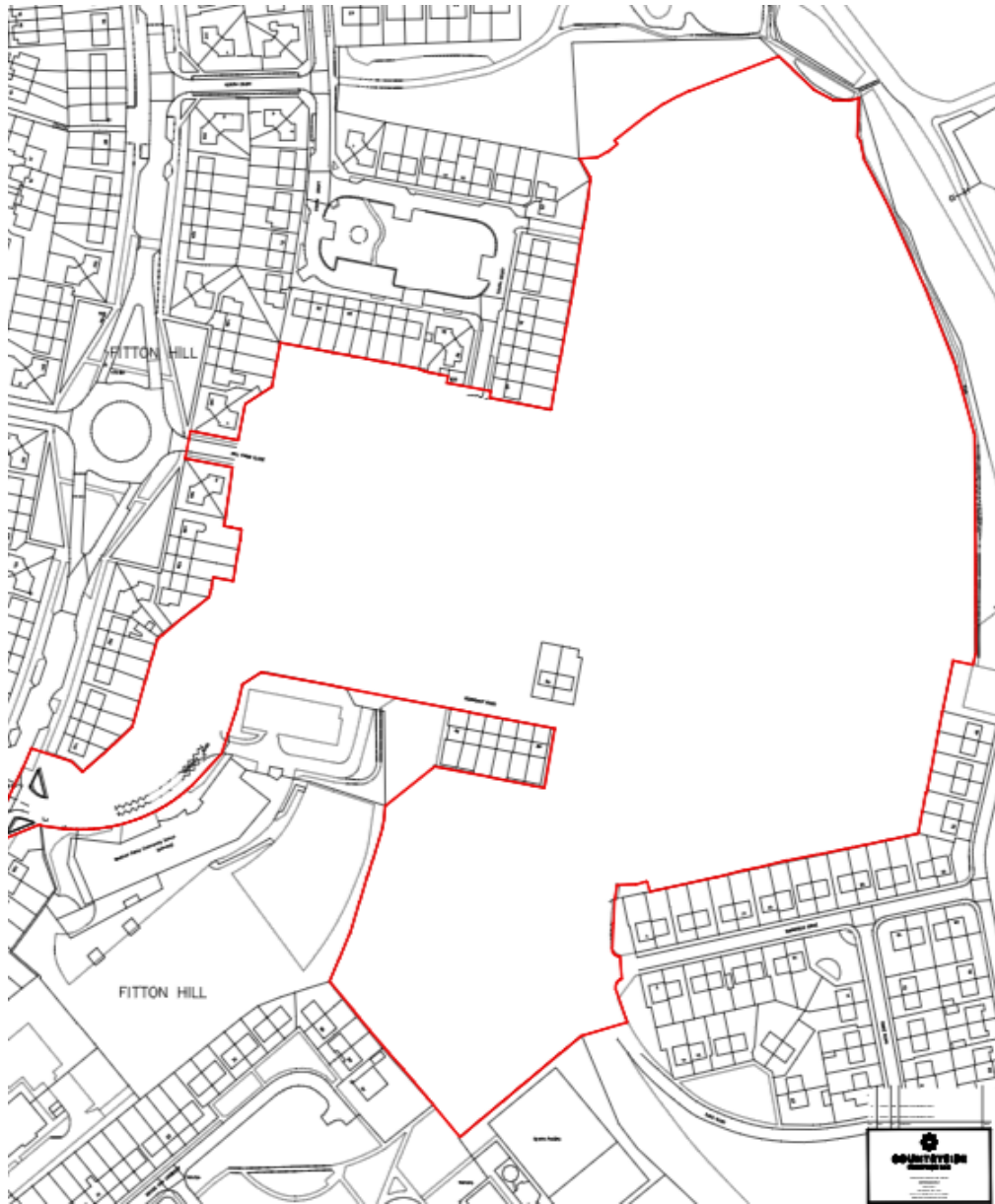
- 16 No development comprising the construction of a building shall take place until a detailed energy statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the development will accord with the Energy Infrastructure Target Framework set out in Oldham Local plan Policy 18 and shall detail how: (i) a target area has been determined; and, (ii) how the development will meet this target. The development shall be carried out in accordance with the approved scheme phasing arrangements and retained as operational thereafter.

REASON - To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.

LOCATION PLAN (NOT TO SCALE)



Parcel A



Parcel B