

PLANNING COMMITTEE

11th February 2026

Late information

AGENDA PAGES	DETAILS
(Pages 7 - 48)	<p>AGENDA ITEM 6 FUL/354904/25 - Land at Butterworth Lane, Chadderton, Oldham</p> <p>Additional Information Received:</p> <p>Natural England has confirmed it has no objection to the planning application and has no detailed comments, but directs the LPA to apply its standard assessment tools and the standing advice set out in Annex A. Should the proposal change, Natural England requests re-consultation.</p> <p>Amendments to recommendation:</p> <p>None</p>
(Pages 49 – 67)	<p>AGENDA ITEM 7 OUT/355327/25 – Ram Mill, Gordon Street, Chadderton</p> <p>Additional Information Received:</p> <p>As set out at paragraph 12.7 of the Committee Report, Greater Manchester Ecology Unit (GMEU) previously advised that there was a recorded peregrine falcon nest associated with the tower element of the building. On that basis, a condition was recommended restricting works between March and August unless a bird nesting survey confirmed the absence of active nests.</p> <p>Since the publication of the Committee Report, the applicant has submitted a Bird Site Inspection Report, which confirms that a targeted inspection of the mill tower found no evidence of current or historic peregrine falcon nesting. The structure is assessed as having limited potential for nesting, and the proposed works are not considered likely to result in disturbance, displacement or habitat loss. The report concludes that no further surveys, mitigation or seasonal timing restrictions are necessary in relation to peregrine falcons.</p> <p>GMEU has reviewed the submitted Inspection Report and acknowledges that there is no evidence of peregrine falcon nesting. However, GMEU advises that a precautionary condition relating to bird nesting should still be retained. This is on the basis that birds, not limited to peregrine falcons, may utilise the building in the future during the nesting season. GMEU has confirmed that it does not require further consultation on any future survey submitted pursuant to a condition.</p>

	<p>Amendments to recommendation:</p> <p>Considering the above, it is considered reasonable and proportionate to amend the wording of Condition 8 from:</p> <p><i>"No works to the building shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA. Reason - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy 21 of the Oldham Local Plan."</i></p> <p>To:</p> <p><i>"No works to the building shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out at least 24 hours prior to any work taking place. and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA. Reason - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy 21 of the Oldham Local Plan."</i></p> <p>The applicant has drawn the Local Planning Authority's attention to a typographical error within the Committee Report. The applicant's name is incorrectly stated as "Mr Mr Javid Akbar". The correct name is Mr Javed Akbar.</p> <p>This is an administrative correction only and does not affect the substance of the application or the officer recommendation.</p>
(Pages 71 – 80)	<p>AGENDA ITEM 8 – 3 Kevin Avenue, Royton</p> <p>Additional Information Received:</p> <p>Since the publication of the planning committee report, 2 additional representations have been received raising the following (summarised) planning related concerns:</p> <ul style="list-style-type: none"> - Impact on parking and highway safety due to additional vehicles - Amenity concerns related to noise due to increased intensity of use - Concerns around anti-social behaviour - Concerns over the nature of the use being inappropriate and not in keeping with the established residential character - Contrary to Article 4 Direction - Impact on visual amenity due to bins <p>Regarding bin storage, appropriate provision to the rear of the property is shown on the proposed site plan. The remainder of these planning related concerns have already been covered within the published committee report.</p>

	Amendments to recommendation: None
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