

APPLICATION REPORT - FUL/350118/22
Planning Committee 17th April 2024

Registration Date: 10th November 2022
Ward: St James

Application Reference: FUL/350118/22
Type of Application: Full Application

Proposal: Residential development of 4 sites in Derker for 132 residential units including associated gardens, landscape and infrastructure. Abbotsford Road (47 units), Cromford Street (28 units), Evelyn Street (29 units) and London Road (28 units)

Location: Land at Abbotsford Road, Cromford Street, Evelyn Street, and London Road, Oldham

Case Officer: Graham Dickman
Applicant: Hive Homes (Manchester) LLP
Agent: MCK Associates Limited

1. INTRODUCTION

1.1 This application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as a Major development in which the Council has a land ownership interest.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions set out in this report.

3. SITE DESCRIPTION

3.1 This application relates to four presently vacant sites in the Derker area to the north-east of Oldham town centre.

3.2 Three of the sites, served via Abbotsford Road, Evelyn Street, and London Road respectively, were previously occupied by terraced housing. These sites are relatively level with a grassed surface. These sites also adjoin established housing developments.

3.3 The fourth site at Cromford Street was formerly occupied by Cromford Mill and is located to the east of the Derker Metrolink Park & Ride site. This site slopes upwards from the Cromford Street frontage and, until recently, contained significant natural vegetation. This has subsequently been cleared in anticipation of development.

4. THE PROPOSAL

- 4.1 This is a full application for the construction of a total of 132 dwellings across the four sites.
- 4.2 It is proposed that 43 of the dwellings would be affordable, comprising 23 two-bedroom affordable rent properties, and 20 two or three-bedroom shared ownership dwellings. This equates to approximately 33% of the overall total.
- 4.3 The Planning Statement indicates that the dwellings will be built to energy efficiency standards that go further than the current Building Regulations and that the aim is to provide Carbon Neutral homes.

Abbotsford Road

- 4.4 It is proposed to erect 47 two-storey properties on this site. Primarily this will comprise rows of three-bedroom semi-detached houses following the elongated form of Abbotsford Road.
- 4.5 In addition, a group of 3 two-bedroom mews properties will be provided at the Stoneleigh Street junction, with a mix of three-bedroom detached and semi-detached properties adjacent to Vulcan Street.
- 4.6 The existing rear access passages to the rear of Mayfield Road and Oban Avenue, which will have served the previous terraced properties on Abbotsford Road, will be largely retained.

Evelyn Street

- 4.7 It is proposed to erect 29 two-storey properties on adjacent sites fronting Evelyn Street and London Road. The properties will be a mix of detached, semi-detached and mews houses.

London Road

- 4.8 It is proposed to erect 28 two-storey properties, with a mix of detached and semi-detached fronting London Road, and mews blocks of 3 properties fronting the adjacent junctions with Frances Street, Sydenham Street, and Yates Street.

Cromford Street

- 4.9 This development relates to 28 two-storey dwellings constructed in two parallel rows. The first row will front Cromford Street and comprise a mix of detached and semi-detached dwellings. The second row, comprising mews blocks of 3 and 4 properties, will be situated to the rear, with access via a shared drive emerging onto Cromford Street. These properties will be set at a higher level and will back onto existing dwellings along Acre Lane.

Environmental Impact Assessment

- 4.10 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 4.11 The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. However, it does not exceed the applicable thresholds of 5 hectare in site area or 150 dwellings.
- 4.12 Furthermore, although devoid of built development at present, each of the sites previously comprised a significant urban landscape of dwellings or industrial buildings located within the established built-up area.
- 4.13 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.
- 4.14 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.
- 4.15 Consequently, it is concluded that an Environmental Statement is not required.

5. PLANNING HISTORY

- 5.1 Various approvals for demolitions of the earlier residential properties across the sites at Abbotsford Road, Evelyn Street, and London Road sites were approved between 2009 and 2011.
- 5.2 PA/051328/06 – Outline application for residential development and associated facilities at Abbotsford Road/Vulcan Street. Approved subject to legal agreement 30 June 2006.

6. RELEVANT PLANNING POLICIES

- 6.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 6.2 The PfE Plan must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document adopted in November 2011 (referred to as the Local Plan in this report), in accordance with the National Planning Policy Framework (NPPF).
- 6.3 As such, the following policies are considered relevant to the determination of this application:

PfE policies:

- Policy JP-H1 - Scale, Distribution and Phasing of New Housing Development;
- Policy JP-H2 - Affordability of New Housing;

- Policy JP-H3 - Type, Size and Design of New Housing;
- Policy JP-H4 - Density of New Housing;
- Policy JP D2 - Developer Contributions;
- Policy JP-G7 - Trees and Woodlands;
- Policy JP-P1 - Sustainable Places;
- Policy JP-S2 - Carbon and Energy;
- Policy JP-S4 - Flood Risk and the Water Environment; and,
- Policy JP-S5 - Clean Air.

Local Plan policies:

- 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 13 – Employment Areas;
- Policy 18 – Energy;
- Policy 21 – Protecting Natural Environmental Assets;
- Policy 22 – Protecting Open Land; and,
- Policy 23 – Open Spaces and Sports.

7. CONSULTATIONS

Highways	No objections subject to conditions in relation to access and parking, traffic calming measures, and relocation of a bus stop on Cromford Street.
Environmental health	No objections subject to conditions in respect of potential land contamination and landfill gas risk, and for a Construction Management Plan.
Trees Officer	An accurate Tree Survey and Arboricultural Impact Assessment is required. There is a lack of compensatory planting following the removal of the trees which will need to be addressed.
G M Ecology Unit	Although the sites have relatively little habitat value, the development will result in a net loss of biodiversity, and details of adequate compensation will be required. Precautionary conditions are required in respect of avoiding disturbance to wildlife, and for the eradication of invasive species
United Utilities	No objections in principle subject to the submission of a detailed sustainable drainage scheme and details for the protection of existing sewers/ water mains within the site.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development by neighbour notification letters, display of site notices, and publication of a press notice.
- 8.2 In response, one representation has been received which queries whether the development would affect a rear access passage which is presently used for off-street parking and allows a vehicle to be parked in a secure area.
- 8.3 In response, it has been confirmed that the existing passageway to the rear of this property will remain.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The sites at Abbotsford Road, Evelyn Street, and London Road occupy predominantly residential settings on land previously used for that purpose. Therefore, there would be no conflict between land uses.
- 9.2 By contrast, the Cromford Street site was formerly in industrial use. An assessment is therefore required to consider whether the loss of employment land in this instance can be justified.
- 9.3 In all instances, the sites occupy sustainable locations and have ready accessibility to public transport options at Derker Metrolink Stop and via local bus routes.

Loss of Employment Site (Cromford Street):

- 9.4 The Cromford Street site is located within Business Employment Area (BEA10). Residential development is not included amongst the permitted uses as defined in Local Plan Policy 14, and therefore the applicant is required to demonstrate how an exception to the restrictions set out in Policy 14 would apply.
- 9.5 Policy 14 states that 'Development proposals which would result in the loss of a site currently or most recently used for employment purposes to other uses should include measures to outweigh the loss of the site and support Oldham's economy and the regeneration plans of the borough.'
- 9.6 Non-employment uses will be permitted on sites only where the applicant can clearly demonstrate that it is no longer viable or appropriate to continue in employment use. This could be demonstrated where an alternative use would benefit the regeneration of an area identified by the council as being in need of investment or where an alternative use to employment would benefit the community.
- 9.7 In relation to the Cromford Street site, the land is not making any present contribution to the policy's objectives given that it is a vacant, cleared, previously developed site.

- 9.8 Furthermore, at 0.61 hectares, it forms only a very minor portion of the wider employment allocation (overall 61.41 hectares) and features within a peripheral section of the allocation with the immediate surrounds of the site partly occupied by residential property.
- 9.9 The sites have featured within the Housing Market Renewal Pathfinder Area and as such have been identified for a long period of time as a location for regeneration and investment. This area of Derker remains an area of key policy focus within the adopted Local Plan. The promotion of housing-led regeneration and the re-use of brownfield land are key features of the Council's approach to housing.
- 9.10 All parcels (including Cromford Street) are also included within Oldham's Strategic Housing Land Availability Assessment (SHLAA, 2023) as "potential sites" and are all considered suitable, available, and achievable for residential development.
- 9.11 In addition, the proposal offers a community benefit derived from physical regeneration of a vacant brownfield site and the addition of new households to the area would support existing services and amenities.
- 9.12 On balance, therefore, the proposal offers considerable regeneration benefits in a priority area, would offer physical improvements to the built environment, and substantially improve the overall supply, quality, and diversity of the local housing market.
- 9.13 It is therefore considered that a satisfactory case exists to justify an exception to Policy 14 in this instance.

10. HIGHWAY SAFETY

- 10.1 A Transport Assessment was submitted with this application which looked at the likely impact of the proposed development on the local highway network. This has been assessed by the Highways Officer and it is not considered that there will be any additional significant amount of traffic generated which would have a severe impact on the network.
- 10.2 The site is in a well-established residential area with excellent links to public transport and opportunities for walking and cycling to a wide range of local amenities.
- 10.3 There are some existing traffic calming features in the wider area which link to the wider range of local amenities, and additional traffic calming in the development area will be required. The traffic calming features will include junction plateaus and cushions to reduce the speed of traffic, along with dropped kerbs and tactile paving which will aid pedestrian movement and improve highway safety overall.
- 10.4 The Local Highway Authority has worked with the applicant to ensure that the development is safe by ensuring that the layout meets current design standards. Furthermore, the applicant is aware of the need to work with the Council to ensure that a safe and satisfactory development is secured.

11. DESIGN, LAYOUT AND RESIDENTIAL AMENITY

Abbotsford Road, Evelyn Street, and London Road

- 11.1 Historically, the sites predominately accommodated rows of terraced properties set close to the street frontage, with open amenity space limited to small rear yards. Consequently, many of the plots along Abbotsford Road have a relatively narrow depth by modern standards.
- 11.2 The properties now proposed also include narrow frontages which reflect the historical character of the area. Where adjacent properties remain, particularly those which themselves have limited rear garden plots, a design has been chosen to maximise the resultant rear separation distances.
- 11.3 Where properties have dual street frontages, elevations have been designed to include window openings on both street frontages to maintain visual interest.
- 11.4 Having regard to the physical limitations of the sites, it is considered that the proposals represent an appropriate design solution on a constrained site. These reflect later developments in the local area and secure the productive re-use of the site.
- 11.5 All proposed dwelling types have been designed to accord with the standards set out in the Nationally Described Space Standards.

Cromford Street

- 11.6 This site varies from the other three, being less elongated and occupying a sloped profile. Whilst there are adjoining residential neighbours (to the north and east), there are also industrial premises across Acton Street to the south, and the Metrolink Park & Ride car park to the west. The proposed layout comprises properties fronting Cromford Street, with a central access road on this frontage leading to a second parallel row of properties along the site's eastern side.
- 11.7 To accommodate the changes in level, retaining structures will be required to the rear of the houses which will front onto Cromford Street, with the access road and rear properties set at a higher level. The existing Acre Lane houses to the rear will remain at a significantly higher level with the ridge line of the new houses equivalent to the ground floor of the existing properties.
- 11.8 As the rear gardens of these properties will adjoin the rear gardens of existing houses on Acre Lane at a lower level, this relationship will secure a satisfactory degree of privacy between the existing and future occupiers.
- 11.9 As a consequence, the proposed layout will result in an acceptable form of development that makes efficient use of the site, whilst ensuring there will be no loss of privacy or outlook from the existing properties.

12. LANDSCAPING AND ECOLOGY

- 12.1 A Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment have been submitted.
- 12.2 The application was submitted prior to the introduction of the statutory requirement for Biodiversity Net Gain of a minimum of 10%. Nonetheless, NPPF Paragraph 174 states that decisions should contribute to the natural environment by minimising impacts on and providing net gains for biodiversity.
- 12.3 The nature of the proposed development results in limited opportunities for on-site contributions and gain, although it does contain some tree planting opportunities.
- 12.4 Furthermore, both the submitted Biodiversity Report and consultation response from GMEU note that the proposals will result in a loss for biodiversity. Therefore, details of adequate compensation would continue to be required and this will be dealt with by means of a planning condition of any approval.
- 12.5 Despite viability challenges with the development, the applicant has however indicated that a financial contribution of £60,000 for additional tree planting / biodiversity in the local area could be achieved to meet this requirement for ecological mitigation / biodiversity net gain.

13. DRAINAGE AND GROUND CONDITIONS

- 13.1 A Flood Risk Assessment has been submitted. All the sites are indicated on the Environment Agency's Flood Risk Maps as being within Flood Zone 1 with the lowest risk of surface water flooding.
- 13.2 United Utilities has indicated that it has no objections to the principle of the proposed drainage strategy; but recommend conditions to require detailed plans, specifications, and future management / maintenance arrangements. Appropriate conditions are therefore included.
- 13.3 The Environmental Health team has considered the submitted Phase 2 Geo-Environmental Risk Assessment and Remediation Strategy. This will need to be updated as further investigations are undertaken.
- 13.4 Having regard to this information, it is recommended that conditions requiring detailed investigation and any identified necessary remedial measures be incorporated into any recommendation.

14. VIABILITY

- 14.1 As noted above, the application is accompanied by a Viability Appraisal.
- 14.2 The residual land value for the scheme including the policy compliant affordable housing sum of 7.5% produces a negative land value significantly below the benchmark land value. The development is therefore unviable on this basis.

- 14.3 The financial assessment undertaken shows that, with 33% grant-funded affordable units, the scheme produces a negative land value, albeit with a significantly reduced deficit. The proposed scheme is therefore considered to be on the margins of viability.
- 14.4 The Appraisal has been independently assessed on behalf of the Council.
- 14.5 It is noted that the scheme will make a positive contribution to affordable housing provision above the policy baseline in the Local Plan by providing approximately 33% affordable housing.
- 14.6 Although the conclusions of the independent assessment vary from those in the Viability Appraisal, both confirm that the provision of financial contributions towards public open space and education would render the scheme unviable and note the desire for the scheme to come forward from both the applicant and the Council's regeneration objectives.
- 14.7 It is therefore considered that sufficient justification exists for non-compliance with all required financial contributions, recognising the provision of affordable housing above the policy level and the aforementioned biodiversity contribution.

15. CONCLUSION

- 15.1 The proposed development will involve productive use of previously developed sites within a sustainable urban area. It will make a significant contribution to the Council's available housing land supply, including the provision of affordable housing.
- 15.2 The constraints associated with the sites in terms of historical relationships to the established street pattern and neighbouring properties have been adequately addressed and a balanced approach taken to ensure the viability of the site is not compromised.
- 15.3 It is therefore recommended that the application be approved.

16. 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 shall take place until a specification for the materials to be used in the construction of the external surfaces of that building 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 and the materials to be used 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 JP-P1 of the Places for Everyone Joint Development Plan.

4. Prior to the commencement of development, other than site clearance and preparation, 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:
 - 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 in accordance with BRE365;
 - 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). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted at an agreed rate with the Local Planning Authority;
 - iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - v. Foul and surface water to be drained on separate systems.
 - vi. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to first 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 promote sustainable development, secure proper drainage, and to manage the risk of flooding and pollution having regard to Policy JP-S4 of the Places for Everyone Joint Development Plan Document.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained, and managed in accordance with the approved plan. REASON - To ensure that management arrangements are in place for the sustainable drainage system in order to manage the

risk of flooding and pollution during the lifetime of the development having regard to Policy JP-S4 of the Places for Everyone Joint Development Plan Document.

6. No development shall commence unless and until an updated site investigation and assessment into landfill gas risk and ground contamination 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.
7. No above ground works shall commence within the Cromford Street development site until remediation works and mitigation measures in accordance with authoritative UK guidance to address land instability arising from shallow coal mining legacy have been implemented in full on site in order to ensure that the site is made safe and stable for the proposed development. Prior to the first occupation of the Cromford Street development site, 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 shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of any remedial works and mitigation necessary to address the risks posed by past coal mining activity. REASON - In order to ensure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.
8. Prior to the commencement of any development, including site clearance, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority which deals with the following matters:
 - a phasing plan indicating the timetabling of construction works across the four development sites;
 - how any ground works and construction on site will be managed to control dust, noise, and vibration;
 - details of the arrangements for the provision of on-site facilities for the siting of plant and equipment, parking of contractors' vehicles, and the storage of materials;
 - details of wheelwash facilities; and,
 - hours of operation and routing of construction vehicles.

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 Policy 9 of the Oldham Local Plan.

9. No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
 - a) Risk assessment of potentially damaging construction activities.

- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in 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 the protection of important ecological interests having regard to Policies 9 and 21 of the Oldham Local Plan.

10. No construction of any dwellings hereby approved shall commence until a scheme and timetable for the achievement of Biodiversity Net Gain and off-site replacement tree planting has been submitted to and approved in writing by the Local Planning Authority. REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policies 9 and 21 of the Oldham Local Plan, paragraph 174 of the NPPF, and Policy JP-G8 of the Places for Everyone Joint Development Plan.
11. Prior to the commencement of the construction of any dwellings, a scheme for the installation of on-site bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed on the identified properties prior to first occupation of that property and shall be retained thereafter. REASON - In order to secure the enhancement of ecological interests having regard to Policy 21 of the Oldham Local Plan.
12. No works to trees or shrubs shall take place between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority. REASON - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981 having regard to Policy 21 of the Oldham Local Plan.
13. Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority detailing the containment, control, and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme. REASON - To prevent the spread of invasive plant species having regard to Policy 9 of the Oldham Local Plan.
14. 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 plans 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.

15. No construction of any dwellings hereby approved shall commence until a scheme and implementation timetable has been submitted to and approved in writing by the Local Planning Authority providing details of the necessary traffic calming measures within the development site and linking to the existing 20 mph zone. All works shall be completed in accordance with the approved implementation timetable. REASON - To ensure the development incorporates highway safety measures having regard to Policies 5 and 9 of the Local Plan.
16. No development shall commence on the Cromford Street site until arrangements have been submitted to and approved in writing by the Local Planning Authority providing details of the relocation of the bus stop on Cromford Street adjacent to the site. All works that form part of the approved relocation scheme shall be complete prior to first occupation of any dwellings on the site. REASON - In the interests of highway safety having regard to Policy 5 of the Oldham Local Plan.
17. Prior to the commencement of the construction of any building, details for demonstrating that the building shall be consistent with the 2022 Part L of the Building Regulations and with the measures in TABLE 5.1 of Places for Everyone Policy JP-S2, unless it can be demonstrated that it is not practicable or financially viable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. REASON - In order to secure a sustainable form of development having regard to Policy JP-S2 of the Places for Everyone Joint Development Plan Document.
18. Notwithstanding the plans hereby approved the development shall be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations, unless it is first demonstrated to and agreed in writing by the Local Planning Authority that the specific site conditions make this impractical. REASON – To ensure a sustainable form of development having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan Document.

SITE LOCATION PLAN (NOT TO SCALE):

OVERALL SCHEDULE OF ACCOMMODATION				
Block/Map	Type	Site	Quantity	Total Spft
775 East	Office	750	14	10012
720 West	Mixed	750	14	10042
750 A.B	Mixed	750	8	6004
720 A.B	Office	750	7	5250
710 West	Office	750	2	1500
810 Var	Office	810	36	27300
810	Detached	810	1	810
810 SW	Office	810	62	49620
810 A.B	Office	810	9	7290
810 West	Mixed	810	7	5670
810 East	Office	810	7	5670
810 A.B	Mixed	810	1	810
900 A1 West	Detached	900	1	900
940 Var West	Detached	940	9	8661
900 Var West	Detached	900	9	8100
Total		130	144758	1418

