Record of Gateway Assessment under the National Planning Scheme of Delegation

October 2026

App Number	Site	Proposal	S2B / OWN (reason)	Nominated Officer Comments	Nominated Member Comments	GATEWAY OUTCOME
VAR/356938/26	Land At Prince's Gate Prince Street Oldham OL1 3TL	Variation to Conditions associated with planning permission FUL/354326/25 to allow for amendments to Blocks A and B, including removal of link building, alterations to building facade details and layout of internal facilities, introduction of 4 additional residential units, changes to landscaping and public realm, and amendments to the sustainable energy strategy.	OWN (Council-owned land)	Were this application not an OWN application, it would not have been referred to Gateway process under the council's constitution. However, the fact is, it is on council-owned land and involving a very significant development for the council and borough generally, so I would consider it appropriate to refer this variation of condition application to Planning Committee for a decision in the interest of transparency and public accountability.	I do agree that this should be referred to the Planning Committee as an Own Interest application, and I think it is proper to ensure that the committee does have oversight over an application with such economic and social impacts for the wider borough and the ward it sits in.	Referred to Planning Committee
FUL/356872/26	4 Elk Mill Central Retail Park Broadway Royton Oldham OL2 5HX	Insertion of mezzanine floor and associated minor external alterations.	S2B (over 1,000m2 floorspace)	The application is only for an internal mezzanine floor to an existing store, so it cannot be said to raise issues of significance for the local area or to raise significant planning matters.	I agree it should be delegated as this will only really impact an existing store. I wouldn't think that this would have a major economic impact.	Delegated to Officers

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VAR/356902/26	Land to east of Alexandra Centre Retail Park Park Road Oldham OL4 1SA	Variation of condition 2 (Approved Plans) to amend wording to reflect revised plans associated with application PA/342888/19.	OWN (Council-owned land)	Whilst this application is on council-owned land, it would not have been considered S2B under the council's constitution and the variation in the details proposed do not significantly alter the scheme at all. As such, the minor changes proposed do not warrant the additional public accountability that referring the application to Committee would provide.	I agree that due to the variations not significantly altering the scheme, this does not need to be referred to the planning committee.	Delegated to Officers
FUL/355603/26	Land south of Bullcote Lane Oldham	Residential development with associated access, parking, amenity space, landscaping and infrastructure.	S2B (more than 20 houses)	The application does involve issues and planning matters of significance and so does warrant a referral to Planning Committee.	The application should come to committee as a major development that will have a significant social impact, as well as impact on the environment and the local economy due to its size.	Referred to Planning Committee
OUT/355454/25	Wall Hill Mill Wall Hill Road Dobcross Oldham	Demolition of existing buildings, erection of 26 no. houses, access and scale to be considered,	S2B (more than 20 houses)	The application does lie within the Green Belt and so does involve issues and planning matters of	The application should come to committee as a major development	Referred to Planning Committee

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	OL3 5BW	all other matters reserved.		significance which warrant a referral to Planning Committee.	that will have a significant impact socially, as well as an impact on the environment due to it being in the Green Belt, and would have economic impacts due to its size.	
FUL/356012/26	Northern Roots, Snipe Clough, Oldham	Full application for importation of soils and associated works	OWN (Council-owned land)	Whilst this application is on council-owned land, it would not have been considered S2B under the council's constitution (involving a site less than 0.5ha) and the application would not have met the criteria for a Gateway application in the regulations. There has also been little interest in the application (no public comments received). As such, the application does not warrant the additional public accountability that referring the application to Committee would provide.	Due to the lack of interest from the public and the size of the application, I agree that this can be delegated to officers.	Delegated to Officers

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FUL/355948/26	Land adj 103 Roundthorn Road Oldham	Change of use of open space to community hall	OWN (Council-owned land)	Were this application not an OWN application, it would not have been referred to the Gateway process under the Council's constitution. However, the fact is, it is on council-owned land and involves the loss of an open space. Therefore, I would consider it appropriate to refer this application to Planning Committee for a decision in the interest of transparency and public accountability.	I believe that the loss of open space and the change in use warrants consideration by the planning committee and I agree that this should be referred to the Planning Committee.	Referred to Planning Committee
FUL/356610/26	Wellington Street Car Park Wellington Street Chadderton Oldham	Erection of 4 no. dwellinghouses.	OWN (Council-owned land)	Whilst this is only a minor residential application, it has drawn significant levels of interest from local residents and businesses. Therefore, I would consider it appropriate to refer this application to Planning Committee for a decision in the interest of transparency and public accountability.	I agree that the significant interest from local residents and businesses warrant this being referred to the planning committee, and I have received representations from ward councillors asking for this.	Referred to Planning Committee
OUT/356591/26	Land west of Failsworth Rd, Woodhouses	Outline for residential development	S2B (more than 20 houses)	The application does lie within the Green Belt and involves a large residential development, so does	The application should come to committee as a major development	Referred to Planning Committee

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				involve issues and planning matters of significance which warrant a referral to Planning Committee.	that will have a significant impact socially, as well as an impact on the environment due to it being in the Green Belt, and would have economic impacts due to its size.	
FUL/356549/26	Land At Birshaw Farm Beal Valley Oldham	Full planning application for a residential development (Use Class C3) including access, landscaping, and other related works and infrastructure.	S2B (more than 20 houses)	The application does involve issues and planning matters of significance and so does warrant a referral to Planning Committee.	The application should come to committee as a major development that will have a significant social impact, as well as impact on the environment and the local economy due to its size.	Referred to Planning Committee
FUL/353346/24	The Hollies Frederick Street Oldham OL8 4DB	Development of 27 no. detached, semi-detached and terraced dwellings with associated access and landscaping	S2B (more than 20 houses) OWN (Council-owned land)	The application does involve issues of significance to the local area it is within and involves council-owned land, and so does warrant a referral to Planning Committee.	The application should come to committee as a significant development that will have a significant impact on the environment, the local economy and	Referred to Planning Committee

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					due to being council owned land.	
FUL/354740/25	Lower Fields Farm, Warren Lane	Construction of a 27MW Battery Energy Storage System (BESS) facility, including cable access, vehicular access, biodiversity and landscape enhancements as well as demolition and rebuilding of a boundary wall.	S2B (over 1ha)	The application site lies within the Green Belt and potentially does involve issues and planning matters of significance to the local area. Therefore, the application does warrant a referral to Planning Committee.	The application should come to committee as a development that will have a significant impact economically, as well as an impact on the environment due to it being in the Green Belt.	Referred to Planning Committee