

PLANNING COMMITTEE

17th December 2025

Late information

AGENDA PAGES	DETAILS
27 - 62	<p>AGENDA ITEM 7 FUL/354869/25 - Land to The South of Rosary Road, Oldham, OL8 2RW</p> <p>ADDITIONAL INFORMATION:</p> <ul style="list-style-type: none">• The applicant has submitted an Invasive Species Management Plan and details of reasonable avoidance measures, as requested by the Greater Manchester Ecology Unit (GMEU). GMEU have confirmed that these matters can be appropriately secured by condition. GMEU have not provided further specific comments on these documents in their most recent response, therefore, the Conditions must remain in place.• An updated Construction Environmental Management Plan (CEMP) has been submitted to address the relevant condition set out in the Committee Report. Environmental Health officers have reviewed the updated CEMP and confirm that it is acceptable. However, they have requested further detail in relation to piling methods. As a result, the CEMP condition has been amended, and an additional condition requiring details of piling has been added.• The applicant has submitted an Affordable Housing Statement to address the requirements of the pre-commencement condition set out in the Committee Report. This statement has been reviewed by officers in consultation with the Council's Housing Team who have no objections to the content and consider it to meet the requirements of the Condition. Therefore, the affordable housing condition (Condition 4) will be amended to a compliance condition.• As set out in the Committee Report an amendment has been requested by the Highway Officer in relation to the parking provision for Plots 21–23, either through reduction or removal, and has been requested again since the publication of the Committee Report. This request is based on the concern that vehicles accessing these spaces would need to cross a footway. This point is acknowledged; however, the applicant has advised that removal of the spaces would be likely to increase on-street parking in the immediate area, including on footways, due to the reduced availability of off-street parking. This could result in a greater obstruction and a potentially higher safety risk. <p>In considering this matter, officers have assessed the likelihood of pedestrian–vehicle conflict. Given the layout and location of the plots, it is considered that pedestrian use of this section of footway would be limited, with the primary users being the occupants of Plots 21–23 themselves. As such, the potential for conflict is considered to be low. On balance, while the Highway Officer's</p>

comments are noted and are valid in principle, officers do not consider that the requested amendment is necessary to make the development acceptable in planning terms and would not result in unacceptable and severe adverse impacts to highway safety in accordance with NPPF Paragraph 116. Therefore, it is not proposed to pursue this change further.

AMENDMENT TO CONDITIONS:

Amendment to Condition no.5:

Previous Wording:

~~Prior to the commencement of any development 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 controlling the following: piling (if this is proposed), hours of working, construction routes, and methods for monitoring traffic, noise, dust and vibration impacts. 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.~~

Proposed Wording:

The development shall be carried out in accordance with the provisions set out in the Construction Environment Management Plan (December 2025) unless otherwise agreed in writing by the Local Planning Authority. Reason - to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

Amendment to Condition no.4

~~No above ground works shall take place until a scheme that how the affordable housing provision will be implemented on the site has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it) and shall include details of: a) the type, and tenure of the affordable housing b) the arrangements for the transfer of the affordable housing to a registered affordable housing provider c) the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and d) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy shall be enforced. The affordable housing shall thereafter be provided in full accordance with the details, contained within the duly approved scheme. This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any~~

	<p>other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver</p> <p><i>Proposed Wording:</i></p> <p><i>The development hereby approved shall be implemented in full accordance with the Affordable Housing Statement dated 8 December 2025 as a scheme social rent and rent-to-buy tenure properties. The properties shall be subject to such occupation thereafter; unless a variation to the scheme has been submitted to and approved in writing by the Local Planning Authority. Reason - To ensure the provision of affordable housing having regard to Policy 10 of the Oldham Local Plan</i></p> <p><i>Proposed Additional Condition</i></p> <p>Prior to any piling work taking place on site, details of the proposed methods for piling shall be submitted to and approved in writing by the Local Planning Authority. The agreed methods shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority Reason - to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.</p>