

APPLICATION REPORT - FUL/353032/24
Planning Committee 4th June 2025

Registration Date: 9th July 2024
Ward: Royton South

Application Reference: FUL/353032/24
Type of Application: Full Application

Proposal: 1. The re-profiling of the existing driving range and adjacent golf course by the importation of dry, inert fill material. 2. Improvements to an existing access track by resurfacing. 3. The creation of a new driving range facility with covered shelter. 4. Creation of a new course hole. 5. Improvements to the existing course and alterations to three existing holes within the course, including level changes, putting greens, new water features and landscaping.

Location: Crompton And Royton Golf Club, High Barn Street, Royton, Oldham, OL2 6RW

Case Officer: Matthew Taylor
Applicant: Mr Kevin Pearson
Agent: Principal Landscape Architect Stuart Walker

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 that the application be approved subject to the conditions set out in this report subject the objection from the Environment Agency being removed.

3. SITE DESCRIPTION

- 3.1 The application site is the eastern part of the Crompton and Royton Golf Club, High Barn Street, Royton, Oldham, OL2 6RW. As the proposal will all take place on the 15th/16th holes, existing driving range, an area of unused land in the club's ownership and the grounds keepers compound/site entrance.
- 3.2 All these aspects of the club are located on the east side of the overall site and are bounded by existing residential dwellings on Greencroft Meadow, Springvale Farm and Cowlshaw Phase 1 Housing Development.

4. THE PROPOSAL

- 4.1 The proposed development principally relates to the importation of soil fill to raise/re-profile the existing topography and manipulate the ground forms. As a result of the

works the following works to the ground will be facilitated:

1. The re-profiling of the existing driving range and adjacent golf course by the importation of dry, inert fill material.
2. Improvements to an existing access track by resurfacing.
3. The creation of a new driving range facility with covered shelter.
4. Creation of a new course hole.
5. Improvements to the existing course and alterations to three existing holes within the course, including level changes, putting greens, new water features and landscaping.

5. PLANNING HISTORY

PA/052481/06 - Re-submission of PA/050144/05 for replacement golf club house – Withdrawn.

PA/052480/06 - Re-submission of PA/50143/05 for outline application for residential development with means of access to be considered. All other matters reserved – Withdrawn.

PA/050144/05 - Replacement golf club house – Refused 7th December 2005.

PA/050143/05 - Outline application for residential development with means of access to be considered. All other matters reserved – Refused 7th December 2005.

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 within the Green Belt on the plan associated with the Local Plan. This application was carried over as a saved policy of the Oldham Unitary Development Plan.
- 6.4 However, the site is also subject to an extant outline planning approval for residential development. As such, the following policies are considered relevant to the determination of this application:

Places for Everyone

JP-P1 - Sustainable Places;
JP-C8 - Transport Requirements of New Development; and,
JP-G7 – Trees and Woodlands.

Core Strategy

Policy 1 – Climate Change and Sustainable Development;
Policy 6 – Green Infrastructure;

Policy 9 – Local Environment;
 Policy 19 – Water and Flooding;
 Policy 21 - Protecting Natural Environmental Assets;
 Policy 22 – Protection Open Land; and,
 Policy 23: Open Spaces and Sports.

7. CONSULTATIONS

LLFA	No comments received.
Environmental Health	Raised no objection to the scheme subject to conditions that address noise, dust, soil importation strategy, and watching brief in the event that ground contamination, groundwater contamination, and/or ground gas are encountered on the site.
Electricity North West Limited	No comments received
Trees Officer	No objections subject to a BS 5937:2012 Arb Method Statement condition and a landscaping condition to require the provision of the proposed replacement planting.
Coal Authority	No objections subject to an informative note in relation to unrecording coal mining.
GMEU	No objection subject to conditions in relation to biodiversity net gain and protection of wildlife.
Highways	No objection, subject to a Construction Management condition.
United Utilities	Raised no objection and noted that surface water management will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.
Environment Agency	No objection, subject to condition.

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 a site notice, and publication of a press notice.
- 8.2 In response 14 representations have been received raising 10 objections and 4 letters of support to the development on the following grounds:

Highways objections:

- The construction access point is not suitable due to amount of residential parking along Cockermill Lane.
- Cockermill Lane is already under strain along with the dangerous Shaw Road junction due to continued construction of the Bishops Meadow site and residential traffic.
- Cockermill Lane is currently a single lane road due parking from Shaw Road residents. This will cause traffic issues for construction traffic entering the site
- The proposal fails to adequately consider the impact on school children and traffic on High Barn Road. The increased site traffic poses significant risks to children walking to school, which must be carefully planned for over the 18-month project period.
- Fundamental inaccuracies undermine the credibility of the entire plan, such as the incorrect claim that High Barn Road is a 30 mph zone, despite clear signage indicating it is a 20 mph zone.
- The report significantly downplays the risk of accidents on High Barn Road, citing only one incident in recent years. This is inaccurate, as residents and the local golf course are aware of multiple accidents, including one this year that resulted in the removal of a tree, and another recent accident that caused damage to a fence at the club house.

Amenity objections

- Concerns raised over proximity of new fairway and greens to neighbouring properties. Very close to boundary.
- Extra noise pollution and more risk of stray golf balls causing damage.
- Golf Club not found to be good neighbours in the past, so concerned in how proposals will increase chance of further damage plus the extra noise pollution as disturbed by the ground keeping already and now it will be closer.
- The driving range will increase noise level and being floodlit and covered extend usage time and noise disturbance plus more chances for damage to property.
- The impact on residents in the surrounding area is not sufficiently considered. For those who work from home, the noise from golf course maintenance is already disruptive. The proposal would introduce 18 months of additional noise, with further disruption as holes are moved closer to property lines.
- Currently the area gets visited by groups of teenagers gathering around the area causing anti-social behaviour and noise, and is not policed by the golf course. This would increase if they had a covered area to gather in.
- The land around the existing driving/practise range has presently got at least 2 areas of Japanese Knot Weed. If these were disturbed correct disposal would be necessary in order to eliminate spread into neighbouring house gardens and in the general area. This has been reported to the golf club for the necessary treatment but as yet they have not been addressed.

- The plan for includes attenuation ponds very close to existing properties, how will this be maintained? During the wet season is this going to cause excessive noise due to running water? This has previously been a problem.
- Will the excavation of the pond and the lifting of the ground levels create problems for the houses that have gabions holding up their land? And who will be responsible if anything should happen i.e. baskets collapsing due to damage, causing landslide of people's gardens. The gabions were never intended to have heavy plant machinery working nearby or never intended to have nearby excavation for the Attenuation Pond.
- The potential risks to residential security and privacy from raising the ground level and relocating holes closer to homes are not addressed. As golfers and public access users a higher vantage point into private gardens, compromising security and privacy. Additionally, the removal of rough areas to move the course closer to residential properties will further threaten garden security.
- The stress on domestic pets, particularly cats, due to the prolonged construction work and increased site traffic, is not mentioned.
- The increased noise and pollution from constant heavy vehicle movement will further diminish the quality of life in the neighbourhood and heighten safety concerns.
- Concerns are raised regarding the assumption that surface water runoff will infiltrate through the existing / proposed site soils. Material is to be imported onto the site and there is no current stipulation on the permeability of any imported material i.e. non-permeable or less permeable imported material could potentially be utilised on site. When such material is overlaid onto the existing natural ground, it could leave an impermeable barrier which would then significantly impact the drainage and runoff characteristics of the golf course extension land. Further information should be provided to demonstrate how this potential scenario will be addressed in the proposals or a stipulation should be made in the imported material specification regarding the required permeability of the imported fill.
- The planning application is a full application but the drainage design is in outline only. Therefore, there is not a current valid detailed drainage design in place to provide evidence of how the site will drain in all relevant storm events. Such a drainage design would need to include infiltration rates (based on BRE 365 testing) alongside drainage calculations to justify the proposals.
- Given that there is a slope across the site, assessment of whether all post-development runoff will permeate through the upper layers of landscape imported 'build up' (which is potentially of a lower permeability than the underlying natural ground) and/or whether there will be some overland runoff onto the Cowlshaw PFE allocation during high rainfall events would need to be demonstrated.
- Evidence is to be provided regarding overland flood flow routes in extreme events to demonstrate that there will not be any post-development

Comments of support:

- The scheme will make the land more usable for current and future golfers, by

employing a proven method already implemented by similar golf courses.

It makes a refreshing change that the space will remain green, especially in an area that has recently seen a vast amount of new builds.

- This venture may also raise some much needed revenue, to enable improvements to other areas, such as the clubhouse.
- The current facility is in need of investment in drainage to make it usable for longer periods
- An attractive, sustainable facility would not only improve facilities for the members but also attract visitors to the club.
- One of the key benefits of the proposed project is the potential to furthermore promote junior development within the club and attract newcomers to the sport. With several primary and secondary schools in the local area, having a purpose built structure specifically designed for coaching sessions can be massively attractive when engaging young players in taking up the sport.
- The proposal for a new hole with sufficient drainage will help the club offer the maximum amount of holes all year round. Currently the course can become very wet in the winter months.
- The environmental benefits with the water feature and the exciting tree planting program.
- Any financial surplus from this development will be used to improve the drainage on the present holes on the course as well as improving facilities in the clubhouse where we currently have function rooms which hold numerous community functions each year.
- As a result of the use of soil importation from other local sites, this would only assist with the reduction in pollution in relation to transport having to travel longer distances with soil to other sites.
- APC have ensured that all importation of soil will be in line with current government guidelines and regulations.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Policy 22 of the Local Plan states that the main purpose of the Green Belt is to keep land permanently open. The NPPF expands on the approach to be taken in determining proposals for development within the Green Belt. Paragraph 143 defines the five purposes of the Green Belt, one of which, assisting in safeguarding the countryside from encroachment, is relevant in the context of this application.
- 9.2 Paragraph 153 outlines that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Also noting that substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly

outweighed by other considerations.

- 9.3 It is concluded that the proposed development would in principle be appropriate development in the Green Belt, provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, as it could be considered under paragraph 154 of the NPPF, which states the following:

‘Development in the Green Belt is inappropriate unless one of the following exceptions applies:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

ii) engineering operations;

v) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)’

- 9.4 In respect of the proposed change of levels on site and the creation of a new hole on land previously unutilised land for sports and recreation, it is not considered that the increase in ground level is sufficient to significantly impact the openness of the green belt. However, the proposed erection of a single storey building to provide the bays for the improved driving range will impact on the openness of the green belt, as it would introduce an additional structure in the green belt and could therefore be considered as ‘inappropriate development’.

- 9.5 This then means that the development proposal is, by definition according to the National Planning Policy Framework, harmful to the Green Belt and very special circumstances would be required to show that the benefits of the proposal outweigh the harm to the Green Belt, and any other harm caused by the development.

- 9.6 This element of the scheme would improve an existing sports provision on site and the scale and appearance of the structure would be similar to other ancillary buildings in the green belt. The ‘very special circumstances’ in favour of the development are as follows:

- Improved sports facilities;
- Improved drainage;
- improved biodiversity; and,
- More appropriate use of inert soils.

As such, it is considered that the benefits of the proposed development would outweigh the harm to the openness of the Green Belt and any other harm, as ‘very special circumstances’ can be demonstrated which clearly outweigh the harm.

10. HIGHWAYS ISSUES

- 10.1 Policy 5 of the Local Plan requires that developments do not compromise pedestrian or highway safety and Policy 9 of the Local Plan states that the development will be permitted where it minimises traffic levels and does not harm the safety of road users.
- 10.2 Crucially, NPPF paragraph 116 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, following mitigation, would be severe, taking into account all reasonable future scenarios”.
- 10.3 Having regard to the highway safety related objections outlined, the Council's Highways Engineer has assessed the scheme in terms of the potential impact on highway safety. Subject to a Construction Management Plan condition, the Engineer has not raised an objection to the scheme.
- 10.4 In addition, there are existing public rights of way which cross the site, and statutory obligations exist to ensure that the developer maintains free passage of the public along the rights of way. The rights of way shall not be temporarily removed unless a Temporary Footpath Closure Order has been granted, the applicant will be made aware of this via an informative note.
- 10.5 Therefore, it is not considered the development will have a severe cumulative impact in the road network and is compliant with the aforementioned policies.

11. VISUAL AMENITY

- 11.1 Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment. Policy 9 requires that development does not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape, nor should it cause significant harm to the amenity of neighbouring occupants. Policy JP-P1 within the PFE Joint DPD outlines that we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.
- 11.2 It is clear in the short term the importation of the inert soils for fill will have a negative impact on the visual appearance of the site, since these works include the construction/laying of a temporary road surface, site office and wheel wash. However, having regard to the extensive landscaping proposal submitted, it is considered that the proposed resultant course will improve both the facilities for the club but also the visual amenity and biodiversity of the site overall.
- 11.3 As such, subject to phasing and the final plans it is considered that the overall scheme would meet the aforementioned policies.

12. RESIDENTIAL AMENITY

- 12.1 Policy 9 requires that new development does not result in a significant, adverse impact on the visual amenity of the surrounding area or significantly harm the amenities of occupiers of existing or future neighbouring properties.
- 12.2 In terms of amenity, it is noted from the public consultation that the key concerns relate to the noise and disturbance, both during the importation of soil and during use of the new facilities. As a result, the Council's Environmental Health Team (EH) have been consulted on the proposal.

- 12.3 Having considered the submitted details in regards noise and disturbance they have recommended the hours that work can take place on site be restricted to the following:

'The work on site, including the delivery of materials and dispatch of vehicles shall only take place between the following times:

8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays

Any reversing alarms on vehicles used on site must be of the broad band/white noise type. Reason: To protect local residents from noise, having regard to policy 9 of the Local Plan.'

- 12.4 Having compared these recommended working hours against those within the submitted 'Crompton and Royton Golf Club - Construction EMP (2024) v1', it is clear that EH have restricted the start time for the work to commence by one further hour to 8.00am Monday to Friday and shortened the Saturday working times by one hour from 2.00pm to 1.00pm. Given the type of machinery that will be used both on site and undertaking the delivering, this reduction is considered appropriate and necessary. Therefore, a condition to reflect that recommendation by EH will be attached to the recommendation.
- 12.5 In regards the noise created using the proposed improved facilities, it is clear that other than the new hole at the very northern end of the application site, all the properties which adjoin the site post-date the creation of the golf club. Therefore, as the work, including the driving range, would result in betterment of existing unrestricted provision it would be inappropriate of the Council to seek to reduce the use of these sports and outdoor recreational facilities.
- 12.6 In terms of dust, it is noted again that the submitted 'Crompton and Royton Golf Club - Construction EMP (2024) v1', has sought to address this issue. However, given the close proximity of neighbouring residential properties to the entrance of the site, the Council's EH team have recommended at a further condition be attached that require the following:
- a) *There shall be no crushing or processing of materials on site.*
 - b) *All vehicles bringing fill material on site must have the material fully sheeted over.*
 - c) *There shall be a wheel wash fitted to the entry and exit point of the site.*
 - d) *There shall be a supply of water on site for bowsers to use.*
- 12.7 As these matters are not covered within the submitted CEMP a condition to reflect that recommendation by EH will be attached to the recommendation.

13. GROUND CONDITONS

- 13.1 Paragraph 197 of the NPPF states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 13.2 Given the above, the Council's Environmental Health Team have been consulted and they have considered the following report:

- 13.3 The report has identified low and very low risks from contamination from a review of the environmental and historical setting. Therefore, it is recommended that a watching brief be undertaken during the works, for unexpected contamination and to produce an earthwork and an importation strategy, for the material to be imported for the reprofiling of the site be provided. Therefore, appropriately worded planning conditions to address these matters have been attached to the recommendation, including the provision of a validation report on completion of the works.
- 13.4 The Environment Agency have also commented on this matter having considered the following details:
- Environmental Investigation Report by IGC Consulting Ltd dated Feb. 2025;
 - Imported Materials Specification & Verification Plan by APC Land Solutions Ltd dated Feb 2024, and;
 - Construction Environmental Management Plan by APC Land Solutions Ltd dated Feb 2024
- 13.5 They note the information which has been submitted shows that the land does not appear to have any previous adverse land use, which has led to significantly increased concentrations of contamination which poses a risk to Controlled Waters.
- 13.6 They have assessed the proposed import criteria for the proposed scheme and find it acceptable based on the stated volume of 180,000 cu metres of clean, naturally occurring import material.
- 13.7
- 13.8 In light of the above, it is considered the Councils EH team and the EA agree that the proposed development will be acceptable subject to a condition requiring the submission of a remediation strategy, in line with paragraph 196 of the National Planning Policy Framework.

14. TREES

- 14.1 Policy JP-G7 within the PFE Joint DPD states the following:
- 'We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.'*
- 14.2 To this end, the Council's Arboricultural officer has considered that the submitted Arboricultural Impact Assessment is acceptable, however, a BS 5937:2012 Arboricultural Method Statement is still required prior to the works commencing on site. Therefore, a condition is attached requiring the submission of this detail prior to works commencing on site.
- 14.3 Finally, it has been confirmed the proposed planting is also acceptable to compensate for the proposed loss of trees on site and this will be addressed with an appropriately worded planning condition.

15. DRAINAGE

- 15.1 Policy 19 of the Oldham LDF Joint DPD is concerned with ensuring that new developments do not result in an unacceptable flood risk or increased drainage problems by directing developments away from flood risk areas.
- 15.2 United Utilities have considered the development and raised no objection; however, they strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. As it is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works

16. BIODIVERSITY NET GAIN

- 16.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.
- 16.2 Accordingly, Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) of the Places for Everyone Joint Plan provides that development will be expected to:
 - a. Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
 - b. Avoid fragmenting or severing connectivity between habitats;
 - c. Achieve a measurable net gain in biodiversity of no less than 10%
 - d. Make appropriate provision for long-term management of habitats and geological features connected to the development.
- 16.3 The information submitted with the application includes Biodiversity Net Gain (BNG) report and statutory Biodiversity Metric from Urban Green (Feb 2025). This has been considered by GMEU and the appraisal found the site had some ecological value, consisting of mainly grassland, scrub and trees. Having examined the Biodiversity Net Gain (BNG) metric spreadsheet and they have confirmed the calculations provided are acceptable.
- 16.4 After construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a gain of 19.00 Area Habitat units, 1.04 Linear hedgerow units and 0.24 linear water course units. This is noted to be realistic achievement for the site and therefore the Council are satisfied that the statutory biodiversity requirements could be discharged, subject to a condition requiring the submission of a Biodiversity Gain Plan (BGP), a Habitat Management, a Monitoring

Plan (HMMP) and metric that show how the biodiversity gain will be managed and achieved over the next 30 years.

17. ECOLOGY

- 17.1 Policy 6 and Policy 21 of the Oldham LDF Joint DPD are concerned with protecting, conserving and enhancing our local natural environments.

Bat & lighting

- 17.2 The applicant's submitted ecology statement (Urban Green – October 2024) has recommended a lighting strategy for bats, this approach is agreeable with GMEU and therefore a condition has been attached to the recommendation to address this matter.

Birds

- 17.3 The vegetation on the site has the potential to support nesting birds. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. Therefore, should any trees or shrubs need to be trimmed/removed to facilitate the after the 1st of March, a bird nest survey will need to be submitted. A condition to this effect has been attached to the recommendation to address this matter.

17.2 Invasive Species

- 17.4 The Preliminary Ecological Appraisal (Urban Green – October 2024) identified Japanese knotweed, variegated yellow arch angel, Himalayan balsam and rhododendron were present on site. To address this matter an appropriately worded condition has been attached to the recommendation.

Amphibians and mammals

- 17.5 The applicant's ecologist (Urban Green – October 2024) has recommended reasonable avoidance measures for badgers, amphibians and hedgehog, this is agreeable with GMEU and an appropriately worded condition has been attached to the recommendation.

18 CONCLUSION

- 18.1 With the above in mind, it is considered the proposed scheme would not have a harmful effect on neighbour amenity, highway safety and ecology. Moreover, whilst the scheme will have some harm on the openness of the greenbelt, this will be minimal and 'very special circumstances' in favour of the development have been provided. Moreover, the site improvements as a result of the importation of the soil will have a meaningful benefit to users of the sports facility, drainage of the site and biodiversity. In principle this is consistent with the aims and objectives of the Local Plan, Places for Everyone and does not conflict with other provisions of the NPPF It therefore complies with the Local Plan.

19 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 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.
4. Prior to the commencement of any development hereby approved, including site clearance and earth moving, 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 of the following:
 - construction/contractor vehicle movement;
 - community liaison contacts;
 - the methods to be employed to control and monitor noise, dust and vibration impacts;
 - wheel wash facility;
 - compounds for materials; and
 - employee parking

The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, which 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.

5. Prior to any earthworks, vegetation clearance or demolition, a reasonable avoidance measures method statement for amphibians, reptiles and mammals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved measures. REASON - In order to prevent undue disturbance to wildlife having regard to Policy JP-G8 of the Places for Everyone Joint Development Plan.
6. All planting shall be implemented in accordance with drawing no UG_1906_LAN_SL_DRW_201, rev P01 and UG_1906_LAN_SL_DRW_201, rev P01 in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority. The landscaping shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - To ensure that the

development site is landscaped to an acceptable standard having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan and Policy 21 of the Oldham Local Plan.

7. 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, in accordance with BS5837:2005 as outlined in the submitted Arboricultural Impact Assessment, rev 1 dated June 2024 and a BS 5937:2012 Arboricultural Method Statement have been submitted to and approved in writing by the Local Planning Authority. 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 Policy JP-G7 of the Places for Everyone Joint Development Plan.
8. The work on site, including the delivery of materials and dispatch of vehicles shall only take place between the following times:

8.00am to 6.00pm Monday to Friday and
8.00am to 1.00pm Saturdays

Any reversing alarms on vehicles used on site must be of the broad band/white noise type. REASON - To protect local residents from noise, having regard to policy 9 of the Local Plan.
9. There shall be no crushing or processing of materials on site. All vehicles bringing fill material on site must have the material fully sheeted over. There shall be a supply of water on site for bowsters to use. REASON - To protect local residents from noise and dust, having regard to policy 9 of the Local Plan.
10. Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. REASON - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met, and that remediation of the site is complete. This is in line with paragraph 187 of the National Planning Policy Framework.
11. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this. REASON – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial

action is taken in the interests of public safety.

12. Prior to any earthworks, vegetation clearance or demolition, a method statement detailing eradication or avoidance measures Japanese knotweed, variegated yellow arch angel, Himalayan balsam and rhododendron should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority. REASON - Prior approval of such details is necessary to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981.
13. The development hereby approved shall not 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 Biodiversity Gain Plan (BGP), a Habitat Management, a Monitoring Plan (HMMP) and metric that show how the biodiversity gain will be managed and achieved over the next 30 years. 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.
14. Prior to occupation, a lighting design strategy for biodiversity for the course shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority. REASON - Prior approval of such details is necessary to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981.

SITE LOCATION PLAN (NOT TO SCALE)

