

# Planning Committee Meeting

## 21<sup>st</sup> April 2021

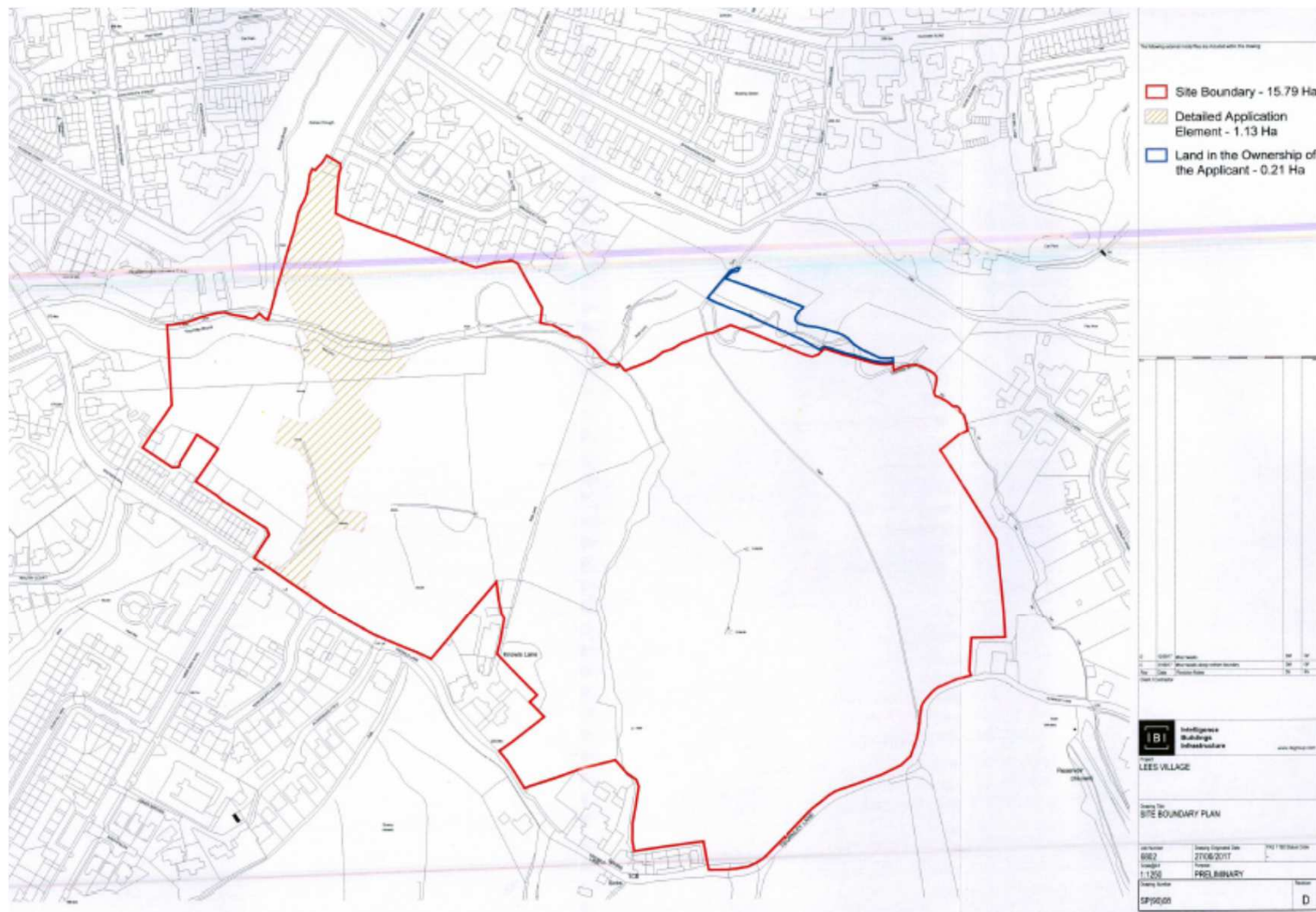
MMA/344723/20 - Hybrid Planning Application comprising of:

Variation of Conditions 8 (landscaping management) and amendments to approved plans within condition 13 (link road plans) to PA/343269/19 for up to 265 new homes (outline) and new link road between Knowls Lane and Ashbrook Road (full). Changes sought: Condition 8 to be separated into two conditions one relating to the link road and one the outline residential development. Amendments to condition 13 to provide indicative location of speed tables provided within the proposed link road, and the inclusion of a separate cycleway and footway along the route of the proposed link road (no changes to alignment width or gradient of the proposed highway).

Land at Knowls Lane, Oldham



# Location Plan of overall development



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## Aerial view of the site and the surrounding area

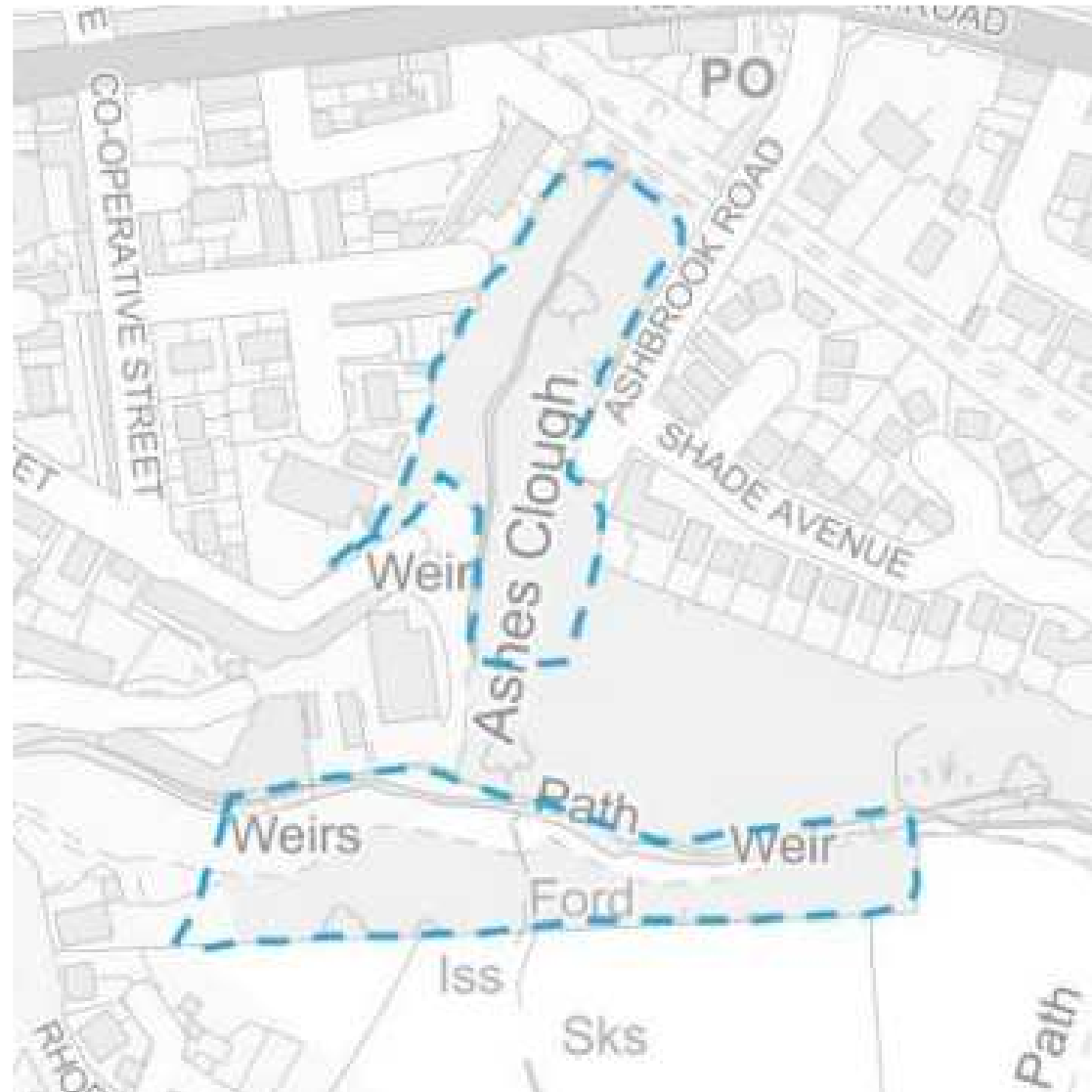


# Indicative Site Plan



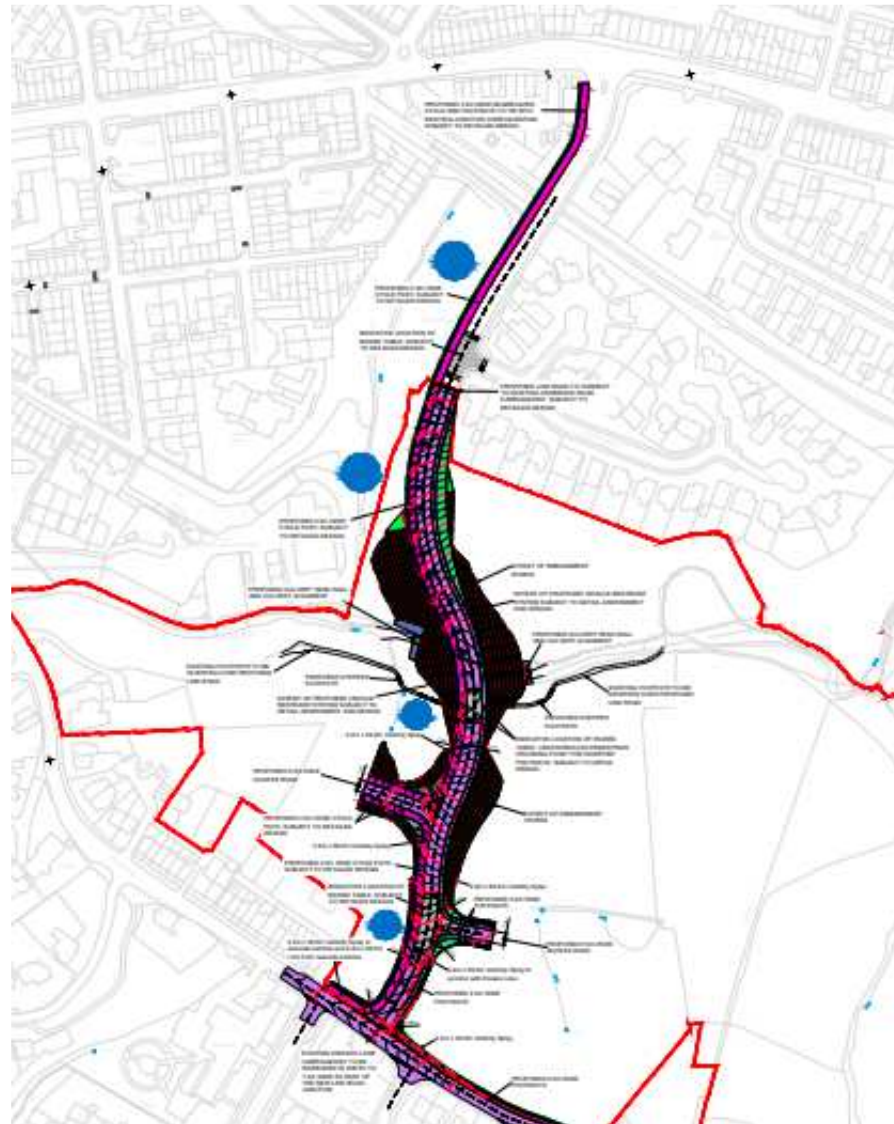
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## Ancient Woodland

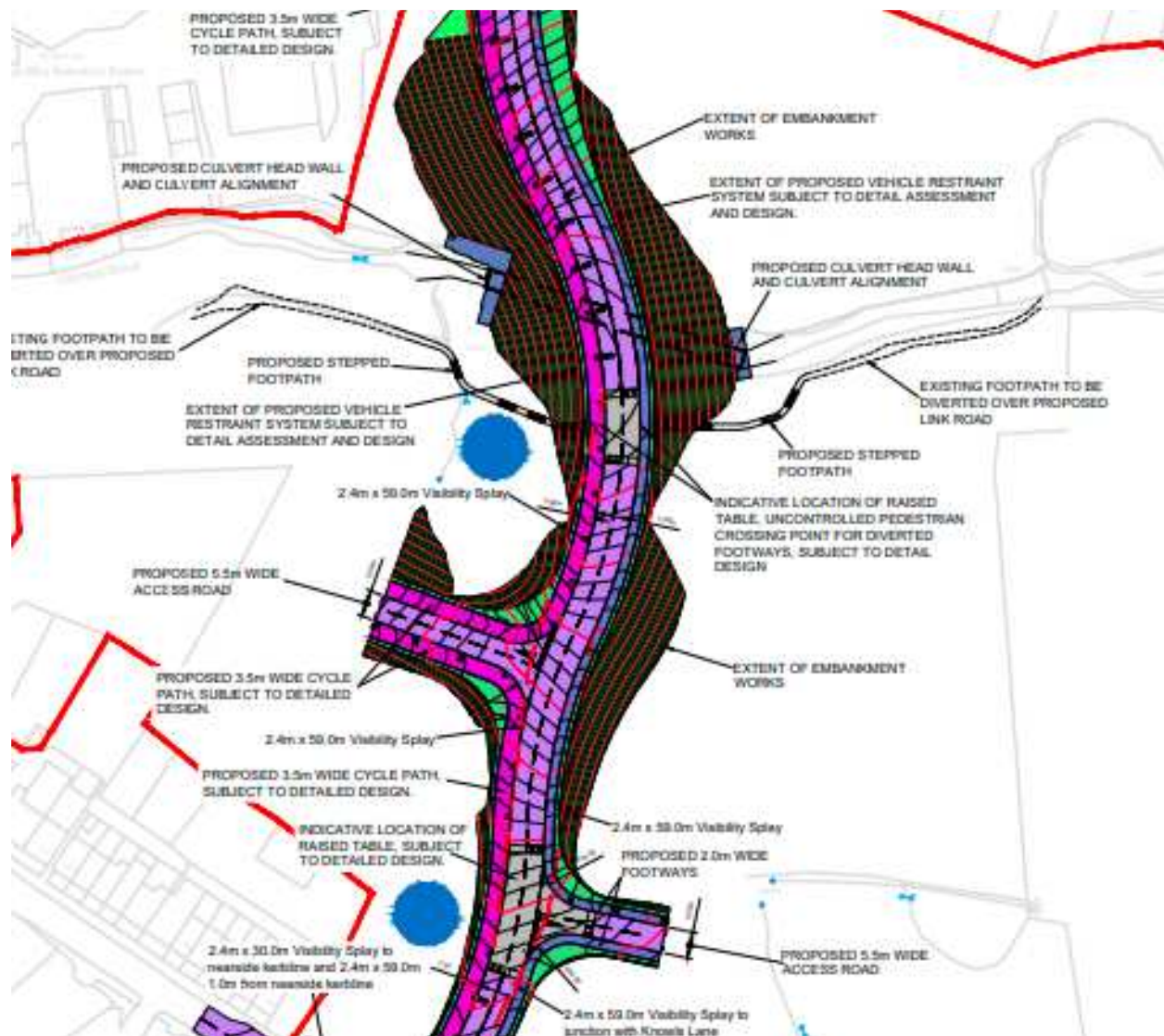


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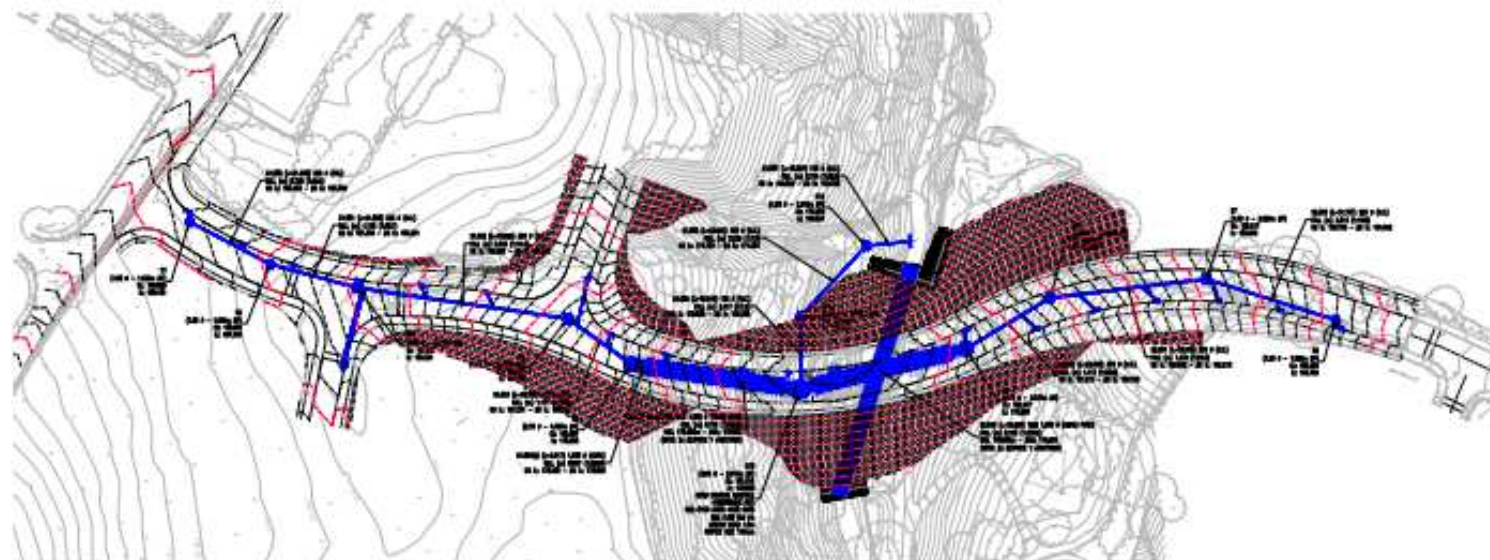
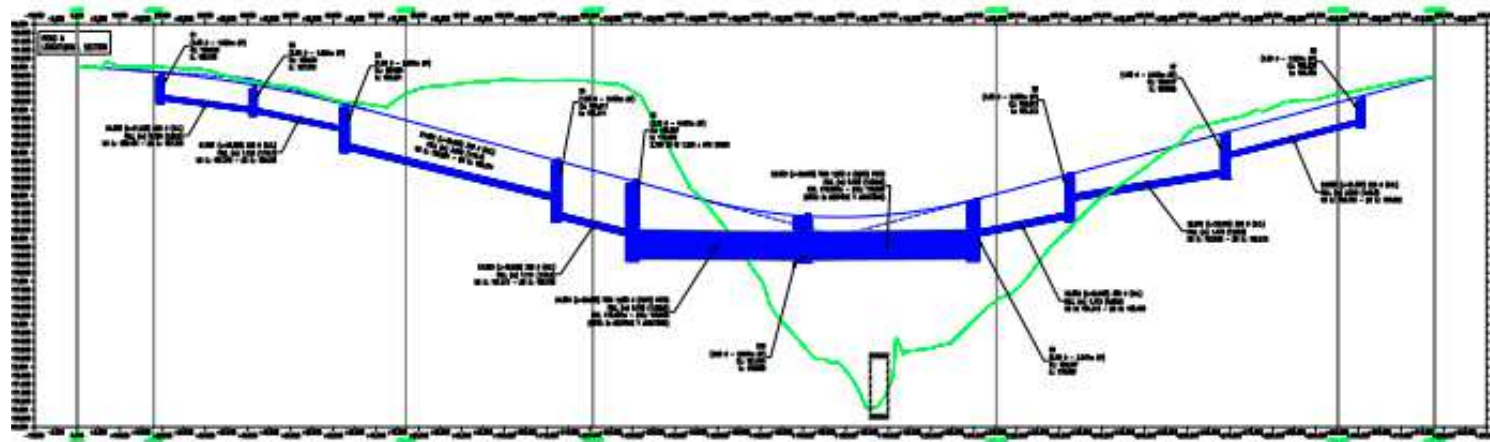
## Proposed link road overall general arrangement plan



## General arrangement plan - detail



## Drainage and road cross-section





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## Site panorama



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## Link Road exit on to Knowls Lane



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## Link Road exit on to Ashbrook Road / Oldham Road



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## CGI of Culvert & Link Road



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## Public footpath, showing existing woodland

