

Oldham

Local

Development

Framework

Statement of Intentions

Joint Core Strategy and Development Management Policies
Development Plan Document

February 2011



Oldham
Council

**Oldham Local Development Framework,
Joint Core Strategy and Development Management Policies
Development Plan Document
Submission stage
Statement of Intentions**

Background

1. This statement has been prepared on the advice of the Government Office for the North West and the Planning Officers Society (POS). The statement looks at what affect the future loss of the regional strategy will have on Oldham. It concludes that no policy gaps are anticipated from its future loss on Oldham's planning policy framework. The statement also briefly outlines the main collaborative work that is underway across Greater Manchester.
2. This statement forms part of the evidence base submitted by the council for the Local Development Framework (LDF) public examination.
3. National policy sets the framework for the preparation of LDFs. They should be consistent with national guidance and should not repeat higher-level strategies or policies. The Oldham LDF is consistent with national policy. It does not duplicate national policy.
4. In December 2010, the Localism Bill was published. It proposes that regional strategies be abolished and will not form part of the borough's development plan. The Bill is expected to be enacted later this year, but after Oldham's public examination. The Government has advised local authorities to continue with the preparation of LDFs.
5. In preparing the LDF we have had regard to the future loss of the regional strategy. Its future loss is not anticipated to result in any planning policy gaps. The LDF provides a sound planning and development framework for Oldham.

The development plan

6. The North West of England Plan Regional Spatial Strategy to 2021 (the RSS) came into effect as part of the borough's development plan in September 2008.
7. 4NW, as the Regional Leaders Board for the North West, was responsible for the RSS.
8. Oldham Council is preparing a LDF for the borough. A Joint Core Strategy and Development Management Policies Development Plan Document (referred to hereafter as the `Joint DPD`) has been prepared.

9. Oldham Council, as the Local Planning Authority, is required under the Planning and Compulsory Purchase Act to request a statement of general conformity about the `Joint DPD` from the regional planning body.
10. On 27 May 2010, the Secretary of State issued a letter stating the Coalition Government's intention to abolish regional strategies.
(<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1768631.pdf>)
11. On 6 July 2010, the Secretary of State issued a letter stating that regional strategies had been revoked with immediate effect.
(<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1631904.pdf>)
12. On 7 July 2010, the Government Office for the North West issued guidance that it was no longer a requirement for local planning authorities to request a statement of general conformity for Publication / Submission Development Plan Documents. (See appendix 1)
13. On 12 July 2010, 4NW issued guidance (similar to that from GONW) that it was no longer a requirement for local planning authorities to request a statement of general conformity in relation to the RSS from them.
14. The `Joint DPD` publication stage was held from 14 October to 26 November 2010.
15. In line with the advice received from GONW and 4NW the council did not request a statement of general conformity with the RSS.
16. In November 2010, CALA Homes successfully challenged the Government's decision to revoke regional strategies. A consequence of that decision was that RSS was re-instated as part of the borough's development plan. Following a further legal challenge by CALA Homes, the High Court in February 2011 agreed that the Coalition Government's intention to abolish regional strategies can be a material consideration which can be considered by local authorities when making decisions.
(<http://www.communities.gov.uk/news/newsroom/1837512>)
17. On 12 November 2010, in response to enquiries from Oldham Council and Trafford Council, Michael Gallagher on behalf of the Regional Leaders Board stated that he was not in a position to provide a statement of general conformity. (See appendix 2)
18. On 16 November 2010, in response to enquiries from Oldham Council and Trafford Council and in light of the comments from 4NW, GONW issued guidance about how to deal with the statement of conformity. The advice was that the local planning authority should form a judgement about the general conformity of the DPD having regard to previous views received from 4NW on the emerging plan. (See appendix 3) The council believes the `Joint DPD` is in general conformity with the RSS.

19. During this period the Planning Officers Society (POS) issued advice to local authorities on how to deal with the loss of RSS. It suggested the preparation of a `Statement of Intentions` to assess any implications that may arise and how these would be addressed by LDFs.

20. In line with the latest advice, Table 1 lists the policies contained in the RSS and provides a short commentary on whether or not their future loss is likely to create a policy gap. It concludes that the future loss of RSS will not have an impact on Oldham.

Table 1

Policy	Comments
Policy DP 1 Spatial Principles	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`.
Policy DP 2 Promote Sustainable Communities	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF helps create a sense of place and to improve the quality of life for residents and visitors. Promoting and addressing the needs of local neighbourhoods is key to creating sustainable communities across Oldham. The LDF supports appropriate development that contributes towards creating sustainable communities and promotes community cohesion across the borough. • The LDF strategic objectives, the preferred way forward and policies, in particular LDF policies 1, 2, 3, 4, 5, 6, 17, 19, 20, 23 and 24, covers this policy topic.
Policy DP 3 Promote Sustainable Economic Development	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF economic policies are based on credible and robust evidence, including the Employment Land Review. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 4, 13 and 14, covers this policy topic including setting out the broad approach towards encouraging and supporting sustainable, low carbon economic regeneration, diversification, growth and prosperity in sustainable locations.
Policy DP 4	<ul style="list-style-type: none"> • No policy gap anticipated.

<p>Make the Best Use of Existing Resources and Infrastructure</p>	<ul style="list-style-type: none"> • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF makes the best use of existing resources and infrastructure by focusing growth within the built-up areas in sustainable locations through the effective and efficient use of land and buildings. • This is reflected through the LDF strategic objectives, the preferred way forward and policies, in particular LDF policies 1, 3, 4, 5 and 8. • An Infrastructure Study has also been prepared to help with the delivery of the LDF.
<p>Policy DP 5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and transport policy and guidance which run through the `Joint DPD`. • The LDF reduces the need to travel by ensuring developments are located in areas that are accessible by a range of sustainable transport choices and promotes sustainable transport choices. The LDF manages demand and encourages greater use of public transport, walking and cycling. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5 and 17, promotes accessibility and sustainable transport choices.
<p>Policy DP 6 Marry Opportunity and Need</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF focuses growth and opportunities on the built up areas, which include the most deprived areas of the borough, and promotes development in sustainable and accessible locations and promotes sustainable transport choices. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 4 and 5, covers this policy topic.
<p>Policy DP 7 Promote Environmental Quality</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF protects and improves the quality of local, natural, built and historic environments. • A Habitats Regulations Assessment (HRA) has been

	<p>prepared by the Greater Manchester Ecology Unit and we have had regard to its outcomes.</p> <ul style="list-style-type: none"> • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 4, 5, 6, 9, 20, 21, 22 and 24, covers this policy topic.
Policy DP 8 Mainstreaming Rural Issues	<ul style="list-style-type: none"> • No policy gap anticipated. • Oldham is a metropolitan borough although over half is open land, such as Green Belt or within the Peak Park. The LDF addresses rural issues which run through the `Joint DPD` such as protecting open land and promoting accessibility, local services and appropriate development. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 2, 3, 4, 5, 6 and 22, covers this policy topic.
Policy DP 9 Reduce Emissions and Adapt to Climate Change	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF addresses the climate change agenda and reductions in carbon emissions through ensuring developments are located in sustainable and accessible locations, promoting sustainable transport choices, and promoting green energy. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 2, 3, 4, 5, 18, 19 and 20, covers this policy topic.
Policy RDF 1 Spatial Priorities	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF focuses development in sustainable and accessible locations, such as the borough's centres, regeneration areas and areas that benefit from public transport links. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 3, 4, 5 and 6, address the spatial priorities.
Policy RDF 2 Rural Areas	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • Oldham is a metropolitan borough although over half is open land, such as Green Belt or within the Peak Park. The LDF addresses rural issues which run through the

	<p>‘Joint DPD’ such as protecting open land and promoting accessibility, local services and appropriate development.</p> <ul style="list-style-type: none"> • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 2, 3, 4, 5, 6 and 22, covers this policy topic.
Policy RDF 3 The Coast	<ul style="list-style-type: none"> • No policy gap anticipated. • Oldham is not located on the coast. The policy is not considered appropriate to the borough.
Policy RDF 4 Green Belts	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the ‘Joint DPD’. • The LDF maintains the Green Belt boundaries shown in the UDP. The policy framework for developments in Green Belt is based on national guidance, currently PPG2. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1 and 22, covers this policy topic.
Policy W 1 Strengthening the Regional Economy	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the ‘Joint DPD’. • The LDF promotes economic regeneration, diversification, growth and prosperity that strengthen the local and Greater Manchester economies. • The LDF economic policies are based on credible and robust evidence, including the Oldham Employment Land Review. In addition, AGMA has completed the Greater Manchester Employment Land Position Statement looking at the Greater Manchester employment land requirements. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 4, 13 and 14, covers this policy topic.
Policy W 2 Locations for Regionally Significant Economic Development	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the ‘Joint DPD’. • The LDF promotes economic regeneration, diversification, growth and prosperity that strengthen the local and Greater Manchester economies. This is reflected particularly in locations such as Foxdenton and Hollinwood.

	<ul style="list-style-type: none"> • The LDF economic policies are based on credible and robust evidence, including the Oldham Employment Land Review and the Greater Manchester Employment Land Position Statement. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 4, 13 and 14, covers this policy topic.
Policy W 3 Supply of Employment Land	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF economic policies are based on credible and robust evidence, including the Employment Land Review. In addition, AGMA has completed the Greater Manchester Employment Land Position Statement looking at the Greater Manchester employment land requirements. • The LDF identifies a need for approximately 82 hectares of employment land over the plan period to promote sustainable regeneration, diversification, economic growth and prosperity to meet the needs of the local and Greater Manchester economies. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 4, 13 and 14, covers this policy topic including setting out the broad approach towards delivering economic growth and prosperity in sustainable locations including the business and employment areas and Hollinwood, Foxdenton and Chadderton Technology Park.
Policy W 4 Release of Allocated Employment Land	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF economic policies are based on credible and robust evidence, including the Employment Land Review. • The established employment areas in the 2006 UDP (called Primary Employment Zones) have been reviewed and assessed and carried forward or released, as appropriate, in the LDF. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 4, 13 and 14, covers this policy topic.
Policy W 5 Retail Development	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning

	<p>policy and guidance which run through the `Joint DPD`.</p> <ul style="list-style-type: none"> • The Oldham retail and leisure study provides credible and robust evidence to support the LDF. • The LDF promotes the vitality and viability of the borough's centres. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 15 and 16, covers this policy topic.
Policy W 6 Tourism and the Visitor Economy	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The role tourism plays in the economic and cultural life of the borough is recognised in the LDF. • The LDF policies, particularly 1, 4, 15, 22 and 24, cover this policy topic.
Policy W 7 Principles for Tourism Development	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The role tourism plays in the economic and cultural life of the borough is recognised in the LDF. • The LDF policies, particularly 1, 4, 15, 22 and 24, cover this policy topic.
Policy L 1 Health, Sport, Recreation, Cultural and Education Services Provision	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF contributes to the health and well being and education and skills of people in Oldham by working with relevant partners. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 2, 15 and 23, covers this policy topic. • An Infrastructure Study has also been prepared to help with the delivery of the LDF.
Policy L 2 Understanding Housing Markets	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF housing policies are based on credible and robust evidence. The council has prepared the Oldham Strategic Housing Market Assessment (SHMA), the Oldham Strategic Housing Land Availability Assessment (SHLAA) and the Oldham Affordable Housing Economic

	<p>Viability Assessment (AHEVA) to inform the LDF. The council has worked with AGMA to prepare the Greater Manchester SHMA. The council has also worked with the Oldham Rochdale Housing Market Renewal Pathfinder.</p> <ul style="list-style-type: none"> • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 3, 10, 11 and 12, covers this policy topic.
<p>Policy L 3 Existing Housing Stock and Housing Renewal</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF housing policies are based on credible and robust evidence. The council has prepared the Oldham Strategic Housing Market Assessment (SHMA), the Oldham Strategic Housing Land Availability Assessment (SHLAA) and the Oldham Affordable Housing Economic Viability Assessment (AHEVA) to inform the LDF. The council has worked with its AGMA colleagues to prepare the Greater Manchester SHMA. The council has worked with the Oldham Rochdale Housing Market Renewal Pathfinder. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 3, 10, 11 and 12, covers this policy topic.
<p>Policy L 4 Regional Housing Provision</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF housing policies are based on credible and robust evidence. The council has prepared the Oldham Strategic Housing Market Assessment (SHMA), the Oldham Strategic Housing Land Availability Assessment (SHLAA) and the Oldham Affordable Housing Economic Viability Assessment (AHEVA) to inform the LDF. The council has worked with its AGMA colleagues to prepare the Greater Manchester SHMA. • The housing provision figure for Oldham – at least 289 dwellings net of clearance per annum up to 2021 – is the lowest figure in Greater Manchester. The figure is not a maximum and allows districts to exceed it if justified. The figure was agreed by working with AGMA, the other Greater Manchester local authorities and HMR, and recognises the characteristics of the local housing market. The council has taken the view that the continuation of the figure over the LDF plan period to 2026 is still appropriate to meet the borough’s housing

	<p>needs.</p> <ul style="list-style-type: none"> • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 3, 10, 11 and 12, covers this policy topic.
Policy L 5 Affordable Housing	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF housing policies are based on credible and robust evidence. The council has prepared the Oldham Strategic Housing Market Assessment (SHMA), the Oldham Strategic Housing Land Availability Assessment (SHLAA) and the Oldham Affordable Housing Economic Viability Assessment (AHEVA) to inform the LDF. The council has worked with its AGMA colleagues to prepare the Greater Manchester SHMA. The council has worked with the Oldham Rochdale Housing Market Renewal Pathfinder. • The AHEVA provides evidence on the viability of developments and their ability to provide affordable housing across the borough. The council will work with partners and developers to secure affordable homes to meet the needs of the borough's communities. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 3, 10 and 11, covers this policy topic.
Policy RT 1 Integrated Transport Networks	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF transport policies have been based on credible and robust evidence. The council has worked with AGMA and the Highways Agency to look at the potential impacts of the LDF on the strategic road network. Transport modelling work was undertaken and a transport protocol arrangement with Highways Agency has been implemented. Public transport accessibility map has been prepared. The Greater Manchester Local Transport Plan provides an AGMA and local context for transport issues. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5 and 17, covers this policy topic.
Policy RT 2 Managing Travel Demand	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning

	<p>policy and guidance which run through the `Joint DPD`.</p> <ul style="list-style-type: none"> • The LDF reduces the need to travel by ensuring developments are located in areas that are accessible by a range of sustainable transport choices. The LDF manages demand and encourages greater use of public transport, walking and cycling. • The LDF transport policies have been based on credible and robust evidence. The council has worked with AGMA and the Highways Agency to look at the potential impacts of the LDF on the strategic road network. Transport modelling work was undertaken and a transport protocol arrangement with Highways Agency has been implemented. The Greater Manchester Local Transport Plan provides an AGMA and local context for transport issues. Metrolink extension will improve the borough's public transport links. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5 and 17, covers this policy topic.
<p>Policy RT 3 Public Transport Framework</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF reduces the need to travel by ensuring developments are located in areas that accessible are by a range of sustainable transport choices. The LDF manages demand and encourages greater use of public transport, walking and cycling. • The LDF transport policies have been based on credible and robust evidence. The council has worked with AGMA and the Highways Agency to look at the potential impacts of the LDF on the strategic road network. Transport modelling work was undertaken and a transport protocol arrangement with Highways Agency has been implemented. The Greater Manchester Local Transport Plan provides an AGMA and local context for transport issues. Metrolink extension will improve the borough's public transport links. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5, 6 and 7, covers this policy topic.
<p>Policy RT 4 Management of the Highway Network</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF reduces the need to travel by ensuring developments are located in areas that are accessible

	<p>by a range of sustainable transport choices. The LDF manages demand and encourages greater use of public transport, walking and cycling.</p> <ul style="list-style-type: none"> • The LDF transport policies have been based on credible and robust evidence. The council has worked with AGMA and the Highways Agency to look at the potential impacts of the LDF on the strategic road network. Transport modelling work was undertaken and a transport protocol arrangement with Highways Agency has been implemented. The Greater Manchester Local Transport Plan provides an AGMA and local context for transport issues. Metrolink extension will improve the borough's public transport links. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5 and 17, covers this policy topic.
Policy RT 5 Airports	<ul style="list-style-type: none"> • No policy gap anticipated. • Oldham does not contain any airports. The policy is not considered appropriate to the borough.
Policy RT 6 Ports and Waterways	<ul style="list-style-type: none"> • No policy gap anticipated. • None of the main ports or waterways listed in the policy are in Oldham. • The LDF recognises that the Rochdale Canal and the Huddersfield Narrow Canal are used primarily for tourism and leisure purposes. The LDF supports their potential for canal side regeneration whilst recognising that their use for local water-bourne transport of goods must be safeguarded and ensuring that any development has regard to the HRA and does not have a negative impact on the Rochdale Canal. • The LDF policies, particularly 1, 6, 19 and 21, cover the Rochdale Canal and the Huddersfield Narrow Canal.
Policy RT 7 Freight Transport	<ul style="list-style-type: none"> • No policy gap anticipated. • The Greater Manchester Local Transport Plan will address issues relating to freight. • The LDF policy 17 covers this policy topic.
Policy RT 8 Inter-Modal Freight Terminals	<ul style="list-style-type: none"> • No policy gap anticipated. • None of the areas listed are in Oldham. The policy is not considered appropriate to the borough.
Policy RT 9 Walking and Cycling	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF reduces the need to travel by ensuring

	<p>developments are located in areas that are accessible by a range of sustainable transport choices and promotes sustainable transport choices.</p> <ul style="list-style-type: none"> • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5, 6, 17 and 21, covers this policy topic.
<p>Policy RT 10 Priorities for Transport Management and Investment</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF transport policies have been based on credible and robust evidence. The council has worked with AGMA and the Highways Agency to look at the potential impacts of the LDF on the strategic road network. Transport modelling work was undertaken and a transport protocol arrangement with Highways Agency has been implemented. The Greater Manchester Local Transport Plan provides an AGMA and local context for transport issues. Metrolink extension will improve the borough's public transport links. A Local Infrastructure Study has been prepared. • The Greater Manchester Local Transport Plan will set the priorities for transport. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5, 17 and 25, covers this policy topic.
<p>Policy EM 1 Integrated Enhancement and Protection of the Region's Environmental Assets</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF is supported by credible and robust evidence. This includes the Oldham Landscape Character Assessment (LCA) and the Peak Park LCA, the Urban Historic Characterisation Study, the Oldham and Greater Manchester Biodiversity Action Plans, the Greater Manchester Green Infrastructure Framework and the Greater Manchester Ecological Framework. The LDF also supports the work of Pennine Edge. • The LDF values its local natural and historic environments. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 6, 21, 22 and 24, covers this policy topic.
<p>Policy EM 2 Remediating Contaminated Land</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF ensures the effective and efficient use of land and buildings through land reclamation and remediation of contaminated land. • The LDF, particularly policies 1 and 9, covers this policy topic.

<p>Policy EM 3 Green Infrastructure</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF is supported by credible and robust evidence. This includes the LCA, the Urban Historic Characterisation Study, the Open Space Study and the Greater Manchester Green Infrastructure Framework. • The LDF values its local natural, built and historic environments, green infrastructure, biodiversity, geodiversity and landscapes, and their wider settings. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 6, 21, 22, 23 and 24 covers this policy topic.
<p>Policy EM 4 Regional Parks</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF is supported by credible and robust evidence. This includes the LCA, the Urban Historic Characterisation Study, the Open Space Study and the Greater Manchester Green Infrastructure Framework. • The LDF values its local natural, built and historic environments, green infrastructure, biodiversity, geodiversity and landscapes, and their wider settings. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 6, 21, 22 and 23, covers this policy topic.
<p>Policy EM 5 Integrated Water Management</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF evidence base includes Greater Manchester and Oldham Strategic Flood Risk Assessments. • The LDF ensures that 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. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 6 and 19, covers this policy topic.
<p>Policy EM 6 Managing the North West's Coastline</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • Oldham is not located on the coastline. The policy is not considered appropriate to the borough.
<p>Policy EM 7</p>	<ul style="list-style-type: none"> • No policy gap anticipated.

<p>Minerals Extraction</p>	<ul style="list-style-type: none"> • The LDF has been based on the principles of sustainable development in line with national planning and minerals policy and guidance which run through the `Joint DPD`. • LDF Policy 8 (Sustainable Use of Resources – Minerals) is the core policy relating to minerals. • AGMA has agreed to prepare a Joint Minerals Development Plan Document for Greater Manchester (the `JMDDP`). • The JMDDP is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JMDDP will provide a sound, sub-regional, planning policy framework that provides a clear guide to minerals operators and the public about: <ul style="list-style-type: none"> ○ the locations where mineral extraction may take place; ○ the safeguarding of sensitive environmental features and of mineral resources with potential for future extraction; and ○ all aspects of environmental and resource protection including the sustainable transportation of minerals. • Further details about the JMDDP can be accessed via the website at http://www.gmineralsplan.co.uk
<p>Policy EM 8 Land-won Aggregates</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and minerals policy and guidance which run through the `Joint DPD`. • LDF Policy 8 (Sustainable Use of Resources – Minerals) is the core policy relating to minerals. • AGMA has agreed to prepare a Joint Minerals Development Plan Document for Greater Manchester (the `JMDDP`). • The JMDDP is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JMDDP will provide a sound, sub-regional, planning policy framework that provides a clear guide to minerals operators and the public about: <ul style="list-style-type: none"> ○ the locations where mineral extraction may take place; ○ the safeguarding of sensitive environmental features and of mineral resources with potential for future extraction; and ○ all aspects of environmental and resource protection including the sustainable transportation of minerals. • Further details about the JMDDP can be accessed via the website at http://www.gmineralsplan.co.uk

<p>Policy EM 9 Secondary and Recycled Aggregates</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and minerals policy and guidance which run through the `Joint DPD`. • LDF Policy 8 (Sustainable Use of Resources – Minerals) is the core policy relating to minerals. • AGMA has agreed to prepare a Joint Minerals Development Plan Document for Greater Manchester (the `JMDDP`). • The JMDDP is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JMDDP will provide a sound, sub-regional, planning policy framework that provides a clear guide to minerals operators and the public about: <ul style="list-style-type: none"> ○ the locations where mineral extraction may take place; ○ the safeguarding of sensitive environmental features and of mineral resources with potential for future extraction; and ○ all aspects of environmental and resource protection including the sustainable transportation of minerals. • Further details about the JMDDP can be accessed via the website at http://www.gmmineralsplan.co.uk
<p>Policy EM 10 A Regional Approach to Waste Management</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and waste policy and guidance which run through the `Joint DPD`. • LDF Policy 7 (Sustainable Use of Resources – Waste Management) is the core policy relating to waste management. • AGMA has agreed to prepare a Joint Waste Development Plan Document for Greater Manchester (the `JWDDP`). • The JWDDP is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JWDDP will: <ul style="list-style-type: none"> ○ set out the vision and spatial objectives relating to waste for the Greater Manchester area; ○ develop the main policies and broad framework for implementation and monitoring; ○ detail how the local planning authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters. ○ set out how waste management will be considered alongside other spatial concerns, recognising the

	<p>positive contribution waste management can make to the development of sustainable communities;</p> <ul style="list-style-type: none"> ○ plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; Include a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and ○ set out detailed criteria based and site specific policies for the plan area. <ul style="list-style-type: none"> ● Further details about the JWDPD can be accessed via the website at http://www.gmwastedpd.co.uk
<p>Policy EM 11 Waste Management Principles</p>	<ul style="list-style-type: none"> ● No policy gap anticipated. ● The LDF has been based on the principles of sustainable development in line with national planning and waste policy and guidance which run through the `Joint DPD`. ● LDF Policy 7 (Sustainable Use of Resources – Waste Management) is the core policy relating to waste management. ● AGMA has agreed to prepare a Joint Waste Development Plan Document for Greater Manchester (the `JWDPD`). ● The JWDPD is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JWDPD will: <ul style="list-style-type: none"> ○ set out the vision and spatial objectives relating to waste for the Greater Manchester area; ○ develop the main policies and broad framework for implementation and monitoring; ○ detail how the local planning authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters. ○ set out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities; ○ plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; Include a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and ○ set out detailed criteria based and site specific policies for the plan area. ● Further details about the JWDPD can be accessed via the website at http://www.gmwastedpd.co.uk

<p>Policy EM 12 Locational Principles</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and waste policy and guidance which run through the `Joint DPD`. • LDF Policy 7 (Sustainable Use of Resources – Waste Management) is the core policy relating to waste management. • AGMA has agreed to prepare a Joint Waste Development Plan Document for Greater Manchester (the `JWDPD`). • The JWDPD is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JWDPD will: <ul style="list-style-type: none"> ○ set out the vision and spatial objectives relating to waste for the Greater Manchester area; ○ develop the main policies and broad framework for implementation and monitoring; ○ detail how the local planning authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters. ○ set out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities; ○ plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; Include a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and ○ set out detailed criteria based and site specific policies for the plan area. • Further details about the JWDPD can be accessed via the website at http://www.gmwastedpd.co.uk
<p>Policy EM 13 Provision of Nationally, Regionally and Sub-Regionally Significant Waste Management Facilities</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and waste policy and guidance which run through the `Joint DPD`. • LDF Policy 7 (Sustainable Use of Resources – Waste Management) is the core policy relating to waste management. • AGMA has agreed to prepare a Joint Waste Development Plan Document for Greater Manchester (the `JWDPD`).

	<ul style="list-style-type: none"> • The JWDPD is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JWDPD will: <ul style="list-style-type: none"> ○ set out the vision and spatial objectives relating to waste for the Greater Manchester area; ○ develop the main policies and broad framework for implementation and monitoring; ○ detail how the local planning authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters. ○ set out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities; ○ plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; Include a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and ○ set out detailed criteria based and site specific policies for the plan area. • Further details about the JWDPD can be accessed via the website at http://www.gmwastedpd.co.uk
<p>Policy EM 14 Radioactive Waste</p>	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning and waste policy and guidance which run through the `Joint DPD`. • LDF Policy 7 (Sustainable Use of Resources – Waste Management) is the core policy relating to waste management. • AGMA has agreed to prepare a Joint Waste Development Plan Document for Greater Manchester (the `JWDPD`). • The JWDPD is being prepared on AGMA's behalf by the Greater Manchester Geological Unit. The JWDPD will: <ul style="list-style-type: none"> ○ set out the vision and spatial objectives relating to waste for the Greater Manchester area; ○ develop the main policies and broad framework for implementation and monitoring; ○ detail how the local planning authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters. ○ set out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to

	<ul style="list-style-type: none"> ○ the development of sustainable communities; ○ plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options; Include a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and ○ set out detailed criteria based and site specific policies for the plan area. ● Further details about the JWDPD can be accessed via the website at http://www.gmwastedpd.co.uk
<p>Policy EM 15 A Framework For Sustainable Energy In The North West</p>	<ul style="list-style-type: none"> ● No policy gap anticipated. ● The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. ● The LDF is supported by AGMA's Decentralised and Zero Carbon Energy Planning Study. ● The LDF promotes green energy by reducing energy consumption and increasing energy conservation through sustainable design and construction of new developments, renewable technologies and low carbon energy. Policy 18 sets out an energy hierarchy. ● The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1 and 18, covers this policy topic.
<p>Policy EM 16 Energy Conservation & Efficiency</p>	<ul style="list-style-type: none"> ● No policy gap anticipated. ● The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. ● The LDF evidence is supported by AGMA's Decentralised and Zero Carbon Energy Planning Study. ● The LDF promotes green energy by reducing energy consumption and increasing energy conservation through sustainable design and construction of new developments, renewable technologies and low carbon energy. Policy 18 sets out an energy hierarchy. ● The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1, 5, 17, 18 and 20, covers this policy topic.
<p>Policy EM 17 Renewable Energy</p>	<ul style="list-style-type: none"> ● No policy gap anticipated. ● The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. ● The LDF evidence is supported by AGMA's Decentralised and Zero Carbon Energy Planning Study.

	<ul style="list-style-type: none"> • The LDF promotes green energy by reducing energy consumption and increasing energy conservation through sustainable design and construction of new developments, renewable technologies and low carbon energy. Policy 18 provides a framework which supports renewable technologies and sets out criteria for assessing renewable energy technology proposals. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1 and 18, covers this policy topic.
Policy EM 18 Decentralised Energy Supply	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • The LDF evidence is supported by AGMA's Decentralised and Zero Carbon Energy Planning Study. • The LDF promotes green energy by reducing energy consumption and increasing energy conservation through sustainable design and construction of new developments, renewable technologies and low carbon energy. Policy 18 sets out targets and thresholds for carbon dioxide reduction. • The LDF strategic objectives, the preferred way forward and policies, particularly LDF policies 1 and 18, covers this policy topic.
Policy MCR 1 Manchester City Region Priorities	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • Oldham is covered by this policy. The priorities highlighted in the policy are reflected in the LDF as appropriate. The LDF will help deliver on Greater Manchester's plans for creating quality places with new homes and jobs, good transport and quality environments that contribute towards a sense of place. • AGMA is preparing a Greater Manchester Spatial Framework (GMSF). The GMSF will help deliver on the Greater Manchester Strategy. It will set out priorities for investment. • The LDF strategic objectives, the preferred way forward and policies covers this policy topic.
Policy MCR 2 Regional Centre and Inner Areas of Manchester	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within the regional centre or the inner areas of Greater Manchester.

City Region	
Policy MCR 3 Southern Part of the Manchester City Region	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within the southern part of Greater Manchester.
Policy MCR 4 South Cheshire	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within South Cheshire. The policy is not considered appropriate to the borough.
Policy MCR 5 Northern Part of the Manchester City Region	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF has been based on the principles of sustainable development in line with national planning policy and guidance which run through the `Joint DPD`. • Oldham is covered by this policy. The priorities highlighted in the policy are reflected in the LDF as appropriate. The LDF will help deliver on Greater Manchester's plans for creating quality places with new homes and jobs, good transport and quality environments that contribute towards a sense of place. • The GMSF, being prepared by AGMA, will help deliver on the Greater Manchester Strategy. It will set out priorities for investment. • The LDF strategic objectives, the preferred way forward and policies covers this policy topic.
Policy MCR 6 Strategic Framework for Warrington	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Warrington. The policy is not considered appropriate to the borough.
Policy LCR 1 Liverpool City Region Priorities	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Liverpool. The policy is not considered appropriate to the borough.
Policy LCR 2 The Regional Centre and Inner Areas of Liverpool City Region	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Liverpool. The policy is not considered appropriate to the borough.
Policy LCR 3 Outer part of the Liverpool City Region	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Liverpool. The policy is not considered appropriate to the borough.
Policy LCR 4	<ul style="list-style-type: none"> • No policy gap anticipated.

The remaining rural parts of Liverpool City Region	<ul style="list-style-type: none"> • No part of Oldham is located within Liverpool. The policy is not considered appropriate to the borough.
Policy LCR 5 West Cheshire – North East Wales	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within West Cheshire – North East Wales. The policy is not considered appropriate to the borough.
Policy CLCR 1 Central Lancashire City Region Priorities	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Central Lancashire. The policy is not considered appropriate to the borough.
Policy CLCR 2 Focus for Development and Investment in Central Lancashire City Region	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Central Lancashire. The policy is not considered appropriate to the borough.
Policy CLCR 3 Green City	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Central Lancashire. The policy is not considered appropriate to the borough.
Policy CNL 1 Overall Spatial Policy for Cumbria	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Cumbria. The policy is not considered appropriate to the borough.
Policy CNL 2 Sub-area Development Priorities for Cumbria	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within Cumbria. The policy is not considered appropriate to the borough.
Policy CNL 3 Spatial Policy for the Lake District	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within the Lake District. The policy is not considered appropriate to the borough.
Policy CNL 4 Spatial Policy for North Lancashire	<ul style="list-style-type: none"> • No policy gap anticipated. • No part of Oldham is located within North Lancashire. The policy is not considered appropriate to the borough.
Policy IM 1 Implementation	<ul style="list-style-type: none"> • No policy gap anticipated. • The LDF includes details of how the policies will be

	monitored and an Infrastructure Study has been prepared.

21. As can be seen from Table 1, the future loss of RSS is not anticipated to result in any loss of policy coverage in Oldham. The LDF, through the `Joint DPD`, provides a sound planning and development framework for Oldham.

Greater Manchester and other adjoining authorities

22. The POS advice also suggested that a statement be prepared that sets out how neighbouring districts are working together on cross boundary issues.

23. AGMA has a long and successful track record of the ten local authorities working together. A new Greater Manchester Local Enterprise Partnership has been announced and a Combined Authority has been established. AGMA has prepared the Greater Manchester Strategy and is preparing the non-statutory GMSF.

24. The GMSF will provide an integrated investment framework of key principles for collaboration by the ten local authorities in Greater Manchester and their partners. This is to ensure that decisions about investment and development priorities maximise the impact of resources, and support the delivery of the Greater Manchester Strategy (GMS). The GMSF will set a framework at the Greater Manchester level to articulate priorities and set the direction and context for collaborative working.

25. A second Local Investment Plan (LIP2) has been prepared as a successor to the first Local Investment Plan (LIP1). It forms an important element of Greater Manchester's emerging agreed collaborative framework to deliver the Greater Manchester Strategy. LIP1 outlined around £375 million of investment in Greater Manchester. However given the uncertainty of resources and investment from April 2011, LIP2 focuses more on outlining the challenges and opportunities for investment in Greater Manchester. It is hoped that the plan will generate and shape investment in housing and physical regeneration in Greater Manchester.

26. During the preparation on the LDF we have held meetings and discussions with planning colleagues at Peak Park, Kirklees and Calderdale.

From: ARSTALL DAVE
Sent: 07 July 2010 13:58
To:
Cc:

Subject: CONFORMITY WITH RSS

Dave

I refer to our telephone conversation this morning in which you raised the point that the LDF regulations include a requirement for the local authority to seek a statement of conformity with RSS when publishing a DPD.

I can confirm that this is no longer required. Whilst existing legislation requires LDDs to be in general conformity with RSS, RSS is no longer part of the development plan and, although the general conformity requirement technically remains, it will no longer apply in practice.

I am copying this to SPIG members for information.

Regards
Dave

Dave Arstall
Spatial Development Manager
Government Office for the North West
City Tower
Piccadilly Plaza

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From: Michael Gallagher/urbreg/STHMBC [
Sent: 12 November 2010 13:50
To: Paul McGrath
Subject: Re: Oldham Local Development Framework

Paul

Thank you for your email.

In light of the High Court decision earlier this week I have reviewed the situation along with my Chief Executive and we have come to the conclusion that our original stance should be maintained.

Therefore I would like to reiterate that as the North West Regional Leaders Board (formerly 4NW) has been significantly downsized, restructured and refocused, we do not currently have the capacity to comment on individual planning applications or Local Development Frameworks.

Michael Gallagher
Director of Planning, Transport & Housing

North West Regional Leaders Board
c/o St Helens Council
Town Hall
Victoria Square
St Helens
Merseyside

Website: www.nwrlb.co.uk

From: DAVE ARSTALL
Sent: 16 November 2010 10:32
To: Haslam, Rob; Paul McGrath
Cc:

Subject: RE: CONFORMITY WITH RSS

Paul/Rob

Sorry I've been out of the office for a couple of days. In the interim we have received the following general advice from DCLG:

"Until they are abolished by the Localism Bill Regional Strategies form part of the statutory development plan. They are the starting point for the determination of planning applications and local plans must be in general conformity with them. However, the announcement that the Secretary of State intends to abolish them in the Localism Bill should be treated as a material consideration by the Planning Inspectorate and local planning authorities in planning decisions."

You have taken a sensible approach by seeking advice on conformity from the Leaders Board, but they are no longer in a position to provide it. In the absence of such advice the onus is on the local authority to reach its own view on whether an emerging plan is in conformity with RSS, though in considering this you may be able to take into account any earlier advice you may have received from 4NW on your emerging plans.

Regards
Dave

Dave Arstall
Spatial Development Manager
Government Office for the North West
Piccadilly Gate
Store Street
Manchester