

APPLICATION REPORT – FUL/353585/24
Planning Committee 4th June 2025

Registration Date: 12th November 2024
Ward: Coldhurst

Application Reference: FUL/353585/24
Type of Application: Full

Proposal: Demolition of former Snooker Club and erection of a six, nine and eleven storey residential development with ground floor car parking and commercial space.

Location: Riley's Snooker Club, King Street, Oldham, OL8 1EU

Case Officer: Graham Dickman
Applicant: Mohammed Ahmad Aldallal
Agent: Yaqoob Malik

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 is approved subject to the conditions set out at the end of this report and to the completion of a Section 106 agreement in respect of securing the undertaking of an updated viability review prior to commencement of the development.
- 2.2 That the Assistant Director Planning, Transport & Housing Delivery be authorised to issue the decision notice upon satisfactory completion of the Section 106 agreement.

3. SITE DESCRIPTION

- 3.1 The site contains an existing landmark brick building, last used as a snooker hall. Earlier uses of the site include a theatre, cinema, and nightclub.
- 3.2 Demolition of the building has now commenced in accordance with a recently granted prior approval for demolition application.
- 3.3 The site occupies a prominent town centre location at the junction of King St, Union St and Union St West. This junction comprises both a busy signal-controlled road traffic intersection, whilst also serving the Metrolink tramline and neighbouring Oldham King Street stop.
- 3.4 Across King Street is a modern retail unit, to the south is a modern five storey college

building, whilst across Chaucer Street to the east are more traditional buildings of between one and four storeys in height.

4. THE PROPOSAL

- 4.1 The proposal involves the demolition of the existing building and clearance of the site.
- 4.2 It is then proposed to erect a single building which is designed into sections of 11, 9, and 6 storeys.
- 4.3 The ground floor will comprise four commercial units, access to the upper floors, undercroft car parking, and bin and cycle storage facilities.
- 4.4 120 apartments are proposed on the upper floors, a mix of 57 one-bedroom, 61 two bedroom and 2 three-bedroom units.
- 4.5 A total of 15 car parking spaces, including 2 accessible spaces are proposed along with 60 indoor cycle storage spaces. Access to the car park will be taken from Chaucer Street.

Environmental Impact Assessment

- 4.6 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 4.7 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 threshold of 5 hectares or 150 dwellings, nor is the site located within any impact distance of a 'sensitive area' as defined in the Regulations.
- 4.8 Consequently, an Environmental Statement is not required.

5. PLANNING HISTORY

DEM/353885/24 – Prior approval for demolition of former Riley's Snooker Club. Granted 26 February 2025

PA/058783/10 - Extension of time limit to previously approve PA/53985/07 for mixed use development rising from six to fifteen storeys and comprising: basement car park, ground floor retail, office space and 126 residential apartments. Approved 10 December 2010

PA/053985/07 - Mixed use development rising from six to fifteen storeys and comprising: basement car park, ground floor retail, office space and 126 no. residential apartments. Approved 17 December 2007

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 unallocated within the Town Centre on the Policies Map associated with the Local Plan.

6.4 As such, the following policies are considered relevant to the determination of this application:

Places for Everyone

Policy JP-S1 - Sustainable Development

Policy JP-S2 - Carbon and Energy

Policy JP-S4 - Flood Risk and the Water Environment

Policy JP-S5 - Clean Air

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-P1 - Sustainable Places

Policy JP-P2 - Heritage:

Policy JP-P4 - New Retail and Leisure Uses in Town Centres

Policy JP-C8 - Transport Requirements of New Development

Policy JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

Core Strategy

Policy 1 - Climate Change and Sustainable Development

Policy 9 - Local Environment

Policy 15 - Centres

Policy 23 - Open Spaces and Sports.

Policy 25 - Developer Contributions

7. CONSULTATIONS

Highways Officer	No objections subject to conditions in relation to a scheme of improvements on the highways adjoining the site and cycle storage.
TfGM	No objection in principle subject to safe working practice being deployed along with noise mitigation measures.
Environmental Health	Recommend various conditions in relation to future residential amenity and for need for a land contamination assessment.
United Utilities	No objections subject to submission of a detailed drainage scheme.
G M Ecology Unit	Demolition shall be subject to bat and bird surveys, and the final building should incorporate house sparrow terraces.

G M Police	No objections following the submission of amended plans. Further suggestions for security improvements were made and have been incorporated.
GM Archaeological Advisory Service	No objection subject to a condition in respect of a programme of archaeological investigation.
Health & Safety Executive	Comments have been provided on the submitted statutory Fire Statement. Following amendments, the HSE is now content with the submission.
Coal Authority	Any approval shall be subject to conditions requiring a scheme of intrusive investigations and implementation of any necessary remediation measures.
Theatre's Trust	Object in the absence of evidence that the retention and re-use of the building has not been fully demonstrated.
Arqiva (impact on telecoms)	No objections

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, one objection from Save Britain's Heritage on heritage and climate grounds has been received. This is discussed below.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of erecting a mixed use, high-rise (primarily residential) development on this site was deemed acceptable in planning approvals in 2007 and 2010. That approach has not fundamentally changed for a prominent site in the town centre close to a variety of services and public transport.
- 9.2 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).
- 9.3 Paragraph 78 of the revised NPPF (December 2024) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 9.4 As such, given PfE is less than five years old, JP-H1 continues to set out Oldham's housing requirement until 2029, and there is currently a five-year supply of deliverable housing sites in Oldham to meet the PfE housing requirement.

10. HERITAGE CONSIDERATIONS

- 10.1 The proposal will result in the loss of the existing building which, although unlisted, represents a non-designated heritage asset having regard to its historic use. A Heritage Statement has been submitted in support of the proposals.
- 10.2 The Theatres Trust has indicated that it would not support the present application in the absence of evidence that retention and re-use either in full or part cannot be made possible. These concerns are shared by Save Britain's Heritage.
- 10.3 NPPF paragraph 210 states that "In determining applications, local planning authorities should take account of:
- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 10.4 Paragraph 216 states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 10.5 Paragraph 217 continues that "Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred".
- 10.6 Whilst the concerns are recognised, a subsequent prior approval application for the demolition of the existing building has previously been received and granted. It should be noted that in assessing such prior approval applications, the Local Planning Authority's consideration is limited to the method of demolition and any proposed restoration of the site. The loss of the heritage asset could not be considered.
- 10.7 A Method Statement for the demolition works was submitted, and arrangements have been agreed to ensure the works do not adversely impact on the surrounding highway network. Following demolition, all materials will be removed from the site.
- 10.8 As such, the issue of the demolition of the existing building has already been decided upon, and indeed works have already commenced to demolish the building, and so this application could not be refused on the basis of the loss of the existing building.

11. DESIGN AND LAYOUT

- 11.1 The proposed building, due to its scale, will represent a highly prominent addition to the streetscape. The building has been designed to varying heights to create a high degree of visual interest. The highest portion of the building will be focused on the King Street / Union Street junction. The main facing material is proposed to be red brick to reflect adjacent materials, with additional feature and window detailing provided. The main ground floor frontages will comprise commercial units, to ensure an active frontage. Servicing and parking areas will be arranged towards the secondary Chaucer Street frontage.
- 11.2 Having regard to the adjacent building uses, despite its scale, the development will not result in any adverse impacts on adjacent premises.
- 11.3 The Highways Officer and the Greater Manchester Police have made various suggestions to improve the functionality and security of the building. These have been incorporated into the design.
- 11.4 Overall, it is considered that the development will make a positive contribution to the street scene and enhance the surrounding area in line with the objectives of Places for Everyone Policy JP-P1 and Local Plan Policy 9.

12. AMENITY ISSUES

- 12.1 Given the site's location adjacent to a busy road junction and Metrolink line, a Noise Impact Assessment has been undertaken as part of this application. It states that, in conjunction with acoustically enhanced glazing and an appropriate separating floor above the ground floor commercial units, appropriate measures to protect future residential amenity can be incorporated.
- 12.2 The Environmental Health Officer is satisfied that this can be achieved and planning conditions to ensure internal noise levels are compliant can also be attached to any planning consent.
- 12.3 The proposed apartments secure acceptable levels of accommodation in line with the Nationally Described Space Standards. The majority of residential units will have open aspects to the north and west. Whilst lower floor units with aspects towards Chaucer Street would be more confined, this portion of the building is largely set back from the street frontage.
- 12.4 A Daylight and Sunlight Assessment was also conducted which assessed the uses of neighbouring buildings and concludes that the overall impact is expected to be minimal.
- 12.5 Subject to relevant conditions, the amenity impacts of the development are considered to be acceptable.

13. HIGHWAYS ISSUES

- 13.1 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".

- 13.2 The Highways Officer has assessed the proposals and, following suggestions in connection with the original scheme, amendments have been incorporated by the applicant.
- 13.3 The proposed development is in a sustainable location with excellent links to public transport, and opportunities for walking and cycling and access to a wide range of amenities. In this context, there will be no significant additional traffic generation or demand for on street parking to the detriment of highway safety.
- 13.4 Car parking space for 15 vehicles will be available along with secure cycle storage areas. Although the level of provision is low relative to the proposed number of residential units, given the site's highly sustainable location and limited footprint of the building, this is considered to be acceptable in this location.
- 13.5 It is noted that an area of existing public realm lies directly outside the front of the building and that the existing structure adjoins the footway on King Street. Some amendments and improvements will be required to facilitate and enhance the movement of pedestrians in the immediate vicinity. These details will be subject to a recommended planning condition.

14. BIODIVERSITY

- 14.1 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 14.2 Based on the application site and indicative proposals, as the site's footprint is entirely covered by the existing building, the development would not be subject to the statutory BNG requirement.
- 14.3 The existing area of public realm to the Union Street frontage is adopted highway. As referenced above, in confirming details of how the adjacent highways will be treated, there may be an opportunity to enhance biodiversity within the amenity space. GM Ecology Unit has also recommended that house sparrow terraces are incorporated into the building's design.

15. DRAINAGE AND GROUND CONDITIONS

- 15.1 A Phase I Geo-environmental Report has been submitted with the application. The report notes that the site has a legacy of previous industrial use and lies within a Coal Mining High Risk Area. Whilst it is concluded that the risk from previous land uses is moderate to low, further site investigations will be required.
- 15.2 The Environmental Health Officer has considered the report and agrees with its conclusion. A condition requiring the submission of further site investigation details is therefore recommended.
- 15.3 A Drainage Strategy report has been submitted with the application. This has been assessed by United Utilities which has no objections to the proposals subject to submission of detailed drainage proposals based on the strategy.

16. ENERGY

- 16.1 An Energy / Sustainability Statement will be required to demonstrate that, unless it can be demonstrated that it is not practicable or financially viable, the building is designed to 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.

17. VIABILITY

- 17.1 As the development is for 10 (net additional) dwellings or more, affordable housing is required on the basis of the value of the affordable housing (number of dwellings) being 7.5% of GDV, with a tenure split of affordable housing units to reflect 65% Affordable/Social Rent; 35% Affordable Ownership products.
- 17.2 In addition, 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.
- 17.3 The application is accompanied by a Financial Viability Appraisal which demonstrates that the viability of the development would be adversely affected by any associated costs resulting from these requirements. The report has been independently assessed on behalf of the Council and the assessment concurs with the applicant's conclusion.
- 17.4 However, as any approval would have a three-year commencement period and to ensure that market conditions are appropriately considered at that commencement stage, it has been recommended that any approval is subject to a requirement for an updated viability assessment prior to the commencement of the development.
- 17.5 This has been agreed in principle with the applicant and initial arrangements for completion of such an agreement have been commenced.

18. CONCLUSION

- 18.1 The application relates to a prominent site in the town centre. It occupies a highly sustainable location on which the principle of a similar form of development has previously been accepted.
- 18.2 The design will ensure an acceptable standard of amenity for future residents without resulting in an adverse impact on neighbouring occupiers. No adverse highway impacts are envisaged.
- 18.3 The development would assist in the regeneration of the town centre and therefore is deemed to be acceptable subject to the conditions below and associated legal agreement.

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 development comprising the erection of any external walls shall take place until samples or a specification for the materials to be used in the construction of the external surfaces of the development, including the roof, 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. The materials to be used throughout the development 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 20 of the Oldham Local Plan.
4. Prior to the commencement of any above ground development, 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 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.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. 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 JP-S4 of the Places for Everyone Joint Development Plan.

- 6. No development, other than demolition, shall commence unless and until a 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, in order to fully discharge the condition. REASON - 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.
- 7. No above ground development shall commence (excluding the demolition of existing structures) until;
 - (i) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity;
 - (ii) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.
 - (iii) 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 methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance. REASON – In order to ensure any coal mining legacy has been satisfactorily addressed having regard to Policy 9 of the Oldham Local Plan.

- 8. The use of the development hereby approved shall not commence until the secure cycle parking has been implemented in accordance with the submitted details. REASON - In order to promote sustainable means of travel having regard to Policy JP—C8 of the Places for Everyone Joint Development Plan and Policy 5 of the Oldham Local Plan.

9. The use of the development hereby approved shall not commence until a highway improvement scheme on Union Street and King Street adjacent to the site has been submitted to and approved in writing by the local Planning Authority. The scheme shall include details of paving, street furniture, planting, drainage and street lighting. All works that form part of the approved scheme shall be retained thereafter. REASON - To ensure the safe movement of pedestrians and cyclists to and from the development in the interest of highway safety having regard to Policy JP—C8 of the Places for Everyone Joint Development Plan and Policy 5 of the Oldham Local Plan.

10. To protect the amenity of the future occupiers of the development from noise:

- (i) the glazing of the apartments (and ventilators) must meet the minimum sound reduction criteria as identified in table 5.2 of report titled AEC REPORT: P5084/R01/RDC and dated 25 April 2024.
- (ii) The noise from the plant rooms in the development must be no greater than a Noise Rating of 20 in adjacent habitable rooms in the new apartments.
- (iii) Before the 5th and 6th floors (green side as identified in the report titled AEC REPORT: P5084/R01/RDC and dated 25 April 2024) of the apartments are occupied the applicant must submit a noise report which details the noise levels produced by the rooftop plant located on the roof of the existing office building on Chaucer Street and the Regional Science Centre. If the noise from these items of plant is greater than 74dB(A) at 3m, then the applicant must produce an additional glazing scheme for the apartments that could be affected by this noise. This glazing scheme must be approved in writing by the Local Planning Authority and installed prior to these apartments on the 5th and 6th floor being occupied.

REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

11. Prior to the commencement of any above ground development, the applicant must submit a detailed overheating assessment which details the ventilation strategy. Considerations to any noise and noise attenuation must be demonstrated. This scheme must be approved in writing by the Local Planning Authority and the agreed scheme installed before the apartments are occupied. REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

12. Prior to the commencement of any above ground development, the applicant must submit details of the sound insulation between the ground floor commercial units and the first-floor apartments. They must also specify maximum sound levels that may be generated within the commercial units, given the proposed insulation, so that the noise generated in the commercial units does not unduly affect the occupiers of the first-floor apartments.

The noise from any commercial unit shall not exceed a Noise Rating Level of 30L_{max} when measured in habitable rooms in the first-floor apartments between 07:00 and 23:00 hours and a Noise Rating of 25L_{max} in bedrooms between 23:00 and 7:00 hours.

The commercial units shall not be open to the public outside of 07:00 to 23:00 hours on any day.

REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

13. If any mechanical odour and heat extraction plant is installed in the commercial units then the plant shall not be operated until a detailed scheme for treating fumes and odours before their emission to the atmosphere so as to render them innocuous has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail how the extraction unit will be attenuated and mounted to minimise the transmission of airborne and structure-borne noise and vibration. The works forming the approved scheme shall be completed entirely in accordance with the approved scheme before any associated equipment is brought into use and shall thereafter remain in place at all times.

REASON – In order to secure a satisfactory standard of amenity for future occupiers having regard to Policy 9 of the Oldham Local Plan.

14. The development hereby approved shall not be brought into use until details of facilities for the storage and removal of refuse and waste materials have been submitted to and approved in writing by the Local Planning Authority and the agreed scheme has been implemented in full. Thereafter, the approved facilities shall at all times remain available for use.

REASON - To ensure that the site is not used in a manner likely to cause nuisance to occupiers of premises in the surrounding area having regard to Policy 9 of the Oldham Local Plan.

15. Prior to the commencement of any construction 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
- where construction site processes are likely to give rise to significant levels of vibration, details of appropriate monitoring should be provided. A method of vibration measurement should be agreed with the Local Planning Authority prior to commencement of site works.
- arrangements for construction vehicle access (including routing and hours of construction vehicle movement), loading and unloading of plant and materials, storage of plant and materials used in constructing the development, and construction methods to be used;
- wheel cleaning equipment to ensure that before leaving the site all vehicles, which have travelled over a non-tarmac surface, use the wheel cleaning equipment provided.

REASON - To safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

16. 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.

17. 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.

18. No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology to include:
 - a) a historic building survey (Historic England Level 2);
 - b) archaeological evaluation trenching;
 - c) pending results of the above, targeted open-area excavation and/or a watching brief.
2. A programme for post-investigation assessment to include:
 - a) analysis of the site investigation records and finds;
 - b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

REASON - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible having regard to Policy JP-P2 of the Places for Everyone Joint Development Plan.

19. Prior to the commencement of any above ground development, a scheme for the incorporation of house sparrow terraces into the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the building and shall be retained thereafter. REASON – In order to secure an improvement in biodiversity having regard to Policy JP-G8 of the Places for Everyone Joint Development Plan.

20. The use of the commercial units hereby approved shall only be operated within Classes E or F1 of the Town and Country Planning Authority (Use Classes) Order 1987, as amended, unless the prior written approval of the Local Planning Authority has been obtained. REASON – To ensure that compatibility of adjacent uses and to protect residential amenity having regard to Policy 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE)

