

PLANNING COMMITTEE ***Agenda***

Date Wednesday 13 May 2020

Time 6.00 pm

Venue Virtual Meeting – click on the link below to access this meeting
https://www.oldham.gov.uk/info/200608/meetings/1940/live_council_meetings_online

- Notes
1. DECLARATIONS OF INTEREST- If a Member requires any advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Paul Entwistle or Sian Walter-Browne in advance of the meeting.
 2. CONTACT OFFICER for this Agenda is Sian Walter-Browne email sian.walter-browne@oldham.gov.uk
 3. PUBLIC SPEAKING – Any applicant or objector wishing to speak at this meeting must register to do so by email to constitutional.services@oldham.gov.uk by no later than 12.00 Noon on Wednesday 13 May 2020. Full joining instructions will be provided.
 4. PUBLIC QUESTIONS – Any member of the public wishing to ask a question at the above meeting can do so only if the question is submitted by email to constitutional.services@oldham.gov.uk by 12 Noon on Thursday, 7 May 2020. The question will be read out by the Chair and a response will be provided at the virtual meeting.
 5. FILMING – This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed. Disruptive and anti social behaviour will always be filmed.

Recording and reporting the Council's meetings is subject to the law including the law of defamation, the Human Rights Act, the Data Protection Act and the law on public order offences.

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:
Councillors Akhtar, Brownridge, Davis, H. Gloster, Harkness, Hewitt, Hudson, Phythian, Hulme, Ibrahim, Iqbal, Jacques, Malik and Dean (Chair)



Item No

- 6 PA/344149/19 - Former abattoir, Edge Lane Street, Royton, OL2 6DS (Pages 1 - 14)
Former abattoir, Edge Lane Street, Royton, OL2 6DS
- 7 PA/344187/19 - 148 Middleton Road, Royton, OL2 5LL (Pages 15 - 28)
Residential Development to form 14 no Residential Apartments (Use Class C3) following demolition of existing public house.
- 8 PA/344254/10 - Dryclough Manor, Shaw Road, Royton, OL2 6DA (Pages 29 - 38)
Three storey extension to provide 13no additional bedrooms and additional lounge at ground floor.
- 9 PA/344381/20 - Land to the west of Greengate, Oldham, M24 1SE (Pages 39 - 48)
Proposed development comprising of Class B1, B2 or B8 units, associated parking, landscaping and infrastructure.

Planning Committee Meeting

Date 13th May 2020

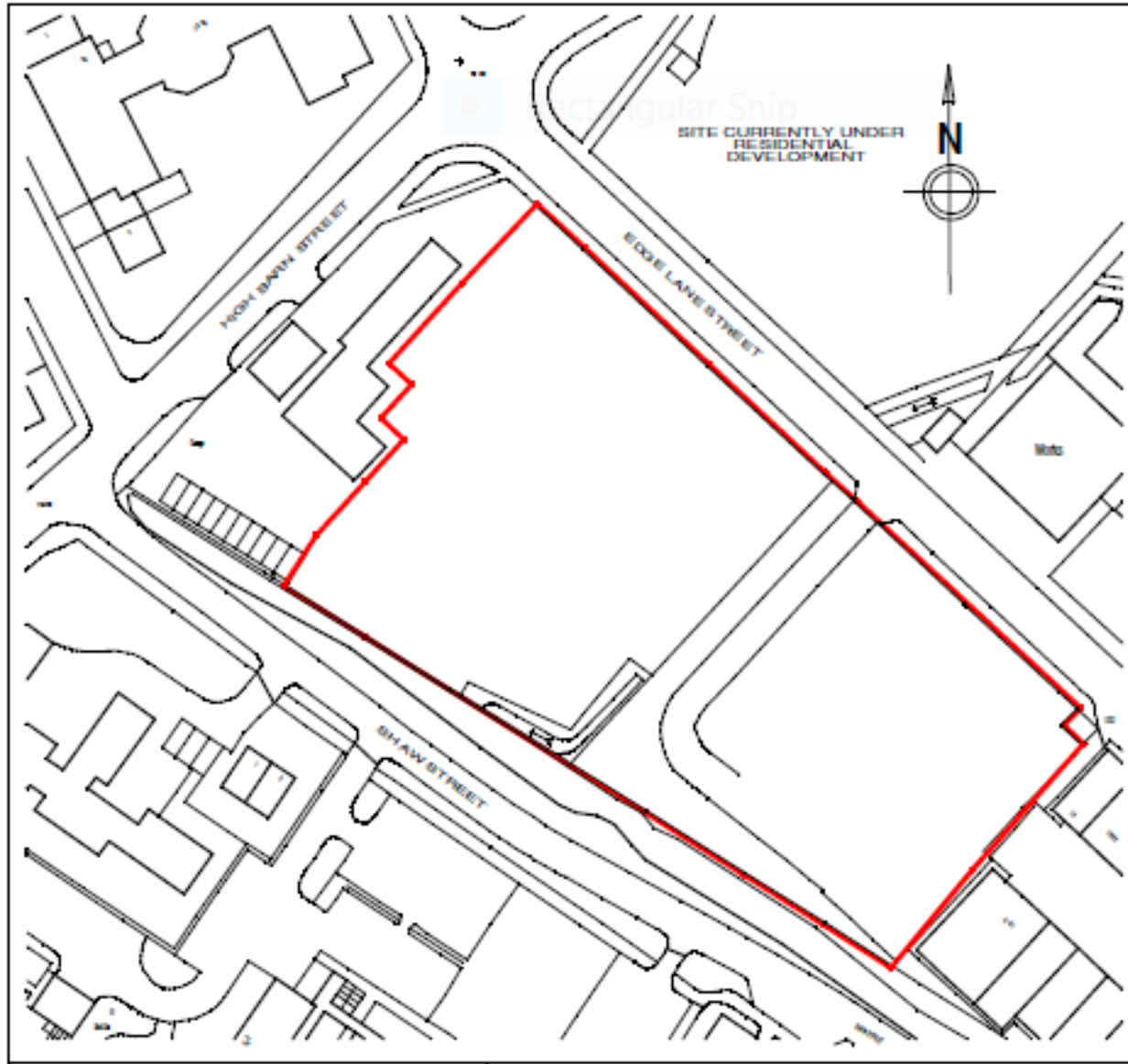
Proposed residential development comprising 8no. 2 bed houses, 17no. 3 bed houses, 2no. 4 bed houses, 6no. 2 bed apartments and 6no. 1 bed apartments.

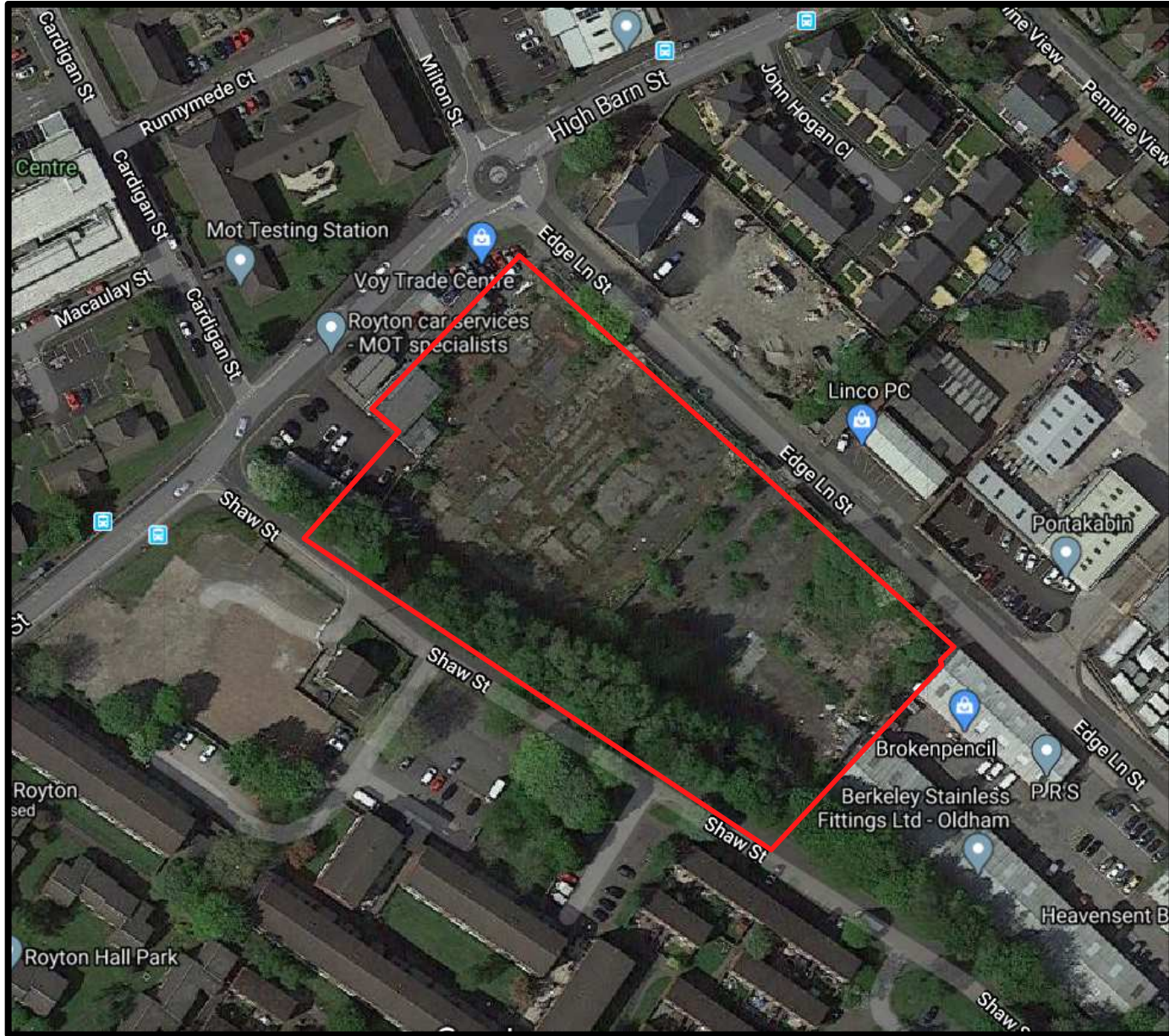
Former abattoir, Edge Lane Street, Royton, OL2 6DS

Application No. **PA/344149/19**



Location Plan





View along Edge Lane Street (site to left)



View from Shaw Street showing adjacent trees



View across vacant site looking south-east





South-eastern edge of site



North-western edge alongside car sales premises.

Proposed site layout.

PROPOSED RESIDENTIAL DEVELOPMENT AT EDGE LANE STREET, ROYTON, OLDHAM

Schedule of Accommodation

TYPE A/A1	- 2 Bedroom 3 Person House	70.0 Sq.Metres	8	CAR PARKING
TYPE B	- 2 Bedroom 3 Person Flat	61.0 Sq.Metres	6	1 Bed Flat 100%
TYPE C	- 1 bedroom 2 Person Flat	50.0 Sq.Metres	6	2 Bed Flat 100%
TYPE D/D1	- 3 Bed 4 Person House	84.0 Sq.Metres	17	2 bed House 100% / 200%
TYPE E	- 4 Bed 6 Person House	106.0 Sq.Metres	2	3 bed House 200%
TOTAL			39No	4 bed House 200%



LEGEND

- TURFED AREAS
 - PRECAST CONCRETE PAVING
 - TARMACADAM PARKING
 - TREES TO BE REMOVED
 - NEW TREE PLANTING
 - TARMACADAM HIGHWAY / FOOTWAY
 - ECOLOGY AREA
 - ECOLOGY AREA
 - CONCRETE SETTS
- BOUNDARY TREATMENTS**
- 1000mm HIGH BLACK POWDER COATED MILD STEEL HOOP TOP FENCING
 - 1800mm CLOSE VERTICAL BOARDED TIMBER FENCE WITH CONCRETE POSTS AND PLINTH PANEL
 - 1500mm CLOSE VERTICAL BOARDED TIMBER FENCE WITH CONCRETE POSTS AND PLINTH PANEL

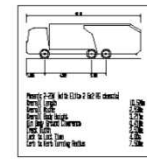
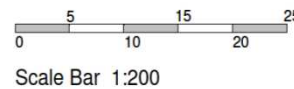
SCHEME DESIGN

Rev	Date	Description
A	18.12.19	HIGHWAY AMENDMENTS
B	28.01.20	FURNISHED FLOOR LEVELS ADDED
C	29.01.20	TURNING HEAD AMENDMENTS

Wiggett Homes
architects, project managers, construction cost consultants. CDM
Registered in England and Wales, Reg No: 7142636
Quality Standard ISO 9001:2015, ISO 14001:2015
Hampshire House, Blackshaw Lane, Hapsley, Royton, Oldham, OL2 9AG
0161 626 0000 | 0161 626 0001 | www.wiggetthomes.com

Also at Birmingham (England) office

Do not scale from this drawing. All dimensions must be checked and verified before preparing production drawings or construction details. This drawing shall be designed in the knowledge that the client and may not be used for any other purpose without the prior written consent.



nicol thomas

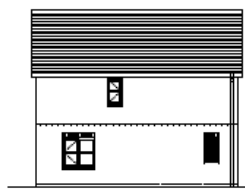
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Job:	EDGE LANE STREET, ROYTON, OLDHAM
Drawing title:	PROPOSED SITE LAYOUT
Drawing Number:	M20686.PL.001
Scale:	1:200 (G.P. A1)
Date:	18.03.19
Drawn by / checked by:	S

Proposed elevations.

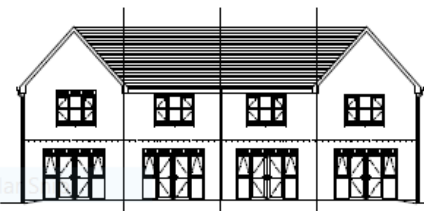
PROPOSED RESIDENTIAL DEVELOPMENT AT
EDGE LANE STREET, ROYTON,
OLDHAM



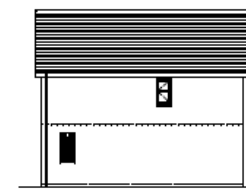
PROPOSED FRONT ELEVATION
PLOTS 1-4



PROPOSED GABLE ELEVATION
PLOT - 1



PROPOSED REAR ELEVATION
PLOTS 4- 1



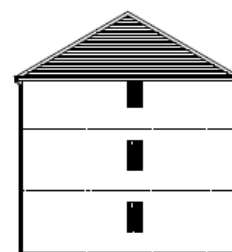
PROPOSED GABLE ELEVATION
PLOT - 4



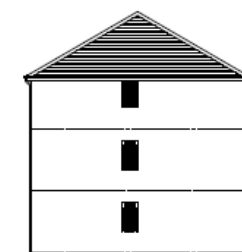
PROPOSED FRONT ELEVATION
PLOTS 5 - 10



PROPOSED REAR ELEVATION
PLOTS 5 - 10



PROPOSED GABLE ELEVATION
PLOTS 5, 7 & 9



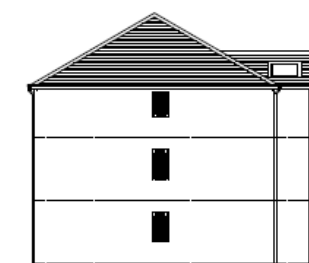
PROPOSED GABLE ELEVATION
PLOTS 8, 8 & 10



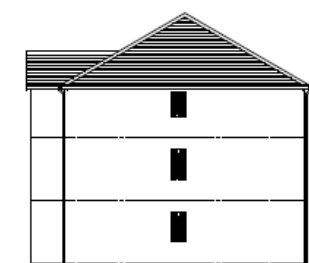
PROPOSED FRONT ELEVATION
PLOTS 11 - 18



PROPOSED REAR ELEVATION
PLOTS 11 - 18



PROPOSED GABLE ELEVATION
PLOTS 11, 13 & 15



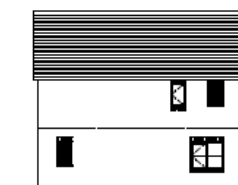
PROPOSED
GABLE
ELEVATION
PLOTS
12, 14 & 18



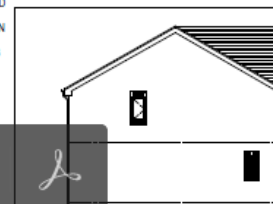
PROPOSED FRONT ELEVATION
PLOTS 33 & 34



PROPOSED REAR ELEVATION
PLOTS 34 & 33



PROPOSED GABLE ELEVATION
PLOT 34



PROPOSED GABLE
ELEVATION
PLOT 33

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ELEVATIONS - Sheet 1 of 2

Rev	Description

nicol thomas
architects
100-102, Canal Street, Manchester, M1 3DW
Tel: 0161 275 1100
www.nicolthomas.co.uk

Navigation icons: Save, Print, Up, Down, 1 / 1, Previous, Next, and a signature icon.

nicol thomas

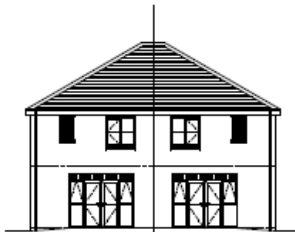
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Site	EDGE LANE STREET, ROYTON, OLDHAM
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Drawing Number	MR0008 - PL - 004
Scale	1:100 @ A1
Date	01.10.19
Drawn by	

Proposed elevations

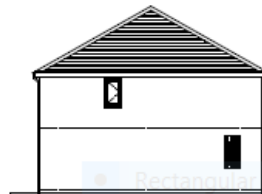
PROPOSED RESIDENTIAL DEVELOPMENT AT
EDGE LANE STREET, ROYTON,
OLDHAM



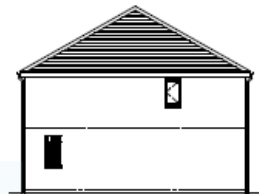
PROPOSED FRONT ELEVATION
PLOTS 17 & 19 / 19 & 20 / 21 & 22 /
23 & 24 / 27 & 28 / 29 / 31 & 32



PROPOSED REAR ELEVATION
PLOTS 18 & 17 / 20 & 19 / 22 & 21 /
24 & 23 / 28 & 27 / 32 & 31



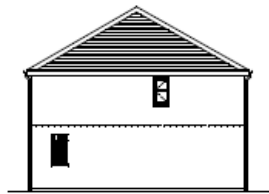
PROPOSED GABLE ELEVATION
PLOTS 17 / 19 / 21 / 23 / 27 / 31



PROPOSED GABLE ELEVATION
PLOTS 18 / 20 / 22 / 24 / 28 / 32



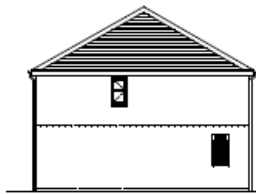
PROPOSED FRONT ELEVATION
PLOTS 25 & 26



PROPOSED GABLE ELEVATION
PLOT - 26



PROPOSED REAR ELEVATION
PLOTS 28 & 25



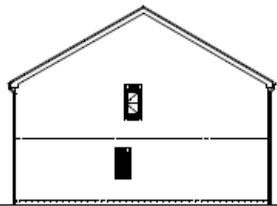
PROPOSED GABLE ELEVATION
PLOT - 25



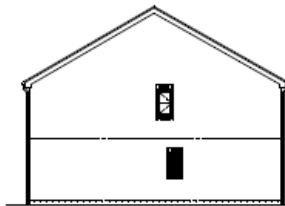
FRONT ELEVATION
PLOTS 29 & 30



REAR ELEVATION
PLOTS 30 & 29



GABLE ELEVATION
PLOT - 29



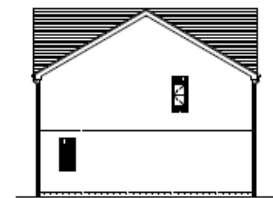
GABLE ELEVATION
PLOT - 30



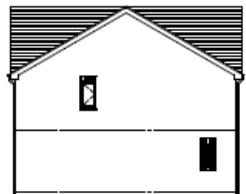
PROPOSED FRONT ELEVATION
PLOTS 35 & 38



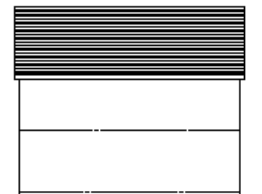
PROPOSED REAR ELEVATION
PLOTS 38 & 35



PROPOSED GABLE ELEVATION
PLOT - 38



PROPOSED GABLE ELEVATION
PLOT 37



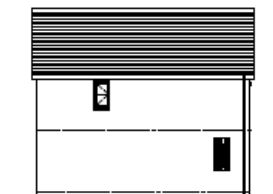
PROPOSED GABLE ELEVATION
PLOT 39



PROPOSED REAR ELEVATION
PLOTS 39, 38 & 37



PROPOSED FRONT ELEVATION
PLOTS 37, 38 & 39

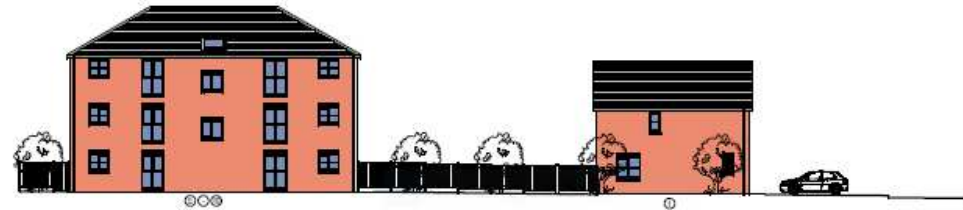


PROPOSED GABLE ELEVATION
PLOT - 35

Page 10

Applicant's street scene

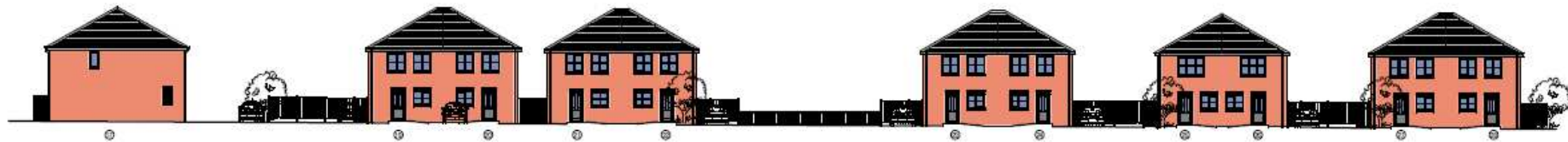
PROPOSED RESIDENTIAL DEVELOPMENT AT
EDGE LANE STREET, ROYTON,
OLDHAM



EDGE LANE STREET ELEVATION - A



EDGE LANE STREET ELEVATION - B



STREETSCENE ELEVATION - C

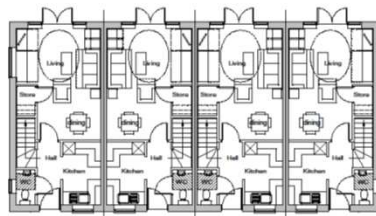


STREETSCENE ELEVATION - D

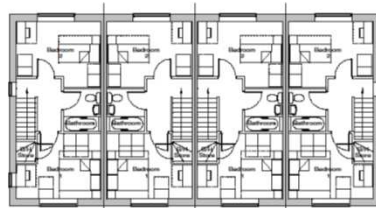
Page 11

Proposed Floor plans

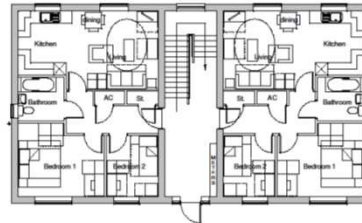
PROPOSED RESIDENTIAL DEVELOPMENT AT EDGE LANE STREET, ROYTON, OLDHAM



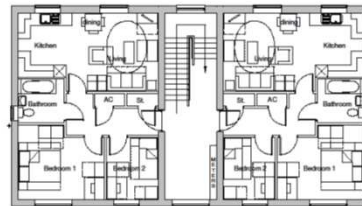
GROUND FLOOR PLAN TYPE - A1 / A
2 BEDROOM 3 PERSON HOUSE
PLOTS 1, 2, 3 & 4



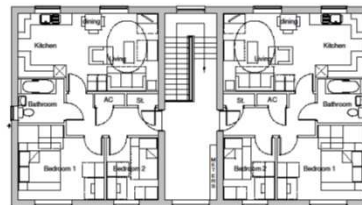
FIRST FLOOR PLAN TYPE - A1 / A
2 BEDROOM 3 PERSON HOUSE
PLOTS 1, 2, 3 & 4



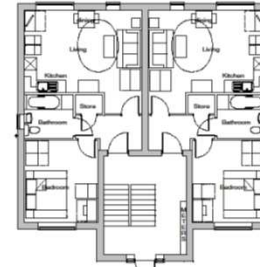
GROUND FLOOR PLAN TYPE - B
2 BEDROOM 3 PERSON FLAT
PLOTS 5 & 6



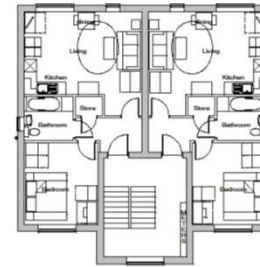
FIRST FLOOR PLAN TYPE - B
2 BEDROOM 3 PERSON FLAT
PLOTS 5 & 6



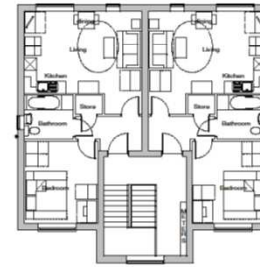
SECOND FLOOR PLAN TYPE - B
2 BEDROOM 3 PERSON FLAT
PLOTS 5 & 6



GROUND FLOOR PLAN TYPE - C
1 BEDROOM 2 PERSON FLATS
PLOTS 11 & 12



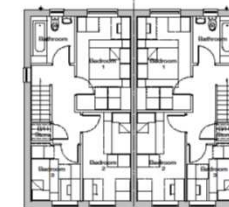
FIRST FLOOR PLAN TYPE - C
1 BEDROOM 2 PERSON FLATS
PLOTS 13 & 14



SECOND FLOOR PLAN TYPE - C
1 BEDROOM 2 PERSON FLATS
PLOTS 15 & 16



GROUND FLOOR PLAN TYPE - D
3 BEDROOM 4 PERSON HOUSE
PLOTS 17 & 18 / 19 & 20 / 21 & 22
23 & 24 / 27 & 28 / 31 & 32



FIRST FLOOR PLAN TYPE - D
3 BEDROOM 4 PERSON HOUSE
PLOTS 17 & 18 / 19 & 20 / 21 & 22
23 & 24 / 27 & 28 / 31 & 32

PROPOSED HOUSE TYPES

No.	Date	Description

Wiggett Homes project managers construction cost consultants CDM
 registered in England and Wales Reg No. 294846
 Quality Standard: ISO 9001:2015 Site Licence Number: 024752
 Wiggett Homes (Manchester) Ltd, Highgate, Royton, Oldham, OL2 4NS
 Tel: 0161 265 1211 Fax: 0161 265 1212 Email: sales@wiggetthomes.com

Also at Birmingham (Registered office)
 On completion of the drawings, all dimensions must be checked and
 confirmed before printing production drawings. It is recommended that
 the drawings and the design are the property of Wiggett Homes Ltd
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 prior written consent.

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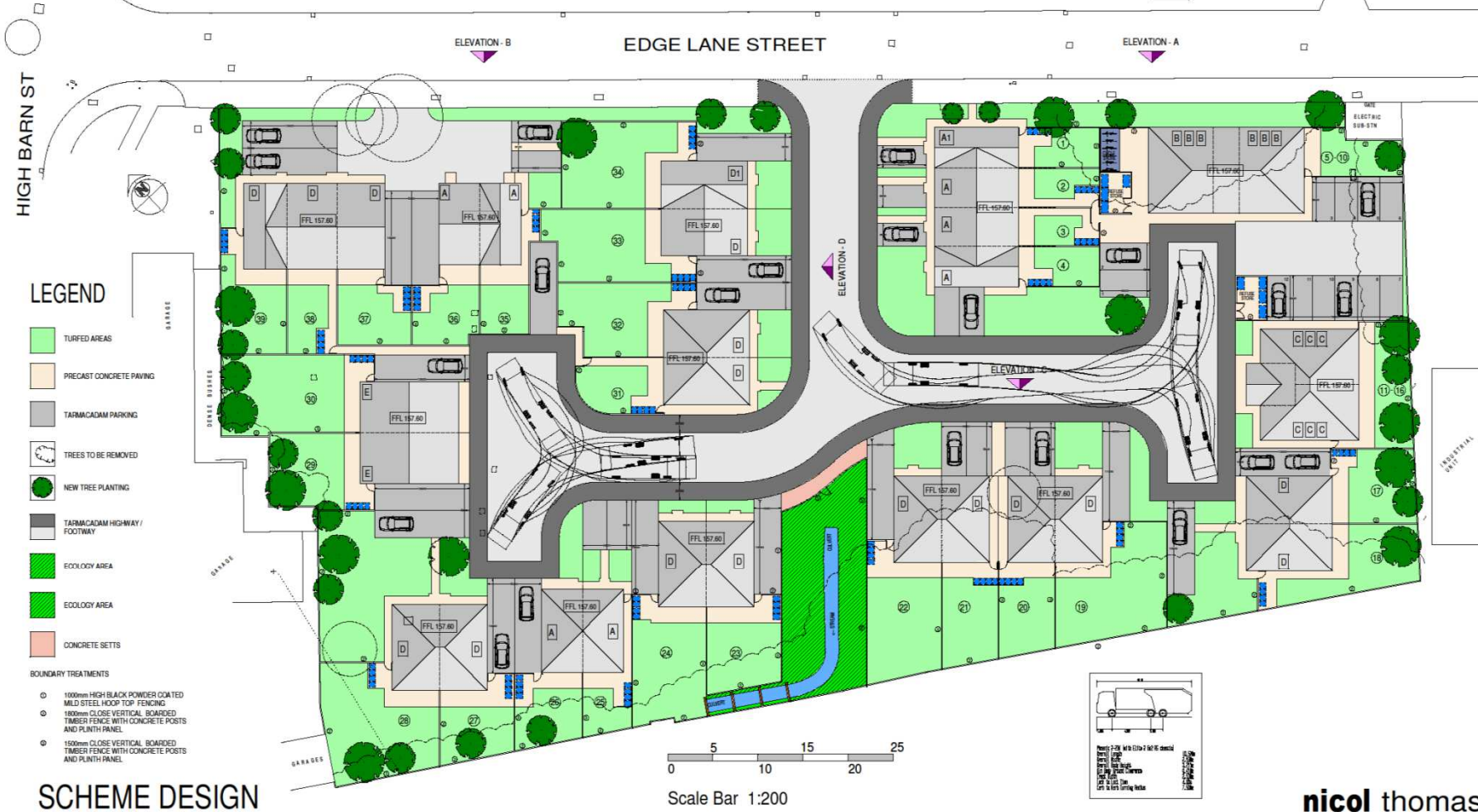
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Job	EDGE LANE STREET, ROYTON, OLDHAM REPOSING FLOORPLAN, S4E11
Drawing title	
Drawing Number	
Link number	M0066_PL_002
Scale	1:100 @ A1
Date	15.10.19
Drawn by / checked by	BT

Proposed site layout.

PROPOSED RESIDENTIAL DEVELOPMENT AT EDGE LANE STREET, ROYTON, OLDHAM

Schedule of Accommodation

TYPE A/A1	- 2 Bedroom 3 Person House	70.0 Sq.Metres	8	CAR PARKING
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SCHEME DESIGN

Rev	Date	Description
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architects, project managers, construction cost consultants. CDM
Registered in England and Wales, Reg No: 7142636
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Hampden House, Blackshaw Lane, Hopton, Oldham, OL14 4AG
0161 626 3333. www.wiggetthomes.co.uk
Also at Birmingham (England) office
Do not scale from this drawing. All dimensions must be checked and
verified before preparing production drawings or construction details.
This drawing shall be designed in the knowledge of the Building Regulations and may not be used for any other purpose without the prior written consent.

nicol thomas

Client:	WIGGETT CONSTRUCTION		
Job:	EDGE LANE STREET, ROYTON, OLDHAM		
Drawing title:	PROPOSED SITE LAYOUT		
Drawing Number:	M20688.PL.001	Revision:	C
Unit number:	12006 GR A1		
Date:	18.09.19		
Drawn by / checked by:	S		

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Planning Committee Meeting 13th May 2020

Residential development to form 14 apartments
following demolition of existing public house

148 Middleton Road, Royton OL2 5LL

Application No. PA/344187/19



Former public house building

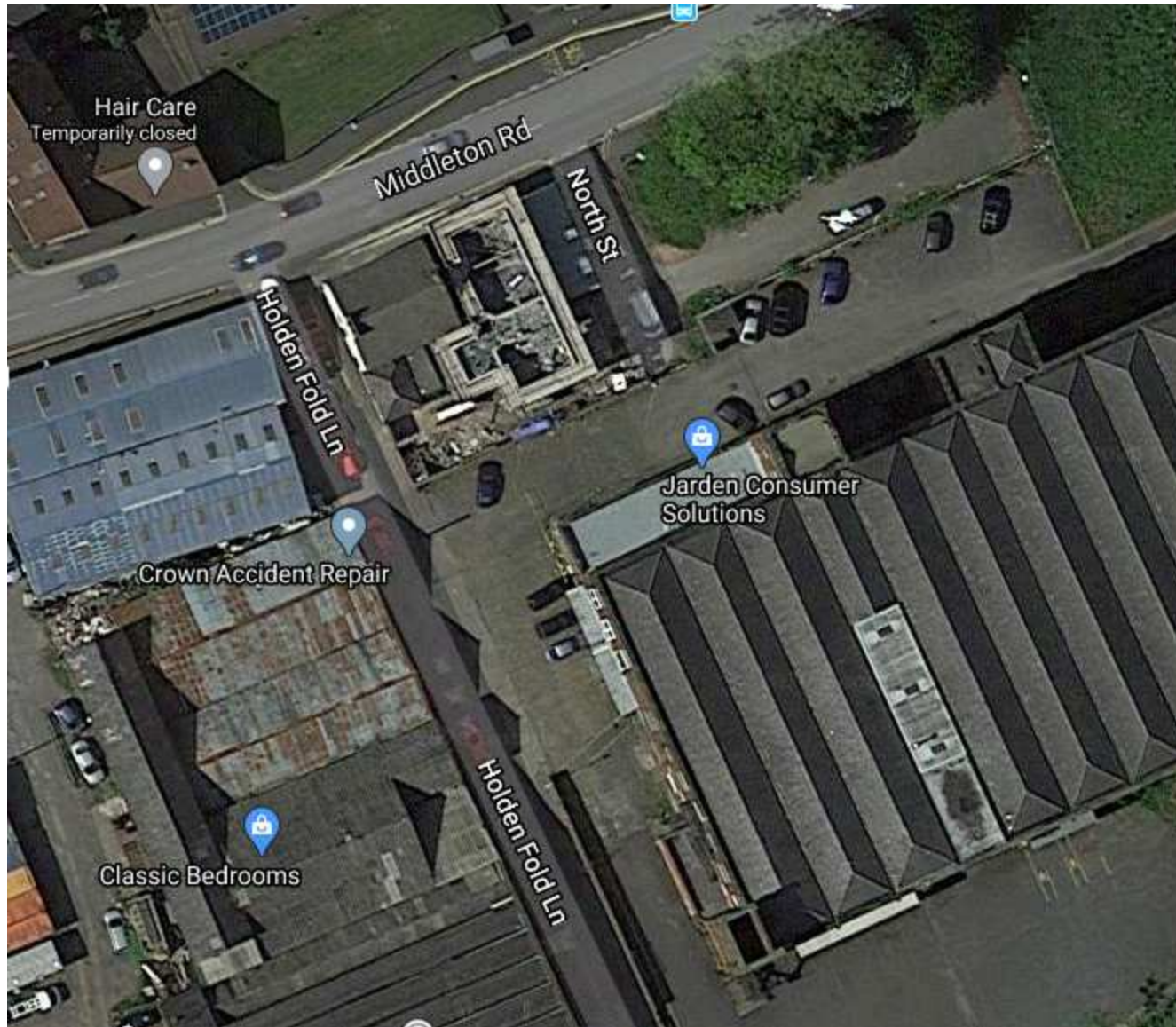


Front and side elevations

Page 17



Aerial view



Proposed site plan



Proposed front elevation



Proposed side elevation from Holden Fold Lane



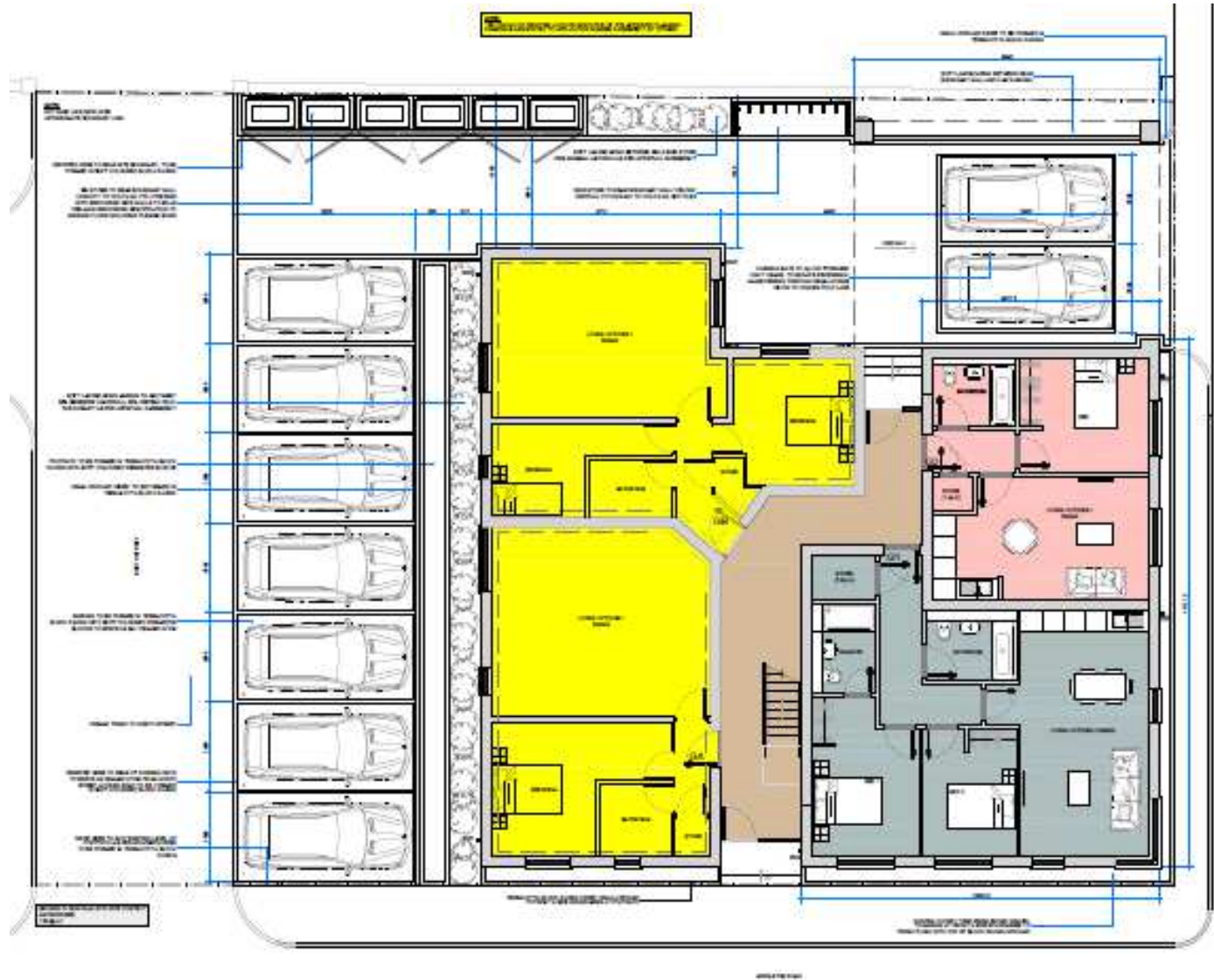
Side elevation from North Street



Proposed rear elevation



Proposed ground floor plan



Proposed first floor plan



Proposed second floor plan



Third floor and roof plan



Proposed front elevation

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Planning Committee Meeting 13 May 2020

PA/344254/19: Three storey extension to provide 13no additional bedrooms and additional lounge at ground floor.

Dryclough Manor, Shaw Road, Royton, OL2 6DA



Aerial view



Site Location Plan



Site entrance from Eleanor Road



Site entrance on the left



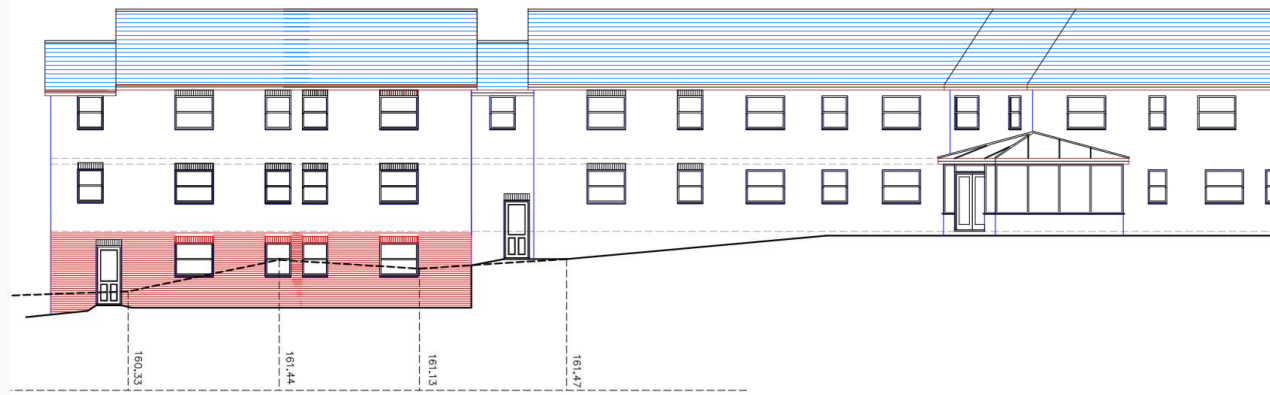
Existing site from south



Existing car park



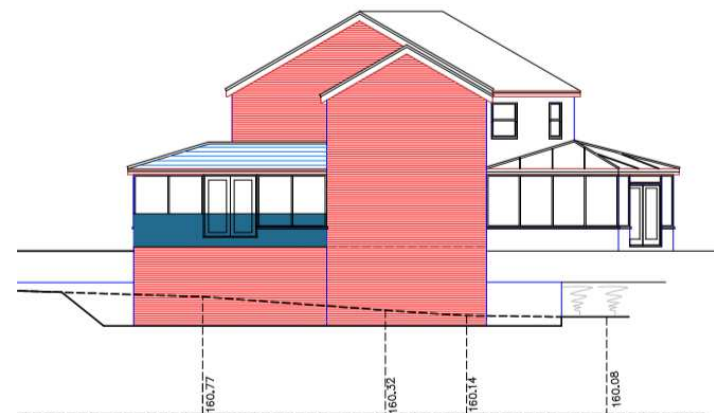
Proposed elevations



proposed rear

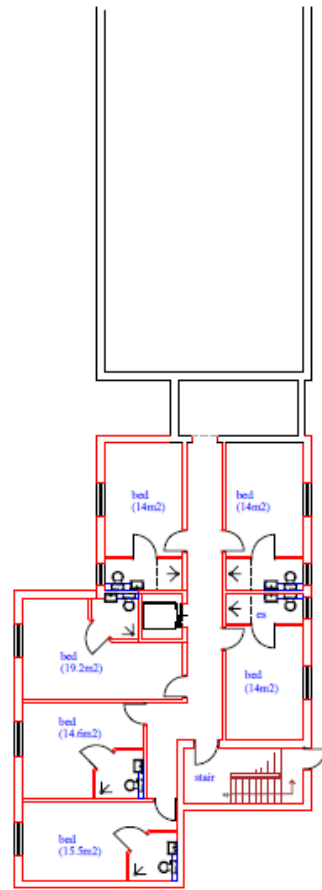


proposed front

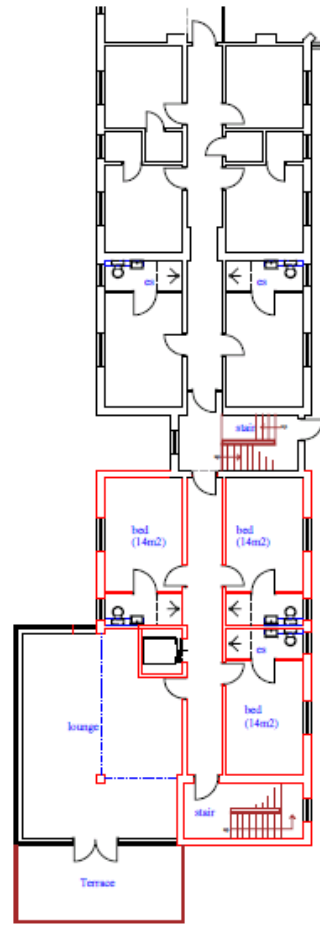


proposed side

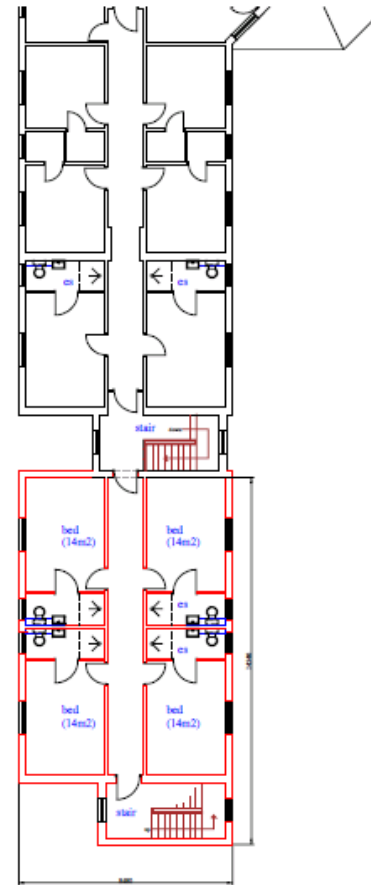
Floor layout plans



proposed lower ground floor
1:100 @ A1



proposed ground floor
1:100 @ A1



proposed first floor
1:100 @ A1

Site Location Plan



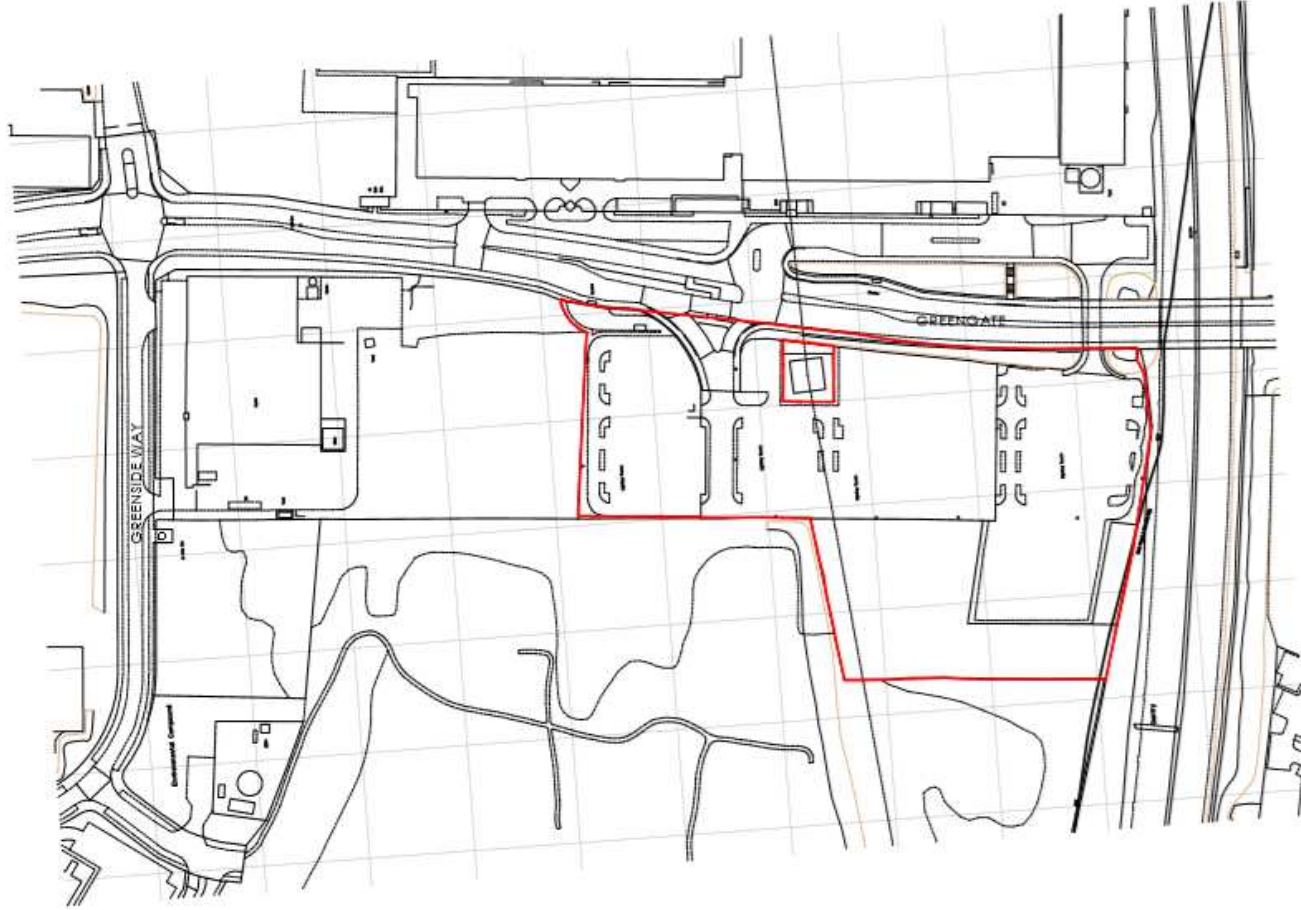
Planning Committee Meeting 13 May 2020

PA/344381/20: Proposed development comprising of Class B1, B2 or B8 units, associated parking, landscaping and infrastructure.

Land west of Greengate, Oldham, M24 1SE



Site Location Plan



Proposed layout



Aerial view from the east – approximate site boundary

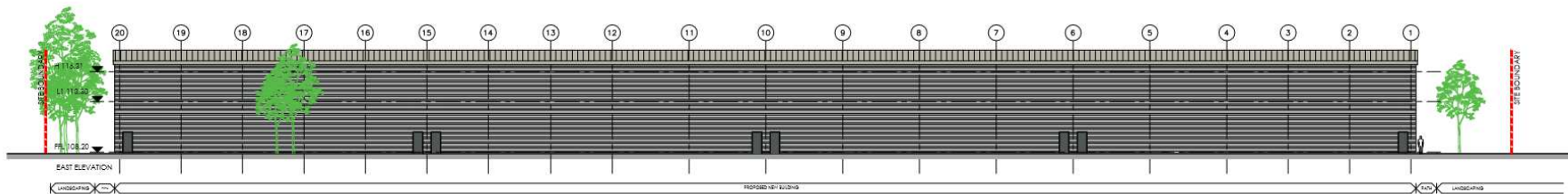
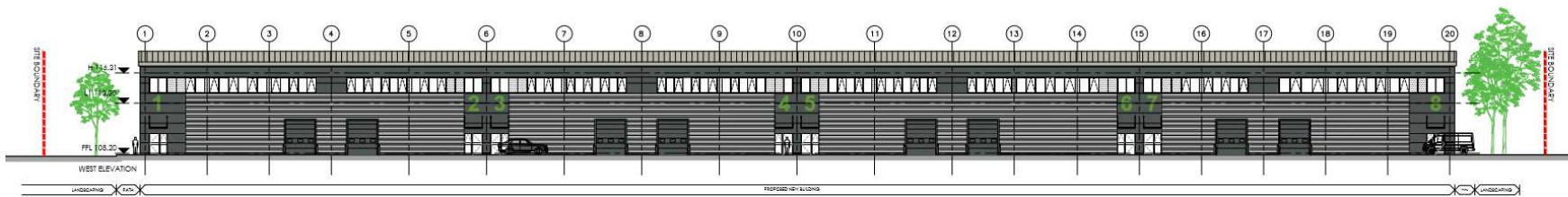
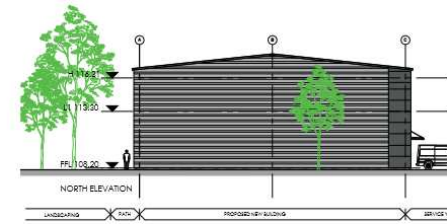
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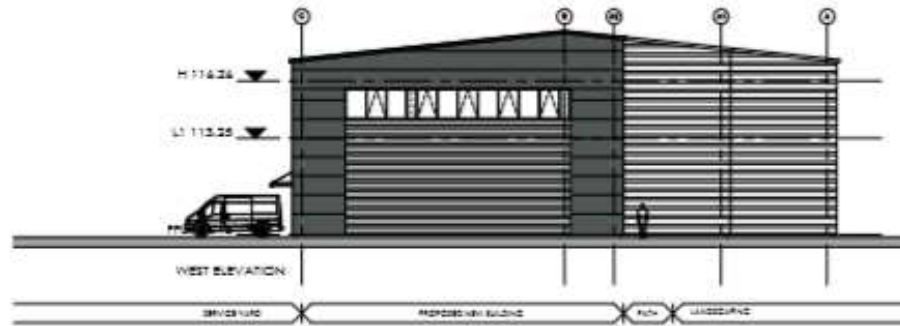
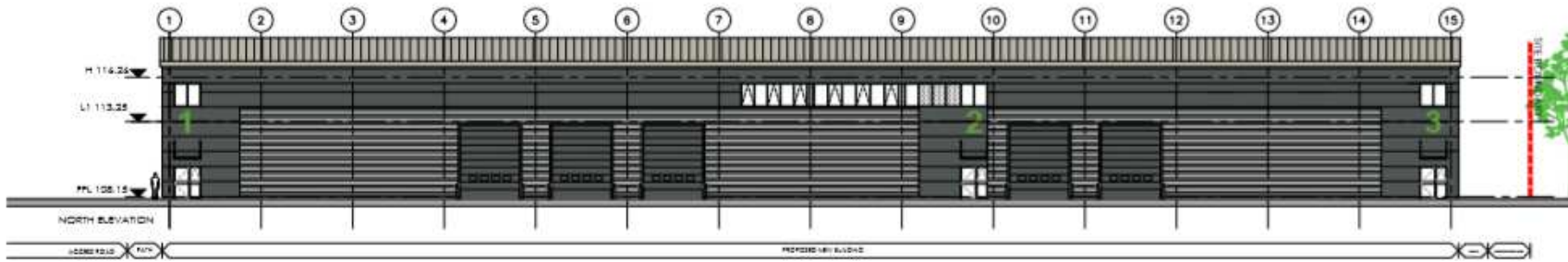
Aerial view from the south – approximate site boundary



Unit A: Proposed elevations



Unit E: Proposed elevations



View north-west across the site from bridge over M60



View north-west across the site from Greengate



Site Location Plan

