

**APPLICATION REPORT – FUL/354867/25**  
**Planning Committee 11<sup>th</sup> March 2026**

Registration Date: 25<sup>th</sup> July 2025  
Ward: St. Mary's

Application Reference: FUL/354867/25  
Type of Application: Full Application

Proposal: Erection of a first floor extension

Location: Land rear of Alexandra Centre Retail Park, Park Road, Oldham

Case Officer: Abiola Labisi  
Applicant: Mr. T. Mushtaq  
Agent: Mr Lee Hollinworth

**1. INTRODUCTION**

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Council's Constitution and Scheme of Delegation because as the applicant is directly related to Councillor Shaid Mustaq (who represents the Alexandra Ward).

**2. RECOMMENDATION**

- 2.1 It is recommended that the application be approved, subject to conditions referenced at the end of this report, and that the Assistant Director for Planning, Transport and Housing Delivery shall be authorised to issue the decision.

**3. SITE DESCRIPTION**

- 3.1 The site forms part of the Alexandra Retail Park, Oldham, located on the north east side of Park Road, Oldham. The site is approximately 0.8km from Oldham Town Centre. On the opposite side of Park Road are properties in residential use while within the retail park are units in retail and other non-domestic uses.
- 3.2 Access into the retail park and the application site is off Park Road. On site is a building that houses a soccer centre.

**4. THE PROPOSAL**

- 4.1 The application seeks planning permission for the erection of a first floor extension over the reception area of the building. The applicant has advised that the extension (labelled as event centre on the plans) would serve as a breakout area for children learning football in the centre as well as being used as temporary office space by staff of the centre. Planning permission was granted for the erection of the soccer centre under planning reference PA/342888/19.

- 4.2 When the application was originally submitted the building had not been substantially completed. However, the area of the building now proposed to be extended had been substantially completed and therefore, it is considered that the proposal can now be dealt with as a full application for an extension (rather than a minor material amendment to the approved scheme).
- 4.3 The proposed first floor extension would cover an area of approximately 15m x 15m. In terms of external finished materials, it would be built using a combination of brick and Tata Trisomet anthracite cladding for the walls, and Tata Trisomet grey goose wing cladding for the roof, to match the existing building.

## 5. PLANNING HISTORY

- 5.1 Under planning ref. PA/342888/19, planning permission was granted for a proposed soccer centre (Use Class D2) with associated car park and access arrangements, subject to conditions on 6 June 2019.

## 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 application site is unallocated and therefore the following policies are considered relevant to the determination of this application:

### Joint Development Plan Document (Local Plan):

Policy 5 - Promoting Accessibility and Sustainable Transport; and,  
Policy 9 - Local Environment.

### Places for Everyone:

Policy JP-C1 – An Integrated Network; and,  
Policy JP-P1 – Sustainable Places.

## 7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Environmental Health	Formal response received raising no objection to the proposal.
Highways	Formal comments received raising no objection to the proposal.

## **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 by neighbour notification letters and display of a site notice, and publication of a press notice as affecting a public right of way.
- 8.2 No objections have been received in relation to the application.

## **ASSESSMENT OF THE PROPOSAL**

### **9. PRINCIPLE OF DEVELOPMENT**

- 9.1 The application site has planning permission for use as a soccer centre (granted under planning ref. PA/342888/19). The proposed extension to the building is to facilitate and enhance the approved use as a soccer centre.
- 9.2 With regard to the promotion of healthy communities, paragraph 96 of the NPPF provides that planning policies and decisions should aim to achieve healthy, inclusive and safe places which amongst others enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified, local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, **sports facilities**, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 9.3 The proposed extension would enhance the use of the approved sports facility thereby contributing positively towards the achievement of a healthy community. As such, the proposal would be in accordance with relevant provisions of paragraph 96 of the NPPF and is thus considered acceptable in principle.

### **10. RESIDENTIAL AMENITY**

- 10.1 Having regard to the requirements of Policy 9 of the Oldham Local Plan the impact of the development on surrounding residents needs to be considered. In this regard, it is noted that the proposed extension would be well separated from neighbouring residential properties and this coupled with the scale and nature of the use, would minimise and potential impact on the amenity of the occupiers of neighbouring properties.
- 10.2 Having regard to the foregoing therefore, it is considered that the proposal would not result in any unacceptable amenity issues.

### **11. DESIGN AND INTEGRATION WITH LOCAL CHARACTER**

- 11.1 The application site forms part of a retail park wherein there are buildings similar in scale and design to the approved soccer centre building. The proposed extension would be subservient to the approved building and would be in keeping with the general pattern of development within the park.

- 11.2 Furthermore, the site is well screened from views from the public highway and as a result, the potential impact of the extension on the area's visual amenity would be minimal.
- 11.3 It is therefore considered that the proposal would be in accordance with relevant provisions of Policy JP-P1 (Sustainable Places) of the Places for Everyone Joint Plan which require that development integrates well with and respect local character.

## **12. HIGHWAY ISSUES AND PUBLIC RIGHT OF WAY**

- 12.1 Paragraph 115 of the National Planning Policy Framework (NPPF) provides that planning decisions should ensure that safe and suitable access to a site can be achieved for all users while paragraph 116 provides that 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, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 12.2 The proposed extension would benefit from an existing access and would not lead to the generation of any significant additional vehicular traffic. In addition, there is adequate parking and turning facilities within the park. As such, it is considered that the proposal would not lead to any unacceptable impact on highway safety and capacity.
- 12.3 A public right of way (No. 151 OLDH) runs through the retail park. However, by virtue of its location in relation to the public right of way, the proposal would not have any adverse impact on this.

## **13. CONCLUSION**

- 13.1 The site is located within an area with established non-domestic uses, and the proposed development would be in accordance with the approved use of the site. The development would not lead to any significant adverse impact on the amenity of occupiers of neighbouring properties neither would it detract from the character of the area to an unacceptable degree. The proposal would therefore be in accordance with relevant provisions of Policy 9 of the Oldham Local Plan and Policy JP-P1 of the Places for Everyone Joint Plan.

## **14. RECOMMENDATION**

- 14.1 The application is therefore recommended for approval subject to the following 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).

