APPLICATION REPORT - OUT/355454/25
Planning Committee 11th November 2026

Registration Date:	26th January 2026
Ward:	Saddleworth North
Application Reference:	OUT/355454/25
Type of Application:	Outline Application
Proposal:	Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered, all other matters reserved.
Location:	Wall Hill Mill, Wall Hill Road, Dobcross, Oldham, OL3 5BW,
Case Officer:	Matthew Taylor
Applicant	Angela and Ian Dronsfield
Agent:	Mr G Griffiths

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 residential development.

1.2 The application site is Wall Hill Mill, which is accessed via Wall Hill Road.

2 RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions set out in this report, and that the Assistant Director Planning & Development shall be authorised to issue the decision.

2.2 The application is recommended for approval, subject to the completion of a Section 106 Agreement securing policy-compliant affordable housing and open space provision.

3 SITE DESCRIPTION

3.1 The site is 1.7 ha in area, has one large industrial building on site and the remains of the part demolished older mill building. The site is set within a valley and is sloped from west to east, which as a result has the buildings and car parking all on differing site levels.

3.2 A water course, Wall Hill Brook, runs through the site

4. PROPOSAL

4.1 Outline planning consent is sought for the demolition of existing buildings and erection of 26 no. houses. With access and scale to be considered, all other matters

reserved.

5. RELEVANT PLANNING HISTORY

FUL/347262/21 - 1. Demolition of redundant and derelict buildings and filling of resultant voids in sloping site. 2. Remodelling of landform to create level loading and manoeuvring area together with associated retaining structures, fencing and landscaping 3. Alterations to existing building to create loading bays. Granted 27/02/2023

PA/338454/16 - Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered, all other matters reserved. Granted 10/02/2017

PA/053858/07 - Conversion of 4 no. mill buildings to create 40 no. residential units, including 3 no. live/work units, demolition of other buildings, car parking, landscaping and improvements to access. Granted 08/07/14

6. RELEVANT PLANNING POLICIES

6.1 The statutory development plan for Oldham currently comprises:

- The Places for Everyone Joint Development Plan Document (PfE) (2024);
- The Joint Core Strategy and Development Management Policies Development Plan Document (Local Plan) (2011);
- The Joint Waste Development Plan Document (Waste DPD) (2012); and,
- The Proposals Map (2011), including designations from the former Unitary Development Plan where policies are saved.

6.2 The following policies are considered relevant to the determination of this application:

<u>Places for Everyone</u>

- JP-S1 - Sustainable Development;
- JP-S2 - Carbon and Energy;
- JP-S4 - Flood Risk and Water Environment;
- JP-H1: Scale, Distribution and Phasing of New Housing Development;
- JP-H2: Affordability of New Housing;
- JP-H3: Type, Size and Design of New Housing;
- JP-P1 - Sustainable Places;
- JP-G7 - Trees and Woodland;
- JP-G8 - A Net Gain to Biodiversity and Geodiversity;
- JP-C8 - Transport Requirements for New Development; and,
- JP-D2 - Developer Contributions.

<u>Joint Core Strategy and Development Management Policies DPD (Local Plan)</u>

Policy 1: Climate Change and Sustainable Development;
Policy 3: An Address of Choice;
Policy 9: Local Environment;
Policy 19: Water and Flooding;
Policy 21: Protecting Natural Environmental Assets; and,
Policy 23: Open Spaces and Sports.

National Planning Policy Framework (August 2026) and National Planning Practice Guidance (NPPG)

6.3 The National Planning Policy Framework (NPPF) was revised in August 2026, replacing the version published in December 2024. It sets out the Government's planning policies for England and is a material consideration of significant weight in the determination of planning applications. The revised Framework is structured around nationally numbered decision-making policies rather than paragraph references. Relevant national policies are identified and assessed, where applicable, within the relevant sections of this report.

6.4 Annex A of the Framework provides that development plan policies which are materially inconsistent with the national decision-making policies should be given very limited weight, except where those policies have been examined and adopted, or made, against the revised Framework. Annex A also makes clear that development plan policies should not be afforded reduced weight solely because they were adopted before publication of the revised Framework. Where a policy relevant to this application is affected by Annex A, the weight attributed to that policy, and the reasons for that conclusion, are set out within the assessment.

6.5 The National Planning Practice Guidance (NPPG) is updated periodically and is a material consideration where relevant. Other guidance includes Planning Practice Guidance, National Design Guide and National standards for sustainable drainage systems (SuDS).

Interim Planning Position Papers

6.6 These papers provide additional guidance and are material considerations, though they carry less weight than SPDs:

- Affordable Housing – Clarifies implementation of the Council's affordable housing position under policy 10, including thresholds, tenure mix and delivery mechanisms.
- Open Space – Provides guidance on assessing open space contributions, including usability standards and maintenance costs, supplementing Policy 23.
- Supporting Oldham's Economy – Clarifies measures to mitigate the loss of employment sites under Policy 14.

Other Emerging Policy

6.7 The new Oldham Local Plan has now been submitted for Examination. The new Local Plan sets out the Council's updated vision, objectives and non-strategic planning policies on matters including housing, design, climate change, transport, open land, and community facilities and will sit alongside PfE as part of the adopted Development Plan. Given it has been submitted for examination, the policies in the proposed Plan can be given weight in decision-making**.**

6.8 The Saddleworth Neighbourhood Plan (2026) which has been through examination and is currently subject to a referendum following modifications, to take place on the 10th December 2026.

7 CONSULTATIONS

Planning Policy	The site lies within the Green Belt but is considered previously developed (brownfield) land and is identified within the Council's SHLAA due to its previous residential planning permission. The proposal must also accord with Local Plan Policy 14, which seeks to protect employment generating sites. In relation to open space, the site is located within an area identified as deficient in amenity greenspace and provision for children and young people. Therefore, a policy-compliant contribution towards open space provision is required in accordance with Local Plan Policy 23. Based on the submitted development parameters, the estimated contribution is either £7,307.53 towards enhancement of existing provision or £30,737.33 towards the creation of new provision, with the final amount and allocation to be agreed with Parks and Greenspaces through the Section 106 Agreement. Affordable housing is required in accordance with PfE Policy JP-H2 and Local Plan Policy 10, with provision to be secured and details confirmed at Reserved Matters stage.
Saddleworth Parish Council	The Parish Council recommends refusal of the application for the following reasons: • Insufficient information has been provided regarding the proposed sewage treatment arrangements, with concerns that the discharge may adversely affect properties further down the road. • Concerns have been raised regarding the site's vulnerability to flooding. • The proposal would result in the loss of a business use, which is considered detrimental to the local community and economy.
Transport for Greater Manchester	The submitted documents have been reviewed, and TfGM has confirmed that it has no comments to make on the application from a transport perspective.
Highways Engineer	Raised no objection to the proposed development in principle. Whilst noting that the site has limited accessibility to public transport and local services, it is considered that the scale of development proposed would not generate traffic levels sufficient to result in a severe impact on the local highway network. The principle of the proposed access is considered acceptable, subject to the submission and approval of detailed access design, highway geometry, gradients, visibility splays, parking,

	servicing, cycle storage and drainage details. The Highway Engineer advises that improvements to the Wall Hill Road frontage, including the provision of a continuous 2-metre-wide footway, should be secured by condition. It is also noted that the development affects existing Public Rights of Way and a Bridleway, with any necessary diversions requiring separate statutory approval. Subject to conditions relating to access design, reserved matters highway details and the submission of a Construction Management Plan, no highway objection is raised.
Drainage	The Lead Local Flood Authority raises no objection to the proposed development following the submission of additional drainage information and is satisfied that the proposed surface water management principles are acceptable in principle. The LLFA advises that detailed surface water drainage proposals, implementation measures and future maintenance arrangements should be secured by condition.
United Utilities Water Limited	United Utilities raises no objection to the proposed development, subject to the imposition of conditions relating to surface water drainage. The submitted drainage strategy has been reviewed and is considered acceptable in principle. United Utilities advises that surface water should not discharge to the public sewer and that the approved drainage scheme should be implemented and retained for the lifetime of the development. They also recommend that appropriate arrangements are secured for the long-term management and maintenance of any Sustainable Drainage Systems (SuDS).
Greater Manchester Ecology Unit	Have raised no objection in principle to the proposed development, welcoming the reopening of part of Wall Hill Brook as a significant ecological enhancement. Following the submission of additional ecological information, the Ecologist is satisfied that the site does not present unacceptable risks to bats or other protected species, subject to appropriate mitigation and precautionary measures. Concerns regarding the biodiversity baseline and BNG calculations have been addressed through the submission of further information and an updated metric. The Ecologist is satisfied that an appropriate baseline has now been established and that the development is capable of delivering the mandatory minimum 10% Biodiversity Net Gain. Conditions are recommended requiring updated ecological surveys where necessary, protection of protected species, invasive species management, watercourse protection measures, biodiversity enhancement features and compliance with statutory BNG requirements.
Environmental Health	Raised no objection, subject to conditions relating to contamination and the demolition works taking place on site, to protect both future occupants of the development

	and existing adjacent land users.
Mining Remediation Authority	No objection, subject to conditions requiring an intrusive site investigation to establish the risks posed to the development from past shallow coal mining activity and any necessary remedial works to address land instability arising from the site's coal mining legacy. In addition, prior to the occupation of the development, or it being brought into beneficial use, a signed statement or declaration prepared by a suitably qualified and competent person shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm that the site is, or has been made, safe and stable for the approved development, and shall include details of the methods and findings of the intrusive site investigations together with confirmation that all necessary remedial works have been completed.
Environment Agency	The Environment Agency has reviewed the updated Drainage Strategy and confirms that its previous objection has been withdrawn. It advises that, due to the site's historic use as a landfill and breaker yard, there remains a medium risk of contamination affecting controlled waters. The Environment Agency raises no objection subject to conditions securing a remediation strategy, verification of remediation works, and controls on infiltration drainage systems.

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 neighbour notification letters, display of a site notice and publication of a press notice.

8.2 In response 22 supporting representations, 1 neutral comment, and 31 objections were received.

8.3 These responses are summarised below:

Support (summary of material planning considerations)

- Redevelopment of a previously developed/brownfield site that is currently considered by many residents to be an eyesore and detracts from the character of the area.
- Provision of 26 new homes to help meet local housing needs.
- Removal of an existing scrapyard/industrial use considered by supporters to be incompatible with the surrounding residential and rural environment.
- Improvement to visual amenity through the clearance of derelict buildings, stored vehicles and industrial materials. [

- Highway safety benefits arising from the proposed new site access and reduction in HGV movements associated with the existing use.
- Retention and enhancement of public access, including improvements to the bridleway and footpath network.
- Regeneration of a long-vacant and underutilised site, resulting in environmental improvements and investment in the area.
- Potential economic benefits from additional residents supporting local businesses and services.

Objections (summary of material planning considerations)

- Loss of an established employment site and associated jobs, apprenticeships and economic activity.
- Concerns regarding highway safety, including increased traffic generation, the suitability of the proposed access, road capacity, and safety at the Wall Hill Road/A62 junction.
- Impact on the operation and accessibility of Manor House Barn Swimming School and other nearby businesses.
- Flood risk concerns, including the site's proximity to Wall Hill Brook and potential impacts on downstream properties.
- Concerns regarding drainage and sewage disposal arrangements.
- Potential impacts on wildlife, biodiversity, ecological corridors and protected species, including deer, bats, owls and badgers.
- Pressure on local infrastructure and services, including schools, GP surgeries and other community facilities.
- Harm to the rural character of the area and amenity of adjoining bridleways and countryside routes.
- Concerns regarding contamination arising from the site's historic and current industrial uses.
- Concerns regarding construction traffic and disruption during the development phase

Summary of the objection from the current site operator

- The objection raises concerns regarding the proposed loss of an active employment site and argues that the development is contrary to employment, Green Belt and sustainability objectives. The principal points are summarised below:
- The site is currently occupied by a thriving vehicle dismantling, servicing and parts recycling business, operated by K&M Global Limited, which the objector states employs over 25 people and continues to expand. It is argued that the site remains economically viable and continues to make a positive contribution to the local economy.
- The objector contends that insufficient justification has been provided for the loss of the existing employment use, noting that planning policies seek to protect employment land unless it can be demonstrated that continued employment use is no longer viable. It is argued that no such evidence has been provided and that the business remains successful and actively investing in the site.
- Concern is raised that the proposal would result in the permanent loss of a specialist employment use that would be difficult to relocate elsewhere due to its operational requirements and limited availability of suitable alternative sites.
- The objector asserts that there is no overriding need for the proposed housing development, noting that the adoption of Places for Everyone has identified sufficient housing land to meet the Borough's housing requirements and therefore

the site is not required to address a housing land supply shortfall.

- In Green Belt terms, it is argued that whilst the site may constitute previously developed land, this does not justify residential redevelopment in preference to the continuation of the existing employment use. The objection maintains that there are no Green Belt policy reasons requiring the site to be redeveloped for housing rather than retained for employment purposes.
- The objector disputes the conclusions of the submitted viability assessment, arguing that it does not accurately reflect the current operation of the site. It is contended that the site's continued occupation, investment and growth demonstrate that the employment use remains viable and capable of continuing into the future.
- It is further argued that the proposal would result in economic harm through the loss of jobs, business activity and an established employment site, with those harms not being outweighed by the limited benefits associated with the delivery of 26 dwellings.

ASSESSMENT OF THE PROPOSAL

9 PRINCIPLE OF DEVELOPMENT

Loss of Employment

9.1 The application site is currently occupied by an employment-generating use comprising a vehicle dismantling, vehicle parts and waste management operation. As such, the proposal must be assessed against Policy 14 of the Oldham Local Plan, which seeks to safeguard sites currently or most recently used for employment purposes. The policy permits alternative uses, including residential development, where it can be clearly demonstrated that the continued use or redevelopment of the site for employment purposes is no longer appropriate or viable.

9.2 The policy identifies a number of mechanisms through which this may be demonstrated, including a marketing exercise, a viability assessment, or evidence that an alternative use would deliver wider regeneration or community benefits. In this instance, the applicant has sought to justify the loss of the employment use through a detailed viability assessment. A viability-based approach was also relied upon in securing the previous outline planning permission for residential redevelopment of the site. However, given the passage of time since that consent was granted and the fact that the site has continued to operate as an employment use in the intervening period, it is necessary that the loss of employment use is reassessed against current evidence and circumstances.

9.3 In support of the application, the applicant submitted an Employment Use Viability Appraisal prepared by Stannybrook Property Consultants, which assessed the potential for the continued use or redevelopment of the site for employment purposes. The appraisal considered three scenarios comprising: retention and refurbishment of the existing buildings; redevelopment for a modern industrial scheme; and redevelopment for office use. The submitted appraisal concluded that all three scenarios were financially unviable.

9.4 In order to independently assess these conclusions, the Council commissioned David Newham of CP Viability Ltd to undertake an independent review of the evidence. The review assessed the viability of refurbishing the existing buildings and redeveloping the site for alternative employment uses. The independent assessment concluded

that the retention and refurbishment scheme, new industrial scheme and new office scheme all failed to achieve acceptable viability returns. Whilst some scenarios generated modest profits, these were only achievable on the basis of nil land value and nil finance costs, assumptions which were not considered realistic. The review concluded that once normal development costs and risk allowances were taken into account, the schemes would be likely to generate little return or, in some instances, result in a financial loss. As such, the Council's independent consultant concluded that all three employment scenarios were unviable.

9.5 In addition to the viability evidence, it is noted that the site presents a number of long-standing constraints that impact upon its attractiveness for continued employment use. The site occupies a relatively isolated location with constrained and steep access arrangements, factors which were also identified through the previous planning permission and continue to limit the site's suitability for modern employment activity. Furthermore, the existing buildings are of a basic and aging form and require significant refurbishment to remain competitive within the commercial property market.

9.6 Following public consultation, a detailed objection was received on behalf of the occupier of the site. The objection argues that the existing business remains operational, economically successful and capable of continued investment. It is contended that insufficient evidence has been provided to justify the loss of employment use and that the proposal would result in the loss of jobs, business activity and a specialist vehicle salvage operation. The objector further disputes the conclusions of the submitted viability evidence and maintains that there remains demand for the premises in their current form.

9.7 In response to these concerns, the applicant submitted additional viability information and supporting evidence, which was subsequently reviewed by the Council's independent viability consultant. The additional evidence sought to demonstrate that the site has continued to deteriorate physically and included information relating to building defects, storage conditions, maintenance issues, environmental matters and the costs associated with repairs, reinstatement and remediation works. The submission also highlighted evidence of structural deterioration and increasing maintenance liabilities across the site.

9.8 Having reviewed this information, CP Viability Ltd reiterated the conclusions of their earlier assessment and maintained that the refurbishment or redevelopment of the site for modern employment purposes remained unviable. The consultant confirmed that their original conclusions regarding the retention/refurbishment option, a new industrial development and a new office development remained unchanged.

9.9 The independent review also considered evidence submitted by the objector regarding the ongoing occupation and marketability of the site. Whilst acknowledging that the premises remain operational and benefit from a relatively specialist use, the consultant identified a number of factors which negatively affect marketability, including the site's secondary location, poor quality accommodation, ongoing repair liabilities, constrained and steep site access, and complications arising from the existing tenancy arrangements. The consultant concluded that, whilst there were some positive market factors, the objector had overstated the strength of the evidence and that the negative factors would materially impact upon the attractiveness and long-term marketability of the site.

9.10 It is acknowledged that the site continues to operate and that employment opportunities would be lost as a consequence of redevelopment. This harm attracts

moderate weight in the planning balance. However, the test set out within Policy 14 is not whether the site is occupied, but whether it is appropriate or viable for the employment use to continue in the longer term. In this regard, significant weight is afforded to the independently reviewed viability evidence, which concludes that continued refurbishment or redevelopment of the site for employment purposes is not financially viable.

9.11 Taking all matters into consideration, including the submitted viability appraisal, the independent assessment undertaken by CP Viability Ltd, the physical limitations of the site, and the further evidence submitted following the objection, it is considered that the applicant has satisfactorily demonstrated that the continued redevelopment or modernisation of the site for employment purposes would be unviable. Whilst the loss of an existing employment use weighs against the proposal, it is concluded that the requirements of Policy 14 have been satisfied and that the principle of the loss of the employment use is acceptable. The acceptability of the proposed residential redevelopment therefore falls to be determined against the remaining material planning considerations, including Green Belt policy, design, highways, ecology, drainage and residential amenity

Green Belt Assessment

9.12 The application site is located within the Green Belt. Policy 22 in the adopted Local Plan states that the main purpose of the Green Belt is to keep land permanently open.

9.13 Policy JP-G9 of PFE seeks to protect the openness and permanence of the Green Belt and ensure it continues to serve its five purposes: preventing urban sprawl, avoiding the coalescence of settlements, safeguarding the countryside from encroachment, preserving the setting of historic towns, and supporting urban regeneration. The policy supports enhancements to the Green Belt, such as improved public access, habitat restoration and wider green infrastructure improvements, where these can be delivered without harming its openness or Green Belt function.

9.14 Policy GB6 of the NPPF states development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

9.15 Policy GB7 outlines the types of development which are not inappropriate in the Green Belt. In this instance it is considered the following apply: e. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt;

9.16 It is noted from the planning history of the site that the principle of redevelopment for residential purposes has previously been established through the approval of planning applications ref. PA/053858/07 and PA/338454/16. The outline permission granted under application PA/338454/16 was assessed against the same Green Belt designation that applies to the site today. Furthermore, the development now proposed is broadly comparable in scale and form to that previously approved scheme. Whilst subsequent changes to strategic and national planning policy have occurred, the previous planning permissions remain a material consideration and demonstrate that the redevelopment of the site for housing has previously been found acceptable in Green Belt terms.

9.17 The application site comprises previously developed land and has historically accommodated substantial built development, including a large industrial building

and, prior to that, a multi-storey mill complex. Although parts of the former structures have been removed, the site retains a developed character and continues to be associated with industrial activity, including the storage of vehicles and materials.

9.18 In assessing the impact of the proposal on openness, regard has been had to both its spatial and visual dimensions. The site occupies a low-lying position within a valley and is contained by the surrounding landform and existing vegetation. Whilst the development would be visible from certain public vantage points, including nearby public rights of way, the site's topography and established landscape setting would largely limit longer-distance views. The proposed development would replace existing and former built form on a previously developed site and would not result in a substantial encroachment into the wider countryside.

9.19 In addition, the submitted information demonstrates that the proposed redevelopment would result in a significant reduction in the extent of built development across the site when compared to both the existing lawful position and the site's historic form. The amount of built footprint would be reduced by approximately 50%, whilst the overall built volume would also be reduced by around half. Furthermore, the proposal includes a comprehensive landscaping strategy that would remove areas of hardstanding and introduce additional native planting, resulting in a greener and more visually attractive environment. These changes would materially reduce the physical presence of development on the site and provide associated landscape benefits.

9.20 Taking these factors into account, it is considered that the redevelopment of the site would not result in substantial harm to the openness of the Green Belt when compared to the existing and historic lawful use of the land. The reduction in built footprint and volume, together with the proposed landscape enhancements, weigh significantly in favour of the proposal. Subject to the acceptability of the detailed house designs in terms of their height, scale and massing (which will be considered at reserved matters stage), it is considered that the development would preserve the openness of the Green Belt and would not constitute inappropriate development. Accordingly, the proposal is considered acceptable in Green Belt terms.

Green Infrastructure

9.21 Policy 6 of the Oldham Local Plan seeks to conserve and enhance biodiversity, landscapes and the Borough's Green Infrastructure network. The policy requires development to protect, promote and enhance Green Infrastructure assets, including nature conservation sites, green corridors, recreational routes, canals and open spaces. It also seeks to secure positive contributions towards addressing deficiencies in the quantity, quality, accessibility and functionality of Green Infrastructure across the Borough.

9.22 The application site comprises previously developed land and does not form part of any designated nature conservation site. Nevertheless, the proposal provides opportunities for ecological enhancement and environmental improvement through the redevelopment of a brownfield site and the introduction of new landscaping and habitat features as part of the overall development.

9.23 In accordance with the Environment Act 2021 and national planning policy, the development is required to deliver a minimum 10% Biodiversity Net Gain (BNG). The submitted Biodiversity Net Gain Assessment demonstrates that the development is capable of achieving the required net gain through a combination of on-site habitat enhancements and off-site biodiversity measures where necessary. This matter is considered in detail within the Ecology section of this report.

9.24 Subject to the implementation of the approved landscaping, ecological mitigation and Biodiversity Net Gain measures, the proposal is considered to make a positive contribution to the site's green infrastructure function and would not result in unacceptable harm to biodiversity interests. The development is therefore considered to accord with Policy 6 of the Oldham Local Plan, Policy JP-G8 of Places for Everyone and the biodiversity objectives of the National Planning Policy Framework.

Whether the site occupies a sustainable location

9.25 Policy 1 of the Local Plan seeks the effective and efficient use of land, but prioritises development on previously developed land and aims to protect the borough's designated Green Belt. Furthermore, it states that residential development should be focused on land in sustainable and accessible locations and should be of high quality and respect the local character of the environment. Policies 3 and 11 also give preference to the use of previously developed sites for residential development.

9.26 Policy 3 requires residential developments to be located within approximately 480 metres or a ten-minute walk of at least two key services. These are specifically defined as areas of employment, major retail centres, local shopping parades, health related facilities and services, schools, post offices and community uses. Having accessed the closest key serviced it is noted that the Albom Farm shop and cafe 13-minute walk away, Holy Trinity C of E Primary School is a 27-minute walk away and Holy Trinity Church is a 28-minute walk away from the site. As such, it is considered that the development is not in a highly sustainable location and does not meet the requirements of Policy 3. However, it is clear the Mill site is located in close proximity to existing housing along Wall Hill Road.

9.27 Policy 5 requires development to be accessible by public transport. With regard to 'minor' category planning application proposals, this should achieve at least 'Low Accessibility' status which is defined as being within 400 metres of a bus stop. It is noted the proposal is located within this required distance of the existing bus route which operates along Wall Hill Road and Huddersfield Road.

10 DEVELOPER CONTRIBUTIONS

Affordable Housing

10.1 Places for Everyone Policy JP-H2 seeks to increase the supply of affordable housing across the plan area. The proposal comprises 26 dwellings and therefore exceeds the threshold at which affordable housing provision is required.

10.2 Policy 10 of the Oldham Local Plan requires qualifying residential developments to contribute towards the provision of affordable housing unless it can be clearly demonstrated that such provision would render the development unviable. The policy expects affordable housing to be provided on-site unless exceptional circumstances justify either off-site provision or a commuted financial contribution. The Council's Local Housing Needs Assessment (2024) identifies a preferred tenure split of 65% social/affordable rent and 35% intermediate housing.

10.3 As this application is submitted in outline form, with only access and scale for consideration, the Planning Statement confirms that the development will make provision for affordable housing but does not provide details regarding the precise quantum, tenure mix, distribution or location of the affordable units within the scheme.

These matters would ordinarily be informed by the detailed layout and housing mix, which are reserved for future consideration.

10.4 Notwithstanding this, the site is capable of accommodating a policy-compliant level of affordable housing and the applicant has been requested to confirm their agreement to secure affordable housing through a Section 106 Agreement. Confirmation of the applicant's position is awaited at the time of writing and will be reported to Members by way of the Late List.

10.5 Subject to the satisfactory completion of a Section 106 Agreement securing policy-compliant affordable housing provision, the proposal is considered capable of complying with the requirements of Policy 10 of the Oldham Local Plan and Policy JP-H2 of Places for Everyone. The detailed tenure mix, distribution and design of the affordable housing would be agreed at the Reserved Matters stage

Open Space

10.6 As a major residential development, the proposal is required to make provision for open space in accordance with Policy 23 of the Oldham Local Plan. The policy requires major residential developments to contribute towards the provision of new or enhanced open space unless it can be demonstrated that such provision is not financially viable or is neither practicable nor desirable. In determining the level and nature of provision required, regard is had to the findings of the Council's Open Space Study 2022 and any identified deficiencies within the ward in which the development is located.

10.7 The application site falls within the Saddleworth North ward. The Open Space Study identifies deficiencies in the quantity of amenity greenspace and provision for children and young people within the ward. There are also identified deficiencies in the quality of several existing open spaces. As the ward is deficient in at least one of the accessibility, quality or quantity standards, the development is required to make a contribution towards open space provision.

10.8 Based on the submitted development comprising 26 dwellings and 106 bedrooms, the Council's Open Space Calculator identifies a potential contribution towards either the enhancement of existing provision or the creation of new provision within the ward. The indicative contribution for enhancement of existing provision is approximately **£7,307.53**, whilst the indicative contribution for the creation of new provision is approximately **£30,737.33**.

10.9 At the time of writing this report, discussions remain ongoing with the applicant regarding the preferred mechanism for delivering policy-compliant open space provision. Confirmation has been sought as to whether the applicant is willing to enter into a Section 106 Agreement to secure the requisite contribution. An update will be provided to Members through the Late List.

10.10 Subject to confirmation that the applicant agrees to secure the required open space contribution through a Section 106 Agreement, the proposal is considered capable of complying with the requirements of Policy 23 of the Oldham Local Plan. The final contribution amount, together with the allocation of funds towards either enhancement of existing facilities or provision of new facilities, would be determined in consultation with the Council's Parks and Greenspaces Team and secured through the legal agreement.

11 RESIDENTIAL AMENITY

11.1 Policy 9 requires that new development does not result in a significant, adverse impact on the visual amenity of the surrounding area or significantly harm the amenities of occupiers of existing or future neighbouring properties.

11.2 The application is submitted in outline form with only access and scale for consideration at this stage. Therefore, matters relating to layout, appearance and landscaping are reserved for future approval under a separate application. Consequently, the assessment is limited to whether the proposed scale of development can be accommodated on the site without giving rise to unacceptable impacts on residential amenity in principle.

11.3 The site is of sufficient size to accommodate the quantum of development proposed. The indicative information submitted demonstrates that the development is capable of being laid out in a manner that provides acceptable separation distances between proposed dwellings and neighbouring properties, whilst incorporating adequate private amenity space for future residents. Furthermore, there is no evidence to suggest that the scale of development proposed would, in principle, result in unacceptable levels of overlooking, loss of privacy, overshadowing or an overbearing relationship with surrounding residential properties.

11.4 Given that layout remains a reserved matter, the precise positioning, orientation and design of individual dwellings will be assessed at the reserved matters stage. This will enable the Local Planning Authority to ensure that the final scheme accords with the Council's adopted residential design guidance and provides satisfactory living conditions for both existing and future occupiers.

11.5 The Council's Environmental Health Officer raises no objection in principle to the proposed development, subject to the imposition of conditions. In particular, it is recommended that a Construction Management Plan be secured to control dust, noise, vibration and other construction-related impacts during demolition and building works. Such measures are considered necessary to protect the amenities of nearby residential and commercial occupiers during the construction phase.

11.6 Having regard to the outline nature of the application, it is considered that the site is capable of accommodating the proposed scale of development without resulting in unacceptable harm to the amenities of neighbouring occupiers or future residents. Subject to the submission of satisfactory reserved matters and appropriate construction management controls, the proposal is considered to comply with Policy 9 of the Local Plan.

12 VISUAL AMENITY

12.1 Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment. Policy 9 requires that development does not have a significant, adverse impact on the visual amenity of the surrounding area, including local landscape and townscape, nor should it cause significant harm to the amenity of neighbouring occupants.

12.2 The application is submitted in outline form with only access and scale to be considered at this stage. Matters relating to appearance, layout and landscaping are reserved for future approval. Consequently, the assessment at this stage is limited to whether the proposed scale of development and the principle of redevelopment can

be accommodated on the site without resulting in unacceptable harm to the character and appearance of the area.

12.3 The application site comprises the former Wall Hill Mill complex and associated areas of previously developed land. The site includes a number of utilitarian and industrial structures which make a limited positive contribution to the visual character of the area. The redevelopment of this brownfield site provides an opportunity to replace vacant and underutilised buildings with a comprehensive residential-led scheme and deliver environmental improvements, including the opening up of sections of Wall Hill Brook.

12.4 Whilst the proposed scale parameters would facilitate development that is larger in extent than some of the surrounding residential properties, the site is of a sufficient size to accommodate development of the scale proposed. Furthermore, the submitted parameter plans demonstrate that an appropriate relationship can be maintained with surrounding development, adjacent woodland and the wider landscape setting.

12.5 It is acknowledged that the detailed appearance, architectural treatment, materials, landscaping and layout of the development remain to be determined. These matters will be subject to detailed assessment as part of any subsequent reserved matters submission. At that stage, the Local Planning Authority will retain full control over the design of the development to ensure that it responds appropriately to the site's context and delivers a high-quality scheme.

12.6 Having regard to the outline nature of the application, it is considered that the proposed scale of development is acceptable in principle and would not result in unacceptable harm to the character or visual amenity of the area. Subject to the submission of satisfactory reserved matters, the proposal is considered capable of complying with Policies 1 and 9 of the Local Plan.

13 HIGHWAY CONSIDERATIONS

13.1 Policy 9 of the Oldham Local Plan seeks to ensure that development has an acceptable impact on highway safety and pollution. Policy JP-C8 (Transport Requirements of New Development) of the PfE Joint Plan requires development to be located and designed to encourage walking, cycling and public transport use, reduce reliance on the private car and support the creation of sustainable communities. Similarly, Policy TR3: Locating development in sustainable locations of the NPPF (2026) promotes development in sustainable locations that are well connected to existing transport infrastructure, provide genuine travel choices and avoid unacceptable impacts on highway safety and network capacity.

13.2 The application has been assessed by the Council's Highway Engineer who raises no objection to the principle of the development, subject to the imposition of appropriate planning conditions. Whilst it is acknowledged that the site does not benefit from particularly strong links to public transport or a wide range of amenities within convenient walking or cycling distance, the Highway Engineer is satisfied that the scale of development proposed would not generate a level of traffic that would result in a severe impact upon the operation of the local highway network.

13.3 In assessing this outline application, particular consideration has been given to the proposed means of access. The Highway Engineer advises that further details will be required at the reserved matters stage regarding the design of the access road, gradients, visibility splays, servicing arrangements, parking provision, cycle storage

and highway drainage. It is considered appropriate that such matters are secured through condition given that appearance and layout remain reserved for future consideration.

13.4 The Highway Engineer has also advised that improvements will be required to the site access onto Wall Hill Road, including the provision of a continuous 2-metre-wide footway along the site frontage together with works to improve pedestrian and equestrian accessibility. The detailed design of the access arrangements can be secured by planning condition and implemented prior to occupation of the development.

13.5 The site is affected by both a Public Right of Way and Mill Lane Bridleway. The Highway Engineer advises that the existing routeing of these public routes would be affected by the development and that any diversion would need to be appropriately designed and secured through the separate statutory diversion process. The Local Highway Authority has advised that diversions routed along the proposed estate roads and footways would not be supported. Whilst this matter falls outside the scope of the current outline application, it is noted that the applicant will be required to obtain the necessary diversion orders prior to undertaking any works affecting the existing rights of way.

13.6 The Highway Engineer has further advised that the indicative internal layout submitted in support of the application would not be acceptable in its current form. However, as layout is not a matter for determination under the present outline application, it is considered that this issue can be satisfactorily addressed through the submission and approval of reserved matters. Appropriate conditions are therefore recommended to ensure that a suitable internal highway layout is secured as part of any future reserved matters application.

13.7 Subject to the recommended conditions, it is considered that the proposal would provide a safe and suitable means of access, would not result in an unacceptable impact on highway safety, and would not have a severe residual cumulative impact on the operation of the local highway network. The proposal is therefore considered to accord with the Local Plan and the relevant provisions of the National Planning Policy Framework.

14 DRAINAGE

14.1 Policy 19 (Water and Flooding) of the Local Plan states that the council will ensure development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, and protecting and improving existing flood defences, water resources and quality, and that development proposals must carry out and pass the Sequential Test and, where necessary, the Exception Test, and be accompanied by a site-specific flood risk assessment.

14.2 Policy JP-S4 (Flood Risk and the Water Environment) of PfE requires designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding and expects developments to manage surface water run-off through sustainable drainage systems and as close to source as possible.

14.3 The application has been assessed by the Lead Local Flood Authority (LLFA), who reviewed the submitted drainage strategy and additional information was provided during the application. Following receipt of the further information submitted on 25

June 2026, the LLFA has confirmed that it is satisfied with the proposed principles of surface water management and raises no objection to the development, subject to the imposition of suitably worded planning conditions.

14.4 In addition, United Utilities has reviewed the submitted proposals and raises no objection in principle. It advises that surface water should not discharge to the public sewer network and supports the implementation of a sustainable drainage strategy for the site. United Utilities further recommends that details of the long-term management and maintenance of the drainage infrastructure, including any Sustainable Drainage Systems (SuDS), are secured by condition.

14.5 It is acknowledged that this is an outline application and that detailed engineering and drainage design work will be undertaken at a later stage. Consequently, whilst the overall drainage strategy is considered acceptable in principle, detailed design information relating to drainage infrastructure, discharge rates, storage requirements and future maintenance arrangements will need to be secured through planning conditions.

14.6 Having regard to the consultation responses received, it is considered that the submitted information satisfactorily demonstrates that a sustainable surface water drainage solution can be delivered on the site without increasing flood risk elsewhere. Subject to the imposition of the conditions recommended by the LLFA, together with those recommended by United Utilities and any requirements of the Environment Agency, the proposal is considered acceptable in drainage and flood risk terms and would comply with Policy 19 of the Local Plan and the requirements of the National Planning Policy Framework.

15 ENVIRONMENT AGENCY

15.1 The Environment Agency initially raised concerns regarding the proposed drainage arrangements and the potential impact on controlled waters. Following the submission of an updated Drainage Strategy, the objection has been withdrawn. However, given the site's historic use as a landfill and breaker yard, there remains the potential for contamination to be present within the ground and to affect controlled waters.

15.2 The Environment Agency has therefore raised no objection to the development, subject to the imposition of planning conditions requiring the submission and approval of a remediation strategy, verification of any remediation works undertaken, and controls over the use of infiltration drainage systems. Subject to these conditions, it is considered that the development would not result in an unacceptable risk to human health, controlled waters, or the wider environment.

16 TREES

16.1 A Tree Impact Assessment and Tree Constraints Plan have been submitted with the application. Policy JP-G7 requires the replacement of any trees lost as a result of development at a ratio of 2:1.

16.2 Having regard to the proposal being submitted in outline form, with access and scale only for consideration at this stage, it is noted from the indicative layout that a number of trees would be removed to facilitate the development.

16.3 The submitted Tree Impact Assessment and Tree Constraints Plan identify that the proposed access would require the removal of parts of Groups G1 and G2 (Class C trees), together with Tree T3. In addition, the indicative layout shows the likely removal of parts of Group G11 and the entirety of Group G12, together with Trees T13, T14 and T20.

16.4 The loss of trees required to facilitate the site access is considered acceptable in principle, having regard to the need to deliver a safe and suitable means of access to the development. However, as the application is submitted in outline form and landscaping is reserved for future consideration, the final layout, species selection and extent of replacement planting have not yet been determined. Consequently, it is not currently possible to accurately quantify the level of replacement tree planting that can be accommodated within the site, nor whether any off-site planting contribution will be necessary to satisfy the requirements of Policy JP-G7.

16.5 Accordingly, the Reserved Matters submission relating to landscaping will be required to demonstrate compliance with Policy JP-G7 through the provision of replacement tree planting at the requisite 2:1 ratio. This should identify the extent of replacement planting to be delivered on-site and, where necessary, any additional off-site planting or financial contribution required to achieve full policy compliance. Furthermore, Policy N3 seeks to secure the long-term establishment, management and retention of newly planted trees, ensuring that replacement planting delivers lasting visual and environmental benefits for both the development and the wider area.

16.6 Therefore, at this stage, it is considered that the proposed development would result in an acceptable level of tree loss, having regard to the submitted arboricultural evidence. As such, no objection is raised on arboricultural or landscaping grounds at this outline stage.

17 ENERGY

17.1 Policy 18 of the Local Plan states that all developments over 1,000m² or 10 dwellings and above are required to reduce energy emissions in line with set targets.

17.2 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.

17.3 A condition will be included on the decision for this energy statement to be provided prior to occupation of the first apartment. 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.

18 ECOLOGY

18.1 Policy 6 and Policy 21 of the Local Plan require development proposals, where appropriate, to protect, conserve and enhance biodiversity, legally protected species and their habitats. Furthermore, Section 187 of the NPPF requires planning decisions to contribute to and enhance the natural and local environment, whilst Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021) requires developments to achieve a minimum 10% Biodiversity Net Gain (BNG).

18.2 The application has been accompanied by a Preliminary Ecological Appraisal (PEA), Biodiversity Metric and a number of subsequent ecological technical notes which have been reviewed by the Council's Ecologist. The site comprises predominantly previously developed land together with areas of vegetated habitat and the culverted section of Wall Hill Brook. The proposal includes the reopening of a section of the brook, which is considered to represent a significant ecological enhancement and is supported in principle by the Council's Ecologist.

18.3 With regard to protected species, the submitted surveys conclude that the building proposed for demolition has negligible bat roost potential, with no evidence of bats recorded. The GMEU initially raised concerns regarding the potential for the culverted watercourse to provide bat roosting opportunities; however, following the submission of a technical note assessing the culvert, it has been demonstrated that the structure has negligible potential owing to its limited capacity and regular inundation. The GMEU has confirmed that no further bat surveys are required at this stage and raises no objection on this basis.

18.4 The ecological assessment also considered other protected and priority species. Whilst no evidence of badger activity was identified during survey work, the adjacent woodland provides suitable habitat and badgers are known to be present within the wider locality. In addition, habitats within and surrounding the site have the potential to support nesting birds, hedgehogs and common amphibian species. It is acknowledged that development activities could result in disturbance to such species if appropriate safeguards are not implemented. However, the GMEU is satisfied that these matters can be appropriately addressed through suitably worded planning conditions requiring updated surveys and precautionary working methods prior to the commencement of development.

18.5 The submitted ecological information identifies that Wall Hill Brook may support brown trout and other aquatic species. Brown trout are identified as a UK Priority Species and consequently the timing and implementation of any works within the watercourse will require appropriate management. Furthermore, Himalayan Balsam, an invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), is known to occur within the vicinity of watercourses in the local area. The GMEU has therefore recommended conditions requiring the submission of an invasive species management strategy and controls on in-channel works to ensure that impacts on aquatic biodiversity are appropriately mitigated.

18.6 In respect of the proposed reopening of Wall Hill Brook, whilst the ecological benefits of restoring the watercourse are supported, there remains potential for sediment release, pollution and other construction-related impacts during the creation of the channel and subsequent development works. It is therefore considered necessary to secure details of watercourse protection measures through a Construction Environmental Management Plan (CEMP) to ensure that the ecological value of the brook and downstream habitats are safeguarded throughout the construction phase.

18.7 With regard to Biodiversity Net Gain, the GMEU initially raised concerns regarding the submitted habitat baseline and the relationship between the red line application boundary, habitat plans and biodiversity metric calculations. Additional ecological information and an updated metric have subsequently been provided to address these concerns. Having reviewed the revised information, GMEU are satisfied that an appropriate baseline has now been established for the purposes of determining the application. Whilst the final landscaping and habitat enhancement proposals will be secured at the reserved matters stage, the submitted information demonstrates that

the site is capable of achieving the mandatory 10% Biodiversity Net Gain requirement.

18.8 Having regard to the submitted ecological information, the consultation responses received and the proposed mitigation and enhancement measures, it is considered that the development would not result in unacceptable harm to protected species, habitats or the wider ecological network. Subject to the imposition of appropriate planning conditions, together with the statutory biodiversity gain condition, the proposal is considered to accord with Policies 6 and 21 of the Local Plan and the biodiversity objectives of the NPPF.

19 GROUND CONDITIONS

19.1 NPPF Policy P2 requires development to ensure land is suitable for its proposed use, taking account of contamination, land stability and ground conditions. PfE Policy JP-S1 and Local Plan Policy 9 similarly require contamination risks to be properly assessed and, where necessary, remediated.

19.2 The site lies partly within a Coal Mining Development High Risk Area where historic unrecorded shallow coal mining may have occurred, creating potential risks to ground stability and public safety. The submitted Coal Mining Risk Assessment identifies two outcropping coal seams and concludes that intrusive site investigations are required to establish the extent of any shallow workings beneath the site. The Coal Authority supports this approach and advises that the findings should inform any necessary remediation or mitigation measures to ensure the site is safe and stable for development. It also notes that consideration should be given to potential mine gas and the interaction between SuDS and any mining legacy. The Coal Authority raises no objection to the proposal, subject to conditions requiring intrusive site investigations, implementation of any necessary remediation works, and submission of a verification report confirming the site has been made safe and stable for the approved development.

19.3 In regards Ground Contamination, the Council's Environmental Health team have been consulted and it is noted that no objection to the proposed development has been raised, subject to the imposition of conditions requiring a landfill gas investigation and a contaminated land assessment, together with the implementation of any necessary remediation measures identified through those investigations. These requirements are necessary to protect public safety and the environment given the site's proximity to a former landfill site.

20 PLANNING BALANCE

20.1 The recommendation of this application requires the Local Planning Authority to undertake a balanced assessment of the proposal, weighing the identified benefits against any adverse impacts and considering whether, when read as a whole, the scheme accords with the Development Plan and other material considerations. In reaching a recommendation, regard has been had to the relevant planning policies, consultee responses, public representations and the overall sustainability credentials of the development.

20.2 For the purposes of considering the balance in this application, planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The following key matters have been considered:

Benefits:

20.3 Moderate positive weight is attached to the ecological and environmental benefits of the development. The proposal would secure the reopening of sections of Wall Hill Brook, deliver habitat enhancements, provide a minimum 10% Biodiversity Net Gain and remove a longstanding industrial use from the site. Subject to conditions, the Council's Ecologist raises no objection and is satisfied that ecological impacts can be appropriately mitigated.

20.4 Moderate positive weight is also attributed to the absence of objections from the Highway Engineer, the Lead Local Flood Authority, United Utilities, the Environment Agency, Environmental Health and the Coal Authority, all of whom are satisfied that the development can be accommodated subject to planning conditions. The technical evidence demonstrates that issues relating to highways, drainage, contamination, flood risk and ground stability can be satisfactorily addressed.

20.5 Substantial weight is afforded to the proposal's compliance with Green Belt policy. The site comprises previously developed land and, for the reasons set out within this report, it is considered that the development falls within the exception contained within Policy GB7 relating to the redevelopment of previously developed land that would not cause substantial harm to the openness of the Green Belt. The proposal is therefore not considered to constitute inappropriate development in Green Belt terms.

20.6 The proposal would redevelop an underutilised brownfield site within the green belt. This represents a significant public benefit and is afforded Substantial Weight in favour of the proposal.

20.7 The development would deliver new homes, making a meaningful contribution towards identified housing needs within the borough. National policy requires substantial weight to be given to the benefits of delivering homes which contribute towards meeting housing need. This benefit attracts Substantial Weight in favour of the proposal.

Harms:

20.8 Against these benefits, moderate negative weight is attributed to the loss of an existing employment use. Whilst previous permissions have established the principle of residential redevelopment, Policy 14 of the Local Plan requires robust justification for the loss of employment land. It is acknowledged that the site continues to operate in an employment-generating capacity and limited evidence has been submitted to demonstrate this isn’t the case. However, the applicant has provided evidence the outlines the development meets exemption with the requirements of Policy 14 long term. This weighs against the proposal.

20.9 Modest negative weight is attributed to the sustainability of the site location, as the development would not comply with policy 3 of the Local Plan. However, it is noted that the site is within a reasonable walking distance of public transport links and that the residential development would be located close to existing rural residential properties.

20.10 The development necessitates the removal of a number of existing trees and vegetation. Whilst replacement will be secured through at reserve matters stage, the contribution made by established trees to local character, visual amenity and environmental quality cannot be replicated immediately. This residual harm attracts Limited Weight against the proposal.

21 OVERALL CONCLUSION

21.1 On balance, it is considered that the substantial benefits arising from the redevelopment and regeneration of this previously developed site, the delivery of new housing, ecological enhancements and the site's compliance with Green Belt policy outweigh the identified harms. Subject to the imposition of appropriate planning conditions and the completion of a planning obligation securing affordable housing and open space contributions, the proposal is considered to represent sustainable development and complies overall with the Development Plan when read as a whole. Accordingly, the application is recommended for approval.

22 RECOMMENDED CONDITIONS

1. All applications for reserved matters must be made within three years of the date of this decision notice and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. REASON: In accordance with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Before any phase of the development hereby granted outline permission is commenced, approval shall be obtained from the Local Planning Authority with respect to the reserved matters for: appearance, landscaping, layout and scale. REASON: In order to ensure the development is satisfactory and that details of all outstanding matters are submitted, in accordance with Section 92 (as amended) of the Town and Country Act 1990. The details are required prior to the commencement of development, because otherwise the development would not be lawful.

3. The development hereby approved shall be carried out in accordance with the approved plans and documents listed in the Approved Plans Schedule. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

4. Prior to the first occupation of any dwelling hereby approved, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall demonstrate how the development has been designed and constructed to minimise energy demand and reduce carbon emissions in accordance with the energy hierarchy set out in Policy JP-S2 (Carbon and Energy) and the Greater Manchester Net Zero Carbon Guidance.

The statement shall include details of energy efficiency measures, low and zero carbon technologies, renewable energy generation and the anticipated operational carbon savings to be achieved by the development. The approved measures shall be implemented in full prior to the occupation of the development and shall thereafter be retained and maintained for the lifetime of the development. REASON**:** To ensure that the development minimises energy consumption and carbon emissions and maximises opportunities for sustainable design and renewable energy generation in accordance with Policies 18 and JP-S2 (Carbon and Energy) of the Local Plan, the Greater Manchester Net Zero Carbon Guidance and the objectives of the National Planning Policy Framework.

5. No above-ground development shall commence until:

    a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

    b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

    The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

    REASON: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

6. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity. REASON: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

7. 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 Policy P2 of the NPPF, PfE Policy JP-S1 and Local Plan Policy 9.

8. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination 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 and the environment, having regard to Policy P2 of the NPPF, PfE Policy JP-S1 and Local Plan Policy 9.

9. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

   The Plan shall include:

   - Construction traffic routing;
   - Contractor parking;
   - Site compounds;
   - Deliveries;
   - Wheel washing;
   - Highway cleaning measures;
   - Temporary traffic management;
   - Hours of operation;
   - Dust suppression measures;
   - Noise and vibration controls;
   - Monitoring arrangements.

   The approved Plan shall be adhered to throughout the construction period. REASON**:** To protect residential amenity and highway safety having regard to Policy 9 Of the Local Plan.

10. No infiltration drainage shall be installed unless otherwise agreed in writing by the Local Planning Authority following submission of an assessment demonstrating that no unacceptable risk would arise to controlled waters. REASON**:** To protect groundwater and controlled waters from contamination.

11. No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority (LLFA). The Approved scheme shall be based upon the principles and requirements set out below and shall demonstrate compliance with the National Standards for Sustainable Drainage Systems (July 2025) or any subsequent replacement national standards.

    The detailed scheme shall include, as a minimum:

    i) A plan identifying all existing buildings, hardstanding, roads and other impermeable areas within the site. The plan should confirm existing drainage network, drainage catchments and which area currently drain to the watercourse.

    ii) An assessment of existing runo□ rates and volumes from the impermeable areas which currently drain to the watercourse.

iii) Confirmation that the soil parameters identified within the submitted FRA Appendix D are representative of the site.

iv) A plan identifying all post development impermeable and permeable areas, including SuDS features.

v) A comparison between runoff rates – greenfield, proposed post development and existing scenarios. This should include volumes for each scenario including urban creep where applicable.

vi) Should the proposed maximum discharge rate of 16.0l/s be retained, the scheme shall demonstrate that this rate is achievable and controlled so that it does increase flood risk to the watercourse or downstream catchments.

Reason: To ensure surface water is appropriately managed and flood risk is not increased to the site or elsewhere.

12. No development shall commence until the detailed surface water drainage scheme demonstrates how at least the first 5 mm of rainfall from the development will be intercepted and managed on site for the majority of rainfall events. The submission shall quantify the proposed interception volume and identify the SuDS components responsible for providing the interception. REASON: To ensure initial rainfall is managed on site and reduce runoff and pollution at source.

13. No development shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority, where historic ponds or water bodies are identified within or adjacent to the development site, the drainage strategy shall assess their historic and existing function and demonstrate that development will not result in an unacceptable increase in surface water flood risk. REASON: To ensure historic drainage features are appropriately considered.

14. Prior to occupation, a drainage verification report shall demonstrate that all SuDS and drainage components have been constructed in accordance with the approved design, including their dimensions, levels, materials, planting, hydraulic connectivity and storage capacity. The verification shall include details of air testing of highway drainage elements. REASON: To verify the SuDS have been constructed to the approved design. The above conditions should be used in conjunction with conditions that have been recommended by United Utilities and/or Environment Agency.

15. The detailed surface water drainage scheme shall take account of relevant Greater Manchester Sustainable Drainage guidance and demonstrate how the proposed SuDS contribute to management of surface water flood risk, water quality, amenity and biodiversity. Surface water runo□ from highways and other adopted areas shall be managed using appropriate SuDS measures. The detailed design shall demonstrate how run off□ is intercepted, treated, attenuated and safely conveyed without increasing flood risk elsewhere. REASON: To ensure highway runo□ is appropriately managed and to promote source control and reduce reliance on downstream drainage infrastructure.

16. No development shall commence until infiltration testing has been undertaken in accordance with BRE365 and a report submitted to and approved in writing. Testing shall be undertaken at representative locations and depths corresponding with proposed infiltration features and include test locations, ground conditions, groundwater observations, results and weather conditions. Where infiltration is feasible, the detailed drainage design shall incorporate infiltration where reasonably practicable. REASON: To ensure infiltration has been properly investigated in accordance with the drainage hierarchy.

17. No above-ground development shall commence until detailed drawings of the site access and access road have been submitted to and approved in writing by the Local Planning Authority.

    These details shall include:

    - Access geometry;
    - Retaining structures;
    - Highway gradients;
    - A 2 metre footway along Wall Hill Road;
    - Pedestrian and equestrian improvements.

    The approved works shall be completed before occupation. REASON**:** In the interests of highway safety.

18. The reserved matters submission shall include details of:

    - Internal road layout;
    - Visibility splays;
    - Vehicle turning;
    - Parking provision;
    - Cycle storage;
    - Servicing arrangements;
    - Highway drainage.

    REASON: To ensure satisfactory highway design and operation having regard to

19. If development has not commenced before 31 March 2027, an updated ecological appraisal shall be submitted to and approved by the Local Planning Authority. REASON**:** To ensure ecological information remains up to date.

20. Prior to any demolition, earthworks or vegetation clearance, an updated badger survey shall be submitted to and approved by the Local Planning Authority. REASON**:** To safeguard protected species.

21. No vegetation clearance, shrub removal, tree works or demolition shall take place between 1 March and 31 August unless a nesting bird survey and method statement has first been approved by the Local Planning Authority. REASON**:** To protect breeding birds.

22. Prior to any earthworks, demolition or vegetation clearance, a precautionary method statement for mammals and amphibians shall be submitted to and approved by the Local Planning Authority. REASON**:** To protect wildlife species during construction.

23. No in-channel works shall occur during the brown trout spawning season unless otherwise agreed in writing by the Local Planning Authority. REASON**:** To protect priority species.

24. Prior to any earthworks or vegetation clearance, a Himalayan Balsam management strategy shall be submitted to and approved by the Local Planning Authority. REASON**:** To prevent the spread of invasive species.

25. No development shall commence until a Construction Environmental Management Plan for ecological protection has been submitted to and approved by the Local Planning Authority. The Plan shall include measures for:

    - Protection of Wall Hill Brook;
    - Pollution prevention;
    - Sediment control;
    - Ecological monitoring;
    - Protection of retained habitats.

    REASON: To safeguard ecological interests during construction.

26. Prior to occupation, details of biodiversity enhancement measures shall be submitted to and approved by the Local Planning Authority.

    The measures shall include:

    - Minimum one bird box or brick per two dwellings;
    - Minimum one bat brick per five dwellings.

    The approved enhancements shall be installed prior to occupation and retained thereafter. REASON: To secure biodiversity enhancements in accordance with Policy 21.

27. No development shall commence until a Biodiversity Gain Plan has been submitted to and approved in accordance with Schedule 7A of the Town and Country Planning Act 1990. REASON**:** To secure a minimum 10% Biodiversity Net Gain.

SITE LOCATION PLAN (NOT TO SCALE):

