



ACCOMMODATION SCHEDULE								
	Number	SqFt	Bed Nos.	Total SqFt	Ends	Mds	Det	Total
<b>Affordable Housing</b>								
Atkins	37	763	2	28231	26	11		37
Hazel	16	932	3	14912	16			16
Asher	12	1019	3	12228	10	2		12
Spruce	7	1100	3	7700			7	7
<b>Total</b>	<b>72</b>			<b>63071</b>				
Gross Site Area	6.53	Acres						
Undevelopable/POS	2.33	Acres						
Total Nett Area	4.2	Acres						
Total Coverage	15.017	SQFT/Acre						
Total Density	17.1	UPA						

- KEY:**
- 1800mm HIGH BRICK WALL, SEE VISTRY EXTERNAL WORKS DETAIL 0218.
  - 1800mm HIGH CLOSE BOARD FENCE SEE VISTRY EXTERNAL WORKS DETAIL 0213.
  - 1100mm HIGH STOCK PROOF FENCE SEE DETAIL NSD9118.
  - 1800mm HIGH CLOSE BOARDED GATE SEE VISTRY EXTERNAL WORKS DETAIL 0213.
  - SHARED DRIVEWAYS IN BLACK BITUMEN ASPHALT WITH RED CHIPPINGS, REFER TO CIVIL ENGINEERS DRAWINGS
  - SEWER EASEMENT
  - UU EASEMENTS
  - EXISTING TREES TO BE RETAINED

- D 16-10-25 JW Radius access indicated to private drive of plots 24-26. Plot 27 parking bay position amended. Plots 27-30 position amended. Key Updated. Emergency Link connection to Mills Farm Close amended.
- C 07-10-25 JW Alignment of highway serving plots 2-13 amended. Shared driveways and private parking courts shown with contrasting final surface. Boundary treatments changed to 1.8m high brick wall - plots 23, 26, 27, 30, 46, 50. Service margin increased to 750mm. Parking allocation & position amended - Plots 3-7, 8-11, 18-23, 27, 31-46, 62-63. Spruce (plot 1, 14, 17, 34, 39, 57 & 68) handing updated following a review of working drawings.
- B 10-09-25 JW Turning head amended adjacent to plots 21-26. Emergency Link to Mills farm close amended. Parking Bay size/allocation amended to All plots. Plots 4-7 rotated. Plots 29-30 & 53-54 position amended.
- A 24-06-25 JW Red Edge to West boundary amended to follow fence line position shown on Topo survey CP.TS.29.

# Vistry

Partnerships North West  
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 Tel: 01925 248900 Fax: 01925 248901

site: **Rosary Road Oldham**

title: **PLANNING LAYOUT**

scale: **1:500** drawn by: **JW**  
 @A2  
 date: **10-06-25** checked:

drawing no: **SKPMCE26-PL-01**

sheet no: **Sheet 1 of #** revision: **D**