

APPLICATION REPORT – FUL/354024/25
Planning Committee 4 June 2025

Registration Date: 31st January 2025
Ward: Chadderton South

Application Reference: FUL/354024/25
Type of Application: Full

Proposal: Erection of 2 no. industrial buildings.

Location: Land At Profiles Point, Drury Lane, Chadderton

Case Officer: Sophie Leech
Applicant: The P. P. Group of Companies Limited
Agent: Abigayle Boardman - Acland Bracewell

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the proposal is Major Development.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report, and that the Assistant Director Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 Measuring approximately 2.6ha, the application site is located on the northern side of Drury Lane, Chadderton. The site comprises a range of industrial buildings in a mix of uses for production, storage and distribution, along with office space.
- 3.2 The site is allocated as a Business Employment Area 'Hollinwood Business District' in the Local Plan Proposals Map.
- 3.3 The northern boundary of the site has dense tree cover and provides a buffer between the site and residential units to the north. The western boundary also contains dense tree cover along the tram line.

4. THE PROPOSAL

- 4.1 The application seeks approval for 2no industrial buildings to be used in conjunction with the existing buildings and business. The buildings are required for the storage of products manufactured in the existing industrial buildings and may also be used for general industrial storage in the near future.
- 4.2 Unit A will measure 32.4m in length, 25.6m in width, 6.1m in eaves height and 8.7m in overall height. It will have gross external area of 831m².

- 4.3 Unit B will measure 32.8m in length, 21.1m in width, 6.1m in eaves height and 7.7m in overall height. It will have a gross external area of 593m².
- 4.4 The buildings have been designed to match existing buildings on site and the materials will consist of brick and metal roof panels with metal roller shutters.

5. PLANNING HISTORY

- 5.1 PA/343143/19 – Variation of condition 2 (approved plans) of permission PA/342285/18 for alterations to south elevation – Approved

PA/342285/18 – Demolition of canopy, removal of 2no shutter doors, installation of 2no larger shutter doors and reconfiguration/extension of vehicular access ramp – Approved

PA/338677/16 – Application for part demolition of the front façade including the existing Unit 1, replacement of existing cladding with matching metal cladding, upgrading of the external areas to create a larger yard area and creation of 16 parking spaces – Approved

PA/054960/08 – Resubmission of PA/052845/07 for warehouse extension for B2 (General Industrial) and B8 (Storage and Distribution) Uses – Approved

PA/052845/07 - Warehouse extension for B2 (General Industrial) and B8 (Storage and Distribution) Uses - Approved

6. RELEVANT PLANNING POLICIES

- 6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. In addition, the Places for Everyone (PfE) Joint Plan which was adopted in March 2024 forms a material consideration in the assessment of planning proposals. The site is allocated in the Proposals Map associated with the Oldham Local Plan as a Business Employment Area.

- 6.2 The following policies are considered relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 9 - Local Environment;
- Policy 14 - Supporting Oldham's Economy;
- Policy 18 - Energy;
- Policy 19 - Water and Flooding;
- Policy JP-S2 - Carbon and Energy;
- Policy JP-S4 - Flood Risk and the Water Environment;
- Policy JP-J1 - Supporting Long-Term Economic Growth;
- Policy JP-P1 - Sustainable Places; and,
- Policy JP-G8 - A Net Gain to Biodiversity and Geodiversity.

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Greater Manchester Ecology Unit	Formal response received. No objection and biodiversity net gain does not apply. Biodiversity enhancement should be secured as part of this planning application, such as those proposed within the PEA.
Environmental Health	Formal response received. No objection subject to conditions relating to submission of details for building and/or externally mounted plant and equipment. No objections to the submitted desk study. A site investigation is required which should include an assessment of potential groundwater contamination.
Highways	Formal response received. No objection subject to condition relating to the provision of cycle storage.
Drainage	No comments received.
United Utilities	Formal response received. No objection, subject to a condition for sustainable drainage.
Greater Manchester Police	Formal response received. No objection subject to a condition for development to be carried out in accordance with the Crime Impact Assessment.
Coal Authority	Formal response received. No objection subject to a condition for an investigation scheme.
Planning Policy	Formal response received. No objections on use as the site is within a BEA. No objections regarding energy statement as the proposal is exempt.

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 departure from the Development Plan by neighbour notification letters, display of a site notice, and publication of a press notice.
- 8.2 In response, no comments have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is allocated as a Business Employment Area 'Hollinwood Business District' in the Proposals Map associated with the Joint Development Plan Document. The proposal is for new industrial buildings within an existing industrial site and therefore the proposal is considered to be acceptable in principle.

10. DESIGN AND RESIDENTIAL AMENITY

- 10.1 The proposed buildings will be positioned at the front of the site, adopting a similar appearance to the existing structures on the site. They will also utilise comparable external materials. As a result, the development will have minimal impact on the character of the site or the wider street scene. Accordingly, the proposal complies with Policy JP-P1.
- 10.2 As the proposed buildings will be located at the front of the site there would be no direct impact on the residential properties situated along the northern boundary. Similarly, there would be no adverse effect on residential amenity in terms of loss of light, outlook, or privacy.
- 10.3 The Council's Environmental Health department has recommended a condition requiring that details of any building services or plant machinery be submitted to and approved by the Local Planning Authority. This measure will ensure that any associated noise remains within acceptable levels for the location. Accordingly, the proposal is considered to comply with Policy 9.

11. HIGHWAY SAFETY

- 11.1 The proposal will be located on an area of existing hardstanding, and a Transport Statement has been submitted in support of the application. The existing access point from Drury Lane, which measures approximately 25 metres in width and is located to the south of the plot, will be retained to serve the new units.
- 11.2 The site already benefits from on-site car parking. Given the nature of the site's operation, no changes to the parking layout are proposed. The existing provision is considered sufficient to serve the overall development.
- 11.3 The Council's Highways Engineer has raised no objections to the scheme and has recommended a condition for the provision of cycle storage. Accordingly, the proposal is considered to comply with Policy 9 in relation to highway safety.

12. OTHER MATTERS

12.1 Drainage

United Utilities have raised no objection to the proposal, subject to a condition for sustainable drainage. Accordingly, the proposal complies with Policy 19 and Policy JP-S4.

12.2 Environmental Health

The Council's Environmental Health department has recommended a condition requiring that details of any building services or plant machinery be submitted to and approved by the Local Planning Authority. This measure will ensure that any associated noise remains within acceptable levels for the location. Accordingly, the proposal is considered to comply with Policy 9.

12.3 Energy

All developments over 1,000 square metres or ten dwellings and above (until such time that all development is required by the Code for Sustainable Homes to achieve zero carbon) are required to reduce energy emissions in line with the targets set out in Table 8 within the policy. Council officers have reviewed the Sustainability Statement and have concluded that, due to the low energy demand of the proposed development, being unheated, the development is exempt.

In addition, Policy JP-S2 (Carbon and Energy) states that there is an expectation that new development will be net zero carbon, unless it can be demonstrated that it is not practicable or financially viable. The proposal is for an unheated scheme, therefore there will be no carbon emissions as a result. Accordingly, the proposal complies with Policy 18 and Policy JP-S2.

12.4 Coal Authority

The application site falls partly within the defined Development High Risk Area. Therefore, within the site and surrounding area there are coal mining features present at surface or shallow depths.

The Coal Authority notes the conclusions of the Desk Study with Walkover Survey report in that coal mining legacy potentially poses a risk to the proposed development and that investigations are required, along with possible remedial and mitigatory measures, to ensure the safety and stability of the proposed development. As such, conditions have been recommended relating to intrusive investigations before work commences on site.

13. BIODIVERSITY NET GAIN

- 13.1 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.
- 13.2 In addition, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the condition that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. However, there are exemptions to the legislation which apply in some certain cases.
- 13.3 This development is considered exempt from Biodiversity Net Gain requirements as it does not impact a priority habitat as the site is existing concrete hardstanding.

- 13.4 The Greater Manchester Ecology Unit have raised no objections to the proposal and confirm that the site is exempt from BNG. The department have recommended that biodiversity enhancements sought, as recommended in the Preliminary Ecological Assessment. As such, the proposal complies with Policy 21 and Policy JP-G8.

14. CONCLUSION

- 14.1 The proposed development is considered acceptable and is in accordance with relevant policies contained within the Places for Everyone Plan (2024) and the Oldham Local Plan (2011) and meets the requirements of the National Planning Policy Framework, therefore the application is recommended for approval, subject to the conditions listed below:

15. 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be consistent in terms of colour, size and texture with those stated on the plans and application form. REASON - To ensure that the appearance of the development is acceptable having regard to Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan (2024).
4. No above ground development shall commence until;
 - a) 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; and,
 - b) 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.

The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance. REASON - To secure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.

5. Prior to the occupation of the development, or it being taken into beneficial use, 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 the Local Planning Authority for approval in writing. 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. REASON - To secure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.

6. No above ground development shall commence until 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:
- 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;
 - 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); and,
 - Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

REASON – In order to provide sustainable drainage on site having regard to Policy 19 of the Oldham Local Plan and Policy JP-S4 of the Places for Everyone Plan (2024).

7. No above ground development shall commence 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.
8. Any building and/or externally mounted plant and equipment shall be insulated in accordance with a scheme submitted to and approved by the Local Planning Authority before the development is first brought into use. Any work implementing the scheme shall be completed before use and shall be retained at all times thereafter. The level of insulation to be provided and/or noise permitted from externally mounted machinery shall aim to be such that the rated level of noise emitted from the development is below the existing background level. REASON - To ensure the protection of nearby premises having regard to Policy 9 of the Oldham Local Plan.
9. Prior to first occupation, 2no bird boxes shall be installed on both buildings. REASON – to ensure biodiversity enhancement on site having regard to Policy 21 of the Oldham Local Plan and Policy JP-G8 (A Net Gain to Biodiversity and Geodiversity) of the Places for Everyone Plan (2024).
10. The development hereby approved shall be secured in accordance with the security recommendations as set out in the Crime Impact Assessment ref: 2016/0181/CIS/02. REASON - To ensure all security measures are adhered to having regard to Policy 9 of the Oldham Local Plan.
11. The use of the development 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 Policies 5 and 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):

