

Cllr J McMahon

From: Cllr J McMahon **Sent:** Thu 3/27/2008 11:10
To: Richard Byrne
Cc: Mark Jones; Geoff Willerton; Cllr B Dawson; Cllr P Dean; heyese@parliament.uk; Cllr J Johnson; Cllr A Bell; Cllr G Butterworth
Subject: Planning Application PA/054385/07 Phoenix Mills Industrial Estate, Cheetham Street, Failsworth, M35 9DS
Attachments:

Dear Richard

RE: Planning Application PA/054385/07 Phoenix Mills Industrial Estate, Failsworth**I am writing to register my views on this application.**

Phoenix Industrial Estate is surrounded by residential properties and abuts Higher Failsworth Primary School. Although the estate does provide affordable small industrial accommodation it can not be said that those uses make a good neighbour in a predominantly residential area.

Parking at the estate is not sufficient and vehicles overspill on to the residential streets to such an extent that residents only parking is being introduced. In addition one of the units repairs car bodies and the fumes can be overpowering in the adjoining nursery playground.

There are vacant small industrial units available in the immediate area such as Failsworth Industrial Estate and Mersey Road North Industrial Estate which are better positioned for this kind of use.

The plans will add to the residential offering in the area and although I would have liked to have seen a greater proportion of family housing, it is accepted that due to its proximity to Oldham Road and an efficient transport infrastructure that apartments will feed market demand. With this in mind I ask that the following is considered;

- That the proposed continuation of Minor Street to Cheetham Street would create a 'rat run' for drivers avoiding Oldham Road and should be removed with the creation of a cul-de-sac development. Should this access be restricted as requested I would suggest that the main entrance should be via Cheetham Street.
- There is not enough provision for street greening elements such as trees, I would ask that in addition to any garden planting, trees are built into the footway. This will also help break up the mass of the apartment blocks.
- There has not been any evidence provided that there is a demand for the proposed 49 one bedroom apartments. These low value units have been restricted in neighbouring Manchester. I would ask that unless the applicant can demonstrate market demand over a longer term that these are reduced in number to around 15 with the remainder being split as 2-3 bedroom.
- Any boundary treatment is in brick rather than timber. This is so that the new properties fit in with the surrounding area. In addition it is noted that other recent developments whereby timber fencing is used has a short life span and is easily damaged. The area in question suffers from a high proportion of criminal damage (refer to Crime Impact Assessment).
- More should be done to reduce the environmental impact of the development. Although the developer proposes to reduce energy usage onsite by 10% this is based on running costs and not on the environmental build costs of a mainly concrete construction. The large flat roofs on the apartment blocks for instance could easily provide a grey water gathering system. In addition thought could be given to solar powered on street lighting as part of the development.
- The proposed retail units are only serviced from Cheetham Street or Oldham Road and not accessed through the new estate.
- That in any public space within the development includes a service level agreement with the responsible council department which states clearly the maintenance responsibilities.
- Any section 106 contribution should be ring fenced for improvements to Higher Failsworth Memorial Park.
- Existing industrial estate users are given advice and support on relocating their business within the Borough. Whilst I accept this is not the remit of the planning authority I would ask that contact is made to the Regeneration Directorate as a matter of urgency, if it has not already been done.
- That local councilors are contacted at an early stage with regard to naming of streets within the development. In the meantime we will seek the views of local groups such as the Failsworth Historical Society and make recommendations in due course.

With thanks,

Jim

Councillor Jim McMahon (Failsworth East Ward)
Cabinet Member for Policy Development & Governance

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