

APPLICATION REPORT – FUL/355746/26
Planning Committee 15th April 2026

Registration Date 20th February 2026
Ward Chadderton South

Application Reference FUL/355746/26
Type of Application Full

Proposal Installation of a two-storey modular building to be used as office facilities for a temporary period of 10 years (Retrospective application)

Location Nov Process and Flow Technologies UK Ltd, Greengate, Chadderton, M24 1SA

Case Officer Graham Dickman
Applicant Stephen Ashworth
Agent Ross Cavinder

1. INTRODUCTION

1.1 This application is presented to Planning Committee in accordance with the Scheme of Delegation as it relates to a Major application for over 1,000sqm of floorspace.

2. RECOMMENDATION

2.1 It is recommended that:

- a) Planning committee resolves to grant planning permission following the receipt of outstanding consultation responses; subject to no fundamental issues being raised by the consultees and for any recommended conditions to be imposed as required.
- b) To authorise the Assistant Director Planning, Transport & Housing Delivery to issue the decision notice following satisfactory completion of the matters set out above.

3. SITE DESCRIPTION

3.1 The application relates to part of an extensive industrial site located on the east side of Greengate close to the boundary with the M60. The surrounding area is entirely industrial with the Manchester-Rochdale railway line adjoining the eastern boundary.

3.2 The main access to the site is from Greenside Way to the north.

3.3 Within the site is a large manufacturing building. Between this and Greengate to the west, there is a detached, two storey office building. There is a separate car park serving this building with direct access to Greengate.

3.4 To the south is a large, cleared site which is being prepared for an approved redevelopment of two large industrial buildings.

4. THE PROPOSAL

- 4.1 This is a retrospective application for the installation of a temporary, two-storey office building which is intended to be in-situ for 10 years. The building consists of two linked buildings set in a 'L' shaped formation and is located between the existing office building and main factory.
- 4.2 The proposal is required to enable the potential disposal of the existing office building which is presently only in 15% occupation. No increase in employment is anticipated as a result of the change and existing car parking facilities will remain as at present.
- 4.3 Approximately 50 employees will use the building per day.

5. PLANNING HISTORY

- 5.1 The following applications relate to the adjoining site to the south:

DEM/354071/25 - Demolition of building attached to main demolition project. 28 March 2025.

FUL/351962/23 - Demolition of all existing buildings and structures and the redevelopment of the site comprising the erection of commercial units within Use Class B2, B8 and Class E (g) (iii), associated parking, landscaping and infrastructure including the recladding of the existing party wall. Approved, 22 February 2024.

6. RELEVANT PLANNING POLICIES

- 6.1 The Places for Everyone (PfE) 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 The site is allocated within a Business Employment Area on the plan associated with the Local Plan. As such, the following policies are considered relevant to the determination of this application:

Places for Everyone

Policy JP-S1: Sustainable Development;
Policy JP-S2: Carbon and Energy;
Policy JP-J2: Employment Sites and Premises;
Policy JP-J3: Office Development; and,
Policy JP-C8: Transport Requirements of New Development.

Core Strategy

Policy 9: Local Environment;
Policy 13: Employment Areas; and,
Policy 14: Supporting Oldham's Economy.

7. CONSULTATIONS

Highways Officer	No objections
Environmental Health	Further information has been requested
United Utilities	Comments awaited
GM Ecology Unit	Comments awaited

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 The application site is located within an area designated for employment uses. The proposal would create the provision of alternative office facilities to accommodate the needs of an established business.
- 9.2 In principle therefore, the development would be in accordance with local and national planning policies.

10. LAYOUT AND AMENITY ISSUES

- 10.1 The proposed offices are located in an area which is well screened from the surrounding public vantage points and occupies a previously unused part of the site.
- 10.2 Consequently, there are no impacts on the local environment or wider area.

11. HIGHWAYS ISSUES

- 11.1 NPPF paragraph 116 states 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 would be severe*".
- 11.2 The site contains an extensive car park with space for 250 vehicles to which use will continue to be available.
- 11.3 The office block which is to be disposed of retains a separate area sufficient to allow it to be serviced independently.
- 11.4 There will therefore be no adverse impacts from traffic generation associated with the proposal, and the Highways Officer has raised no objections to the proposals.

12. BIODIVERSITY AND ECOLOGY

- 12.1 Biodiversity Net Gain is required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 12.2 This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. As a clear preference, this increase should be achieved through on-site biodiversity gains.
- 12.3 Based on the application site and indicative proposals, the development would be subject to the statutory BNG requirement.
- 12.4 A Biodiversity Net Gain Metric and Assessment has been submitted with the application. The area used for the siting of the building comprised modified grassland, and it is proposed to enhance an adjacent area to satisfy the required 10% uplift.
- 12.5 The proposals are presently being assessed by GM Ecology Unit.
- 12.6 An Ecological Impact Assessment has been submitted. Having regard to the character of the existing habitat and its location between existing buildings, it would have a low ecological value.

13. DRAINAGE AND GROUND CONDITIONS

- 13.1 A Flood Risk Assessment and Drainage Strategy has been submitted with the application. The site is located in Flood Zone 1 at the lowest risk of flooding.
- 13.2 It is proposed that the surface water drainage connected to the development will continue to drainage into the private surface water network serving the wider site. The comments from United Utilities are presently awaited.
- 13.3 A Phase 1 Geo-environmental Desk Study has been submitted. It is noted that the site is not located in a Coal Mining High Risk Area.
- 13.4 The Phase 1 report indicates that further site investigations will be required. The Final comments of the Environmental Health Officer are awaited to confirm this approach.

14. CONCLUSION

- 14.1 This application relates to a development by an established local employer within a large commercial site located in an area allocated for such purposes. It will therefore assist in the retention of viable business activity on the site.
- 14.2 The principle of the development is therefore acceptable. Responses from technical consultees are still awaited and if received prior to Committee, will be reported in the Late List.
- 14.3 In order to avoid unnecessary delay in the determination of the application, a resolution from Committee is sought to grant permission, subject to no fundamental issues being raised by consultees and for any recommended additional conditions to be imposed as required.

15. RECOMMENDED CONDITIONS

1. This permission shall be for a limited period of 10 years from the date of this approval by which date the building hereby permitted shall be removed from the site and the land reinstated by soiling and seeding, unless a further permission is granted by the Local Planning Authority prior to expiration. REASON - The approval is acceptable for a temporary period only having regard to the specific circumstances of the proposal and the temporary nature of the building having regard to Policy 9 of the Oldham Local Plan.
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.

SITE LOCATION PLAN (NOT TO SCALE)

