

Planning Committee Meeting

Date 13th May 2020

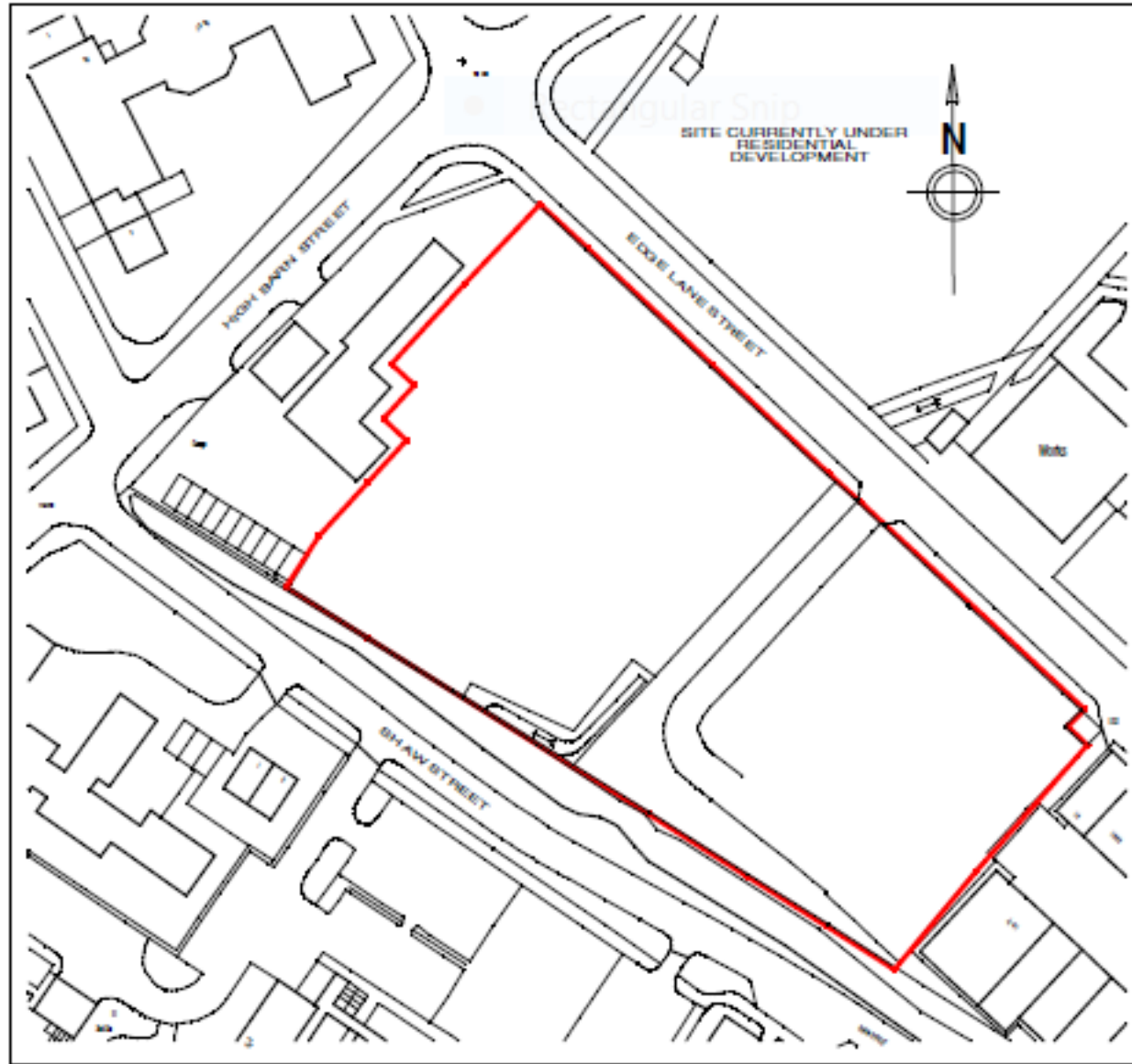
Proposed residential development comprising 8no. 2 bed houses, 17no. 3 bed houses, 2no. 4 bed houses, 6no. 2 bed apartments and 6no. 1 bed apartments.

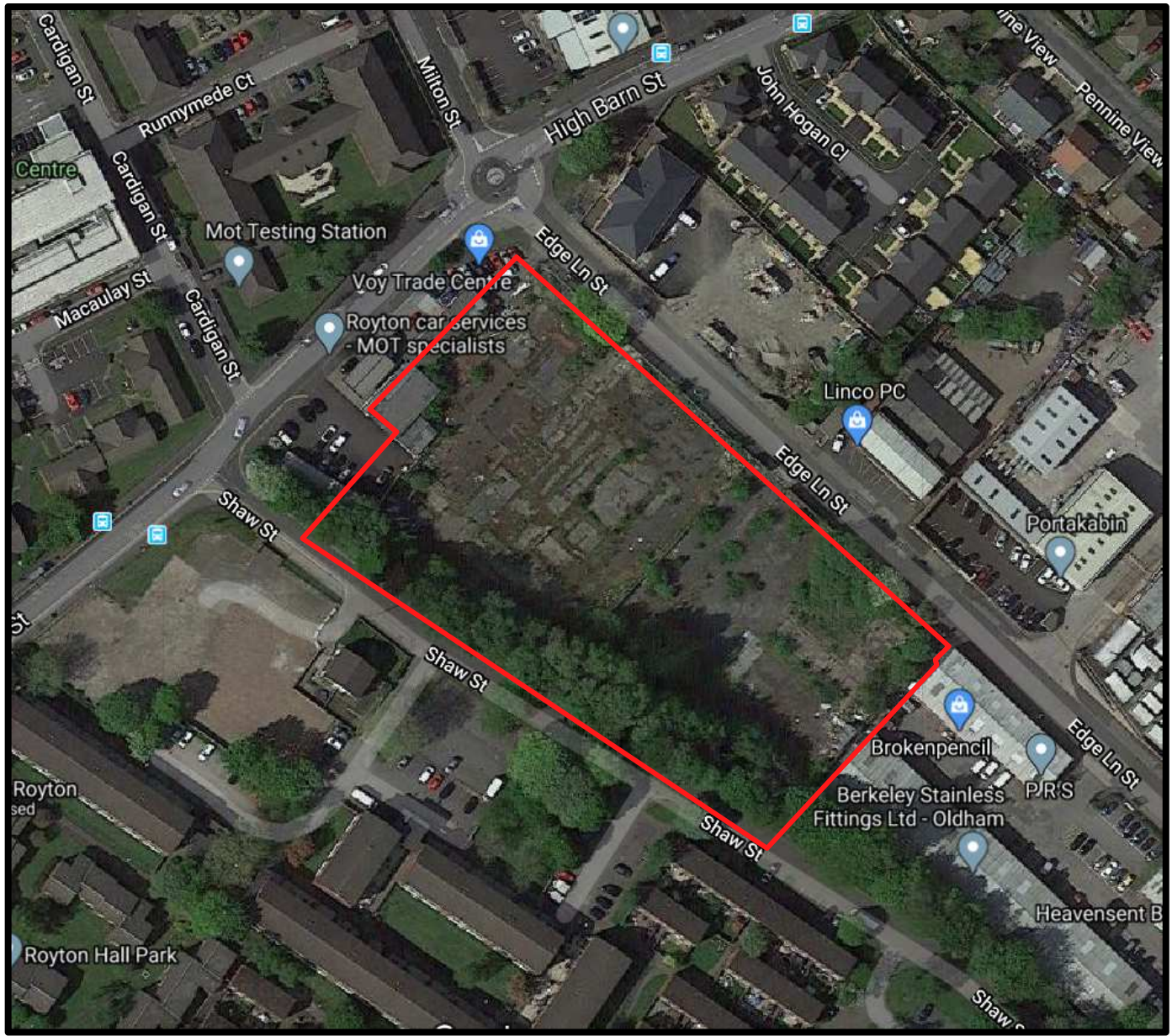
Former abattoir, Edge Lane Street, Royton, OL2 6DS

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



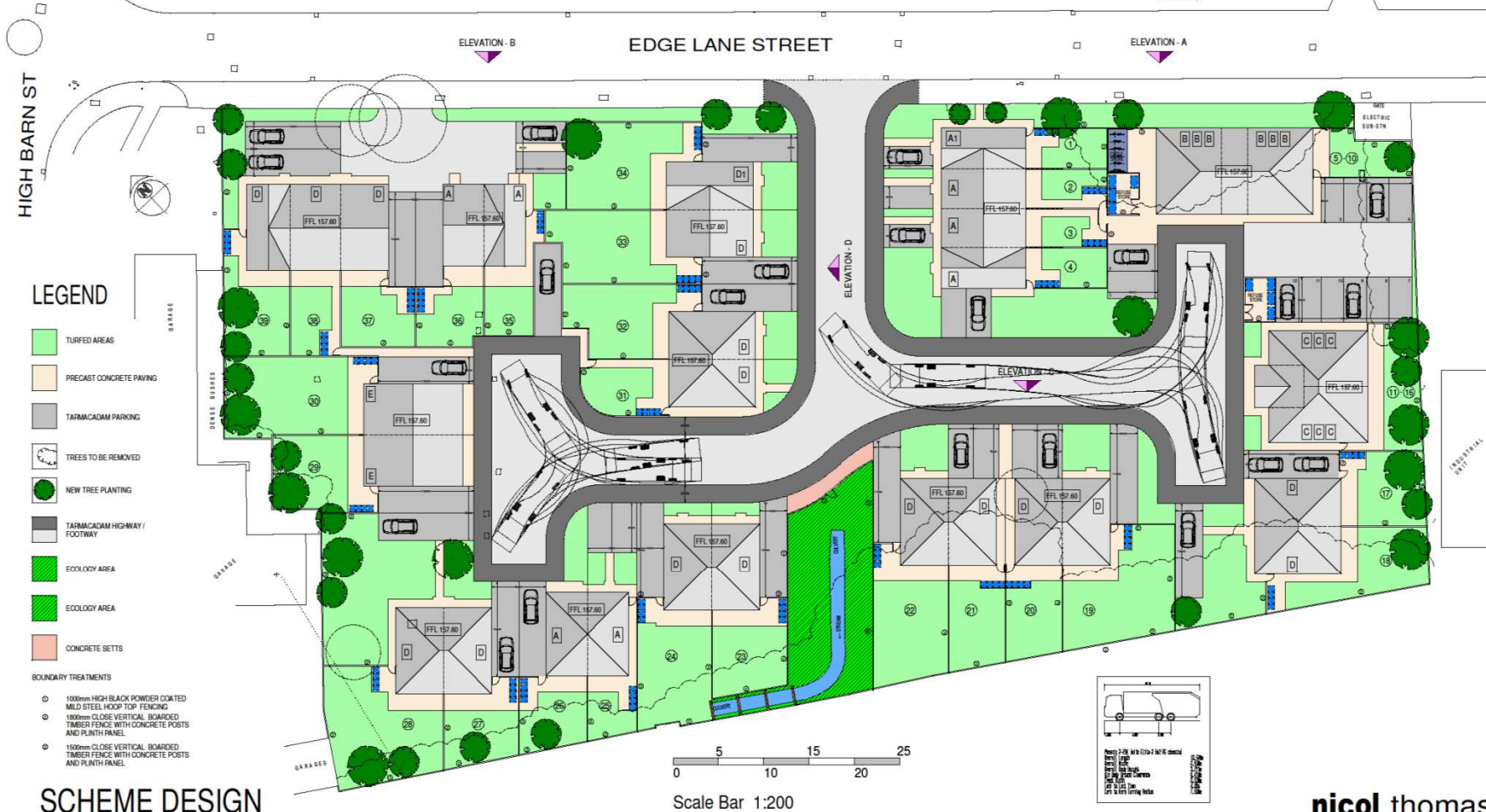
North-western edge alongside car sales premises.

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%



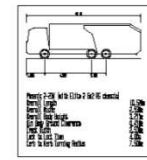
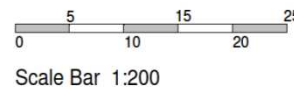
LEGEND

- 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

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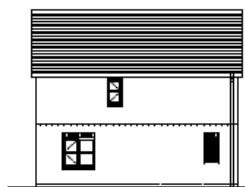
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Job:	EDGE LANE STREET, ROYTON, OLDHAM
Drawing title:	PROPOSED SITE LAYOUT
Drawing Number:	M20688.PL.001
Scale:	1:200 (GR. A1)
Date:	18.03.19
Drawn by / checked by:	ST

Proposed elevations.

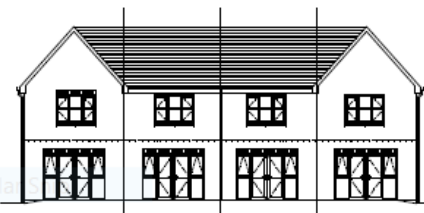
PROPOSED RESIDENTIAL DEVELOPMENT AT
EDGE LANE STREET, ROYTON,
OLDHAM



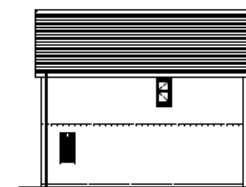
PROPOSED FRONT ELEVATION
PLOTS 1-4



PROPOSED GABLE ELEVATION
PLOT - 1



PROPOSED REAR ELEVATION
PLOTS 4-1



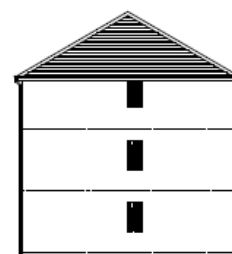
PROPOSED GABLE ELEVATION
PLOT - 4



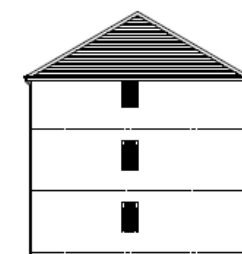
PROPOSED FRONT ELEVATION
PLOTS 5-10



PROPOSED REAR ELEVATION
PLOTS 5-10



PROPOSED GABLE ELEVATION
PLOTS 5, 7 & 9



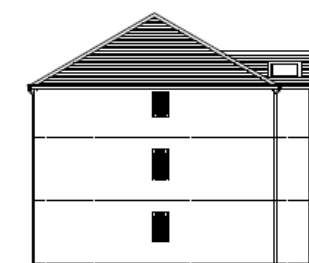
PROPOSED GABLE ELEVATION
PLOTS 8, 9 & 10



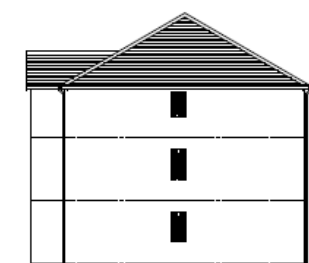
PROPOSED FRONT ELEVATION
PLOTS 11-18



PROPOSED REAR ELEVATION
PLOTS 11-18



PROPOSED GABLE ELEVATION
PLOTS 11, 13 & 15



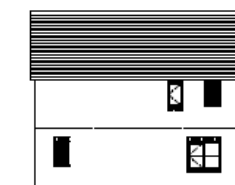
PROPOSED
GABLE
ELEVATION
PLOTS
12, 14 & 18



PROPOSED FRONT ELEVATION
PLOTS 33 & 34



PROPOSED REAR ELEVATION
PLOTS 34 & 33



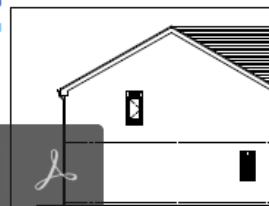
PROPOSED GABLE ELEVATION
PLOT 34

ELEVATIONS - Sheet 1 of 2

Rev	Description

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100-102, Regent Street, Manchester, M1 2JF
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PROPOSED GABLE
ELEVATION
PLOT 33

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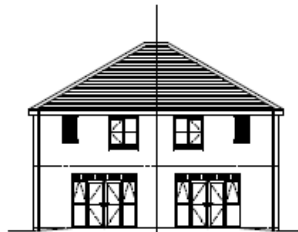
WIGGETT CONSTRUCTION	
EDGE LANE STREET, ROYTON, OLDHAM	
PROPOSED ELEVATIONS - SHEET 1	
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Scale	1:100 @ A1
Date	01.10.19
Drawn by	

Proposed elevations

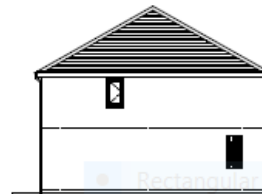
PROPOSED RESIDENTIAL DEVELOPMENT AT
EDGE LANE STREET, ROYTON,
OLDHAM



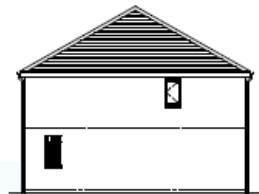
PROPOSED FRONT ELEVATION
PLOTS 17 & 19 / 19 & 20 / 21 & 22 /
23 & 24 / 27 & 29 / 31 & 32



PROPOSED REAR ELEVATION
PLOTS 18 & 17 / 20 & 19 / 22 & 21 /
24 & 23 / 26 & 27 / 32 & 31



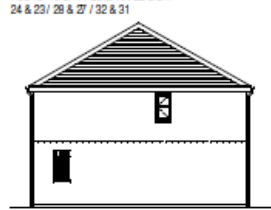
PROPOSED GABLE ELEVATION
PLOTS 17 / 19 / 21 / 23 / 27 / 31



PROPOSED GABLE ELEVATION
PLOTS 18 / 20 / 22 / 24 / 26 / 32



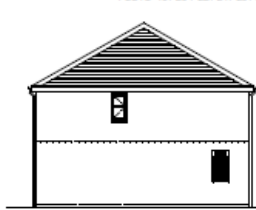
PROPOSED FRONT ELEVATION
PLOTS 25 & 26



PROPOSED GABLE ELEVATION
PLOT - 26



PROPOSED REAR ELEVATION
PLOTS 28 & 25



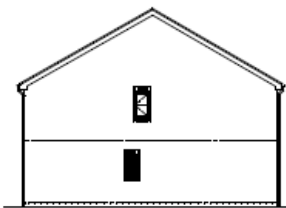
PROPOSED GABLE ELEVATION
PLOT - 25



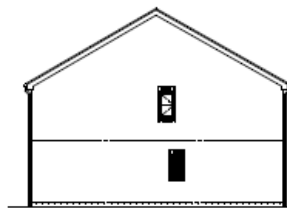
FRONT ELEVATION
PLOTS 29 & 30



REAR ELEVATION
PLOTS 30 & 29



GABLE ELEVATION
PLOT - 29



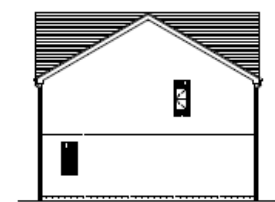
GABLE ELEVATION
PLOT - 30



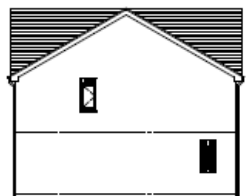
PROPOSED FRONT ELEVATION
PLOTS 35 & 36



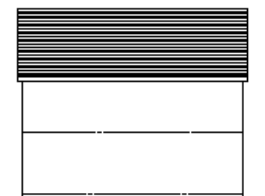
PROPOSED REAR ELEVATION
PLOTS 36 & 35



PROPOSED GABLE ELEVATION
PLOT - 36



PROPOSED GABLE ELEVATION
PLOT 37



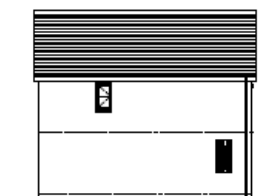
PROPOSED GABLE ELEVATION
PLOT 39



PROPOSED REAR ELEVATION
PLOTS 38, 38 & 37



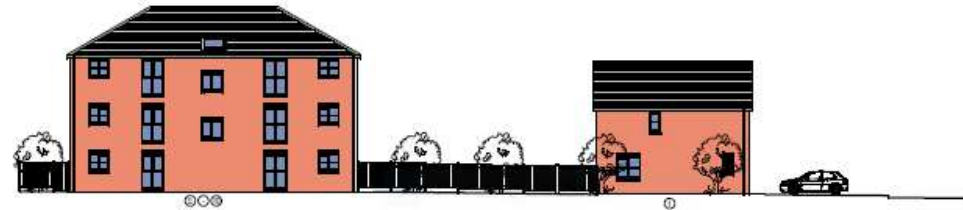
PROPOSED FRONT ELEVATION
PLOTS 37, 38 & 39



PROPOSED GABLE ELEVATION
PLOT - 35

Applicant's street scene

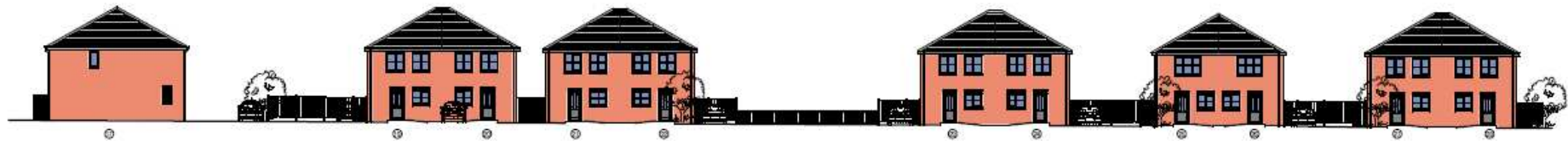
PROPOSED RESIDENTIAL DEVELOPMENT AT
EDGE LANE STREET, ROYTON,
OLDHAM



EDGE LANE STREET ELEVATION - A



EDGE LANE STREET ELEVATION - B



STREETSCENE ELEVATION - C



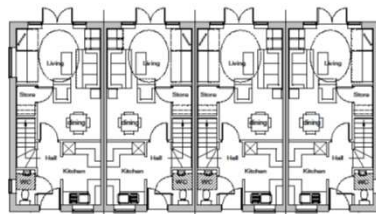
STREETSCENE ELEVATION - D

STREETSCENES

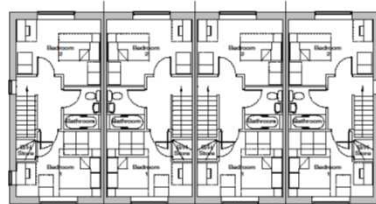
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Proposed Floor plans

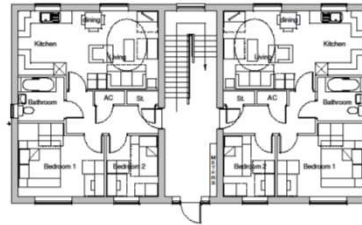
PROPOSED RESIDENTIAL DEVELOPMENT AT EDGE LANE STREET, ROYTON, OLDHAM



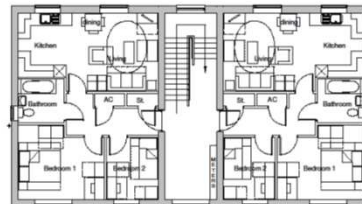
GROUND FLOOR PLAN TYPE - A1 / A
2 BEDROOM 3 PERSON HOUSE
PLOTS 1, 2, 3 & 4



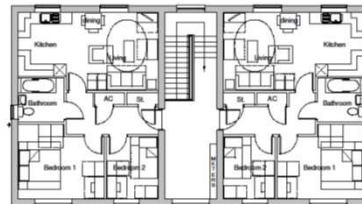
FIRST FLOOR PLAN TYPE - A1 / A
2 BEDROOM 3 PERSON HOUSE
PLOTS 1, 2, 3 & 4



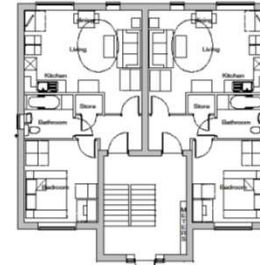
GROUND FLOOR PLAN TYPE - B
2 BEDROOM 3 PERSON FLAT
PLOTS 5 & 6



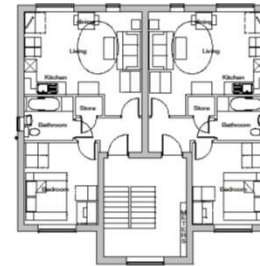
FIRST FLOOR PLAN TYPE - B
2 BEDROOM 3 PERSON FLAT
PLOTS 5 & 6



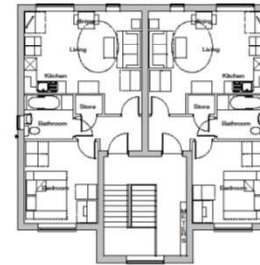
SECOND FLOOR PLAN TYPE - B
2 BEDROOM 3 PERSON FLAT
PLOTS 5 & 6



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



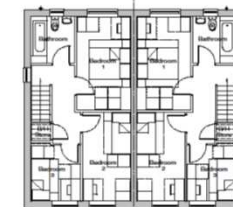
FIRST FLOOR PLAN TYPE - C
1 BEDROOM 2 PERSON FLATS
PLOTS 13 & 14



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

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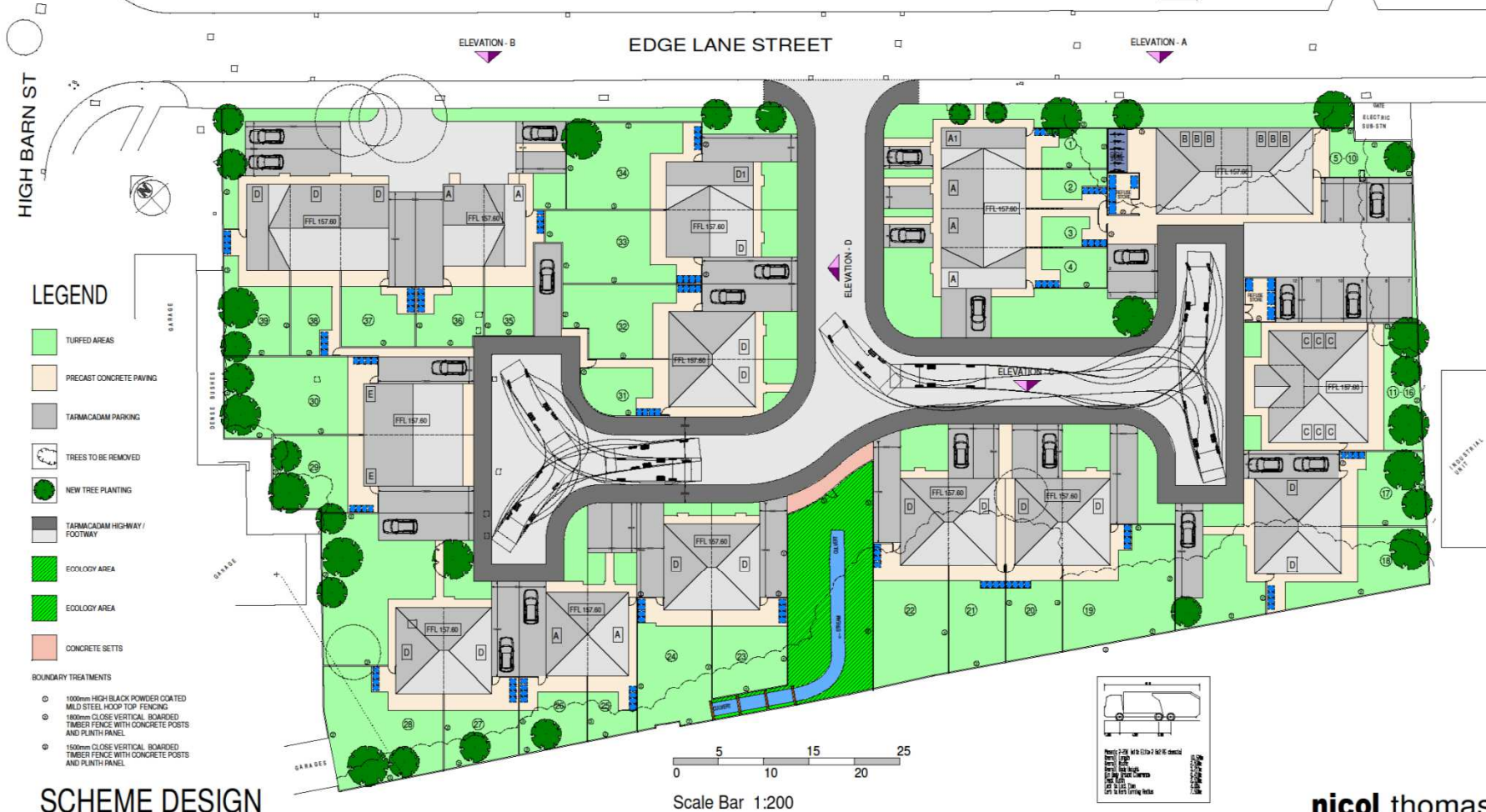
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Site	EDGE LANE STREET, ROYTON, OLDHAM
Drawing title	PROPOSED FLOORPLAN - S4S11
Drawing Number	
Link number	M0066_PL_002
Scale	1:100 @ A1
Date	15.10.19
Drawn by / checked by	BT

Proposed site layout.

PROPOSED RESIDENTIAL DEVELOPMENT AT EDGE LANE STREET, ROYTON, OLDHAM

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- CONCRETE SETTS

BOUNDARY TREATMENTS

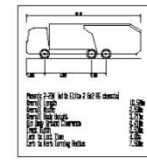
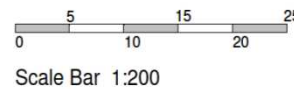
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Client:	WIGGETT CONSTRUCTION
Job:	EDGE LANE STREET, ROYTON, OLDHAM
Drawing title:	PROPOSED SITE LAYOUT
Drawing Number:	M20688-PL-001
Scale:	1:200 (GR. A1)
Date:	18.03.19
Drawn by / checked by:	ST