

**APPLICATION REPORT – FUL/349545/22**  
**Planning Committee 9<sup>th</sup> November 2022**

Registration Date: 1<sup>st</sup> August 2022  
Ward: Hollinwood

Application Reference: FUL/349545/22  
Type of Application: Full

Proposal: Demolition of existing industrial unit and construction of 4 No terraced units (B2/B8).

Location: Unit A Victoria Trading Estate, Drury Lane Chadderton

Case Officer: Emma Breheny  
Applicant: Maple Grove Developments  
Agent: Steven Shaw, C4 Projects

## **INTRODUCTION**

The application is referred to Planning Committee for determination since the application is a major development comprising in excess of 1000 square metres of commercial floor space.

## **RECOMMENDATION**

It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

## **THE SITE**

The application site comprises a large dual pitched roof industrial unit fronting onto Drury Lane. Access can be gained directly off Drury Lane or through a secondary access via Pennington Street through the service yard and car park for the Victoria Trading Estate complex. A third access off Under Lane also provides vehicular access to the site. Parking for the building is within the Victoria Trading Estate and also along the Drury Lane frontage.

## **THE PROPOSAL**

The applicant seeks permission for the erection of an industrial building comprising 4 individual uses, for either light industrial use (Class E(g)(iii)), general industrial use (Class B2) or for storage and distribution purposes (Class B8).

The proposed units would front onto the Victoria Trading Estate yard and would have parking within the yard, to the front of each unit.

## **RELEVANT PLANNING HISTORY**

No relevant planning history

## **RELEVANT PLANNING POLICIES**

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated in the Proposals Map associated with this document as within Hollinwood Business District Business Employment Area.

As such, the following policies are relevant to the determination of this application:

Policy 1 – Climate Change and Sustainable Development;  
Policy 2 – Communities;  
Policy 5 – Promoting Accessibility and Sustainable Transport;  
Policy 9 – Local Environment;  
Policy 14 – Supporting Oldham's Economy; and,  
Policy 20 – Design.  
Saved UDP Policy B1.2 – Business and Office Allocations.

## **CONSULTATIONS**

Highways Engineer: No objections

Environmental Health: No objections subject to a condition requiring a landfill gas investigation being carried out

## **REPRESENTATIONS**

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

## **PLANNING CONSIDERATIONS**

### **Principle**

The site subject of the application is designated as part of Chadderton Business Employment Area. Policy B1.2 seeks to provide employment opportunities across the borough in locations that can be accessed easily by the local workforce.

Policy 14 of the Joint DPD is also relevant to the application. Policy 14 seeks to protect employment sites and states that development proposals which result in the loss of employment sites to other uses should include measures to outweigh the loss of the site and support Oldham's economy. Policy 14 sets out that if the use proposed does not meet the alternative uses listed as being acceptable in the policy, within Business Employment Areas and/or elsewhere.

The proposed development would include demolition of an existing large industrial building and erection of four smaller units, for commercial purposes falling within light industrial,

general industrial or storage and distribution uses. The principle of the development is therefore established as acceptable.

### **Residential Amenity**

The development is not located in close proximity to residential properties and will not adversely impact the visual or general amenity of any residents.

As the site is within an existing Business Employment Area, it is not considered necessary to impose restrictions on hours of operations due to the site being fully within an industrial estate. Therefore, the development is considered to comply with Policy 9.

### **Design and Integration with Local Character**

The proposed building would be designed to reflect the character of the surrounding buildings on Victoria Trading Estate, with the materials to be used in the construction to match the surrounding properties and the building to be of a similar height. The proposal therefore complies with Policy 20 and Section 12 of the NPPF.

### **Highways**

The development is served from 3 existing access roads and the parking for the proposed building would be sited within Victoria Trading Estate, to the front of each unit. The Highways Engineer has raised no objections to the proposal.

### **CONCLUSION**

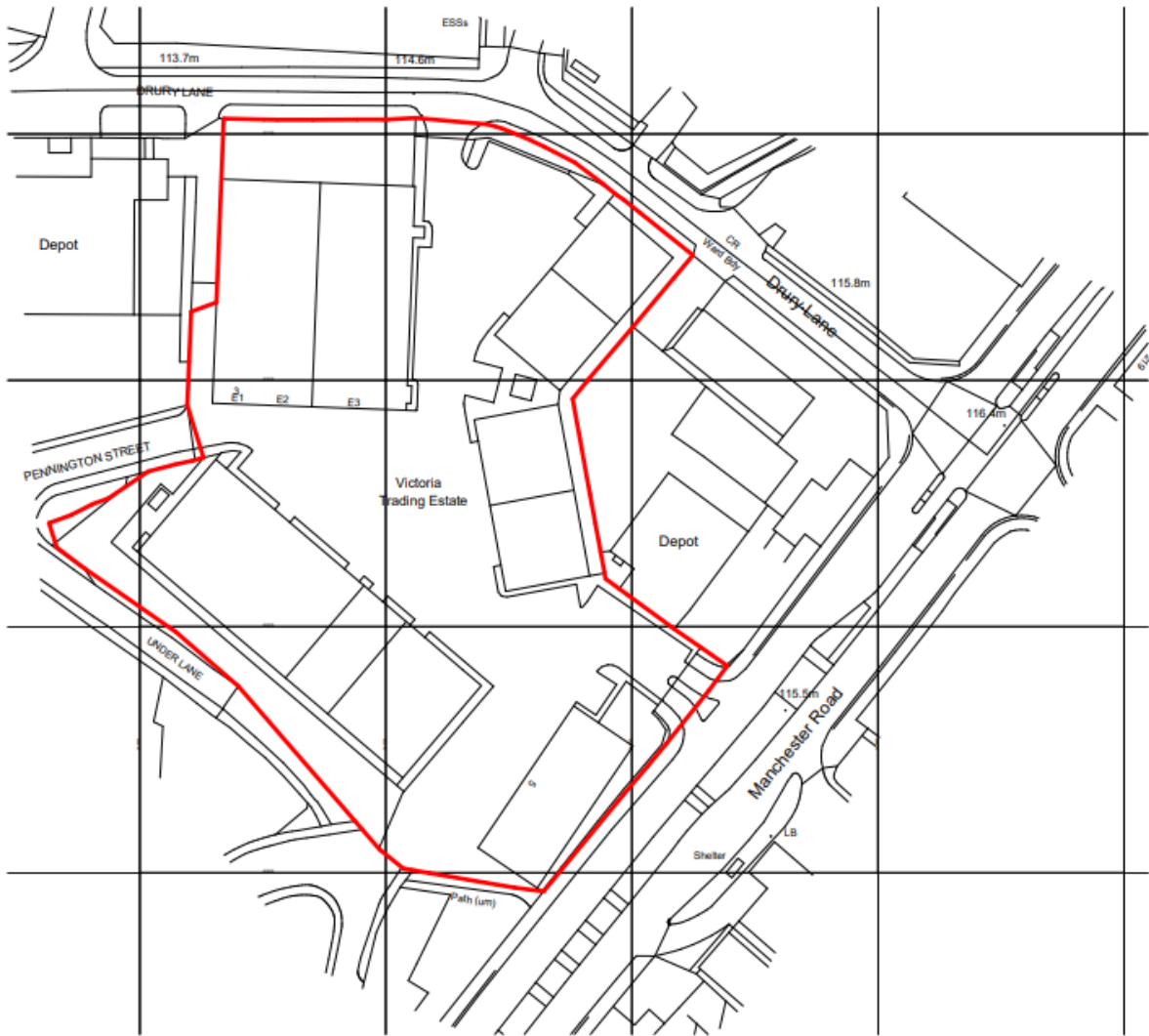
The proposal complies with Policies 9, 14 and 20 of the Oldham Local Plan and saved UDP Policy B1.2 by ensuring the continued use of the Business Employment Area with four smaller scaled buildings in lieu of an existing large redundant unit.

It is therefore recommended that the application be approved subject to 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 No development comprising the erection of any external walls shall take place until samples 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 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 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 - In order to protect public safety, because the site is located within 250m of a former landfill site.

# SITE LOCATION PLAN (NOT TO SCALE)



**1** Site Location Plan  
1 : 1250