

PLANNING COMMITTEE

23rd August 2023

Late information

AGENDA PAGES	DETAILS
Pages 15 – 26	<p data-bbox="491 506 1102 539">AGENDA ITEM NUMBER: 7 (FUL/350748/23)</p> <p data-bbox="491 584 1198 618">ADDITIONAL REPRESENTATION AND RESPONSE</p> <p data-bbox="491 658 1051 692">Land south of Greenside Way, Chadderton</p> <p data-bbox="491 725 1051 759">ADDITIONAL CONSULTEE COMMENTS:</p> <p data-bbox="491 792 1509 860">Since the publication of the original report the following additional comments have been received:</p> <ul data-bbox="539 893 1177 960" style="list-style-type: none"><li data-bbox="539 893 1177 927">i. Updated comments from Coal Authority; and,<li data-bbox="539 927 1177 960">ii. Comment from GMEU on Biodiversity Net gain <p data-bbox="491 994 1251 1028">UPDATED COMMENTS FROM THE COAL AUTHORITY</p> <p data-bbox="491 1061 1509 1128">The Coal Authority had initially recommended conditions requiring an intrusive site investigation and remediation report.</p> <p data-bbox="491 1162 1509 1296">Further to the publication of the Planning Committee agenda, updated comments have been received from the Coal Authority. The updated comments were based on the intrusive site investigation report subsequently submitted by the applicant.</p> <p data-bbox="491 1330 1509 1431">In their updated comments, the Coal Authority stated that based on the findings and conclusions of the intrusive site investigation report, they would have no objection to the proposal.</p> <p data-bbox="491 1464 1243 1498">RESPONSE TO ADDITIONAL COMMENTS RECEIVED:</p> <ul data-bbox="539 1532 1509 1711" style="list-style-type: none"><li data-bbox="539 1532 1509 1599">• Based on the latest comments received from the Coal Authority, Condition 5 as recommended is no longer necessary.<li data-bbox="539 1644 1509 1711">• Based on the latest comments received from the Coal Authority, Condition 6 as recommended is no longer necessary. <p data-bbox="491 1744 876 1778">AMENDMENT TO REPORT:</p> <p data-bbox="491 1812 1509 2031">Paragraphs 15.4 and 15.5 of the report should be replaced with the following paragraph: <i>Notwithstanding the location of the site within an area identified as 'Development High Risk' based on previous coal mining activities and associated risks, an intrusive site investigation has revealed that the site is not considered to be affected by shallow coal mining. Therefore, risks from shallow coal mining are considered to be very low. As such, it is unlikely that the proposal would lead to detrimental land stability or health issues.</i></p>

	<p>AMENDMENT TO RECOMMENDATION:</p> <p>Conditions 5 and 6 should be omitted.</p>
	<p><i>UPDATED COMMENTS FROM GREATER MANCHESTER ECOLOGY UNIT</i></p> <p>GMEU had recommended that financial contributions be sought from the applicant towards mitigating the impact of the proposal on biodiversity. The contribution is to be applied off-site. However, there were ongoing discussions regarding what sites the contributions should be applied to.</p> <p>Further to the publication of the Planning Committee agenda, GMEU have now confirmed that where a proposal would lead to the loss of less than 4 ecology units, the Local Authority should determine appropriate sites for BNG mitigation. In this instance the proposal would lead to the loss of less than 1 ecology unit.</p> <p>As the proposal would lead to the loss of less than 1 ecology unit, the Local Planning Authority should identify a site within their area that they consider appropriate for the BNG mitigation.</p> <p>RESPONSE TO ADDITIONAL COMMENTS RECEIVED:</p> <ul style="list-style-type: none"> • Based on the latest comments received from the GMEU, appropriate sites for BNG mitigation will have to be identified by the Local Planning Authority. This will need to be discussed and agreed with the Planning Policy Unit. <p>AMENDMENT TO REPORTS:</p> <p>The contribution towards BNG mitigation as stated under para. 14.5 should be £8,800 (as less than one unit would be lost), not £16,000 which is the contribution for a complete unit.</p> <p>AMENDMENT TO RECOMMENDATION:</p> <p>The recommendation set out in the original report remains but is amended to include it being subject to a financial contribution of £8,800 towards BNG mitigation on a site to be agreed with Planning Policy and to be secured via Section 106 agreement.</p>