

APPLICATION REPORT – FUL/352932/24
Planning Committee 18th September 2024

Registration Date: 30th May 2024
Ward: Waterhead

Application Reference: FUL/352932/24
Type of Application: Full

Proposal: Erection of 53no. dwellings, including 24no. apartments and 29no. houses with associated parking and landscaping.

Location: Bedford Mill, Holt Street, Oldham OL4 2DQ

Case Officer: Graham Dickman
Applicant: MCI Developments
Agent: Katarzyna McMaster

1. INTRODUCTION

1.1 This application is presented to Planning Committee in accordance with the Scheme of Delegation as it relates to a Major application.

2. RECOMMENDATION

2.1 It is recommended:

1. That the Planning Committee resolves to approve the application subject to the conditions set out below and to the satisfactory submission of additional details relating to the off-site biodiversity gain provision site; and,
2. That the Assistant Director Planning, Transport & Housing Delivery be authorised to issue the decision notice following satisfactory receipt of the required additional information.

3. SITE DESCRIPTION

3.1 The application relates to a site covering approximately 0.85 hectare located 1km to the eastern edge of Oldham town centre.

3.2 Access into the site and for the proposed redevelopment is taken from Holt Street which emerges onto the A62 Huddersfield Road just to the east of a busy signal-controlled junction with the A672 Ripponden Road.

3.3 The site is primarily open though occupied by a large amount of vehicle and container storage.

3.4 To the north-west, west, and south it immediately adjoins various industrial sites

comprising a mix of buildings and open storage.

- 3.5 By contrast the eastern boundary adjoins the rear passageway serving a row of terraced houses situated above a retaining wall, with further residential uses to the north-east corner.

4. THE PROPOSAL

- 4.1 The proposal involves the complete redevelopment of the site for residential purposes with a total of 53 dwellings.
- 4.2 This comprises 29 houses in two-storey residential blocks of 2 or 3 units (12 two-bed and 17 three bed) and a three-storey block of 24 apartments (12 one-bed and 12 two-bed).
- 4.3 There will be a single access road. The houses will include a single parking space each, with 12 spaces for the apartment block.
- 4.4 An Affordable Housing Statement has been submitted indicating that the development is to be a 100% affordable housing scheme which has been allocated Homes England grant funding. This will comprise a mix of affordable/social rent and shared ownership/intermediate tenure properties.

Environmental Impact Assessment

- 4.5 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 4.6 The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. However, it would not exceed the applicable thresholds of 150 dwellings or 5 hectares, nor is the site located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 4.7 Consequently, an Environmental Statement is not required.

5. PLANNING HISTORY

- 5.1 The planning history confirms the long-established industrial nature of the site.
- PA/030560/93 – Change of use to waste transfer station. Approved 14 October 1993
 - PA/044413/03 - Variation to condition 1 on PA/30560/93 to include electrical/electronic waste. Approved 5 June 2003

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 (Local Plan), adopted November 2011, in accordance with the National Planning Policy Framework (NPPF).

- 6.3 The site is allocated for mixed use purposes on the plan associated with the Local Plan. This allocation was carried over as a saved policy of the Oldham Unitary Development Plan.
- 6.4 As such, the following policies are considered relevant to the determination of this application:

Places for Everyone:

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-C8 – Transport Requirements of New Development;
 Policy JP-P1 - Sustainable Places;
 Policy JP-S2 - Carbon and Energy;
 Policy JP-S4 - Flood Risk and the Water Environment;
 Policy JP-S5 - Clean Air; and,
 Policy JP-C2 – Digital Connectivity.

Core Strategy:

Policy 1 – Climate Change and Sustainable Development;
 Policy 9 – Local Environment;
 Policy 10 – Affordable Housing;
 Policy 11 – Housing;
 Policy 13 – Employment Areas; and,
 Policy 23 – Open Spaces and Sports.

7. CONSULTATIONS

Highways Officer	Recommends the imposition of conditions in respect of off-site highway works, on-site parking provision, a construction management plan, and a travel plan.
TfGM	Recommend reinstatement of redundant access points, satisfactory footways and cycle parking, and provision of a travel plan.
United Utilities	The drainage strategy is acceptable in principle and a detailed sustainable drainage scheme will be required.
G M Ecology Unit	Recommend additional information regarding off-site biodiversity is submitted to ensure biodiversity net gain can be achieved.
Environmental Health	Recommend conditions for full contaminated land assessment, for implementation of the measures set out

	in the Noise Impact Assessment and for restrictions on construction times.
Trees Officer	No objection subject to implementation of the Arboricultural Impact Assessment/ Method Statement, Tree Protection plan, and replacement landscaping scheme.
GM Archaeological Advisory Service	Requires a condition for details for the implementation of a programme of archaeological works.

ASSESSMENT OF THE PROPOSAL

8. PRINCIPLE OF DEVELOPMENT

- 8.1 Although presently used for industrial purposes, the site is within the Saved UDP Mixed-use Allocation Huddersfield Road/ Dunkerley Road which is identified within the SHLAA for an indicative capacity of 50 homes. The site is also identified within the Local Plan as being within the Huddersfield Road District Centre.
- 8.2 The site is within a sustainable location close to shops, services, and public transport, with Oldham town centre also within easy reach.
- 8.3 Consequently, the principle of re-use for residential purposes has previously been accepted. However, it is noted that the site forms only a part of the wider envisaged redevelopment area. The acceptability of the new use must therefore have regard to the continued presence of industrial and other commercial uses immediately adjacent to three boundaries.
- 8.4 Places for Everyone (PfE) was adopted on 21 March 2024. JP-H1 of PfE sets out Oldham's housing requirement for 2022 to 2039 (the PfE plan period).
- 8.5 In line with paragraph 76 of the current NPPF, local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if: (a) their adopted plan is less than five years old; and (b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded. PfE is less than five years old (being adopted on 21 March 2024) and identified a five-year supply of specific deliverable sites at the time that its examination concluded.

9. LAYOUT AND DESIGN

- 9.1 The proposals relate to a largely rectangular site with a general rise in levels from west to east. As a result, the existing terraced housing to the east is elevated above the site, whilst the commercial premises to the west sit below an existing retaining wall.
- 9.2 The proposed internal layout has needed to have regard to its surroundings and to secure the best possible relationship with the adjacent land uses.
- 9.3 Within the site, satisfactory separation distances are achieved to neighbouring dwellings and to properties within the development. With the exception of the apartment block, the

houses are two-storey, reflecting the general character in the wider area. Although taller, at three-storey, the setting of the apartment block below the retaining wall to the east ensures it would not appear out of place in this position or result in an adverse impact on the street scene.

10. AMENITY ISSUES

- 10.1 The application is accompanied by a Noise Impact Assessment. The report concludes that standard double glazing is sufficient for all plots alongside a Building Regulations approved ventilation system.
- 10.2 However, unacceptable exceedance of the background sound level was identified in the rear gardens of most plots, and therefore the installation of additional acoustic barriers is recommended.
- 10.3 Following review by the Environmental Health Officer, taking into consideration the existing noise sources from businesses adjacent to the site, the measures set out in the noise report will be required to be fully implemented.
- 10.4 In accordance with PfE Policy JP-H3, all dwellings are required to comply with the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make this impracticable. The applicant has indicated that the development has been designed to comply with these standards.
- 10.5 All individual properties are provided with private garden spaces with a communal amenity area to the rear of the apartment block.
- 10.6 In respect of issues of privacy, the proposed layout secures satisfactory relationships between habitable room windows and private amenity spaces. Interfaces with existing residents are limited to those which abut the north-east and eastern boundaries.
- 10.7 To the north-east, the new properties are off-set from the rear elevations and gardens of dwellings on Mevagissey Walk and therefore will have minimal impact. To the east, although the rear elevation of a three-storey apartment block will face the existing properties on Taurus Street, these are located at a significantly higher level with a separation distance at its minimum of 20 metres.
- 10.8 This will ensure no adverse impacts are envisaged.

11. HIGHWAYS ISSUES

- 11.1 NPPF paragraph 115 states that "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*".
- 11.2 The application is accompanied by a Transport Statement which has been considered by the Highways Officer.
- 11.3 The site is located within an established residential area with good access to a wide range of amenities and public transport links.

- 11.4 Access to and from the site will be from Holt Street, which in turn is accessed from the A62 Huddersfield Road. There is currently a yellow box marking and right turn pocket on Huddersfield Road at the junction. It has been observed that there are on-going issues with this junction as the right turn pocket cannot currently accommodate fully the number of vehicles waiting to turn right onto Holt Street.
- 11.5 Consequently, to accommodate any additional traffic from the proposed development, the Highways Officer recommends that the right turn pocket is extended so that vehicles accessing the site can wait safely. Some additional minor works associated with this will also be required in the form of relocating the cycle lane and nearby pedestrian guardrails and kerbing.
- 11.6 In addition, there are serious concerns about the effect that the use of the junction by construction vehicles will have on the network and a condition is recommended for a Construction Management Plan (CMP) to be submitted. This should ensure that construction vehicles only attempt to access the site outside of peak periods, or by using an alternative route from the A62 Huddersfield Road junction. The CMP should also include information about phasing, construction worker parking, construction vehicles and materials compound.
- 11.7 These measures are considered to be necessary to ensure the development does not result in an unacceptable impact on highway safety.

12. BIODIVERSITY AND TREES

- 12.1 The application site comprises previously developed land, dominated by artificial hard surfaces. However, natural vegetation remains present on parts of the site.
- 12.2 The proposals are subject to the mandatory requirements of the Environment Act 2021 to secure 10% biodiversity net gain (BNG). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved, sequentially, through on-site biodiversity gains, registered off-site biodiversity gains or finally statutory biodiversity credits.
- 12.3 The biodiversity gain condition is a pre-commencement condition. Once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the Local Planning Authority before commencement of the development.
- 12.4 In accordance with the minimum national information requirements, a Biodiversity Metric and a biodiversity statement have been completed and submitted with the application. This indicates that there is a deficit in the proposed on-site provision.
- 12.5 The applicant's ecologist has indicated that on-site provision to satisfy the requirement is not achievable. The areas identified as open space form part of the gardens and scrub is not suitable to plant in these areas. It is suggested that the required additional 19 trees would have to be located in rear garden areas, as well as a few more that could be squeezed into the garden area to the apartment block. However, it is difficult to

ensure that the trees in the rear gardens would not be removed in the future once the properties have been sold and occupied, and so these could not be used as part of the BNG calculation.

- 12.6 By deleting housing units from the site to create additional open space, it would be possible that the BNG target could be reached. However, as is noted later in this report, this would be likely to further adversely impact on the viability of the development and prevent much needed housing from being provided.
- 12.7 Consequently, the applicant seeks to provide compensatory off-site BNG. In this regard, the developer has identified a supplier of off-site habitat banks which could be used to meet the requirements. One of the sites managed by that supplier lies within the Oldham borough boundary and is understood to be suitable for the necessary type of habitat involved in this application.
- 12.8 In order to represent a suitable site, it must be registered on the national biodiversity gain sites register. This is yet to be confirmed. Consequently, although this option has the potential to ensure that the developer can provide a satisfactory biodiversity gain statement to secure approval of the statutory post-decision BNG condition, further clarification is required.
- 12.9 Consequently, it will be recommended that if Planning Committee resolves to approve the application, this is subject to the receipt of satisfactory additional clarification of the off-site BNG provision before the formal decision is issued.

13. DRAINAGE AND GROUND CONDITIONS

- 13.1 The site is located within Flood Zone 1 at the lowest risk of flooding.
- 13.2 A drainage strategy has been submitted with the application. United Utilities has indicated that the strategy is acceptable in principle, but that a detailed drainage design will be required.
- 13.3 The site is located within a Coal Mining Standing Advice area.
- 13.4 The application is accompanied by a Phase 1 Geo-environmental Report.
- 13.5 The Environmental Health Officer has considered these documents and does not foresee any impediments to the proposed development. Nevertheless, conditions are recommended in relation to the need for subsequent full site investigation and assessment, and for implementation of any identified remedial measures.

14. POLICY REQUIREMENTS AND VIABILITY

Affordable Housing

- 14.1 It is proposed that the development will provide all 53 dwellings for affordable housing as defined in the NPPF.
- 14.2 An agreed proportion of the affordable dwellings shall be made available to eligible applicants for Affordable Rent and/or Social Rent, with the remaining affordable dwellings to be made available to eligible applicants for Shared Ownership. A Registered

Social Housing Provider will be appointed to own and manage the dwellings.

- 14.3 As such the development will provide affordable dwellings at a level significantly in excess of the requirement under Local Plan Policy 10.

Public Open Space

- 14.4 Local Plan Policy 23 sets out the Council's approach to Open Space, Sport, and Recreation Provision. In terms of residential development, all developments should contribute towards the provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable.
- 14.5 In this instance, the Council's Open Space Study has identified deficiencies in the quantity and quality of open space within the local area. Therefore, as the development would be incapable of satisfying the requirement on site, a financial contribution to off-site provision of circa £260,000 would be required.
- 14.6 The applicant has submitted a Viability Assessment which seeks to demonstrate that the scheme would be unviable if any such contribution would be required. This Assessment has been independently reviewed on behalf of the Council. The review has concluded that, subject to a couple of small amendments, it aligns with that of the applicant that the site is significantly constrained by viability and cannot sustain any financial contributions. This is largely due to the need to remediate the site from its previous industrial use.
- 14.7 Consequently, it is recommended that, if Committee is minded to approve the application, no contributions are required.

15. CONCLUSION

- 15.1 The proposal will result in the redevelopment of a brownfield site in a highly sustainable location to provide much needed affordable housing.
- 15.2 Subject to the clarification of the off-site BNG provision and the recommended conditions, it has been demonstrated that the scheme would not result in adverse impacts on established businesses in the area, will create an acceptable standard of amenity for future residents, there will be no negative highway impacts for which mitigation is not possible, and the site can be appropriately remediated and serviced. The development would therefore be acceptable in principle.

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, other than site clearance and site investigations, shall commence unless and until a site investigation and assessment to identify the extent of land contamination 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 - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.
4. No development, other than site clearance and site investigations, 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.
5. Prior to the commencement of any above ground works for the construction of any dwelling hereby approved, a written scheme for the provision of affordable housing shall be submitted to the Local Planning Authority. No dwellings shall be occupied until the scheme has been approved in writing by the Local Planning Authority and the affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing. The scheme shall include:
 - a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum of 7.5% of the total development sales value;
 - b) the timing of the construction of the affordable housing;
 - c) the arrangements for the transfer of the affordable housing to a Registered Provider;
 - d) a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - e) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity.

REASON - To secure an appropriate supply of affordable units in accordance with Policy 10 of the Oldham Local Plan and Policy JP-H2 of the Places for Everyone Joint Development Plan

6. No development (beyond demolition of the current buildings to slab level) shall take place until the applicant or their agents or successors in title has secured and enabled implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved

in writing by the Local Planning Authority. The PD shall cover the following:

- a) A phased programme and methodology of investigation and recording to include:
 - i. informed by research undertaken during production of the PD, archaeological monitoring and recording during the removal of any foundations or hardstanding over areas of potential archaeological significance
 - ii. targeted archaeological evaluation through trial trenching
 - iii. informed by the above, more detailed targeted excavation (subject of a new PD)
- b) A programme for post investigation assessment to include:
 - i. analysis of the site investigation records and finds
 - ii. production of a final report on the significance of the heritage interest recorded.
- c) Deposition of the final report with the Greater Manchester Historic Environment Record.
- d) Dissemination of the results commensurate with their significance.
- e) Provision for archive deposition of the report and records of the site investigation.
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

REASON - To record and advance understanding of the significance of any heritage assets to be lost having regard to Policy JP-P2 of the Places for Everyone Joint Development Plan.

7. The development shall be implemented in full accordance with the acoustic mitigation measures as set out in the submitted Noise Impact Assessment Ref: 51-160-R1-3 May 2024, including the installation, and retention at all times thereafter, of the acoustic fencing indicated on plan ref: MCI-101-DR-A-502-T2. The acoustic fencing must be free from holes, sealed at the base and have a minimum mass of 10 kg/m². REASON - To ensure a satisfactory standard of amenity for future residents having regard to Policy 9 of the Oldham Local Plan.
8. Prior to the commencement of any development hereby approved, 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 and for the cleaning of vehicle wheels before exiting the site. Demolition and construction hours shall be limited to between 07.30 and 18.00 hours on Monday to Friday inclusive, 08.00 and 13.00 hours on Saturdays, and at no other times unless the prior written approval has been given by the Local Planning Authority, The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the demolition and construction works are commenced and shall be maintained for the duration of the construction works. REASON - Prior approval of such details is necessary since they are fundamental

to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

9. 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.
10. 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.
11. Prior to the commencement of development, other than demolition and site clearance, 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);
 - 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 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 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.

12. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- i. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- ii. 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 P-S4 of the Places for Everyone Joint Development Plan.

13. No dwellings hereby approved shall be first occupied until a scheme of off-site highway improvement works, including revisions to the configuration of Huddersfield Road at the junction with Holt Street, have been implemented in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. REASON - To ensure the development does not result in a significant adverse impact on the highway network and in the interests of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development 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 plan Ref: MCI-101-DR-A-500-T3; and 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 Policy JP-C8 of the Places for Everyone Joint Development Plan.
15. The use of the apartment building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority. The approved facility shall remain available for users of the development thereafter. REASON - In order to promote sustainable means of travel having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.
16. Within six months of the first occupation of the development hereby approved, a green travel plan for the development shall be submitted to and approved in writing by the Local Planning Authority. All measures contained within the plan shall be implemented and updated thereafter. The green travel plan shall, as a minimum, deal with the following key issues:
 - i. appointment of a Travel Plan Co-ordinator and notification in writing to the Local Planning Authority of the name of the holder of that post;
 - ii. measures to promote and facilitate public transport use;
 - iii. timetables and fare information to be updated regularly;
 - iv. measures to promote and facilitate walking and cycling;

- v. promotion of car sharing and practices and on-site facilities that reduce the need for travel;
- vi. monitoring and review mechanisms.

REASON - In order to promote sustainable means of travel having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.

17. Prior to the commencement of any development hereby approved, 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 the use of the A62 Huddersfield Road junction with Holt Street and other nearby highways. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced and shall be maintained for the duration of the construction works. REASON -In the interests of highway safety having regard to Policy JP-C8 of the Places for Everyone Joint Development Plan.
18. All hard and soft landscape works shall be carried out in accordance with the approved plan Ref: 7451.03 A; prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority. REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.
19. No above ground construction of the building hereby approved shall commence until a scheme and timetable for the achievement of the on-site Biodiversity Net Gain has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a written 30-year Habitat Management and Monitoring Plan (HMMP) for biodiversity within the site. 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.
20. 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.
21. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2.3 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground,

erected in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas. REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

SITE LOCATION PLAN (NOT TO SCALE)

