

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/0219/00
 Category: 1 - Under Construction
 Location: Eagle Bleachworks, Manchester Road, Blackford Bridge, Bury

District: BURY SOUTH

Existing Use: Unused

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 1.624 Density: 89

Capacity: 144 Windfall site?: No

Application Details

Application No.: 52342

Description: Residential Development

Planning Status: Other

Permission Date: 19/08/2010 Expiry Date: N/A

Applicant: Unknown

Address:

Grid Reference

Easting: 380742

Northing: 407690

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	0

Units

Units	Number
New Build Units:	144
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	36	0

House Type Details

House Type Details	Number
Flats	144
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk: Y Zone: 3		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Treatment of potential contaminants/access improvements. Flood risk to be managed

Deliverability Details (5-Year Supply)

Suitable: Unsure Available: D/K Achievable: D/K
 Deliverable No Timeframe for Development: 15 Years +

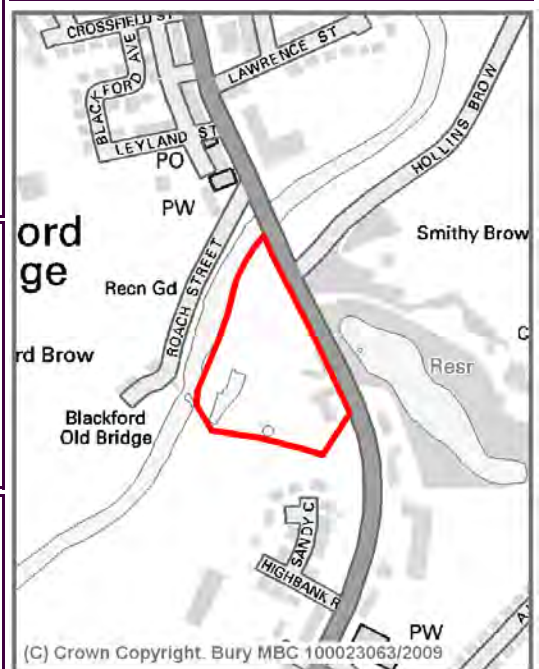
Deliverability Comments:

There are no signs that residential development will be delivered on this site in the short term but it is possible that the site could be brought forward in the longer term.

Comments:

Planning application 52342 approved for a LDC 144 dwellings and has made a material start. However, for the purposes of the Housing Trajectory the site has been allocated a capacity of 0 units as it is not expected to come forward in the plan period.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/1708/01
 Category: 1 - Under Construction
 Location: The Manor House, Fletcher Fold, Bury

District: BURY NORTH

Existing Use: Grounds of Manor House

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.316 Density: 50

Capacity: 5 Windfall site?: Y-S

Application Details

Application No.: 60846
 Description: 5 Detached Houses

Planning Status: Full planning permission
 Permission Date: 03/03/2017 Expiry Date: 03/03/2020

Applicant: Singlewood Developments

Address: 26 Plumpton Drive
 Bury
 BL9 5HH

Grid Reference

Easting: 380623 Northing: 408713

Plot Details

Plot Details	Site Visit
Completed	4
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	5
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	5
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	5
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

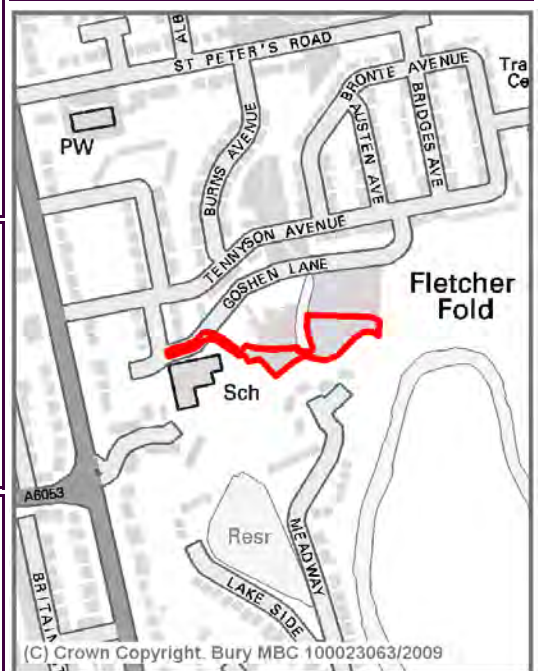
Deliverability Comments:

The site is suitable and is under construction.

Comments:

Within grounds of Grade II listed building. Fifth and final dwelling close to completion.

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/1997/00
 Category: 1 - Under Construction
 Location: Adj 2 Barnhill Drive, Prestwich

District: PRESTWICH

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.155 Density: 6

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 63332
 Description: 1 Detached dwelling

Planning Status: Full planning permission

Permission Date: 04/12/2018 Expiry Date: 04/12/2021

Applicant: Mr P Clive

Address: East Lodge
 Wilmslow Park North
 SK9 2BH

Grid Reference

Easting: 381623 Northing: 402934

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

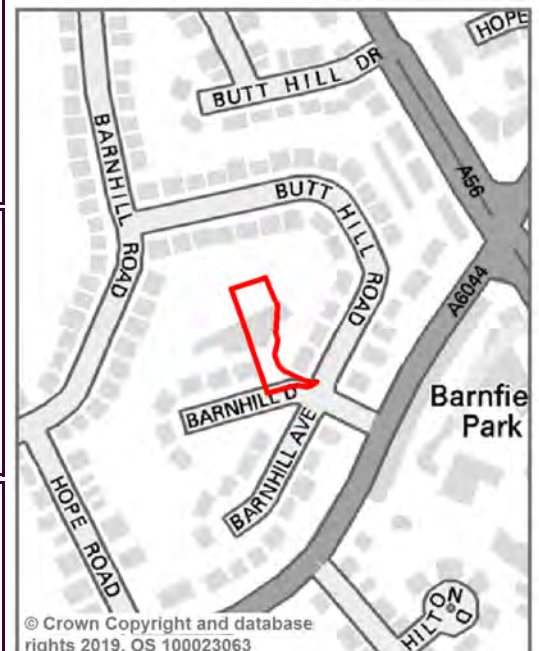
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is under construction and like to deliver housing within the next 5 years

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2004/00
 Category: 1 - Under Construction
 Location: 11 Bury Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.04 Density: 182

Capacity: 8 Windfall site?: Y-S

Application Details

Application No.: 62315
 Description: COU to 5 apartments on 1st floor, extension on 2nd floor to form 3 aptnts

Planning Status: Full planning permission

Permission Date: 30/08/2018 Expiry Date: 30/08/2021

Applicant: Whitefield

Address: 6 Parkgate Close
 Bamford
 Bamford

Grid Reference

Easting: 378856 Northing: 407560

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units

Units	Number
New Build Units:	0
Converted Units:	8

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	8
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	3
2 Bed Units:	5
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	8
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: Y Zone: 2		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

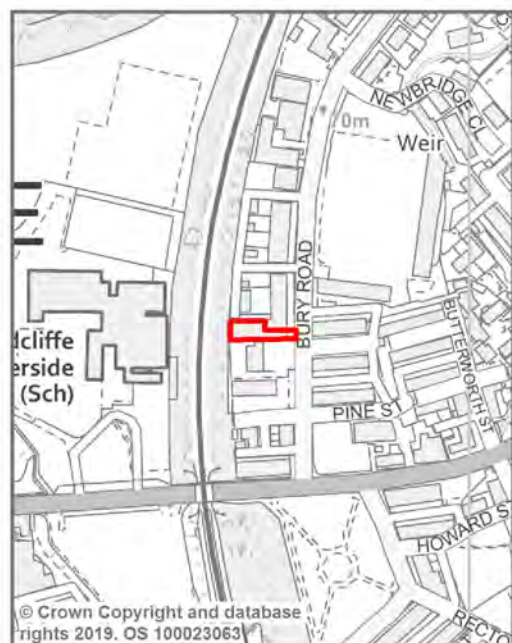
Suitable: Yes Available: D/K Achievable: D/K
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	8
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2146/01
 Category: 1 - Under Construction
 Location: East Lancs Paper site, Land between Cockclod Street/Cunliffe Street, Radcliffe Manchester, M26 9PG
 District: RADCLIFFE

Existing Use: Vacant former paper mill site

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.719 Density: 38

Capacity: 27 Windfall site?: Y-M

Application Details

Application No.: 67965
 Description: Residential development of 27 no. houses and apartments with car parking

Planning Status: Full planning permission

Permission Date: 27/07/2022 Expiry Date: 27/07/2025

Applicant: Great Places Housing Group c/o Agent

Address: AEW Architects, Trinity Court
 16 Dalton Street, Manchester, M2 6HY

Grid Reference

Easting: 379034 Northing: 407415

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	27
Available	0

Units

Units	Number
New Build Units:	27
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	20
Terraced:	7
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	17
2 Bed Units:	17
3 Bed Units:	5
4 Bed Units:	2
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	27
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: Y Zone:	3	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

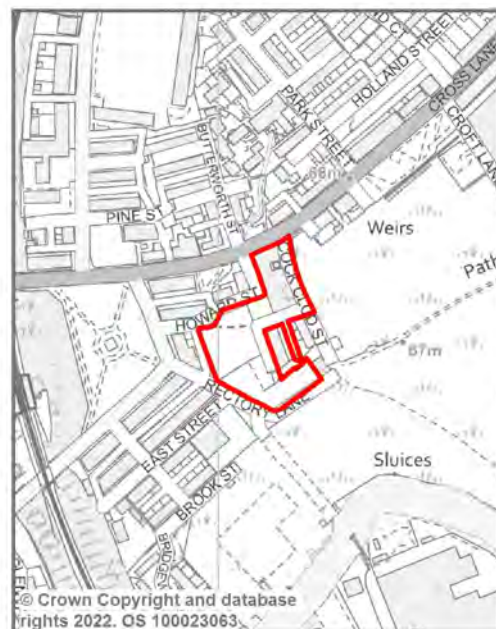
Deliverability Comments:

Site is suitable and is expected to deliver housing in the next 5 years.

Comments:

Small part of the wider ELPM site which already has outline consent. 20 social rented, 7 affordable rent

Year	Expected Units Completed
2023/24	7
2024/25	20
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2157/00
 Category: 1 - Under Construction
 Location: Hutchinson Way/Hindle Street, Radcliffe

District: RADCLIFFE

Existing Use: Mixture

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.249 Density: 36

Capacity: 9 Windfall site?: Y-M

Application Details

Application No.: 64199
 Description: 9 dwellings

Planning Status: Full planning permission
 Permission Date: 26/06/2019 Expiry Date: 26/06/22

Applicant: Owl Estates Ltd
 Address: 73 YORK STREET
 HEYWOOD
 OL10 4NR

Grid Reference

Easting: 378156 Northing: 407047

Plot Details

Plot Details	Site Visit
Completed	5
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	9
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	9
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	9
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	9
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

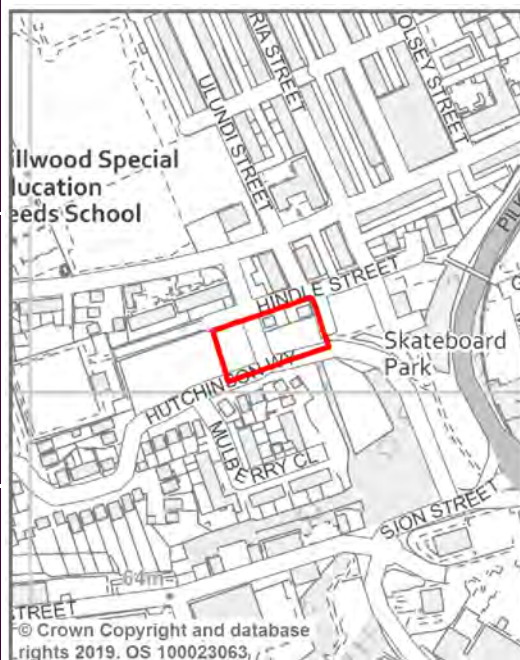
Deliverability Comments:

The site has the potential to deliver housing in the short to medium term.

Comments:

64199 approved for 8 dwellings, 64461 adds 1 additional dwelling.

Year	Expected Units Completed
2023/24	0
2024/25	4
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2200/00
 Category: 1 - Under Construction
 Location: Former Andrew Textiles Ltd site, Premier Mill, Walshaw Road, Bury, BL8 1NG
 District: BURY NORTH
 Existing Use: Vacant Employment
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 2.67 Density: 36
 Capacity: 97 Windfall site?: Y-L

Application Details

Application No.: 66389
 Description: Reserved matters for the erection of 97 dwellings
 Planning Status: Reserved matters
 Permission Date: 26/05/2021 Expiry Date: 26/05/2023
 Applicant: me Bellway Homes Ltd (Manchester Division)
 Address: 304 Bridgewater Place, Birchwood Park Warrington, WA3 6XG M2 1HW

Grid Reference

Easting: 378847 Northing: 411317

Plot Details

Plot Details	Site Visit
Completed	23
Under Construction	35
Available	39

Units

Units	Number
New Build Units:	97
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	12
Semi-Detached	34
Detached	51
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	14
3 Bed Units:	51
4 Bed Units:	32
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	97
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove employment protection policy.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

RM application is for 97 dwellings

Year	Expected Units Completed
2023/24	30
2024/25	30
2025/26	14
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2303/00
 Category: 1 - Under Construction
 Location: Tetrosyl Site, Bevis Green Works, Walmersley Old Road, Bury
 District: BURY NORTH
 Existing Use: Employment.
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 10.81 Density: 33
 Capacity: 268 Windfall site?: Y-L

Application Details

Application No.: 63533
 Description: 268 Dwellings with access, car parking, landscaping and open space
 Planning Status: Full planning permission
 Permission Date: 06/02/2020 Expiry Date: 06/02/2023
 Applicant: BDW Trading Ltd trading as Barratt Homes
 Address: c/o Agent name GVA HOW Planning
 Norfolk House, 7 Norfolk Street
 Manchester, M2 1DW

Grid Reference

Easting: 380964 Northing: 413923

Plot Details

Plot Details	Site Visit
Completed	58
Under Construction	42
Available	168

Units

Units	Number
New Build Units:	268
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	33	0

House Type Details

House Type Details	Number
Flats	18
Terraced:	37
Semi-Detached	146
Detached	67
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	32
3 Bed Units:	95
4 Bed Units:	141
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	235
Discounted Market Housing:	33
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Address loss of employment land.

Deliverability Details (5-Year Supply)

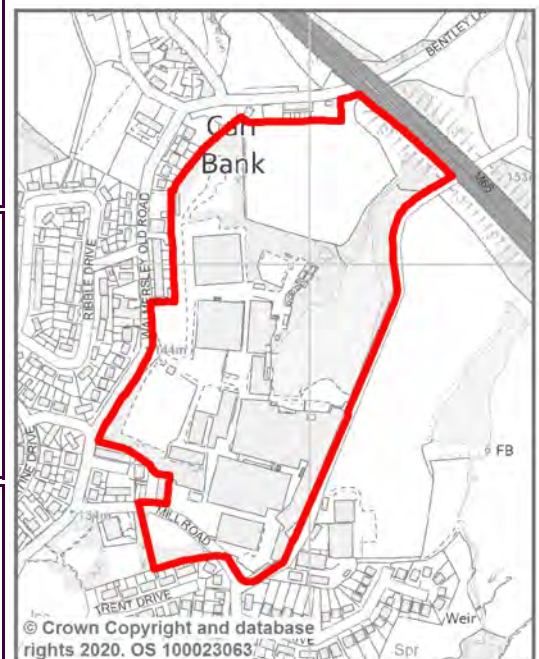
Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and has the potential to deliver housing in the short / medium term.

Comments:

Year	Expected Units Completed
2023/24	40
2024/25	40
2025/26	40
2026/27	45
2027/28	45



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2311/00
 Category: 1 - Under Construction
 Location: Windacre Works, Mather Road, Bury, BL9 6RB

District: BURY NORTH

Existing Use: Limited employment, vacant mill and cleared site.

Surrounding Use: Residential

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.182 Density: 22

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.: 64651

Description: Demolition of existing mill and erection of 4 dwellings

Planning Status: Full planning permission

Permission Date: 20/05/2020 Expiry Date: 20/05/2023

Applicant: Mr C Balfe

Address: Windacre Property Services Ltd.
 Mather Road
 BL9 6RB

Grid Reference

Easting: 380882

Northing: 413416

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	3

Units

Units	Number
New Build Units:	4
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	4
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	4
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: Y Zone:	3	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and has the potential to deliver housing in the short term to medium.

Comments:

Building demolished December 2018.

Year	Expected Units Completed
2023/24	1
2024/25	3
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2476/00
 Category: 1 - Under Construction
 Location: Plane Trees Farm, Bradley Fold Road, Ainsworth, Radcliffe

District: RADCLIFFE

Existing Use: Barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.156 Density: 13

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 66722

Description: Conversion of existing barn to form 2 dwellings plus rear extensions

Planning Status: Full planning permission

Permission Date: 24/08/2021 Expiry Date: 24/08/2024

Applicant: Mr S Finch

Address: 123 Radcliffe Road
 Bury, BL9 9LD
 BL2 5QR

Grid Reference

Easting: 376227

Northing: 409530

Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	2

Units

	Number
New Build Units:	0
Converted Units:	2

Affordable Housing Units:

	Policy	Other
No. Units:	0	0

House Type Details

	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details

	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and a material start has been made.

Comments:

Year	Expected Units Completed
2023/24	2
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2479/00
 Category: 1 - Under Construction
 Location: J&H Hinchcliffe Haulage, Manchester Road, Gollinrod, Ramsbottom

District: RAMSBOTTOM

Existing Use: Vacant buildings

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.151 Density: 26

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.: 51774

Description: Conversion of buildings to 4 dwellings

Planning Status: Full planning permission

Permission Date: 02/11/2009 Expiry Date: 02/11/2012

Applicant: Mr M. Hinchcliffe

Address: Hinchcliffe Transport
 Manchester Road, Gollinrod
 BL9 5NB

Grid Reference

Easting: 380054

Northing: 415551

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	4
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	4
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	2
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 6 - 10 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Material start made, permission remains extant

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2481/00
 Category: 1 - Under Construction
 Location: Land Adjacent to 7 Westlands, Whitefield

District: WHITEFIELD

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: Yes

Area (Hectares): 0.064 Density: 63

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.: 51875
 Description: Block of 4 apartments

Planning Status: Full planning permission

Permission Date: 16/12/2009 Expiry Date: 16/12/2012

Applicant: Glennys Glover Properties

Address: 26 Carr Avenue
 Prestwich, Manchester
 M25 9TP

Grid Reference

Easting: 380569

Northing: 404699

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	4
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	4
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 6 - 10 Years

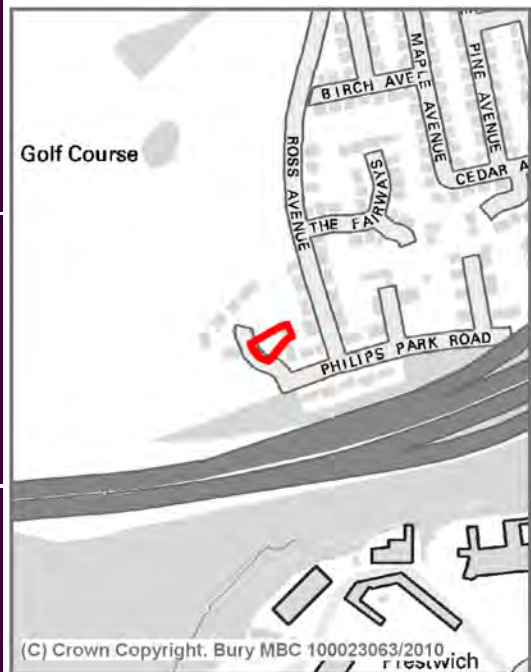
Deliverability Comments:

The site is suitable, available and achievable and has potential to deliver housing within the next five years.

Comments:

Site has been cleared and made material start, but no progress so removed from 5 year supply.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2527/00
 Category: 1 - Under Construction
 Location: Former Whittaker House (remaining area), Whittaker Street, Radcliffe, M26 2TD
 District: RADCLIFFE
 Existing Use: Vacant residential retirement and care home
 Surrounding Use: Residential
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.258 Density: 31
 Capacity: 8 Windfall site?: Y-M

Application Details

Application No.: 63805
 Description: Part demolition Whittaker Hse + erection 8 affordable dwellings
 Planning Status: Full planning permission
 Permission Date: 29/03/2019 Expiry Date: 29/03/2022
 Applicant: Mr D Woods
 Address: Clough Homes
 24 Rectory Green
 Manchester, M25 1BQ

Grid Reference

Easting: 378490 Northing: 407620

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	8

Units

Units	Number
New Build Units:	8
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	8
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	8
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	8
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	U	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

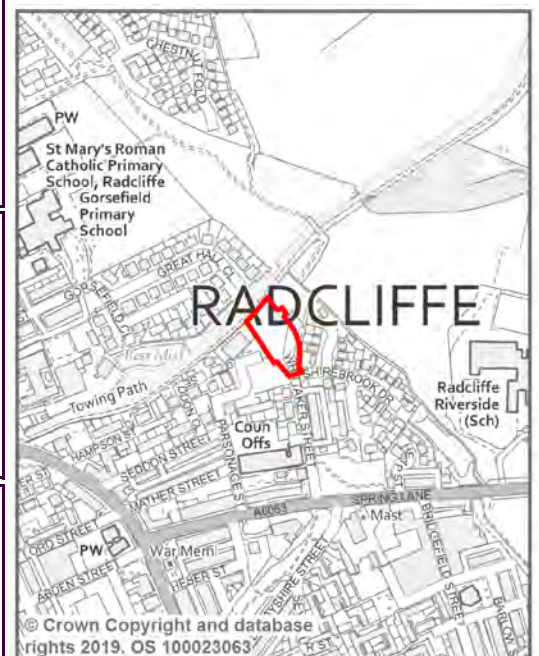
Deliverability Comments:

Site is suitable, available and has the potential to deliver housing in the short term.

Comments:

Site has also had permission for a scheme containing 20 one bed apartments. Recent permission for 1 unit (HL/2527/01) as part of the same development.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	4
2026/27	4
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2527/01
 Category: 1 - Under Construction
 Location: Site of Former Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD

District: RADCLIFFE

Existing Use: Vacant - former care home

Surrounding Use:

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.05 Density: 20

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 67374

Description: Construction of new affordable bungalow

Planning Status: Full planning permission

Permission Date: 22/10/2021 Expiry Date: 22/10/2024

Applicant: Clough Homes

Address: 24 Rectory Green
 Manchester, M25 1BQ

Grid Reference

Easting: 378499

Northing: 407579

Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	1

Units

	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

	Policy	Other
No. Units:	0	1

House Type Details

	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	1
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

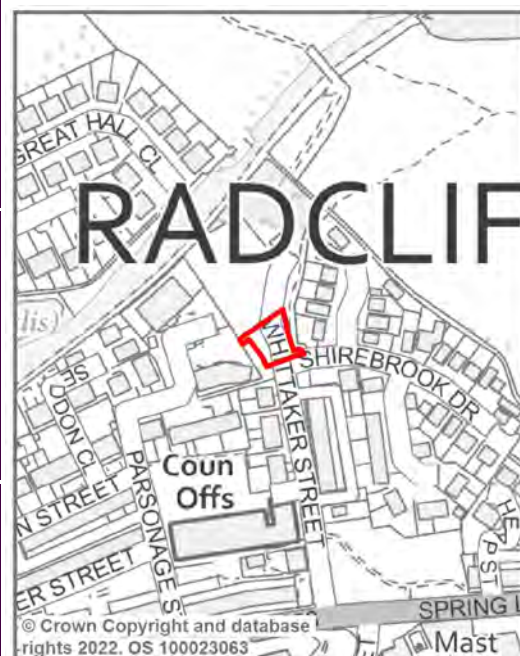
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable, available and has the potential to deliver housing in the short term.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	1
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2578/00
 Category: 1 - Under Construction
 Location: Land west of Woodhill Farm, Bank Lane, Ramsbottom

District: RAMSBOTTOM

Existing Use: Other Protected Open Land

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: Mix

Area (Hectares): 0.717 Density: 29

Capacity: 15 Windfall site?: Y-M

Application Details

Application No.: 64656

Description: Demolition of existing farm buildings and erection of 16 no. new dwellings

Planning Status: Full planning permission

Permission Date: 07/10/2019 Expiry Date: 07/10/2022

Applicant: D T Joseph Developments Ltd

Address:

Grid Reference

Easting: 379897

Northing: 417331

Plot Details

Plot Details	Site Visit
Completed	9
Under Construction	6
Available	0

Units

Units	Number
New Build Units:	15
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	10
4 Bed Units:	5
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	15
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove status of current OPOL designation.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

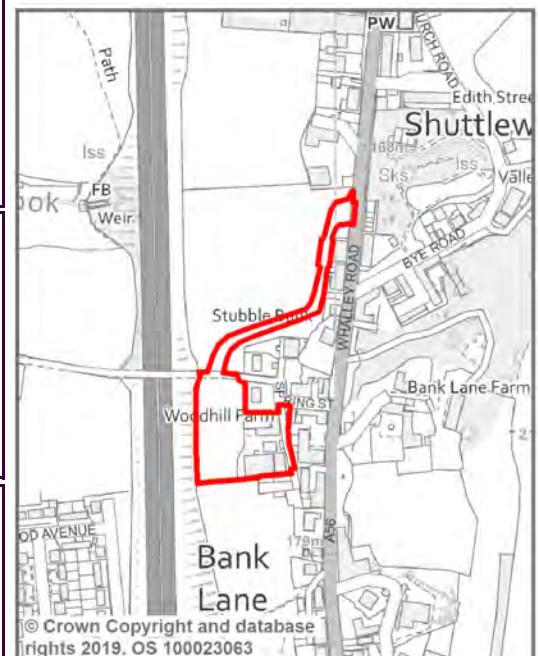
Deliverability Comments:

The site has the ability to be delivered within the next 5 years.

Comments:

The site is currently designated as OPOL but the emerging Local Plan intends to remove this designation. Demolition of existing farmhouse, therefore net change of 15. Density based on 16.

Year	Expected Units Completed
2023/24	6
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2583/00
 Category: 1 - Under Construction
 Location: Land south of Brick House Farm, Castle Road, Unsworth
 District: WHITEFIELD
 Existing Use: Vacant employment land
 Surrounding Use: Open Land
 Land Use Class: BNU Previously developed?: Yes
 Area (Hectares): 1.022 Density: 7
 Capacity: 7 Windfall site?: Y-L

Application Details

Application No.: 55738
 Description: 7 New detached live/work units
 Planning Status: Full planning permission
 Permission Date: 22/01/2013 Expiry Date: 22/01/2016
 Applicant: MR & Mrs Glen Kilroy
 Address: Brick House Farm
 Unsworth
 BL9 8QS

Grid Reference

Easting: 382850 Northing: 407392

Plot Details

Plot Details	Site Visit
Completed	5
Under Construction	1
Available	1

Units

Units	Number
New Build Units:	7
Converted Units:	0

Affordable Housing Units:

Policy	Other
No. Units: 0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	7
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	7
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	7
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and is likely to deliver residential development in the next five years.

Comments:

Site is currently under construction

Year	Expected Units Completed
2023/24	1
2024/25	1
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2583/01
 Category: 1 - Under Construction
 Location: Brick House Farm, Griffie Lane, Bury, BL9 8QS

District: WHITEFIELD

Existing Use: Vacant - last used for servicing & repair of coaches (B2)

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.107 Density: 9

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 63895

Description: Erection of 1 no. live-work unit in lieu of approved office hub

Planning Status: Full planning permission

Permission Date: 30/04/2019 Expiry Date: 30/04/2022

Applicant: Mr & Mrs Kilroy

Address: Brick House Farm, Griffie Lane
 Bury
 BL9 8QS

Grid Reference

Easting: 382857

Northing: 407414

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and is likely to deliver residential development in the next five years.

Comments:

This additional unit replaces a central hub which, due to advances in technology, is no longer required as part of the development.

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2603/00
 Category: 1 - Under Construction
 Location: 27 Pot Green, Ramsbottom

District: RAMSBOTTOM

Existing Use: Domestic garden

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.224 Density: 4

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 54574
 Description: Erection of 1 dwelling

Planning Status: Full planning permission
 Permission Date: 25/01/2012 Expiry Date: 25/01/2015

Applicant: PPY Design Ltd
 Address: 2 Helmsshore Road
 Holcombe Village
 Bury

Grid Reference

Easting: 378120 Northing: 415190

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: D/K
 Deliverable YES Timeframe for Development: 6 - 10 Years

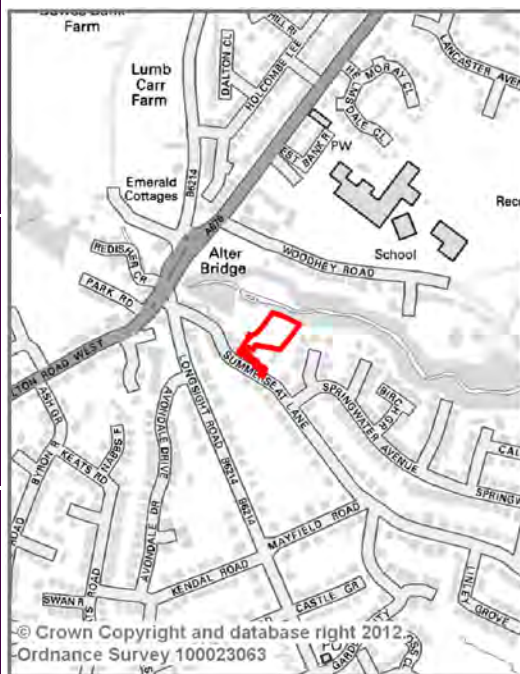
Deliverability Comments:

Site is suitable and is likely to deliver residential development in the next five years.

Comments:

The development has commenced but the site appears to have stalled.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



© Crown Copyright and database right 2012
 Ordnance Survey 100023063

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2632/00
 Category: 1 - Under Construction
 Location: Old Bartles Farmhouse, Watling Street, Affetside, Bury, BL8 3QS
 District: TOTTINGTON
 Existing Use: Agricultural building
 Surrounding Use: Mixed
 Land Use Class: GNU Previously developed?: Yes
 Area (Hectares): 0.347 Density: 3
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 58191
 Description: Conversion of building to dwelling (revised scheme)
 Planning Status: Full planning permission
 Permission Date: 19/01/2015 Expiry Date: 19/01/2018
 Applicant: D. Morris
 Address: Howarths Farm
 Watling Street, Affetside
 BL8 3QR

Grid Reference

Easting: 376099 Northing: 412795

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

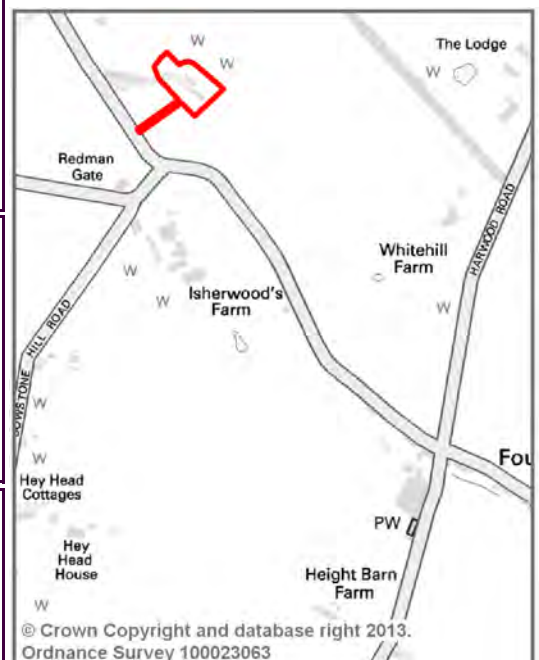
Deliverability Comments:

The site is under construction and is likely to deliver residential development in the next five years.

Comments:

Site area includes new stable block. This latest permission is for a revised house type.

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2641/00
 Category: 1 - Under Construction
 Location: 216 Ainsworth Road, Bury, BL8 2SB

District: BURY NORTH

Existing Use: Detached bungalow

Surrounding Use: Residential

Land Use Class: GU Previously developed?: Yes

Area (Hectares): 0.174 Density: 11

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 63704
 Description: Erection of 2 no. dwellings

Planning Status: Full planning permission
 Permission Date: 16/04/2019 Expiry Date: 16/04/2022

Applicant: Mr Martin Snell

Address: 216 Ainsworth Road
 Bury
 BL8 2SB

Grid Reference

Easting: 378587 Northing: 410687

Plot Details

Plot Details	Site Visit
Completed	1
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	2
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	2
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the short to medium term.

Comments:

2 dwellings in the garden of the existing bungalow (bungalow to be retained)

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2647/01
 Category: 1 - Under Construction
 Location: Masons Arms car park south, 241 Walmersley Old Road, Bury, BL9 6RU
 District: BURY NORTH
 Existing Use: Vacant car park
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.075 Density: 13
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 62129
 Description: Erection of 1 no. dwelling
 Planning Status: Full planning permission
 Permission Date: 15/05/2018 Expiry Date: 15/05/2021
 Applicant: Mr Ian Qualter
 Address: Masons Arms
 241 Walmersley Old Road
 Bury, BL9 6RY

Grid Reference

Easting: 380898 Northing: 414161

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and is likely to deliver residential development in the next five years.

Comments:

Residual element of permission as subsequent approval for conversion of pub only (excluding car park in site boundary).

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	1
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2652/00
 Category: 1 - Under Construction
 Location: Mountheath Industrial Estate, George Street, Prestwich

District: PRESTWICH

Existing Use: Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 4.437 Density: 31

Capacity: 124 Windfall site?: Y-L

Application Details

Application No.: 63324

Description: Erection of 124 no. dwellings

Planning Status: Reserved matters

Permission Date: 06/12/2019 Expiry Date: 06/12/2023

Applicant: Mr S Herrity

Address: Bellway Homes Ltd. (Manchester)
 c/o agent

Grid Reference

Easting: 381788

Northing: 402321

Plot Details

Plot Details	Site Visit
Completed	61
Under Construction	50
Available	13

Units

Units	Number
New Build Units:	124
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	18	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	4
Semi-Detached	66
Detached	54
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	55
4 Bed Units:	69
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	93
Discounted Market Housing:	18
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	Y
				Multiple Ownership:	U

Constraint Solutions

Remove employment protection and access constraints.

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable D/K Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and will deliver residential development in the next five years.

Comments:

Year	Expected Units Completed
2023/24	40
2024/25	23
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2681/00
 Category: 1 - Under Construction
 Location: Land off Dorothy Street, Ramsbottom, Bury, BL0 9QJ
 District: RAMSBOTTOM
 Existing Use: Vacant brownfield site - previous use unknown
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.031 Density: 32
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 56849
 Description: Erection of 1 no. dwelling and associated works
 Planning Status: Full planning permission
 Permission Date: 19/03/2014 Expiry Date: 19/03/2017
 Applicant: Mr Holt C/O Agent
 Address: Hourigan Connolly
 7 Swan Square, 15 Swan Street
 Manchester, M4 5JJ

Grid Reference

Easting: 378735 Northing: 416105

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

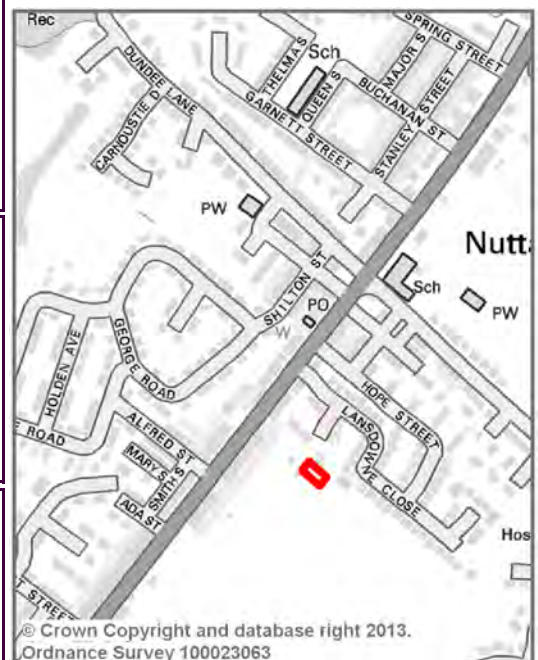
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and is likely to deliver residential development in the next five years.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2683/00
 Category: 1 - Under Construction
 Location: Former Red Bridge Inn, 2 Bury Old Road, Ainsworth, Radcliffe, BL2 5PJ

District: RADCLIFFE

Existing Use: Vacant Pub and Car park

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.309 Density: 65

Capacity: 20 Windfall site?: Y-S

Application Details

Application No.: 58521

Description: CoU PH to 2 cottages, 8 apartments & erection block of 10 flats

Planning Status: Full planning permission

Permission Date: 01/07/2015 Expiry Date: 01/07/2018

Applicant: Mr N Howcroft

Address: Stoney Well House, Dove Bank Road
 Little Lever
 Bolton, BL3 1DH

Grid Reference

Easting: 375247

Northing: 410091

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	20

Units

Units	Number
New Build Units:	10
Converted Units:	10

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	18
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	3
2 Bed Units:	15
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	20
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	U
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

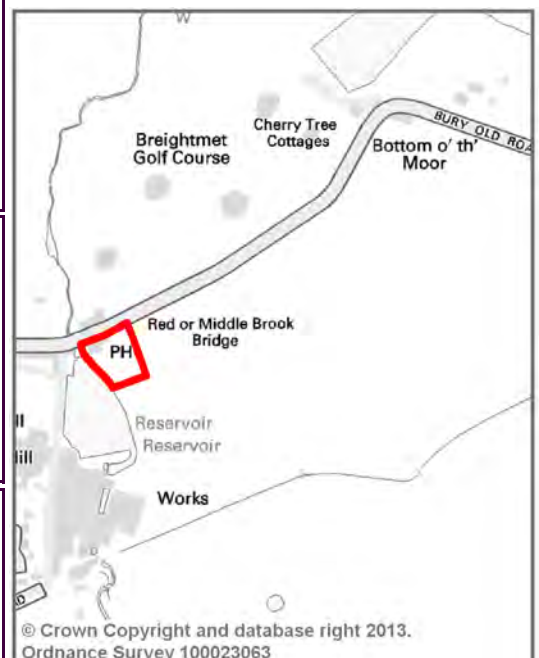
Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Site is currently under construction

Year	Expected Units Completed
2023/24	0
2024/25	10
2025/26	10
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2744/00
 Category: 1 - Under Construction
 Location: Land off Flashfields, Prestwich, Manchester, M25 9ST
 District: PRESTWICH
 Existing Use: Vacant
 Surrounding Use: Residential
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.039 Density: 51
 Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 58622
 Description: Erection of 2 no. detached dwellings with detached garages
 Planning Status: Full planning permission
 Permission Date: 21/10/2015 Expiry Date: 21/10/2018
 Applicant: TRAX2 Properties
 Address: Carrocca Business Park, Sawley Road
 Manchester
 M40 8BB

Grid Reference

Easting: 380886 Northing: 402207

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	2
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Resolve vehicle access issues

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has extant planning permission and the potential to be delivered in the next five years.

Comments:

65768 confirms works started 2018 and permission is extant.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	1
2027/28	1



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2750/00
 Category: 1 - Under Construction
 Location: Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB

District: PRESTWICH

Existing Use: Oil recycling business

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.594 Density: 8

Capacity: 5 Windfall site?: Y-M

Application Details

Application No.: 58827

Description: 4 no. dwellings & conversion/extension of barn to form single dwelling

Planning Status: Full planning permission

Permission Date: 01/10/2015 Expiry Date: 01/10/2018

Applicant: Mr G Jones c/o Agent Mr G Hoerty

Address: Gary Hoerty Associates,
 Suite 9, Grindleton Business Centre,
 Clitheroe, BB7 4DH

Grid Reference

Easting: 383726

Northing: 405897

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

Units

Units	Number
New Build Units:	4
Converted Units:	1

Affordable Housing Units:

Policy	Other
No. Units: 0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	3
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	3
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	5
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

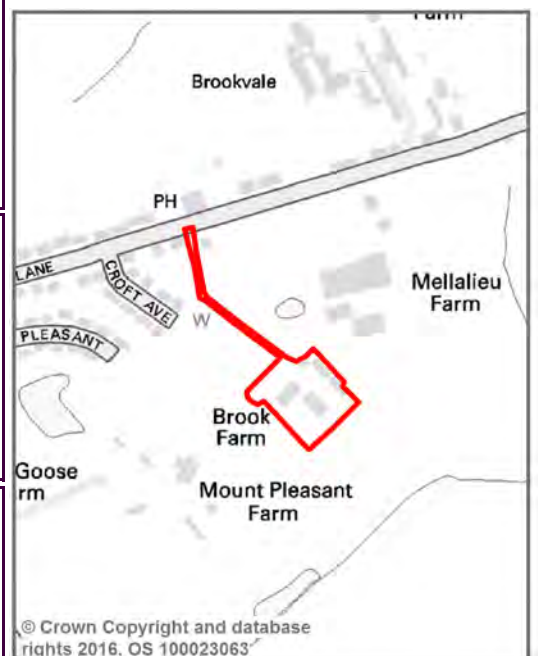
Deliverability Comments:

The site is under construction and likely to be delivered in the next five years.

Comments:

Permission remains extant but no signs of progress so removed from 5YS.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2756/00
 Category: 1 - Under Construction
 Location: 21/23 Deansgate/ 3-7 Seymour Street, Radcliffe, Manchester, M26 2SH

District: RADCLIFFE

Existing Use: Vacant former retail use

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.024 Density: 83

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 59181

Description: Create shop, gym, cafe and two flats

Planning Status: Full planning permission

Permission Date: 09/11/2015 Expiry Date: 09/11/2018

Applicant: Mr N Higginson

Address: 3 Arundle Close
 Bury
 BL8 1YB

Grid Reference

Easting: 378602

Northing: 407058

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	2
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	2

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	1
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	2
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2794/00
 Category: 1 - Under Construction
 Location: 5-11 George Street, Prestwich, Manchester, M25 9WS
 District: PRESTWICH
 Existing Use: Vacant basement.
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.087 Density: 46
 Capacity: 4 Windfall site?: Y-S

Application Details

Application No.: 64761
 Description: Conversion of existing basement to form 4no. self-contained apartments
 Planning Status: Full planning permission
 Permission Date: 03/12/2019 Expiry Date: 03/12/2022
 Applicant: c/o Mendelsons Solicitors
 Address: Suite 5, 153 Great Ducie Street
 Manchester
 M3 1 FB

Grid Reference

Easting: 381967 Northing: 402439

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	0
Converted Units:	4

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	4
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	4
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2797/00
 Category: 1 - Under Construction
 Location: 51 Rainsough Brow, Prestwich, Manchester, M25 9XW

District: PRESTWICH

Existing Use: Vacant site formerly used as pub.

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.11 Density: 136

Capacity: 15 Windfall site?: Y-S

Application Details

Application No.: 62765

Description: Demolition of pub, erection of 15no apartment building w basement parking

Planning Status: Full planning permission

Permission Date: 14/09/2018 Expiry Date: 14/09/2021

Applicant: Mr. Sol Wolf

Address: Steward House 309
 Bury New Road, Salford/Manc
 M7 2YN

Grid Reference

Easting: 380817

Northing: 402203

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

Units

Units	Number
New Build Units:	15
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	1	0

House Type Details

House Type Details	Number
Flats	15
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	6
2 Bed Units:	9
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	14
Discounted Market Housing:	1
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

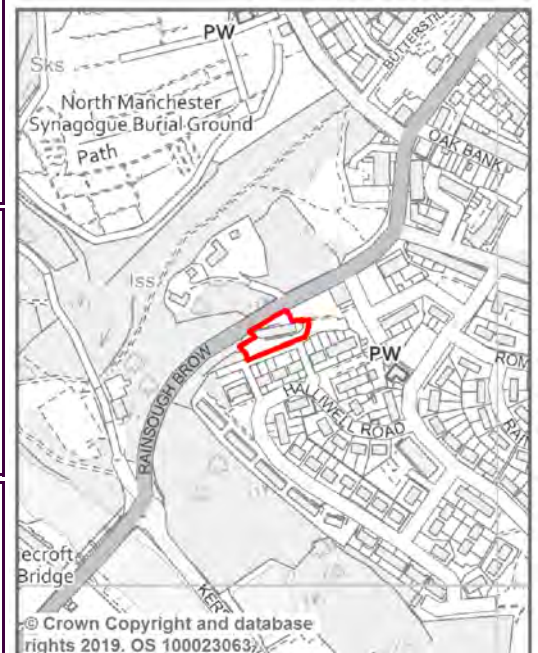
Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Material start made, permission remains extant.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	5
2027/28	10



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2807/00
 Category: 1 - Under Construction
 Location: Garage site off Hewart Drive, Bury, BL9 7NF

District: BURY NORTH

Existing Use: Garage site

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.08 Density: 38

Capacity: 3 Windfall site?: Y-S

Application Details

Application No.: 59971
 Description: 3 no. Dwellings with associated parking and access

Planning Status: Full planning permission

Permission Date: 29/06/2016 Expiry Date: 29/06/2019

Applicant: Nathan Jenkinson

Address: 11 Brandlesholme Close
 Bury
 BL8 1AE

Grid Reference

Easting: 382314 Northing: 410990

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	3
Available	0

Units

Units	Number
New Build Units:	3
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	3
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	3
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is under construction and is likely to deliver housing within the next five years.

Comments:

Construction on site has commenced.

Year	Expected Units Completed
2023/24	3
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2841/00
 Category: 1 - Under Construction
 Location: Victoria Mill, High Street, Walshaw, Bury, BL8 3FS

District: BURY NORTH

Existing Use: Vacant former wax works

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.057 Density: 263

Capacity: 15 Windfall site?: Y-S

Application Details

Application No.: 65415

Description: Extension & conversion of mill to provide 15 residential apartments

Planning Status: Full planning permission

Permission Date: 28/09/2020 Expiry Date: 28/09/2023

Applicant: Andrew Broadhurst c/o Cobe Properties Ltd.

Address: Derwent House, Waterfold Business Park
 Waterfold, Bury
 BL9 7BR

Grid Reference

Easting: 377603

Northing: 411694

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	15
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	15

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	15
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	8
2 Bed Units:	7
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	15
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	Y

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

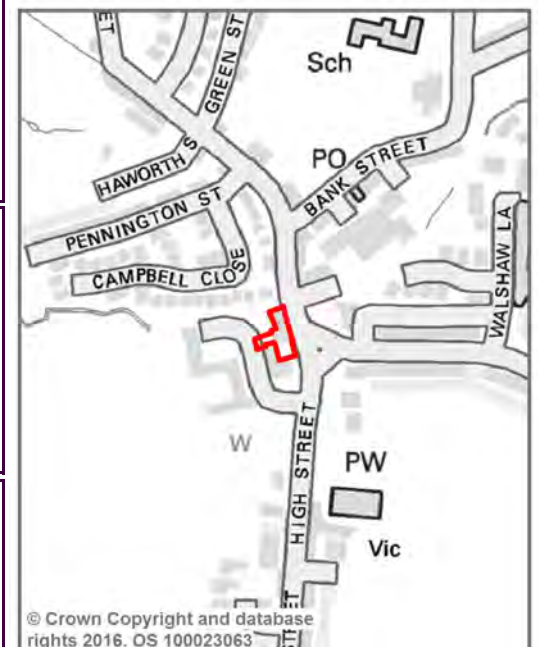
Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Latest permission is for 15 units - an increase of 2 units.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	15
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2843/00
 Category: 1 - Under Construction
 Location: Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ

District: RAMSBOTTOM

Existing Use: Farm Buildings

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 1.412 Density: 4

Capacity: 6 Windfall site?: Y-L

Application Details

Application No.: 66016

Description: Demolition of existing detached barn and erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 05/02/2021 Expiry Date: 05/02/2024

Applicant: Adam Smith c/o Excelsior Properties

Address: Hartford House, Weston Street
 Bolton
 BL3 2AW

Grid Reference

Easting: 380308

Northing: 415326

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units

Units	Number
New Build Units:	1
Converted Units:	5

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	5
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	1
2 Bed Units:	3
3 Bed Units:	1
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	6
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	Y	Levels:	Y		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	N	Multiple Ownership:	Y

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Latest permission involves the demolition of the redundant farm - no impact on site capacity. Lawful start has been made on 60870.
 1 new dwelling under construction

Year	Expected Units Completed
2023/24	3
2024/25	3
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2859/01
 Category: 1 - Under Construction
 Location: Land to rear of 41 Bury Old Road and west of Arthur Lane, Ainsworth, Bolton, BL2 5PF

District: RADCLIFFE

Existing Use: Stable

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.136 Density: 7

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 65373

Description: Demolition of existing stable building and erection of 1 dwelling

Planning Status: Full planning permission

Permission Date: 18/06/2020 Expiry Date: 18/06/2023

Applicant: Mrs M Ball

Address: 41 Bury Old Road
 Ainsworth, Bury
 BL2 5PF

Grid Reference

Easting: 375833

Northing: 410387

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2880/00
 Category: 1 - Under Construction
 Location: Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR

District: PRESTWICH

Existing Use: Disused Waste Management Site

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.609 Density: 26

Capacity: 7 Windfall site?: Y-M

Application Details

Application No.: 64977

Description: Residential development of 7 no. dwellings

Planning Status: Full planning permission

Permission Date: 26/03/2020 Expiry Date: 26/03/2023

Applicant: RM Building Maintenance Limited

Address: 36 Bank Top Street
 Heywood
 OL10 4PT

Grid Reference

Easting: 380236

Northing: 403126

Plot Details

Plot Details	Site Visit
Completed	3
Under Construction	4
Available	0

Units

Units	Number
New Build Units:	7
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	7
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	7
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	7
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	U	Levels:	Y		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	Y	Zone:	3	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Manage flood risk

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

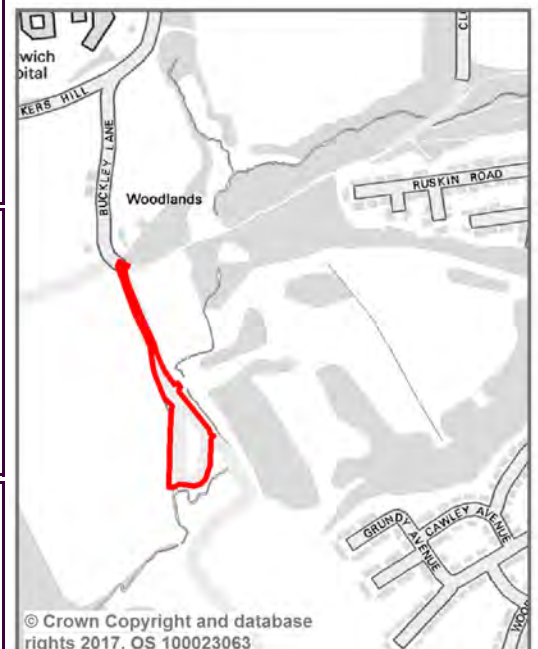
Deliverability Comments:

The site has planning permission and is likely to be delivered in the next 5 years.

Comments:

Latest permisison increases the site capacity from 4 units to 7.

Year	Expected Units Completed
2023/24	4
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2881/00
 Category: 1 - Under Construction
 Location: The Oddfellows House, 94 Manchester Road, Bury, BL9 0TH

District: BURY NORTH

Existing Use: Meeting Venue

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.137 Density: 44

Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: 61018

Description: CoU to 5 flats and 2 no. semi detached dwellings

Planning Status: Full planning permission

Permission Date: 29/03/2017 Expiry Date: 29/03/2020

Applicant: Mr C Vaughan c/o SE Lancashire Oddfellows

Address: 94 Manchester Road
 Bury
 BL9 0TH

Grid Reference

Easting: 380142

Northing: 410135

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

Units

Units	Number
New Build Units:	2
Converted Units:	4

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	3
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	6
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

1 dwelling already on the site, therefore a net gain of 6 units. Material start made.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2890/00
 Category: 1 - Under Construction
 Location: 72 Park Road, Prestwich, Manchester, M25 0FA

District: PRESTWICH

Existing Use: House and garden

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.153 Density: 20

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 68707

Description: Creation of 1 detached house and 2 semi-detached houses

Planning Status: Full planning permission

Permission Date: 16/01/2018 Expiry Date: 16/01/2021

Applicant: Mrs Reichman c/o agent

Address: Debtal Architecture

WA14 2PX

Grid Reference

Easting: 383076

Northing: 402813

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

Units

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Existing dwelling demolished therefore net gain of 2 units. Density based on 3 dwellings. Site has now been cleared as part of approval 62178.

Year	Expected Units Completed
2023/24	0
2024/25	2
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2893/00
 Category: 1 - Under Construction
 Location: Bury Magistrates Court, Tenters Street, Bury, BL9 0HX

District: BURY NORTH

Existing Use: Former Magistrates Court

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.78 Density: 63

Capacity: 49 Windfall site?: Y-M

Application Details

Application No.: 64093

Description: Conversion of building to 39 apartments and erection of 10 townhouses

Planning Status: Full planning permission

Permission Date: 19/05/2020 Expiry Date: 19/05/2023

Applicant: Welcome Estates Ltd c/o Agent

Address: Debtal Architecture LTD
 72 Bury New Road, Prestwich

Grid Reference

Easting: 379890

Northing: 410735

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	49
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	22
2 Bed Units:	17
3 Bed Units:	0
4 Bed Units:	10
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	49
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

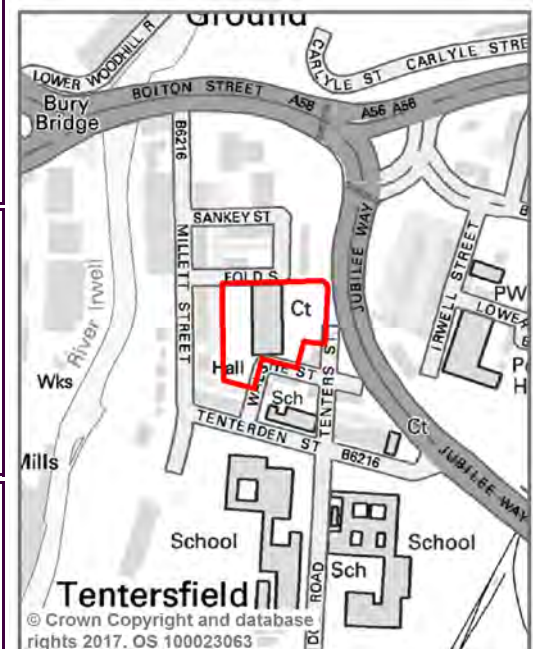
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Site is suitable and has potential to deliver residential development in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	10
2024/25	39
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2911/00
 Category: 1 - Under Construction
 Location: Land adjacent to 7 Lower Bank Street, Bury, BL9 0HD
 District: BURY NORTH
 Existing Use: Vacant - formerly end terraced house now demolished
 Surrounding Use: Mixed
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.01 Density: 100
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 61390
 Description: Erection of 1 no. attached dwelling
 Planning Status: Full planning permission
 Permission Date: 17/07/2017 Expiry Date: 17/07/2020
 Applicant: Mr John Eady
 Address: Ainsworth Hall Road
 Ainsworth
 Bolton, BL2 5RY

Grid Reference

Easting: 380100 Northing: 410770

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	1
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

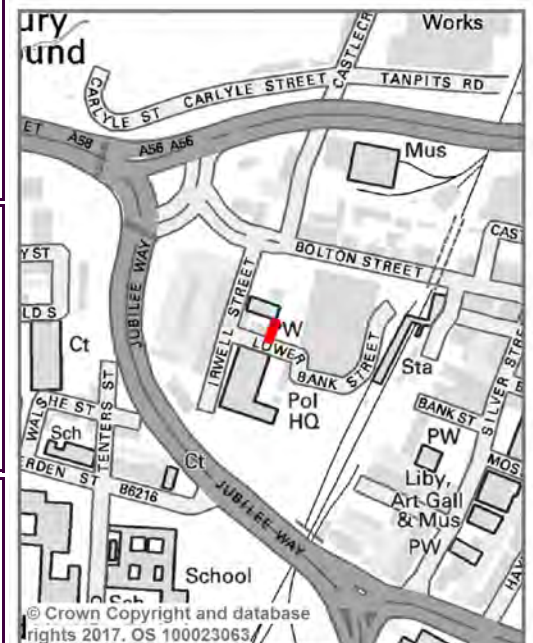
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	1



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2916/00
 Category: 1 - Under Construction
 Location: Land adjacent to 5 Stanley Road, Radcliffe, Manchester, M26 4HG

District: RADCLIFFE

Existing Use: Truncated street, paving and garden

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.018 Density: 56

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 61613
 Description: Erection of 1 no. dwelling

Planning Status: Full planning permission
 Permission Date: 23/08/2017 Expiry Date: 23/08/2020

Applicant: Mr & Mrs Neil Partridge

Address: 19 Starling Road
 Radcliffe
 M26 4LW

Grid Reference

Easting: 377647 Northing: 408607

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable, available and achievable and is likely to deliver housing within the next five years.

Comments:

Material start made but limited progress.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2930/00
 Category: 1 - Under Construction
 Location: Land adjoining 31 Poppythorn Lane, Prestwich, Manchester, M25 3BX
 District: PRESTWICH
 Existing Use: Garden area of an existing residential dwelling
 Surrounding Use: Mixed
 Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.025 Density: 40
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 61832
 Description: Erection of 1 no. new dwelling
 Planning Status: Full planning permission
 Permission Date: 10/10/2017 Expiry Date: 10/10/2020
 Applicant: D. Rostron
 Address: 31 Poppythorn Lane
 Prestwich
 M25 3BX

Grid Reference

Easting: 381325 Northing: 404254

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is under construction and is likely to deliver housing within the next five years.

Comments:

Site has made a material start

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2950/00
 Category: 1 - Under Construction
 Location: The Old School, 1 Walker Street, Radcliffe, Manchester, M26 1FH

District: RADCLIFFE

Existing Use: Antiques centre and dwelling

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.108 Density: 111

Capacity: 12 Windfall site?: Y-S

Application Details

Application No.: 63376

Description: Conversion of antiques centre/dwelling to 13 residential apartments

Planning Status: Full planning permission

Permission Date: 31/01/2019 Expiry Date: 31/01/2022

Applicant: Mr Salim

Address: 1 Lund Street
 Old Trafford
 Manchester, M16 9EJ

Grid Reference

Easting: 379241

Northing: 406059

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

Units

Units	Number
New Build Units:	0
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	1	0

House Type Details

House Type Details	Number
Flats	12
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	3
2 Bed Units:	7
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	11
Discounted Market Housing:	1
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

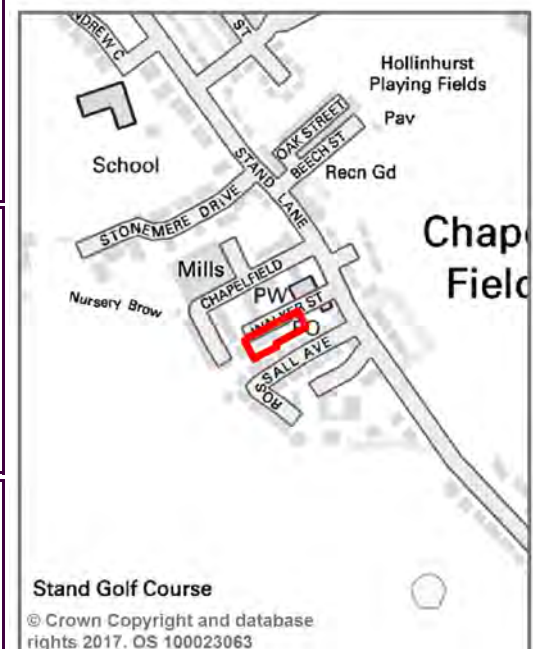
Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

1 dwelling to be lost therefore net gain of 12 units. Density figure based on 13 units.

Year	Expected Units Completed
2023/24	12
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2982/00
 Category: 1 - Under Construction
 Location: Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD

District: BURY NORTH

Existing Use: farmhouse and barn

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.037 Density: 108

Capacity: 3 Windfall site?: Y-S

Application Details

Application No.: 64308

Description: Conversion of existing dwelling into 2 semis, outbuildings into 2 bungalows

Planning Status: Full planning permission

Permission Date: 09/10/2019 Expiry Date: 09/10/2022

Applicant:

Address:

Grid Reference

Easting: 377073

Northing: 411249

Plot Details

Plot Details	Site Visit
Completed	1
Under Construction	2
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	3

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	4
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	4
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Net gain of 3

Year	Expected Units Completed
2023/24	2
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2983/00
 Category: 1 - Under Construction
 Location: Land adjacent to 436 Walmersley Road, Bury, BL9 6QE
 District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No
 Area (Hectares): 0.089 Density: 67
 Capacity: 6 Windfall site?: Y-S

Application Details

Application No.: 62546
 Description: Erection of 6 no. bungalows

Planning Status: Full planning permission
 Permission Date: 24/05/2019 Expiry Date: 24/05/2022

Applicant: Mrs R Parveen

Address: 2 Cornford Avenue
 Manchester
 M18 7RB

Grid Reference

Easting: 380728 Northing: 412914

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	6
Available	0

Units

Units	Number
New Build Units:	6
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	6
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	6
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	U	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Alternative recreation provision to compensate for loss of existing recreation space.

Deliverability Details (5-Year Supply)

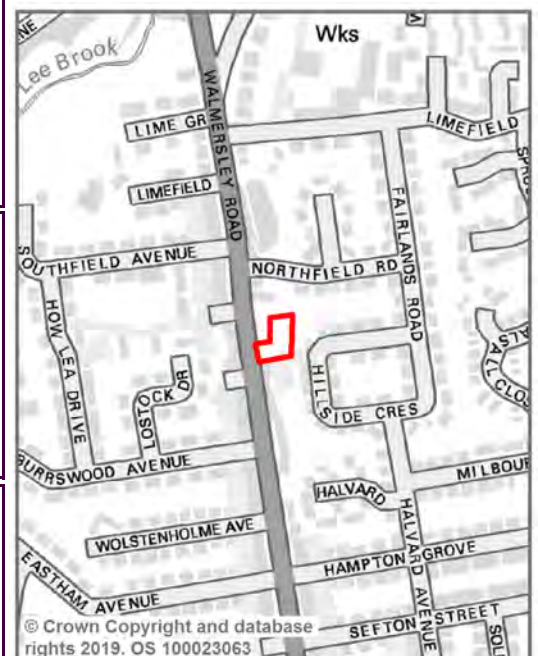
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	6
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2986/00
 Category: 1 - Under Construction
 Location: Land at rear of 27 Duckworth Road, Prestwich, Manchester, M25 9GF
 District: PRESTWICH
 Existing Use: Vacant
 Surrounding Use: Residential
 Land Use Class: BU Previously developed?: Yes
 Area (Hectares): 0.019 Density: 53
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 63374
 Description: Erection of 1 no. dwelling
 Planning Status: Full planning permission
 Permission Date: 20/02/2019 Expiry Date: 20/02/2022
 Applicant: Ms Z Moghimi
 Address: 27 Duckworth Road
 Prestwich
 M25 9GF

Grid Reference

Easting: 381001 Northing: 403271

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

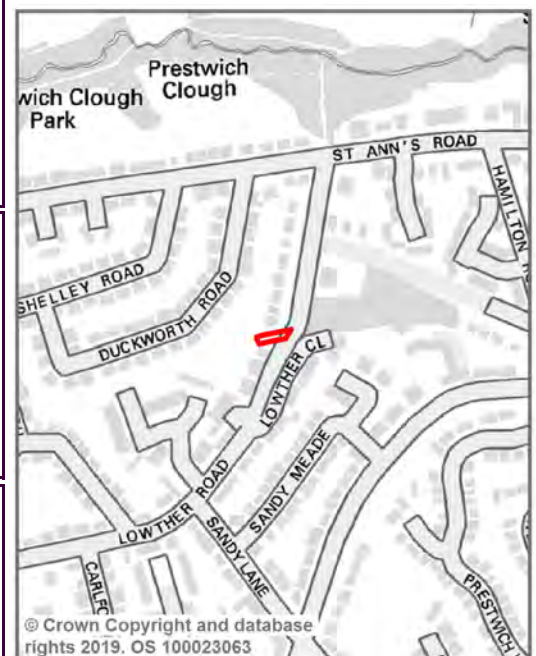
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	1
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2988/00
 Category: 1 - Under Construction
 Location: Land at rear of 2-12 Bealey Avenue, Radcliffe, Manchester

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.026 Density: 38

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 63523
 Description: Erection of 1 no. dwelling

Planning Status: Full planning permission
 Permission Date: 26/06/2019 Expiry Date: 26/06/2022

Applicant: Mr J Rollason

Address: 4 Orford Road
 Prestwich
 M25 3DB

Grid Reference

Easting: 380110 Northing: 408344

Plot Details

	Site Visit
Completed	0
Under Construction	1
Available	0

Units

	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

	Policy	Other
No. Units:	0	0

House Type Details

	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	Y	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: Y Zone: 3		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Manage flood risk and resolve vehicle access

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2992/00
 Category: 1 - Under Construction
 Location: 21 Silver Street, Bury, BL9 0EN

District: BURY NORTH

Existing Use: Office

Surrounding Use: Retail

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.042 Density: 1119

Capacity: 47 Windfall site?: Y-S

Application Details

Application No.: 64683

Description: Prior approval for COU from B1a to 47 no. residential units (C3)

Planning Status: Full planning permission

Permission Date: 28/11/2019 Expiry Date:

Applicant:

Address:

Grid Reference

Easting: 380337

Northing: 410702

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	47

Units

Units	Number
New Build Units:	0
Converted Units:	47

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	47
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	47
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	47
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N		
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

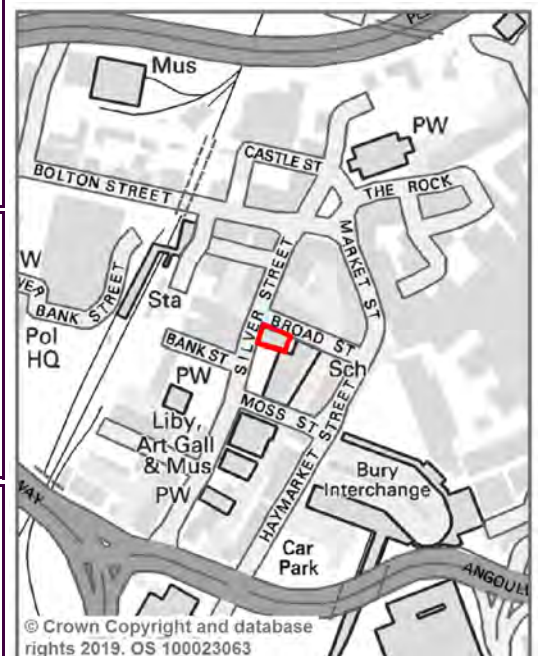
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	47
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/2997/00
 Category: 1 - Under Construction
 Location: Land at side of 99 Dundee Lane, Ramsbottom, Bury, BL0 9HG

District: RAMSBOTTOM

Existing Use: Part of residential

Surrounding Use: Residential

Land Use Class: MU Previously developed?: Mix

Area (Hectares): 0.031 Density: 32

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 63661

Description: Demolition of existing garage, erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 16/04/2019 Expiry Date: 16/04/2022

Applicant: Mr J Brown

Address: 99 Dundee Lane
 Ramsbottom
 BL0 9HG

Grid Reference

Easting: 378551

Northing: 416525

Plot Details

	Site Visit
Completed	0
Under Construction	1
Available	0

Units

	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

	Policy	Other
No. Units:	0	0

House Type Details

	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Remove contamination

Deliverability Details (5-Year Supply)

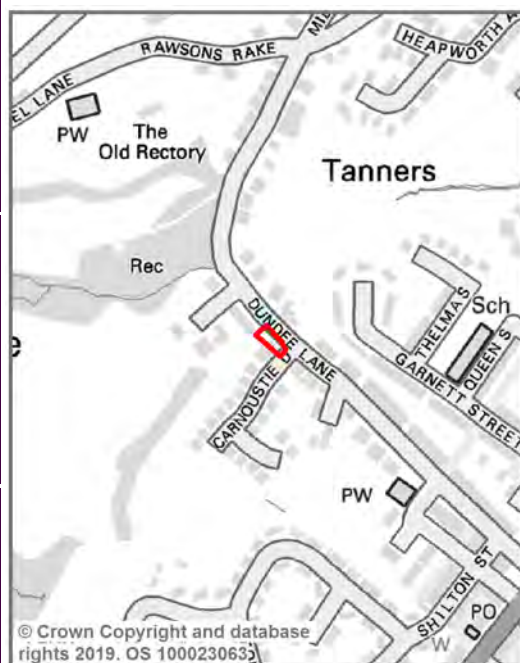
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3002/00
 Category: 1 - Under Construction
 Location: The Caravan, Roothing Brook Road, Radcliffe, BL2 4JG
 District: BURY NORTH
 Existing Use:
 Surrounding Use:
 Land Use Class: BNU Previously developed?: Yes
 Area (Hectares): 0.124 Density: 8
 Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 64048
 Description: Erection of 1 no. detached dormer bungalow with demolition of workshop, etc
 Planning Status: Full planning permission
 Permission Date: 01/07/2019 Expiry Date: 01/07/2022
 Applicant: Mr George Spink
 Address: The Caravan
 Roothing Brook Road, Radcliffe
 BL2 4JG

Grid Reference

Easting: 375876 Northing: 411737

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	1
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	1
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site is suitable and has the potential to deliver housing in the short to medium term.

Comments:

Material start made therefore permission remains extant.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	1
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3007/00
 Category: 1 - Under Construction
 Location: Bank House, 16-18 Bank Street, Walshaw, Tottington, Bury, BL8 3AZ

District: TOTTINGTON

Existing Use: Offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.036 Density: 105

Capacity: 4 Windfall site?: Y-S

Application Details

Application No.: 64463

Description: CoU of 1st floor from offices (B1) to 4 no. residential apartments

Planning Status: Full planning permission

Permission Date: 01/10/2019 Expiry Date: 01/10/2022

Applicant: Ben Jennings

Address: Jennings Family Properties Ltd
 7 Guildford Avenue
 Blackpool, FY2 9BG

Grid Reference

Easting: 377665

Northing: 411788

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

Units

Units	Number
New Build Units:	0
Converted Units:	4

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	4
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	3
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	4
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	U
				Multiple Ownership:	U

Constraint Solutions

Deliverability Details (5-Year Supply)

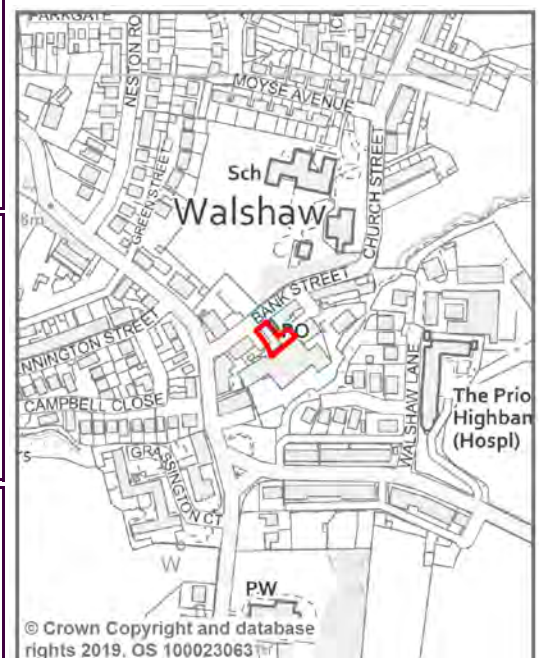
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	4
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3008/00
 Category: 1 - Under Construction
 Location: Barn adjacent The Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX

District: RAMSBOTTOM

Existing Use: Storage

Surrounding Use:

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.09 Density: 3

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 64520

Description: Conversion of barn to dwelling with single storey garage extension at side

Planning Status: Full planning permission

Permission Date: 23/09/2019 Expiry Date: 23/09/2022

Applicant: Mr Duncan Baxter

Address: The Byre, Loe Farm
 Redisher Lane, Ramsbottom
 BL8 4HX

Grid Reference

Easting: 377518

Northing: 415172

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Material start made Sept. 2022

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	1
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3021/00
 Category: 1 - Under Construction
 Location: Aldercliffe Riding Establishment, Harwood Road, Tottington, Bury, BL8 3PT

District: TOTTINGTON

Existing Use: Shelter and store

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 1.36 Density: 1

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 64595

Description: Conversion of store/shelter to dwelling with single storey side extension

Planning Status: Full planning permission

Permission Date: 14/11/2019 Expiry Date: 14/11/2022

Applicant: Mrs W Phillips

Address: Aldercliffe Riding Establishment
 Harwood Road
 Tottington BL8 3PT

Grid Reference

Easting: 376601

Northing: 412690

Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	1

Units

	Number
New Build Units:	0
Converted Units:	1

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	U
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3025/00
 Category: 1 - Under Construction
 Location: 27-29 Bridge Street, Ramsbottom, Bury, BL0 9AD

District: RAMSBOTTOM

Existing Use: Vacant former bank.

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.018 Density: 56

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 69118
 Description: Part c/u of second floor to include 1 no. apartment

Planning Status: Full planning permission

Permission Date: 18/01/2023 Expiry Date: 18/01/2026

Applicant: Mr De Koning

Address: De Koning Leisure Group Ltd
 Waterloo Street
 Manchester, M8 5XF

Grid Reference

Easting: 379150 Northing: 416924

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	1
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

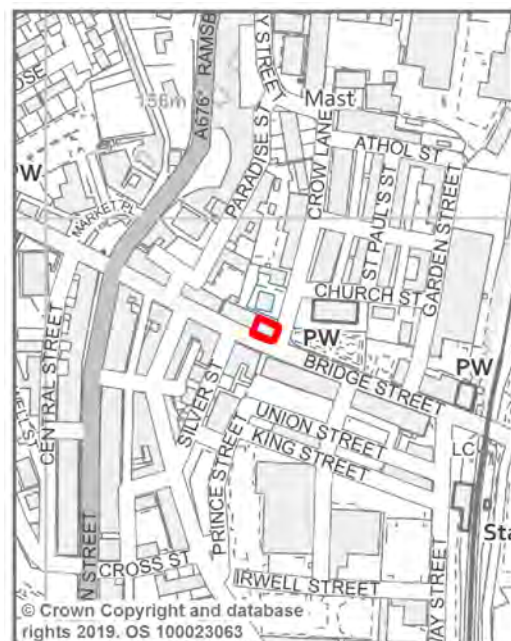
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3031/00
 Category: 1 - Under Construction
 Location: Former Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ

District: WHITEFIELD

Existing Use: Vacant former church

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.04 Density: 50

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 64912

Description: Demolition of former church and erection of 2 no. semi-detached houses

Planning Status: Full planning permission

Permission Date: 03/02/2020 Expiry Date: 03/02/2023

Applicant: Crystal Properties Ltd

Address: Tymack House
 47 Brightmet Street
 Bolton, BL2 1BR

Grid Reference

Easting: 381008

Northing: 405522

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	2
Available	0

Units

Units	Number
New Build Units:	2
Converted Units:	0

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	Y
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

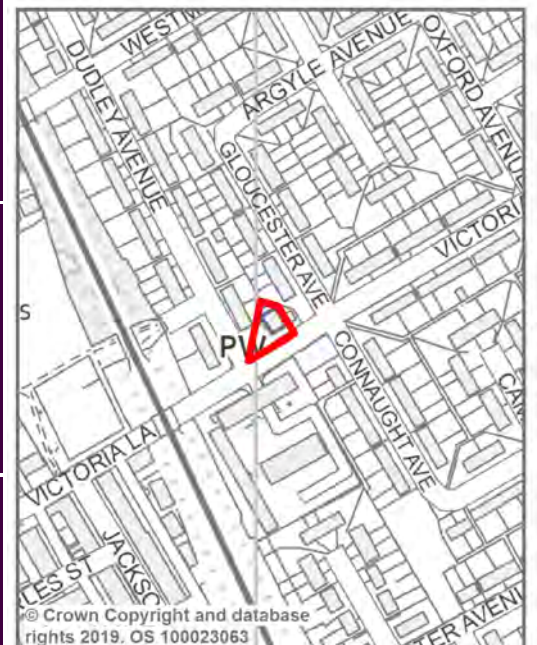
Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	2
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3060/00
 Category: 1 - Under Construction
 Location: Land at Green Street, Bury, BL8 1TF

District: BURY NORTH

Existing Use: Vacant former car park to converted pub

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.05 Density: 60

Capacity: 3 Windfall site?: Y-S

Application Details

Application No.: 65293

Description: Erection of 3 no. dwellings including associated parking

Planning Status: Full planning permission

Permission Date: 29/07/2020 Expiry Date: 29/07/2023

Applicant: Mr A Sanghani

Address: 71 Halshaw Lane, Kearsley
 Bolton, BL4 8DD

Grid Reference

Easting: 378887

Northing: 411740

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	3
Available	0

Units

Units	Number
New Build Units:	3
Converted Units:	0

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	2
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	3
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	3
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	3
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3078/00
 Category: 1 - Under Construction
 Location: Hollins House Farm, Hollins Lane, Bury, BL9 8AS

District: BURY SOUTH

Existing Use: Vacant former barns

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.12 Density: 17

Capacity: 2 Windfall site?: Y-S

Application Details

Application No.: 67400

Description: 1 new dwelling and 1 barn conversion

Planning Status: Full planning permission

Permission Date: 01/06/2022 Expiry Date: 01/06/2025

Applicant: Mr W Nield

Address: Hollins House Farm, Hollins Lane
 Bury, BL9 8AS

Grid Reference

Easting: 381413

Northing: 408034

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	2
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	2

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	2

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	2
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	2
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone: 0		Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	1
2025/26	1
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3081/00
 Category: 1 - Under Construction
 Location: Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD

District: BURY NORTH

Existing Use: Vacant barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.06 Density: 17

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 65778

Description: Prior approval for the change of use from agricultural building to dwelling

Planning Status: Other

Permission Date: 07/10/2020 Expiry Date: N/A

Applicant: Thomas England Limited

Address: Bellfields Farm, Marsh lane
 Holmes Chapel, CW4 8QB

Grid Reference

Easting: 376849

Northing: 411346

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	1
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N		
Hazardous:	N	Poor Access:	N	Levels:	N		
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	Y		
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	0
2024/25	1
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3096/00
 Category: 1 - Under Construction
 Location: Knowsley House, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

District: RADCLIFFE

Existing Use: Dwelling (unauthorised)

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.124 Density: 8

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 66142

Description: Change of use from nursing home to private dwelling

Planning Status: Full planning permission

Permission Date: 21/01/2021 Expiry Date: 21/01/2024

Applicant: Mr M Moore

Address: 42 Shillingford Road, Farnworth Bolton, BL4 7DJ

Grid Reference

Easting: 376468

Northing: 410903

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	1
Available	0

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	1

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	1
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	N	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	N	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	N	Bus Stop (600m)?:	N

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	Levels:	N
Nature Conservation:	Y	Negative Ecology:	N	Green Belt/OPOL/RV:	Y
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Under construction

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3131/00
 Category: 1 - Under Construction
 Location: Woolfield House, Wash Lane, Bury, BL9 6BJ

District: BURY NORTH

Existing Use: Former care home, now vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.115 Density: 96

Capacity: 11 Windfall site?: Y-S

Application Details

Application No.: 66090

Description: Change of use into 9no. one bed apartments and 2no. two bed apartments

Planning Status: Full planning permission

Permission Date: 18/06/2021 Expiry Date: 18/06/2024

Applicant: COH Property Consultants Limited

Address: 44 Heversham Road
 Bexleyheath, Kent, DA7 5BG

Grid Reference

Easting: 381364

Northing: 411010

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	11

Units

Units	Number
New Build Units:	0
Converted Units:	11

Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	11
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	9
2 Bed Units:	2
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	11
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	Y	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	U	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	Y	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	11
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3136/00
 Category: 1 - Under Construction
 Location: Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BLO ODS
 District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.018 Density: 56

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 66546

Description: Conversion of building and external alterations to form 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 24/05/2021 Expiry Date: 24/05/2024

Applicant: Lime Tree Estates Ltd

Address: 16 Bollinway
 Altrincham, WA15 0NZ

Grid Reference

Easting: 379959

Northing: 417345

Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	1

Units

Units	Number
New Build Units:	0
Converted Units:	1

Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	1
Other House Types:	0

Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

Tenure Details	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	N	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	Y	Levels:	Y
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk: N Zone:	0	Competing Uses:	N	Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

The site has planning permission and is likely to be delivered in the next five years.

Comments:

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

Site Details

Site Ref.: HL/3159/00
 Category: 1 - Under Construction
 Location: 53 Outwood Road, Radcliffe, Manchester, M26 1AQ

District: RADCLIFFE

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.02 Density: 100

Capacity: 1 Windfall site?: Y-S

Application Details

Application No.: 67308

Description: Change of use of basement from storage to residential

Planning Status: Full planning permission

Permission Date: 05/11/2021 Expiry Date: 05/11/2024

Applicant: Mr Barna

Address: 53 Outwood Road
 Radcliffe, M26 1AQ

Grid Reference

Easting: 378467

Northing: 406460

Plot Details

	Site Visit
Completed	0
Under Construction	1
Available	0

Units

	Number
New Build Units:	0
Converted Units:	1

Affordable

Housing Units:	Policy	Other
No. Units:	0	0

House Type Details

	Number
Flats	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

Bedroom Details

	Number
1 Bed Units:	1
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

Tenure Details

	Number
Private Units:	1
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	0

Sustainability

Primary School (600m)?:	Y	Health Centre (1000m)?:	Y	Employment Centre (5000m)?:	Y
Secondary School (1500m)?:	N	Sports / Leisure Centre (2000m)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	Y	Superstore or District / Town Centre (2000m)?:	Y	Bus Stop (600m)?:	Y

Constraints

Contamination:	N	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	N	Levels:	N
Nature Conservation:	N	Negative Ecology:	N	Green Belt/OPOL/RV:	N
Built Heritage:	N	Negative Air Quality:	N	Planning Constraints:	N
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

Constraint Solutions

Deliverability Details (5-Year Supply)

Suitable: Yes Available: YES Achievable: YES
 Deliverable YES Timeframe for Development: 0 - 5 Years

Deliverability Comments:

Under construction

Comments:

Density based on 2 units (net gain of 1)

Year	Expected Units Completed
2023/24	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0

