

PLANNING COMMITTEE

21st February 2024

Late information

AGENDA PAGES	DETAILS
Page 6	<p>AGENDA ITEM 6 – Land Adjacent to The Grapes, 161 Saint John Street, Lees, OL4 3DR</p> <p>Additional representations received:</p> <p>Since the publication of the main report, Saddleworth Parish Council raised an objection to the application on the grounds of traffic impacts due to the close proximity of the site to two schools, and the loss of parking for an existing business. The objection also states that a stone wall was removed on Beckett Street without planning permission. The main issues within the representation relate to highway safety and are already considered in the main report.</p> <p>Amendments required to original report:</p> <p>Paragraphs 12.5 and 12.8 suggest that there is an informal agreement in place with the public house owners for the existing car park to be used for school drop-off and pick-up. However, it has been brought to our attention by the applicant that this is incorrect, since no such arrangements exist.</p>
Page 17	<p>AGENDA ITEM 7 - Findel Complex – Land east of Greengate, Oldham M24 1UD</p> <p>Section 5 – Planning History</p> <p>DEM/351994/23 – Prior approval for the demolition of all existing site buildings. Required and granted 1st February 2024</p> <p>Section 17 – Recommended Conditions</p> <p>As noted above, a separate ‘prior approval’ for the method of demolition and treatment of the site has been granted. The wording of recommended conditions has therefore been revised in order to reference the previously approved demolition scheme. Other conditions have been revised to reflect later plan submissions and the submitted Energy Statement.</p>

Condition 3 – Amended as follows:

Prior to the commencement of any development comprising the construction of new buildings or hardstanding areas hereby approved, **other than as implemented in association with the restoration works approved as part of the Grant of Prior Approval for Demolition ref: DEM/351994/23**, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor noise, dust, and vibration impacts, arrangements for construction traffic routing and phasing, and a Construction Design Plan and Working Method Statement, having particular regard to impacts on the adjacent motorway and railway infrastructure. The approved scheme shall be implemented in full and shall be maintained for the duration of the construction works.

REASON – In order to safeguard the amenities of the area and adjoining land uses having regard to Policy 9 of the Oldham Local Plan.

Condition 4 – Amended as follows:

No development comprising the construction of new buildings or hardstanding areas hereby approved, **other than as implemented in association with the restoration works approved as part of the Grant of Prior Approval for Demolition ref: DEM/351994/23**, shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

- a) A site investigation scheme, based on the Phase I Geo-Environmental Assessment Report, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON – To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution having regard to Policy 9 of the Oldham Local Plan.

Condition 7 – Amended as follows

No development, **excluding demolition**, 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 written report and recommendation have been submitted to and approved 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.

Condition 10 – Amended as follows:

Prior to the commencement of development, **excluding demolition**, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- a) 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 in accordance with BRE365;
- b) 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);
- c) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- d) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and,
- e) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

REASON - To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding having regard to Policy 19 of the Oldham Local Plan.

Condition 11 – Amended as follows:

The word “resident’s” has been deleted as this is not applicable to this proposal.

Condition 12 – Amended as follows:

Each building hereby approved shall not be brought into use until the access to the site and car parking spaces associated with that building have been provided in accordance with the approved plan **Ref: 22024-FRA-AV-XX-DR-A-0501 P5**, and with 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.

Condition 13 - Amended as follows:

No development comprising the construction of new buildings or hardstanding areas hereby approved, **other than as implemented in association with the restoration works approved as part of the Grant of Prior Approval for Demolition ref: DEM/351994/23**, shall commence until the developer has submitted the following full design and construction details of the required improvements to the Greengate access arrangements, **having regard to approved plan ref: 889/09 Rev D**, for the approval in writing of the Local Planning Authority. Such works that form part of the approved scheme shall be complete before any part of the development is brought into use. Details to be submitted are to include:

- a) How the scheme interfaces with the existing highway alignment with all carriageway markings and lane destinations;

- b) How the access interfaces with the existing adopted highway spur including the narrowing of the carriageway;
- c) Full signing and lighting details;
- d) Confirmation of full compliance with current Departmental Standards (DMRB) and Policies; and,
- e) An independent Stage Two Road Safety Audit (taking account of any Stage One Road Safety Audit recommendations) carried out in accordance with current Departmental Standards (DMRB) and Advice Notes

REASON – To ensure that the means of access to the development is acceptable in terms of highway safety and the continued efficient operation of the local highway network having regard to Policies 5 and 9 of the Oldham Local Plan.

Condition 20 – Reworded as follows:

The development shall be carried out in accordance with the measures set out in the submitted Energy Statement ref: FIN-BHE-XX-XX-RP-YS-0001. Each building hereby approved shall not be first occupied until a report demonstrating how the measures for that building have been implemented to accord with the Energy Infrastructure Target Framework set out in Oldham Local Plan Policy 18 has been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained as operational thereafter.

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