

PLANNING COMMITTEE

6th April 2022

Late information

| AGENDA PAGE | DETAILS |
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| 5 | <p data-bbox="491 524 1390 595">FUL/347540/21 – Land off Rosary Road (Parcel A) and land off Hill Farm Close (Parcel B), Fitton Hill, Oldham</p> <p data-bbox="491 633 1002 667">Amendment to CONSULTATIONS</p> <p data-bbox="491 705 1382 853">Coal Authority – No objections subject to conditions in relation to submission of proof drilling and submission of a statement ensuring measures have been implemented to secure the safe development of the site.</p> <p data-bbox="491 891 1358 999">G M Ecology Unit – No objections subject to the landscape plans incorporating facilities for birds, bats, and hedgehog as part of the biodiversity enhancement.</p> <p data-bbox="491 1037 1197 1070">Amendment to RECOMMENDED CONDITIONS</p> <p data-bbox="491 1108 699 1142">CONDITION 6</p> <p data-bbox="491 1180 1378 1435">No construction of any dwellings hereby approved shall commence until a scheme and timetable for the achievement of Biodiversity Net Gain, to include provision for birds, bats, and hedgehog, 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.</p> <p data-bbox="491 1473 1337 1621">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.</p> <p data-bbox="491 1659 719 1693">CONDITION 12</p> <p data-bbox="491 1731 1366 2022">No dwellings hereby approved within Plots 196, 197, 198 and 199 shall be first occupied until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development has been submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the proof drilling works (shallow coal workings) as recommended by</p> |

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| | <p>E3P Ltd, Phase II Geoenvironmental Site Assessment, Parcel B July 2021, and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity (shallow coal mining and off-site mine entries).</p> <p>REASON - To mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.</p> |
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