

PLANNING COMMITTEE

19/09/2018

Late Information as at 19 September, 2018

AGENDA DETAILS
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37	<p>PA/341476/18</p> <p>Land to the west of Greengate, Oldham Proposed drive-through café/restaurant (Use Class A3), public house/restaurant (Use Class A4), 3 industrial units (Use Classes B1, B2 or B8), associated parking, landscaping & infrastructure.</p>
	<p>ADDITIONAL REPRESENTATION:</p> <p>Environmental Health have provided additional comments, removing the necessity for the pre-commencement element of the contaminated land and landfill gas conditions.</p> <p>AMENDMENT TO RECOMMENDATION:</p> <p>Amended conditions:</p> <p>2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:</p> <p><u>Site Plans</u></p> <ul style="list-style-type: none"> - Drawing no. 17022_PL02 revision E received 03rd August 2018 - Drawing no. 17022_PL15 revision A received 26th February 2018 <p><u>Public House</u></p> <ul style="list-style-type: none"> - Drawing no. 17022_PL12 received 26th February 2018 - Drawing no. 17022_PL13 revision A received 26th February 2018 - Drawing no. 17022_PL14 received 26th February 2018 <p><u>Unit A</u></p> <ul style="list-style-type: none"> - Drawing no. 17022_PL03 received 26th February 2018 - Drawing no. 17022_PL04 received 26th February 2018

Unit B

- Drawing no. 17022_PL05 received 26th February 2018
- Drawing no. 17022_PL06 received 26th February 2018
- Drawing no. 17022_PL07 received 26th February 2018

Unit C

- Drawing no. 17022_PL08 received 26th February 2018
- Drawing no. 17022_PL09 received 26th February 2018
- Drawing no. 17022_PL10 received 26th February 2018

Drive-through

- Drawing no. 17022_PL11 received 26th February 2018
- Drawing no. 889/SP/07 Rev A received 03 August 2018.

Landscaping Plans

- Drawing no. 2852-101A received 03 August 2018.
- Drawing no. 2852-201A received 03 August 2018.
- Drawing no. 2852-202A received 03 August 2018.
- Drawing no. 2852-203A received 03 August 2018.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

4. No development shall be undertaken on or adjacent to any motorway embankment or retaining wall which shall put any such embankment, retaining wall or earthworks at risk. Prior to the commencement of the use of any part of the development hereby approved, a paladin fence or similar barrier not less than 2 metres high shall be erected along the frontage of the site with the M60 motorway in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. The fence shall be erected behind the existing motorway boundary fence, be on the developer's land and be independent of any existing motorway boundary fence.

Reason - To prevent any direct vehicular or pedestrian access between the site and the M60 motorway in the interests of highway safety.

5. All hard and soft landscape works for the site shall be carried out in accordance with the approved details:

- Drawing no. 2852-101A received 03 August 2018.
- Drawing no. 2852-201A received 03 August 2018.
- Drawing no. 2852-202A received 03 August 2018.
- Drawing no. 2852-203A received 03 August 2018.

The works shall be carried out prior to the occupation of any part of the development. Thereafter, any trees or shrubs which die, are removed or become seriously damaged or diseased within a period

of five years from the completion of the development, shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.

6. Details of arrangements for the disposal of foul waste, and a surface water drainage scheme as shown within the approved plans (Drawing no. 17-066/300 Rev P2 (P3 written in title block and dated 30.07.18) received 03 August 2018) shall be completed in accordance with the approved details.

No drainage from the proposed development shall run off into the motorway drainage system.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

9. No development hereby approved shall be brought into use unless and until the access and car parking spaces associated with that part of the development have been provided in accordance with the approved plan (Ref: Drawing no. 17022_PL02_Rev E received 03 August 2018). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any such development. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

11. The recommendations within the site investigation and assessment in relation to the landfill gas risk (Phase I/II Ground Conditions Report by TRC) shall be undertaken in accordance with the approved details. 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.

12. The recommendations within the site investigation and assessment to identify the extent of land contamination has been carried out (Phase I/II Ground Conditions Report by TRC) shall be undertaken in accordance with the approved details. 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.