

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

T8170OT0001I1

T8170 Oldham Road Phase 2 & 3

Section 96A (S96A) Application Summary

Application number: 138730/FO/2023

Proposal: Erection of a 3 and 6 storey buildings to form 81 residential apartments (Use Class C3a) and erection of 28, two storey dwellinghouses (Use Class C3a), including green spaces, landscaping, boundary treatment, access arrangements, parking and other associated works.

Location: Land Bounded By Oldham Road (A62), Old Church Street, The Lidl Foodstore And Newton Street, Manchester, M40 1EZ

Date of application: 4 December 2023

Date of consent: 20 December 2024

Summary of Changes Requested

- Updated site levels (generally lowered to follow the existing topography) to tie into the existing road level on Dulverton Street.
- Finished floor level (FFL) in affected dwellings lowered to tie into updated site levels.
- Steps introduced between semi-detached and terraced houses to follow the updated site levels (note this isn't steps into houses at main entrances, all thresholds are level). Where possible, roofs across blocks of houses don't step, only the window levels step.
- Boundary treatments amended to incorporate retaining walls where required.

Please refer to the detailed explanation of changes on the following pages.

T8170OT0001I1

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp benett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 0NE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

Detailed Explanation of Changes

Updated Site Levels

Levels across the site have been amended and typically lowered to tie into the existing road level on Dulverton Street. The proposed amendments to levels do not have any impact on the use, scale, mix or spatial arrangement of the development, please refer to the approved and revised Proposed Site Plan (T8170D0020) below.



Extract from the revised Proposed Site Plan T8170D0020I2



Extract from the revised Proposed Site Plan T8170D0020I3

T8170OT0001I1

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp benett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

Finished Floor Levels

The revised finished floor level (FFL) in the dwellings identified below have amended to tie in with the revised proposed levels.



Extract from the revised Proposed Site Plan T8170D002013

T8170OT000111

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp bennett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

Stepping of Houses

Steps introduced between semi-detached and terraced houses to follow the updated site levels (note this isn't steps into houses at main entrances, all thresholds are level). Where possible, roofs across blocks of houses don't step, only the window levels step.

Please refer to the extracts below which show the changes to the stepping of terraced houses on all street facing elevations.

Building 2:

- A new step in the roof line is introduced between plots 12 & 13 only.
- A 225mm (3 brick course) step is provided between the apartments and plot 7.
- A 75mm step is proposed between plots 7 & 8.
- A 150mm step is proposed between plots 8 & 9.
- A 75mm step is proposed between plots 10 & 11.
- A 75mm step is proposed between plots 11 & 12.
- A 75mm step is proposed between plots 13 & 14.
- A 75mm step is proposed between plots 14 & 15.



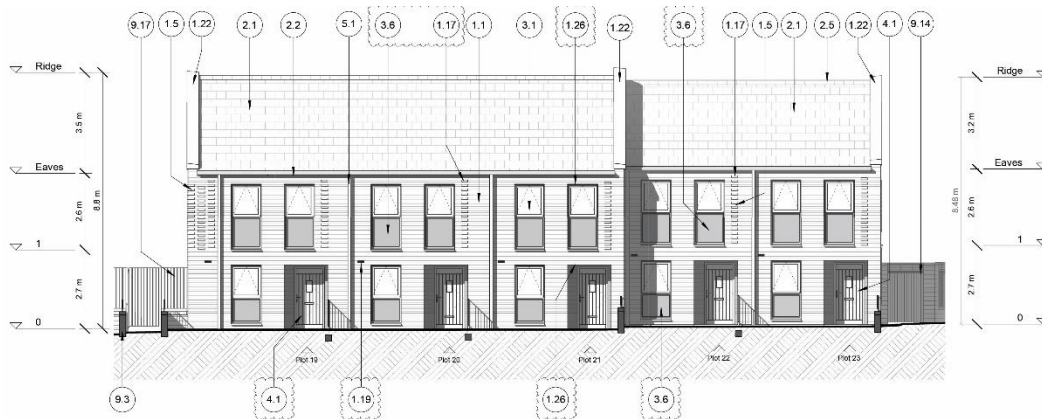
T8170 Oldham Road Phase 2 & 3

S96A Application Summary

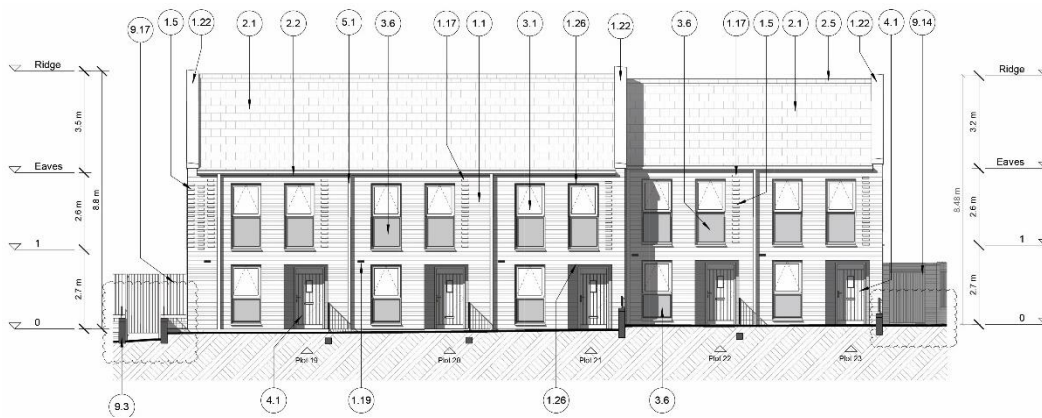
tp bennett

Building 4:

- A 150mm step is provided between plots 21 and 22 in Building 4. This is no change from the approved drawing, only the finished floor level has amended slightly.



Extract from the approved Building 4 Proposed Elevations T8170D4151I4



Extract from the revised Building 4 Proposed Elevations T8170D4151I5

Buildings 6, 7 & 8:

- A 75mm step is proposed between plots 29 & 30 in Building 6.
- A 75mm step is proposed between plots 31 & 32 in Building 7.
- A 75mm step is proposed between plots 33 & 34 in Building 8.

T8170OT0001I1

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp bennett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett



Extract from the approved Building 6 Proposed Elevations T8170D6251I2



Extract from the revised Building 6 Proposed Elevations T8170D6251I3

T8170OT0001I1

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp bennett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 0NE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

Please refer to the extracts below from the approved and revised Proposed Site Roof Plan drawings which illustrate that there the changes to stepping have not affected the roof form or layout.



Extract from the approved Proposed Site Roof Plan T8170D0030I5



Extract from the revised Proposed Site Roof Plan T8170D0030I6

T8170OT0001I1

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp bennett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

Boundary Treatments

The boundary treatments highlighted below have been amended to incorporate retaining walls where required, please refer to the drawing extracts below which describe the proposed amendments.



Extract from the approved Proposed Boundary Treatment Plan T8170D004014



Extract from the revised Proposed Boundary Treatment Plan T8170D004015

T8170OT000111

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp bennett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

The following amendments are proposed to accommodate the proposed amendments to levels:

1. Boundary treatment at either end of the communal access route to the south of Building 2 changed from a 1.8m closeboard fence and trellis to a 2.1m boundary comprising a 0.6m brick wall, 1.2m closeboard fence & 0.3m trellis between 327.5mm x 327.5mm x 2.1m brick piers. This is to provide a retaining element at the base of the wall, greater robustness and greater privacy.
2. A 1.0m boundary treatment comprising 0.45m brick wall & 0.55m metal railings has been added between buildings 7 & 8 to provide a retaining element in order to accommodate revised levels.
3. Boundary treatment to the west of Building 5 changed from a 1.8m closeboard fence and trellis to a 2.1m boundary comprising a 0.6m brick wall, 1.2m closeboard fence & 0.3m trellis between 327.5mm x 327.5mm x 2.1m brick piers. This is to provide a retaining element at the base of the wall, greater robustness and greater privacy.
4. Boundary treatment to the rear gardens of of Building 5 changed from a 1.8m closeboard fence and trellis to a 2.1m boundary comprising a 0.6m brick wall, 1.2m closeboard fence & 0.3m trellis between 327.5mm x 327.5mm x 2.1m brick piers. This is to provide a retaining element at the base of the wall, greater robustness and greater privacy from the Lidl car park.
5. Boundary treatments to the rear gardens of of Buildings 6, 7 & 8 changed from a 1.8m closeboard fence and trellis to a 2.1m boundary comprising a 0.6m brick wall, 1.2m closeboard fence & 0.3m trellis between 327.5mm x 327.5mm x 2.1m brick piers. This is to provide a retaining element at the base of the wall, greater robustness and greater privacy from the Lidl car park.



Extract from the revised Proposed Boundary Treatment Plan T8170D004015

T8170OT000111

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbennett.com

tp bennett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)

T8170 Oldham Road Phase 2 & 3

S96A Application Summary

tp bennett

Summary of Revised Drawings

Approved Drawing Number	Revised Drawing Number	Drawing Title
T8170D0040I4	T8170D0040I5	Proposed Boundary Treatment Plan
T8170D0041I3	T8170D0041I4	Proposed Waste Management Strategy
T8170D0042I4	T8170D0042I5	Indicative External Architectural Lighting Plan
T8170D0043I4	T8170D0043I5	Indicative Electric Vehicle Charging Point Plan
T8170D2151I4	T8170D2151I5	Building 2 Proposed Elevations
T8170D2251I4	T8170D2251I5	Building 2 Proposed Floor Plans
T8170D3151I2	T8170D3151I3	Building 3 Proposed Elevations
T8170D4151I4	T8170D4151I5	Building 4 Proposed Elevations
T8170D5151I4	T8170D5151I5	Building 5 Proposed Elevations
T8170D5251I4	T8170D5251I5	Building 5 Proposed Floor Plans
T8170D6251I2	T8170D6251I3	Building 6 Proposed Plans & Elevations
T8170D6252I2	T8170D6252I3	Building 6 House Type 2 Typical Plans & Elevations
T8170D0020I2	T8170D0020I3	Proposed Site Plan
T8170D0030I5	T8170D0030I6	Proposed Site Roof Plan
T8170D0051I4	T8170D0051I5	Site Sections & Elevations Sheet 1
T8170D0052I4	T8170D0052I5	Site Sections & Elevations Sheet 2
T8170D0053I4	T8170D0053I5	Site Sections & Elevations Sheet 3

Revisions

Revision	Date	Initials	Details	Checked / date
I1	20/12/24	JTU	Issued for applicant review	AJL / 20/12/24

Document End

T8170OT0001I1

Royal Mills Unit 2B 17 Redhill Street Manchester M4 5BA | +44 (0)161 694 7700 | www.tpbenett.com

tp benett LLP is a limited liability partnership registered in England and Wales at One America Street London SE1 ONE (No OC315685)