

Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

5 November 2025

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 10 September 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 25 August and Friday 24 October 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
FUL/350640/23	Land to the Southern Side of Cragg Road, Chadderton	Ongoing	26/02/2025	Demolition of existing outbuildings and erection of 4 no. detached dwellings with associated landscaping
FUL/351985/23	Land Off Carr Lane, Diggle	Dismissed, 10/10/2025	15/04/2025	Erection of 1 no. dwelling and associated landscaping.
VAR/353273/24	Land Off Haven Lane, Moorside Oldham	Dismissed, 24/09/2025	24/04/2025	Application for removal of condition no. 17 (requirement for traffic calming measures prior to occupation of the approved dwellings) relating to app no. PA/338917/16
FUL/346290/21	Land to the rear of 16 Propps Hall Drive, Failsworth	Ongoing	01/07/2025	Erection of 2 dwellings
HOU/354041/25	579 Broadway Chadderton Oldham	Dismissed, 22/09/2025	02/07/2025	Lowering of kerb and associated alterations to front of property (including hardstanding) to

				create driveway, and erection of a 1.2m high fence
HOU/354120/25	26 Grains Road Delph	Dismissed, 29/08/2025	30/06/2025	Erection of a rear dormer
FUL/354201/25	63H Heron Street Oldham	Ongoing	07/07/2025	Change of use from garage/storage (Use Class B8) to self-contained flat (Use Class C3) with a single storey front extension.
FUL/353405/24	Land On The South East Side Of Medlock Road, Failsworth	Allowed, 21/10/2025	24/07/2025	Installation and operation of a 30 MW Battery Energy Storage System (BESS), including access and associated infrastructure.
HOU/354175/25	1 Alexander Avenue, Failsworth	Ongoing	15/08/2025	First floor front extension and new roof to side garage
VAR/353936/25	Asda, Greenfield Lane Shaw, OL2 8QP	NEW	15/09/2025	Removal of conditions 1 (service hours), 9 (vehicle types) and 10 (service vehicles) relating to application PA/336191/14 in order to allow 24 hours per day deliveries.
FUL/353859/24	317 Abbey Hills Road Oldham OL4 5LX	NEW	23/09/2025	Change of use to ground floor from a cafe to a hot food take away
ADV/354398/25	IMO Car Wash Shaw Road Oldham OL1 3JA	NEW	06/10/2025	Erection of a freestanding D-Poster LED advertisement.
ADV/354609/25	Land On Middleton Road Mills Hill Bridge M24 2EH	NEW	08/10/2025	Replacement of 2 x static advertisement boards with a single digital advertisement board to a digital

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				poster (D-poster) format.
HOU/354823/25	13 Jowett Street Oldham OL1 4JQ	NEW	29/09/2025	Retention of an outbuilding

RECOMMENDATION - That the report be noted.

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via planning@oldham.gov.uk