

APPLICATION REPORT – FUL/354250/25
Planning Committee – 19th August 2026

Registration Date: 23rd April 2025
Ward: Failsworth East

Application Reference: FUL/354250/25
Type of Application: Full Application

Proposal: First and second floor extension to existing building and a three-storey side extension in addition to front canopy and alteration extension to existing car park to form motel addition to existing Public House.

Location: Street Bridge Inn, 230 Roman Road, Oldham, OL8 3QH.

Case Officer: Matthew Taylor
Applicant: Mr Carl Garrity
Agent: Mr L Foey

1. INTRODUCTION

- 1.1 The proposed development would result in the creation of more than 1,000m² of additional floorspace and is therefore classified as a major planning application. Under the Council's Scheme of Delegation the application must be referred to Planning Committee for determination.

2. RECOMMENDATION

- 2.1 It is recommended that Planning Committee resolves to grant planning permission, subject to the imposition of conditions contained within recommendation.

3. THE SITE

- 3.1 The application site is located on the south side of Roman Road adjacent to its junction with Albert Street to the north. It comprises a public house (Street Bridge Inn) and its associated curtilage which includes outdoor amenity space and car parking provision accessed from Roman Road. To the south and west the site is adjoined by residential properties on Hillingdon Close and Roman Road. To the north west of the site on the opposite side of Roman Road is the Mersey Road Industrial Estate.
- 3.2 To the west, the site is also located approximately 250m of the M60 motorway and approximately 100m away from buildings at Hollinwood Academy.

4. THE PROPOSAL

- 4.1 The application seeks permission for the redevelopment and extension of the existing public house through alterations to the existing building and the construction of a three-

storey side extension. The proposal also includes the provision of a new front canopy and a covered outdoor seating area.

4.2 The redevelopment would provide:

- A restaurant at ground floor level;
- Retention of the existing bar/lounge area;
- Retention of the existing function room;
- Retention of 25 on-site car parking spaces; and,
- Creation of 28 en-suite hotel bedrooms at first and second floor levels.

4.3 During the course of the application officers raised concerns regarding the impact of the development on neighbouring residential amenity (as discussed further below) and amended plans were submitted. These amendments include the removal of two hotel bedrooms from the scheme to increase separation distances to neighbouring properties and the incorporation of single-aspect outlook windows to reduce the perceived sense of overlooking to protect residential privacy.

4.4 Other works proposed include the creation of additional parking to the rear of the property, a bin storage area, and a cycle store.

5. PLANNING HISTORY

None

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 The following policies are relevant to the determination of this application.

Places for Everyone:

JP-P1 - Sustainable Places;
JP-S1 – Sustainable Development; and,
JP-S2 – Carbon and Energy

Local Plan Policies:

Policy 1 – Climate Change and Sustainable Development;
Policy 5 – Promoting Accessibility and Sustainable Transport Choices;
Policy 6 – Green Infrastructure;
Policy 9 – Local Environment;
Policy 14 – Supporting Oldham's Economy;
Policy 18 – Energy; and,
Policy 21 - Protecting Natural Environmental Assets.

Other Relevant Policies:

National Planning Policy Framework (2023)

7. CONSULTATIONS

Highways Officer	No objection subject to a cycle storage condition.
Environmental Health	No objections subject to conditions.
Greater Manchester Ecology Unit	No objection.

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, display of a site notice, and publication of a press notice.
- 8.2 In response 21 representations have been received objecting to the development. The grounds of objection are summarised below:

Parking and Highway Safety (see section 12 of the report):

- Existing parking provision is already insufficient, with pub customers regularly parking on Hillingdon Close, Roman Road, Albert Street and surrounding roads.
- Residents report frequent instances of double parking, blocked driveways, vehicles parked on pavements and at junctions, and obstruction of access routes.
- The proposed development would reduce parking capacity on site whilst increasing demand through motel guests.
- Overspill parking is expected to worsen congestion and could obstruct access for emergency vehicles, refuse collections and deliveries.
- Hillingdon Close is a narrow cul-de-sac not designed to accommodate additional on-street parking.
- Residents believe the motel would generate additional vehicle movements throughout the day and night.
- Existing traffic conditions are already problematic, with congestion and unsafe manoeuvres around the pub.
- Increased traffic would create additional highway safety risks for pedestrians, children, and other road users.

Noise and Disturbance (see section 11 of the report):

- Existing noise associated with the pub is already a concern, particularly at weekends.
- Residents fear a motel would introduce 24-hour activity, including vehicle arrivals and departures, slamming car doors, conversations and general disturbance during unsociable hours.

- Concerns were raised that guests staying overnight, particularly after consuming alcohol, could increase noise and anti-social behaviour.

Scale, Height and Character of the Area (see section 10 of the report):

- The extension is considered by residents to be out of scale with surrounding houses and bungalows.
- Concerns were raised that the development would be visually intrusive and alter the character of the area.
- Some residents consider the motel use incompatible with the predominantly residential nature of the neighbourhood.
- Impact on Residential Amenity:
- Residents argue that the development would adversely affect their quality of life through increased activity, noise, traffic and loss of privacy.
- Concerns were expressed regarding reduced enjoyment of gardens and outdoor spaces.
- The proposed extension is considered likely to overlook neighbouring homes and gardens.
- Residents are concerned about direct views into gardens, living spaces and children's bedrooms.
- Many objectors believe this would result in a significant loss of privacy and adversely affect residential amenity.

Anti-Social Behaviour and Security (see section 17 of the report):

- Several objections cite concerns about transient motel guests and the lack of consistent oversight associated with short-stay accommodation.
- Residents fear increased litter, loitering, noise and other anti-social behaviour.
- Some raise safeguarding concerns due to the proximity to family homes and a nearby school.

Waste Management and Servicing (see section 11 and 17 of the report):

- Concerns have been raised about increased waste generation from motel operations.
- Residents fear inadequate waste management could lead to smells, visual impacts and potential vermin issues.

Consultation and Information Concerns (see section 17 of the report):

- Some residents believe consultation has been insufficient and that more local residents should have been formally notified.
- Others consider key information regarding parking, security, waste management and operational arrangements to be unclear or missing from the application.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Policy 1 of the Local Plan states that development should respond to and mitigate the impacts of climate change while helping to create a strong sense of place. The policy also requires the effective and efficient use of land and buildings, including the promotion of the reuse and conversion of existing buildings where appropriate. As the proposed development involves the redevelopment and continued use of a previously developed site it is considered to accord with the objectives of Policy 1.
- 9.2 Policy 14 of the Local Plan recognises the importance of maintaining a range of sites that support the local economy. Employment-generating sites provide opportunities for existing businesses to expand and for new businesses to establish themselves within the borough, thereby contributing to economic growth and job creation.
- 9.3 The key benefits of the proposal include:
- The continued operation of the premises as a hospitality venue;
 - Diversification of the business through the introduction of hotel accommodation;
 - The provision of 30 hotel bedrooms to support visitors to the area;
 - Retention of the existing public house facilities, including the bar, lounge and function room; and,
 - Enhanced customer facilities through the addition of a new restaurant and covered seating area.
- 9.4 In summary, the proposal does not involve the loss of the public house. Rather, it represents the expansion of the existing hospitality offer through the creation of a mixed pub, restaurant and hotel development. Accordingly, the Local Plan supports the expansion and enhancement of existing employment-generating sites. It is therefore considered that the proposed land use is acceptable in principle and accords with the relevant policies of the development plan.

10. DESIGN AND APPEARANCE

- 10.1 Policy JP-P1 of Places for Everyone seeks to create one of the most liveable city regions in the world, comprising a series of beautiful, healthy and distinctive places.
- 10.2 In addition, Saved Policy 1 of the Oldham Local Plan requires development proposals to respect and enhance Oldham's built environment. Policy 9 states that development should not have a significant adverse impact on the visual amenity of the surrounding area, including the local landscape and townscape, nor should it result in unacceptable harm to the amenity of neighbouring occupiers.
- 10.3 It is noted that the existing public house is of a bungalow-style design with accommodation provided within the roof space. However, this form of development is not considered to be particularly characteristic of the surrounding area.
- 10.4 To the rear of the site are traditional two-storey residential dwellings. To the front, on the opposite side of Roman Road, are existing commercial buildings of varying scale and appearance. Furthermore, adjacent to these, on the opposite side of Albert Street, is an emerging commercial development comprising new industrial units. In this context, it is evident that the surrounding area displays a varied townscape character,

with a mixture of building types, scales and uses. The proposed development would therefore not appear incongruous within the street scene and would be compatible with the prevailing pattern of development in the locality.

- 10.6 Moreover, the proposal would deliver an appropriate and prominent building form at the junction of Roman Road and Albert Street, whilst also addressing the corner of Roman Road and Hillingdon Close more effectively. The design incorporates improvements to the roof form including a pitched ridge-and-gable arrangement that reflects the character of surrounding development. In addition, the proposal includes a covered outdoor seating area which would modernise the appearance of the public house and make more effective use of the available space, enhancing its viability and attractiveness as a community facility.
- 10.7 Overall, it is considered that the scale, design and appearance of the proposed development would respond positively to the character of the surrounding area and result in an improved visual presence within the street scene. The proposal is therefore considered to accord with the design principles set out in Policy JP-P1 of Places for Everyone and Saved Policies 1 and 9 of the Oldham Local Plan.

11. RESIDENTIAL AMENITY CONSIDERATIONS

- 11.1 Policy 9 states that consideration must be given to the impact of a proposal on the local environment. It seeks to ensure that development, amongst other matters, is not located where it would be adversely affected by neighbouring land uses, does not cause significant harm to the amenity of the occupants of the development or to existing and future neighbouring occupants or users through impacts including safety, security and noise.
- 11.2 In terms of noise and disturbance it is considered that the proposed additional rooms will not significantly impact the amenities of occupiers of nearby premises over and above that what is currently experienced, at least not to an extent that would justify refusal of the application. To this end, although the extensions/alterations will lead to a intensification of the use, it is not envisaged to result in greater harm to the living conditions currently experienced by the residents in the surrounding area. Furthermore, no objections have been received from Environmental Health.
- 11.3 The closest residential properties are located to the rear/side of the site and are two storeys in height with rear garden areas of varying length.

Impact on No's 2 to 8 Hillingdon Close:

- 11.4 From the amended plans submitted it is concluded that an approximate separation distance of 21 metres would be maintained between the rear elevations of the proposed first and second floor extensions from neighbouring residential properties where habitable room windows are proposed.
- 11.5 Given the orientation of the site, the relationship between the proposed development and neighbouring properties, and the existing scale and height of the public house, the proposed separation distances are acceptable. It is not considered that the development would result in any significant loss of privacy, unacceptable overlooking, loss of light, or an undue sense of enclosure for neighbouring occupiers to an extent that would justify a recommendation for refusal.

- 11.7 Taking these factors into account the proposal is considered to provide an acceptable standard of residential amenity for neighbouring residents and is therefore compliant with the relevant provisions of the development plan.

Impact on No's 8c and 8d Hillingdon Close:

- 11.8 The neighbouring properties occupy a position that steps into the site when compared with the surrounding dwellings referred to above. However, the proposed extensions would not project beyond the established side building line of these neighbouring properties.
- 11.9 Whilst the separation distance between the nearest corners of the proposed development and the adjoining dwellings would be less than that experienced elsewhere within the locality, it is not considered that this relationship would result in an unacceptable overbearing impact, material loss of outlook, or undue sense of enclosure.
- 11.10 Furthermore, having regard to the stepped relationship between the application site and the neighbouring properties, the limited projection of the proposed extensions, and the incorporation of single-aspect windows orientated away from these dwellings, it is considered that the development would not give rise to any material harm to residential amenity. Accordingly, the proposal is considered acceptable in this regard.

General amenity impact consideration:

- 11.11 In assessing the proposal, consideration has been given to the potential impact on the amenities of nearby occupiers, particularly in respect of noise, disturbance, fumes and odours.
- 11.12 As outlined above, the site is located within an established mixed-use area, and the proposal would retain the existing public house use whilst introducing ancillary restaurant and hotel accommodation. Whilst the development has the potential to generate additional activity, the nature of the proposed use is not considered to be materially different from the existing hospitality operation already established on the site. Furthermore, hotel accommodation is generally regarded as a relatively low-impact use in amenity terms, with activity levels typically dispersed throughout the day and evening rather than concentrated at specific times.
- 11.13 Particular consideration has been given to the potential for noise associated with the proposed development. The site currently operates as a licensed public house and benefits from an existing customer car park. Consequently, vehicle movements, arrivals and departures already form an established feature of the site's operation. Whilst the proposal may result in some increase in activity it is not considered that the level of additional comings and goings would be so significant as to result in unacceptable harm to neighbouring occupiers.
- 11.14 However, there remains potential for noise arising from any externally mounted plant and equipment associated with the proposed restaurant and hotel uses. Accordingly, it is considered necessary to impose a condition requiring details of any external plant and equipment, together with appropriate acoustic attenuation measures, to be submitted to and approved by the Local Planning Authority prior to the development being brought into use. Subject to such controls, any resultant noise impacts can be satisfactorily mitigated.

- 11.15 Similarly, should a new kitchen extraction system be installed as part of the restaurant operation, it is necessary to secure details of an appropriate odour and noise mitigation scheme. A planning condition requiring the submission and approval of a scheme for the treatment of fumes and odours, including details of acoustic attenuation and installation methods, would ensure that the operation of the restaurant does not give rise to unacceptable impacts on neighbouring occupiers.
- 11.16 The proposed restaurant and hotel uses are also likely to generate additional waste when compared with the existing operation. To ensure that waste storage facilities are appropriately designed and located, and do not detract from the amenities of surrounding occupiers or the visual appearance of the site, a further condition requiring details of refuse and recycling storage arrangements is considered necessary.
- 11.17 In relation to community safety, it is noted that the premises currently operate as a licensed public house and would continue to be subject to the requirements and controls of the Licensing Act. Matters relating to the management of the premises, crime and disorder, and public safety are therefore principally controlled through separate legislative regimes. Nevertheless, to minimise the potential for late-night disturbance, it is considered reasonable and necessary to restrict the hours of use of the proposed covered outdoor seating area. This would help prevent noise and disturbance to nearby occupiers during unsociable hours.

Amenity conclusion:

- 11.18 Having regard to the nature of the proposal and the recommended planning conditions, it is considered that the development would not result in an unacceptable impact on the living conditions of nearby residents. The proposal therefore is considered to comply with the requirements of Policy 9 of the Oldham Local Plan and is acceptable in amenity terms.

12. PARKING AND HIGHWAY SAFETY 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. 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.
- 12.2 The Council's Highway Engineer has been consulted and raises no objection to the proposal. The submitted layout retains on-site parking provision and, given that the premises already operate as a public house, it is not anticipated that the proposed development would result in any significant increase in traffic generation over and above the existing lawful use.
- 12.3 There are no applicable local or national parking standards. The Highway Engineer is satisfied that the proposed parking arrangement provides safe access and manoeuvring space for customers using the site. Whilst some additional parking may occur on the surrounding highway network, motorists are required to park legally and safely. In any event, it is not considered that demand for on-street parking would exceed that which could arise from the existing lawful use to such an extent that it would result in a severe impact on highway safety or the operation of the highway.

network. Accordingly, there are no highway safety grounds on which to refuse the application.

13. ENERGY AND SUSTAINABILITY

- 13.1 Policy JP-S2 (Carbon and Energy) requires new development to promote the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling. The policy states that development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy. A condition will be included on the decision for this energy statement to be provided prior to first occupation of the dwelling. This will ensure that the development has sought to maximise reductions in carbon emissions in line with relevant policy targets within the Greater Manchester Net Zero Guidance.

14. GROUND CONDITIONS

- 14.1 Paragraph 187 of the NPPF states that the planning decisions should ensure that a site is suitable for its proposed use taking account of ground contamination and risk.
- 14.2 Given the site is in a radon area, it is considered appropriate to impose a condition requiring intrusive site investigations and the submission of a remediation strategy before any development takes place. Appropriately worded conditions have been recommended in this regard in order to ensure that the development does not conflict with the requirements of the paragraph 183 of NPPF.

15. DRAINAGE

- 15.1 Policy 19 of the Oldham LDF Joint DPD 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.
- 15.2 Given the scale of the development, it is considered appropriate that a drainage condition is imposed as the development would increase the area of roof, hard surfacing and number of bathrooms onsite.

16. ECOLOGY AND BIODIVERSITY NET GAIN

- 16.1 Policy 6 and Policy 21 of the Oldham Local Plan are concerned with protecting, conserving and enhancing our local natural environments.
- 16.2 The application has been supported by a bat survey report, including a dusk emergence survey undertaken in June 2025. The survey assessed the potential of the existing building to support roosting bats and recorded bat activity within the vicinity of the site.
- 16.3 The survey found no evidence of bats emerging from the building and consequently no bat roosts were identified within the structure. Greater Manchester Ecology Unit has reviewed the submitted survey information and is satisfied that the assessment is robust and that there is no reason to question its findings. In light of the survey results, no further bat survey work is considered necessary.

- 16.4 Whilst no roosts were identified within the building, a small number of common pipistrelle bats were recorded within the surrounding area. As a result, it is considered appropriate to secure biodiversity enhancements through the development in accordance with the National Planning Policy Framework (NPPF). In this regard, a sensitive external lighting scheme should be implemented to minimise impacts on foraging and commuting bats, and at least one bat box should be incorporated into the development as a biodiversity enhancement measure.
- 16.5 The applicant has confirmed that no trees will be removed and no habitats will be lost as a result of the proposed development. Accordingly, the proposal is exempt from the requirement to provide a Biodiversity Net Gain (BNG) assessment.
- 16.6 Having regard to the submitted ecological information and the advice of the Greater Manchester Ecology Unit, it is considered that the proposal would not result in unacceptable impacts on protected species or habitats. Subject to conditions securing a sensitive lighting scheme and the provision of bat roosting features, the development is considered acceptable in ecological terms and compliant with the biodiversity objectives of the NPPF.

17. OTHER CONSIDERATIONS

- 17.1 In relation to concerns raised by some objectors about anti-social behaviour, increased litter and waste generation, loitering, odours, and increased vermin, whilst these are understandably worries that might arise the decision to be taken on the application cannot be based on assumptions that they will. Furthermore, consideration must be given to the fact that Environmental Health have been formally consulted and raised no objections to the proposals.
- 17.2 Furthermore, there are conditions listed within the recommendation which seek to minimise some of these potential impacts, which include waste storage arrangements, air extraction details (to minimise odours), and restrictions on the times when the covered outdoor space is open to customers.
- 17.3 With these mitigation measures in place (to be formally dealt with through an application to discharge the conditions) it is considered there is no evidential basis upon which to justify refusal of the application on these grounds.

18. CONCLUSION

- 18.1 With the above in mind, it is considered that the development is acceptable in principle and complies with the provisions of all the relevant policies of the Local Plan and advice contained within the NPPF.

19. 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. 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 - In order to protect public safety, because the site is located within 250m of a former landfill site having regard to Paragraph 187 of the NPPF.
4. 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 used in the existing building. REASON - To ensure that the appearance of the existing building is acceptable having regard to PfE Policy JP-P1.
5. The use of the building 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
6. A scheme for the Biodiversity Enhancement Measures, including at least one integrated bat roosting feature or bat box, 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.
7. Prior to occupation of the residential development hereby approved, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Energy Statement. REASON: To ensure the development contributes to the reduction of carbon emissions and promotes sustainable development, in accordance with Policy JP-S2 (Carbon & Energy) of the Places for Everyone Plan (2024).
8. Prior to the installation of any external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how lighting has been designed to minimise light spill onto habitats and commuting routes used by bats. The approved lighting scheme shall be implemented prior to first use of the development and thereafter retained. REASON: To protect and enhance opportunities for bats within and around the site in accordance with the National Planning Policy Framework.
9. No externally mounted plant, machinery or equipment shall be installed unless details of the equipment, together with measures for its acoustic enclosure, attenuation and isolation, have first been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior

to the plant, machinery or equipment first being brought into operation and shall thereafter be retained and maintained for the lifetime of the development. REASON - To safeguard the amenities of nearby occupiers in accordance with Policy 9 of the Oldham Local Plan.

10. No kitchen extraction, ventilation or air handling equipment associated with the development shall be installed unless full details of a scheme for the treatment and extraction of fumes, vapours and odours, together with details of noise attenuation and mounting arrangements, have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first use of the restaurant and thereafter retained and maintained at all times. REASON: To protect the amenity of nearby occupiers in accordance with Policy 9 of the Oldham Local Plan.
11. Prior to the first use of the hotel and restaurant accommodation hereby approved, details of refuse and recycling storage facilities, including their siting, design and capacity, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided before the development is first brought into use and shall thereafter be retained for such purposes at all times. REASON: To ensure satisfactory waste management arrangements and to safeguard the amenities of the area in accordance with Policy 9 of the Oldham Local Plan.
12. The covered outdoor seating area shown on the approved plans shall not be used by customers outside the hours of 08:00 to 22:00 on any day unless otherwise agreed in writing by the Local Planning Authority. REASON: To safeguard the amenities of nearby occupiers from noise and disturbance in accordance with Policy 9 of the Oldham Local Plan.
13. The single-aspect windows serving the hotel bedrooms on the rear elevation, as shown on the approved plans, shall be fitted with obscured glazing to a minimum of Pilkington Level 3 (or equivalent) and shall be non-opening below a height of 1.7 metres above the finished floor level of the room in which they are installed. The windows shall be installed prior to the first occupation of the development hereby approved and shall thereafter be permanently retained as such. Reason: To protect the privacy and amenity of neighbouring occupiers in accordance with Policies 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE)

