

**APPLICATION REPORT – FUL/354805/25**  
**Planning Committee - 5 November 2025**

Registration Date: 16<sup>th</sup> July 2025  
Ward: Royton North

Application Reference: FUL/354805/25  
Type of Application: Full Application

Proposal: Erection of 14 no. starter units (Use Class B2 - General Industrial).

Location: Grape Mill, New Coin Street, Royton, Oldham, OL2 6JZ.

Case Officer: Matthew Taylor  
Applicant: Rosefield Ltd  
Agent: Mr Richard Shuttleworth

**1. INTRODUCTION**

- 1.1 This application is presented to Planning Committee since it relates to a proposal involving the creation of over 1,000sqm of floorspace.

**2. RECOMMENDATION**

- 2.1 It is recommended that Members resolve to delegate to officers the final approval of the application, subject to the conditions listed at the end of this report, following receipt of amended BNG details which are confirmed as being acceptable to the Greater Manchester Ecology Unit in accordance with the relevant provisions of the Local Plan policies.

**3. SITE DESCRIPTION**

- 3.1 The application site comprises a car park and open storage area located to the north of Grape Mill, New Colin Street, Royton, Oldham. It is surrounded by commercial premises and buildings of an industrial scale and is accessed via an existing route that runs adjacent to a warehouse extension of the main mill building.
- 3.2 The site is unallocated within the Local Plan but is located within a Coal Mining Referral Area and Flood Zone 3.

**4. THE PROPOSAL**

- 4.1 The application seeks full planning permission for 14 individual starter units (Use Class B2 - General Industrial).
- 4.2 The proposed warehouses will be arranged in two blocks: 12 units located centrally within the site, and 2 units positioned in the western corner.
- 4.3 The site layout includes a circular internal access road surrounding the central block of units. Access will be taken from the existing route that runs adjacent to the mill building. This access will be upgraded through resurfacing works and the provision of a dedicated pedestrian footway.

- 4.4 Each unit will benefit from dedicated parking bays located directly in front of the unit entrances.
- 4.5 Bin storage facilities are proposed to the southern boundary of the site, while secure cycle storage will be located in the north-western corner.

## **5. PLANNING HISTORY**

TEN/350874/23- 1. The removal of 1 no. cabinets to be replaced with 1 no. cabinet. 2. The removal and replacement of 9 no. ERS's. 3. The removal and replacement of 2 no antenna. 4. The removal and replacement of 1 no. GPS node. 5. Development ancillary reworks thereto. Application returned 21.04.2023

TEN/347497/21 -Upgrade of existing telecommunications installation. Application Noted 14.09.2021

PA/056551/09-Outline planning application for the demolition of Delta Mill and residential redevelopment. Means of access to be considered, all other matters reserved. Outline planning application for the demolition of Delta Mill and residential redevelopment. Means of access to be considered, all other matters reserved. Granted Subject to a legal agreement 17.11.2009

## **6. RELEVANT PLANNING POLICIES**

- 6.1 The Places for Everyone (PfE) Joint 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 As such, the following policies are considered relevant to the determination of this application:

### Places for Everyone

Policy JP-S1: Sustainable Development  
Policy JP-S4: Flood Risk and the Water Environment  
Policy JP-G7: Trees and Woodland  
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity  
Policy JP-P1 Sustainable Places  
Policy JP-C8: Transport Requirements of New Development

### Core Strategy

Policy 1: Climate Change and Sustainable Development  
Policy 5: Promoting Accessibility and Sustainable Transport Choices  
Policy 9: Local Environment  
Policy 14: Supporting Oldham's Economy  
Policy 19: Water and Flooding

## 7. CONSULTATIONS

Highways Officer	No objections subject to conditions
Environmental Health	No objection subject to conditions
United Utilities	No objection subject to a condition
Drainage	No objections raised
GM Ecology Unit	No objections raised, subject to biodiversity enhancement condition.
Environment Agency	Have removed their original objection, subject to an informative note.
Mining Remediation Authority	No objection subject to an informative note
Trees	No objection in principle, subject to confirmation of replacement tree numbers.

## 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 display of a site notice, and publication of a press notice.
- 8.2 In response, no representations have been received.

## **ASSESSMENT OF THE PROPOSAL**

### 9. PRINCIPLE OF DEVELOPMENT

- 9.1 Policy 1 of the Local Plan seeks to ensure the effective and efficient use of land and buildings, promote economic prosperity, meet the needs of existing and new businesses, and to promote high quality and sustainable design. Policy 14 of the Local Plan states that it is important that Oldham has a range of sites to support the local economy for both existing and new firms within the area.
- 9.2 The application is considered acceptable in principle, as the development would support local businesses and retain an employment-generating use on a brownfield site within an existing commercial area within Royton. It is therefore in compliance with the aims and objectives of Policies 1 and 14 of the Local Plan.

### 10. DESIGN AND LAYOUT

- 10.1 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.

- 10.2 In addition, Policy 1 within the Local Plan states that the Council will ensure that development proposals respect Oldham's built environment.
- 10.3 Further, the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that permission should be refused for development that is not well designed.
- 10.4 The proposed buildings are of an appropriate scale and massing in relation to the adjoining industrial building onsite. Furthermore, the units are of a functional design using a simple palette of materials.
- 10.5 In this context it is considered that the development accords with the design principles set out above.

## **11. AMENITY CONSIDERATIONS**

- 11.1 Policy 9 of the Local Plan states that consideration must be given to the impact of a proposal on the local environment. It seeks to ensure that development is not located where it would be adversely affected by neighbouring land uses and does not cause significant harm to the amenity of the occupants of the development or to existing and future neighbouring occupants or users. This includes impacts related to safety, security, and noise.
- 11.2 With regard to other potential amenity impacts, Environmental Health has raised no objection to the proposed development.
- 11.3 Given that the units are located within an established commercial area of Royton, it is considered that the impact on the amenity of neighbouring occupiers would be minimal, particularly as the site is not adjacent to any residential uses.
- 11.4 Therefore, as the current scheme maintains the same layout and use as the previously approved application, it is considered appropriate to impose the same residential amenity-related planning conditions, in accordance with Policy 9 of the Local Plan.

## **12. HIGHWAY CONSIDERATIONS**

- 12.1 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.
- 12.2 Crucially, NPPF paragraph 116 requires that, in considering planning applications, *“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.”* This therefore provides the key test for considering this (and other) proposal in relation to highway safety.
- 12.3 The Highways Engineer has raised no objection to the proposed development. The site is located within an established commercial area with good access to public transport, opportunities for walking and cycling, and proximity to a range of local amenities. It is

considered that the development would not result in significant additional traffic generation or parking demand that would be detrimental to highway safety.

- 12.4 While a secure cycle store is indicated on the submitted plans, full details have not been provided. As such, the Highways Engineer has recommended that a condition be imposed to secure these details prior to commencement or occupation.
- 12.5 On the basis of the above, the proposal is considered to comply with the National Planning Policy Framework (NPPF) and Policies 5, 9, and 13 of the Local Plan.

### **13. ECOLOGY**

- 13.1 Policy 6 and Policy 21 of the Local Plan are concerned with protecting, conserving and enhancing our local natural environments.

#### *Biodiversity Enhancement*

- 13.2 It is expected development of this scale include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. Therefore, to address this matter, an appropriately worded planning condition has been agreed with the applicant prior to determination and is attached to the recommendation.

#### *Biodiversity Net Gain*

- 13.3 Greater Manchester Ecology Unit have considered the development and not the BNG assessment indicates that a net gain of 0.19 habitat units (equating to 10.14%) could be achieved on-site through proposed enhancements to scrub, woodland, and grassland habitats, alongside tree planting. These enhancements are considered significant, and a Habitat Management and Monitoring Plan (HMMP) outlining management prescriptions over a 30-year period will be required as part of the planning process. The report offers preliminary insight into the proposed management approach, which provides confidence in the deliverability of these enhancements.
- 13.4 However, GMEU have noted some discrepancies between the habitats shown in the post-development UKHab plan and those illustrated on the Proposed Site Plan and Landscaping Plan. While they do not consider this critical, it is necessary to ensure consistency between the landscape proposals, HMMP, and BNG metric in order to discharge the BNG condition, should planning permission be granted. Therefore, the applicant has been made aware of this matter and is in the process of reviewing the details.

### **14. DRAINAGE**

- 14.1 Policy 19 of the Local Plan 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.

#### *United Utilities comments:*

- 14.2 Following a review of the submitted Drainage Strategy, United Utilities has confirmed that the proposals are acceptable in principle. They have recommended that the development be carried out in accordance with the submitted details.

*Environment Agency comments:*

- 14.3 The application site lies within Flood Zone 3, which is defined in Planning Practice Guidance as land having a high probability of flooding. In accordance with paragraph 181 (footnote 63) of the National Planning Policy Framework (NPPF) and paragraphs 20 and 21 of the Flood Risk and Coastal Change Planning Practice Guidance, a Flood Risk Assessment (FRA) is required for development in such locations.
- 14.4 Having now received the submitted FRA, following issues with the document being corrupted on the Council's public access system, the Environment Agency (EA) has removed its objection.
- 14.5 However, as the site's edge red line boundary is within 8m of a main river, with some associated road works close to the boundary some extent of development may require a Flood Risk Activity Permit. To address this matter an informative noted has been attached.

## **15. GROUND CONDITIONS**

- 15.1 Paragraph 187 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.

*Contamination:*

- 15.2 The Council's Environmental Health team have been consulted and recommended it is appropriate to impose conditions which relate to intrusive site investigations for landfill gas and contaminated land. These are attached to the recommendation.

*Coal Mining Legacy:*

- 15.3 Coal Authority records indicate that a small part of the application site—specifically the access road—may lie within an area of probable historic shallow coal mining, with a coal seam potentially outcropping near the surface. However, these features are limited to the entrance area only.
- 15.4 As the majority of the site lies outside the defined Development High Risk Area, the Coal Authority does not require a Coal Mining Risk Assessment and has no objection to the proposal. Nevertheless, due to the site's location within a broader coal mining area, they have requested that an Informative Note be included in any decision notice.

## **16. TREES/LANDSCAPING**

- 16.1 Policy JP-G7 of the Places for Everyone Joint DPD supports the Greater Manchester Tree and Woodland Strategy, aiming to increase tree cover, enhance woodland habitats, and strengthen public engagement with green spaces.
- 16.2 Having reviewed the submitted landscaping plan, the Arboricultural Officer acknowledges that the amended documents represent an improvement over the previous submission.

While the exact number of trees proposed for removal remains unclear, the proposed tree and shrub planting appears potentially acceptable.

- 16.3 It is noted that BS 5837:2012 allows for group recording of trees and excludes those under 75mm diameter at 1.5m height from survey requirements. However, to fully satisfy Places for Everyone policies JP-G6 and JP-G7, confirmation of tree removals is necessary to ensure compliance with the 2:1 replacement planting ratio.
- 16.4 Nonetheless, based on the current submission, on balance the LPA accepts that sufficient replacement planting is proposed, and the amended landscaping scheme offers an overall improvement to the Grape Mill site.

## **17. CONCLUSION**

- 17.1 Taking into account the scale and nature of the proposed development, the location of the site, and the prevailing pattern of development in the area, it is considered that the scheme would not result in any significant adverse impact on the character of the locality, nor would it cause unacceptable harm to the amenity of neighbouring occupiers.
- 17.2 The proposal would strengthen the viability of the established employment-generating site and contribute to the retention and creation of new job opportunities, thereby supporting the local economy. Subject to the GMEU agreeing the updated BNG details, officers are minded to approve the scheme in accordance with the relevant provisions of the Local Plan policies, subject to the following recommended conditions.

## **18. 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. Notwithstanding the details shown on the approved plans, no development comprising the erection of any external walls shall take place until a specification of 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 1 of the Oldham Local Plan and Policy JP-P1 within the PFE Joint DPD.
4. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's 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 as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

5. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.
6. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Surface Water Drainage Design Drawing FRA251056, Dated July 2025 which was prepared by LK Consult. No surface water will be permitted to drain directly or indirectly into the public sewer. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. having regard to Policy 19 of the Oldham Local Plan.
7. The use of the buildings 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.
8. A scheme for the Biodiversity Enhancement Measures, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the construction of any buildings hereby approved. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the Local Planning Authority) and shall be retained thereafter. REASON - To ensure positive enhancement of the site having regard to Policy 21 of the Oldham Local Plan.
9. All planting shall be implemented in accordance with Dwg. No. 7634.01 Rev E 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, and 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 Policies 9 of the Oldham Local Plan, and Policy JP-G7 of the Places for Everyone Joint DPD.
10. No development shall commence until all tree protection measures identified in Drawing No. TPP/5312/Y/300, Rev A and AIS Ref: TPP/5312/Y/300 have been fully implemented on site. These measures shall be retained in place for the duration of the construction phase of the development. Reason: To prevent damage to trees and



shrubs within the site that are of significant amenity value, in accordance with Policy JP-G7 of the Places for Everyone Joint Development Plan Document.

