

# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2127/00  
 Category: 2 - Planning Permission  
 Location: Wellington Garage, Deardens Street, Bury

District: BURY NORTH

Existing Use: Hard Surfacing

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.069 Density: 72

Capacity: 5 Windfall site?: Y-S

## Application Details

Application No.: 66396  
 Description: 5 no. Dwellings

Planning Status: Full planning permission  
 Permission Date: 01/03/2023 Expiry Date: 01/03/2023

Applicant: Lancashire Mortgage Corporation

Address: 5300 Lakeside  
 Cheadle Royal  
 SK8 3GP

## Grid Reference

Easting: 379119 Northing: 410312

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	5

## 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:	5
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:	5
4 Bed Units:	0
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)?:	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:	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	0
2025/26	0
2026/27	0
2027/28	5



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2146/00  
 Category: 2 - Planning Permission  
 Location: East Lancs Paper Mill Site, Rectory Lane, Radcliffe

District: RADCLIFFE

Existing Use: Vacant Industrial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 22.975 Density: 17

Capacity: 400 Windfall site?: Y-L

## Application Details

Application No.: 62969

Description: 400 dwellings, etc

Planning Status: Outline planning permission

Permission Date: 19/12/2018 Expiry Date: 19/12/2021

Applicant: Homes England and Bury Council

Address:

## Grid Reference

Easting: 379263

Northing: 407494

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	400

## Units

Units	Number
New Build Units:	400
Converted Units:	0

## Affordable

Affordable Housing Units:	Policy	Other
No. Units:	100	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:	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)?:	N	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:	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

The reserved matters application will deal with other constraints, such as potential flooding issue

## 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 has the potential to deliver housing within the next five years. It is expected that the final completion date will exceed the five year period.

## Comments:

Morris Homes have been selected by Homes England and Bury Council to develop the site.

Year	Expected Units Completed
2023/24	0
2024/25	20
2025/26	50
2026/27	50
2027/28	50



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2286/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent Metro, Heys Road, Prestwich

District: PRESTWICH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.252 Density: 100

Capacity: 18 Windfall site?: Y-S

## Application Details

Application No.: 67431  
 Description: 18 apartments

Planning Status: Full planning permission  
 Permission Date: 10/08/2022 Expiry Date: 10/08/2025

Applicant: Wiggett Construction

Address:

Barnstaple

## Grid Reference

Easting: 381439 Northing: 404132

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	18

## Units

	Number
New Build Units:	18
Converted Units:	0

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

	Number
1 Bed Units:	6
2 Bed Units:	12
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

## 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)?:	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:	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:	Y
Flood Risk:	N	Zone:	0	Competing Uses:	N
				Multiple Ownership:	N

## Constraint Solutions

Resolve vehicle access issues

## Deliverability Details (5-Year Supply)

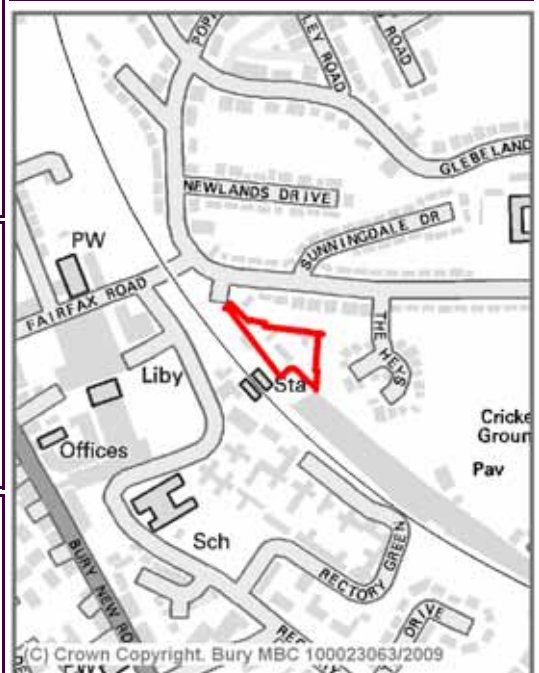
Suitable: Yes Available: YES Achievable: D/K  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

The site is suitable and available. It has the potential to be delivered in the short term

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2309/00  
 Category: 2 - Planning Permission  
 Location: Land to west of 149 Brandlesholme Road, Bury

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 2.65 Density: 35

Capacity: 52 Windfall site?: Y-L

## Application Details

Application No.: 64640

Description: Development of 52 no. dwellings, associated means of access and landscaping

Planning Status: Full planning permission

Permission Date: 10/07/2020 Expiry Date: 10/07/2023

Applicant: Shaheen Developments

Address: 127 Brandlesholme Road  
 Bury  
 Wiltshire, GSN15 5EH

## Grid Reference

Easting: 379500

Northing: 411668

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	52

## Units

Units	Number
New Build Units:	52
Converted Units:	0

## Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	12	0

## House Type Details

House Type Details	Number
Flats	18
Terraced:	12
Semi-Detached	8
Detached	14
Other House Types:	0

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	18
3 Bed Units:	20
4 Bed Units:	0
Other Units:	14

## Tenure Details

Tenure Details	Number
Private Units:	36
Discounted Market Housing:	12
Shared Ownership/Equity:	0
Social Rented:	0
Other Tenure:	4

## 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:	Y		
Nature Conservation:	Y	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 planning policy constraints on release of employment land / River Valley

## 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	0
2024/25	10
2025/26	12
2026/27	15
2027/28	15



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2339/00  
 Category: 2 - Planning Permission  
 Location: Station House, Bury Road, Radcliffe

District: RADCLIFFE

Existing Use: Employment & vacant/derelict former office building.

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.586 Density: 52

Capacity: 44 Windfall site?: Y-M

## Application Details

Application No.: 61145

Description: Outline residential development (44 units) with details of access

Planning Status: Outline planning permission

Permission Date: 25/06/2020 Expiry Date: 25/06/2023

Applicant: Owners

Address:

## Grid Reference

Easting: 378939

Northing: 407650

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

## Units

Units	Number
New Build Units:	30
Converted Units:	0

## Affordable Housing Units:

Affordable Housing Units:	Policy	Other
No. Units:	0	30

## House Type Details

House Type Details	Number
Flats	10
Terraced:	0
Semi-Detached	20
Detached	0
Other House Types:	0

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	10
2 Bed Units:	6
3 Bed Units:	14
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)?:	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:	Y	Multiple Ownership:	Y

## 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 has the potential to deliver housing in the short term.

## Comments:

Capacity of 30 based on latest undetermined full application 69463.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	10
2027/28	20



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2374/01  
 Category: 2 - Planning Permission  
 Location: Acorn Business Centre, Fountain Street North, Bury, BL9 7AN

District: BURY NORTH

Existing Use: Offices (B1)

Surrounding Use:

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.105 Density: 181

Capacity: 19 Windfall site?: Y-S

## Application Details

Application No.: 59332

Description: Prior notification for CoU 1st/2nd floor offices to 19 flats

Planning Status: Full planning permission

Permission Date: 16/11/2015 Expiry Date: N/A

Applicant:

Address:

## Grid Reference

Easting: 381209

Northing: 410969

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	19

## Units

Units	Number
New Build Units:	0
Converted Units:	19

## Affordable

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

## House Type Details

House Type Details	Number
Flats	19
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	16
2 Bed Units:	3
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

## Tenure Details

Tenure Details	Number
Private Units:	19
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:	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:	Y
				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 deliverable and has a prior approval permission for residential development.

## Comments:

Prior Approval Required and Granted.

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/2717/00  
 Category: 2 - Planning Permission  
 Location: 20 Blackburn Street, Radcliffe, Manchester, M26 1NQ

District: RADCLIFFE

Existing Use: Storage area above flat.

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.005 Density: 200

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 57949

Description: Prior approval- CoU storage area over shop to self contained 1st floor flat

Planning Status: Other

Permission Date: 21/10/2014 Expiry Date: N/A

Applicant: Mr A I Lala

Address: 328 Halliwell Road  
 Bolton  
 BL1 3PF

## Grid Reference

Easting: 378542

Northing: 407028

## 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)?:	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:	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 potential to be developed in the short to medium term.

## Comments:

Prior approval sought but not required. No expiry date.

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/2764/00  
 Category: 2 - Planning Permission  
 Location: Rear of 1 Ivy Street, Ramsbottom, Bury, BL0 9RW

District: RAMSBOTTOM

Existing Use: Garden to 1 Ivy Street

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No  
 Area (Hectares): 0.079 Density: 13  
 Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65114  
 Description: Erection of 1 dwelling

Planning Status: Full planning permission  
 Permission Date: 24/06/2020 Expiry Date: 24/06/2023

Applicant: Mr & Mrs Hoyle

Address: Ivy House, Bolton Road West  
 Ramsbottom  
 BB4 9DU

## Grid Reference

Easting: 377875 Northing: 415138

## 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:	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:	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	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	1
2025/26	0
2026/27	0
2027/28	0





# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2765/00  
 Category: 2 - Planning Permission  
 Location: 1 The Rock, Bury, BL9 0JP

District: BURY NORTH

Existing Use: Vacant - former commercial offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.017 Density: 411

Capacity: 7 Windfall site?: Y-S

## Application Details

Application No.: 68111  
 Description: Change of use to 7 flats

Planning Status: Full planning permission  
 Permission Date: 17/06/2022 Expiry Date: 17/06/2025

Applicant: Mr Khan

Address:

M19 2HS

## Grid Reference

Easting: 380471 Northing: 410857

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	7

## Units

Units	Number
New Build Units:	0
Converted Units:	7

## Affordable

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

## House Type Details

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

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	4
2 Bed Units:	2
3 Bed Units:	1
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:	5
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:	U	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:	Y	Multiple Ownership:	N

## Constraint Solutions

Bury Town Centre masterplan

## Deliverability Details (5-Year Supply)

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

## Deliverability Comments:

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

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2799/00  
 Category: 2 - Planning Permission  
 Location: Land between Butterstile Close and Hilton Lane, Prestwich, Manchester, M25 9RS

District: PRESTWICH

Existing Use: Vacant land

Surrounding Use: Residential

Land Use Class: MU Previously developed?: No

Area (Hectares): 0.18 Density: 44

Capacity: 7 Windfall site?: Y-S

## Application Details

Application No.: 67816

Description: Erection of 8 no. dwellings

Planning Status: Full planning permission

Permission Date: 05/05/2022 Expiry Date: 05/05/2025

Applicant: Wellbeck Properties

Address: 41a Leicester Road  
 Salford  
 M7 4AS

## Grid Reference

Easting: 380926

Northing: 402405

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	7

## Units

	Number
New Build Units:	7
Converted Units:	0

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

	Number
Flats	0
Terraced:	6
Semi-Detached	0
Detached	1
Other House Types:	0

## Bedroom Details

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

## Tenure Details

	Number
Private Units:	7
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:	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 existing dwelling therefore net gain of 7. Site cleared.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2802/00  
 Category: 2 - Planning Permission  
 Location: Higher Ash Barn, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

District: RAMSBOTTOM

Existing Use: Disused barn previously used for storage.

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.113 Density: 9

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66739

Description: Conversion of barn to one dwelling including roof extension

Planning Status: Full planning permission

Permission Date: 07/06/2021 Expiry Date: 07/06/2024

Applicant: Mr & Mrs Packun

Address: Pike House Barn, Blackburn Road  
 Bolton, BL7 0QH  
 Bury, BL8 4LD

## Grid Reference

Easting: 375978

Northing: 416246

## 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:	0
3 Bed Units:	0
4 Bed Units:	1
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)?:	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:	N	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:	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 previously had planning permission and the potential 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/2825/00  
 Category: 2 - Planning Permission  
 Location: Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP

District: TOTTINGTON

Existing Use: Farm buildings

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.561 Density: 10

Capacity: 4 Windfall site?: Y-S

## Application Details

Application No.: 68505

Description: Redevelopment for 4 dwellings - 3 new build, 1 barn conversion.

Planning Status: Full planning permission

Permission Date: 14/12/2022 Expiry Date: 14/12/2025

Applicant: Mr J Buckley

Address: Hollymount Farm, Hollymount Lane  
 Tottington  
 BL8 4HP

## Grid Reference

Easting: 377360

Northing: 413952

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	4

## Units

Units	Number
New Build Units:	3
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	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)?:	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:	Y
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	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

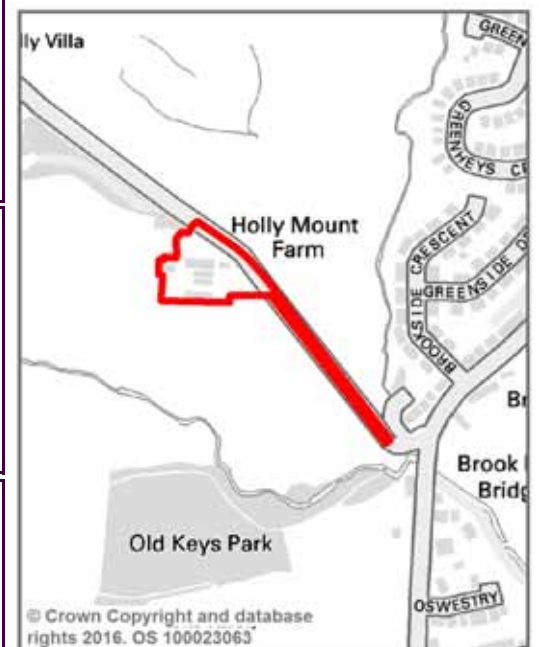
## Deliverability Comments:

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

## Comments:

Existing farmhouse retained and extended.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2826/00  
 Category: 2 - Planning Permission  
 Location: Lake Hill, Walshaw Road, Bury, BL8 1PT

District: TOTTINGTON

Existing Use: Dwelling

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.993 Density: 9

Capacity: 8 Windfall site?: Y-M

## Application Details

Application No.: 65963

Description: Conversion to 6 apartments, 2 semi-detached houses and 1 bungalow

Planning Status: Full planning permission

Permission Date: 12/01/2021 Expiry Date: 12/01/2024

Applicant: Mrs S Sikorski

Address: Sunnybank, Watling Street  
 Affetside, Bury  
 BL8 3QJ

## Grid Reference

Easting: 378424

Northing: 411759

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	8

## Units

	Number
New Build Units:	0
Converted Units:	8

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

	Number
Flats	5
Terraced:	0
Semi-Detached	2
Detached	1
Other House Types:	0

## Bedroom Details

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

## Tenure Details

	Number
Private Units:	8
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)?:	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:	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 is suitable, available and achievable and has tge potential to deliver in the short to medium term.

## Comments:

Capacity of 9 dwellings. Net gain of 8 units as there is an existing dwelling on site. Density based on 9 units.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	3
2027/28	5



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2829/00  
 Category: 2 - Planning Permission  
 Location: Land at side of 13 Starling Road, Radcliffe, Manchester, M26 4LW

District: RADCLIFFE

Existing Use: Garage and garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.032 Density: 31

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65596

Description: Outline application for 1 dwelling (all matters reserved except access)

Planning Status: Outline planning permission

Permission Date: 31/07/2020 Expiry Date: 31/07/2023

Applicant: Mr M Holcroft

Address: 31 Buxton Road  
 Chinley  
 M26 4LW

## Grid Reference

Easting: 377374

Northing: 409535

## 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)?:	Y	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:	N	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)

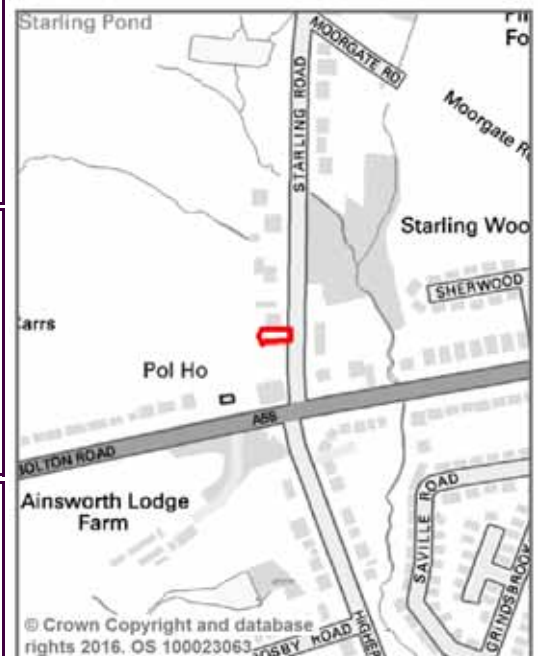
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

The site has outline planning permission and is likely to deliver housing in the short to medium term.

## 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/2842/00  
 Category: 2 - Planning Permission  
 Location: Land off Rochdale Road, Bury, BL9 7AX

District: BURY NORTH

Existing Use: Car Parking

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.102 Density: 88

Capacity: 9 Windfall site?: Y-S

## Application Details

Application No.: 64331

Description: Development of 5 no. shops, 1no. cafe and 9 no. apartments

Planning Status: Full planning permission

Permission Date: 23/08/2019 Expiry Date: 23/08/2022

Applicant: Decorum (NW) Ltd c/o Agent

Address:

## Grid Reference

Easting: 381066

Northing: 410798

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

## Units

Units	Number
New Build Units:	9
Converted Units:	0

## Affordable

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

## House Type Details

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

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	9
3 Bed Units:	0
4 Bed Units:	0
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)?:	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:	Y	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:	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 next 5 years.

## Comments:

Site is on the Council's phase 1 asset disposal list. Sale agreed.

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	0
2027/28	9



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2859/02  
 Category: 2 - Planning Permission  
 Location: 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF

District: RADCLIFFE

Existing Use: Storage purposes and a garage

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.147 Density: 7

Capacity: 1 Windfall site?: D/K

## Application Details

Application No.: 67459  
 Description: 1 new dwelling to replace existing storage building

Planning Status: Full planning permission

Permission Date: 14/12/2021 Expiry Date: 14/12/2024

Applicant: Mr & Mrs Pearson

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

## Grid Reference

Easting: 375813 Northing: 410318

## 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:	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)?:	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:	Y
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

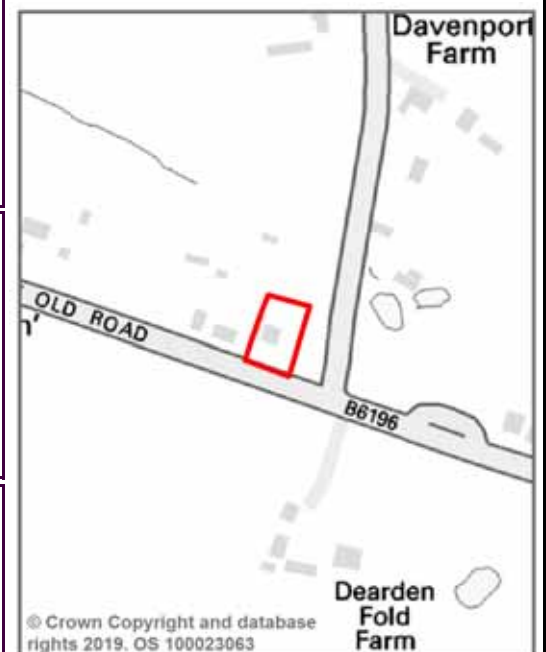
## Deliverability Comments:

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

## Comments:

Forms part of a site submitted as part of GMSF Call for Sites 2015/16 (see HL/2859/00) .

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/2910/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 23 Meadway, Bury, BL9 9TY

District: BURY NORTH

Existing Use: Grassed open land

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.149 Density: 13

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 65469

Description: 2 Dwellings -Reserved matters for layout, scale, appearance and landscaping

Planning Status: Reserved matters

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

Applicant: Mr Graham Philips

Address: 23 Meadway  
 Bury  
 BL9 9TY

## Grid Reference

Easting: 380772

Northing: 408645

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	2

## Units

	Number
New Build Units:	2
Converted Units:	0

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

	Number
Flats	0
Terraced:	0
Semi-Detached	0
Detached	2
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)?:	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:	U
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: 2		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 has the potential to deliver housing within the next five years.

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2929/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 51 Humber Drive, Bury, BL9 6SJ

District: BURY NORTH

Existing Use: Vacant site (grassed with trees and shrubs)

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.064 Density: 31

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 68633

Description: Erection of 2 no. semi-detached dwellings

Planning Status: Full planning permission

Permission Date: 10/11/2022 Expiry Date: 10/11/2025

Applicant: S. Brearley

Address: 51 Humber Drive  
 Bury  
 BL9 6SJ

## Grid Reference

Easting: 380751

Northing: 413634

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	2

## Units

	Number
New Build Units:	2
Converted Units:	0

## 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:	1
3 Bed Units:	1
4 Bed Units:	0
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)?:	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:	N	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 D/K Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

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

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2934/00  
 Category: 2 - Planning Permission  
 Location: Land at rear of 51-61 Ainsworth Road, Radcliffe, Manchester, M26 4FA

District: RADCLIFFE

Existing Use: Vacant plot currently flytipped.

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.034 Density: 29

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67466  
 Description: Erection of 1 no. dwelling

Planning Status: Full planning permission  
 Permission Date: 22/11/2021 Expiry Date: 22/11/2024

Applicant: Mr J Serugga  
 Address: 156 Stockport Road, Marple  
 Stockport, SK6 6DL  
 M40 3BA

## Grid Reference

Easting: 377946 Northing: 407667

## 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	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:	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)?:	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:

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/2936/00  
 Category: 2 - Planning Permission  
 Location: Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP  
 District: TOTTINGTON  
 Existing Use: Garden  
 Surrounding Use: Residential  
 Land Use Class: GU Previously developed?: No  
 Area (Hectares): 0.043 Density: 23  
 Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67830  
 Description: Outline application for 1 no. new dwelling (all matters reserved)  
 Planning Status: Outline planning permission  
 Permission Date: 07/04/2022 Expiry Date: 07/04/2025  
 Applicant: P.Spence  
 Address: Sundial Road  
 Offerton, Stockport  
 SK2 5QU

## Grid Reference

Easting: 377671 Northing: 412184

## 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)?:	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 D/K Timeframe for Development: 6 - 10 Years

## Deliverability Comments:

The site is suitable, available and achievable and has the potential 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	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2956/00  
 Category: 2 - Planning Permission  
 Location: Wheatfield Centre, Victoria Avenue, Whitefield

District: WHITEFIELD

Existing Use: Vacant care home

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 1.118 Density: 35

Capacity: 30 Windfall site?: Y-L

## Application Details

Application No.: 68691  
 Description: 30 new residential dwellings

Planning Status: Full planning permission  
 Permission Date: 12/01/2023 Expiry Date: 12/01/2026

Applicant:

Address:

## Grid Reference

Easting: 381199 Northing: 405712

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	30

## Units

Units	Number
New Build Units:	30
Converted Units:	0

## Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	30

## House Type Details

House Type Details	Number
Flats	0
Terraced:	0
Semi-Detached	24
Detached	0
Other House Types:	0

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	0
2 Bed Units:	12
3 Bed Units:	18
4 Bed Units:	0
Other Units:	0

## Tenure Details

Tenure Details	Number
Private Units:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	16
Social Rented:	14
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

Remove contaminants from site

## 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:

16 shared ownership, 14 affordable rent

Year	Expected Units Completed
2023/24	0
2024/25	20
2025/26	10
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2970/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 101 Mather Road, Bury, BL9 6RD

District: BURY NORTH

Existing Use: Storage

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.09 Density: 24

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 66156  
 Description: Erection of 2 no. dwellings

Planning Status: Full planning permission  
 Permission Date: 17/08/2021 Expiry Date: 17/08/2024

Applicant: Mr Bilton

Address: Falcon Interiors Ltd, Duckworth Farm  
 Ashworth Road, Rochdale

## Grid Reference

Easting: 380832 Northing: 413390

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

## 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)?:	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:	Y
Flood Risk: Y Zone: 2		Competing Uses:	N	Multiple Ownership:	N

## Constraint Solutions

## Deliverability Details (5-Year Supply)

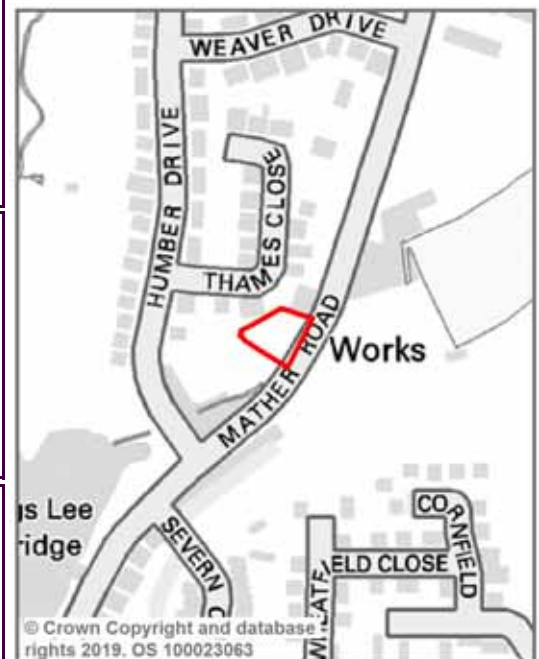
Suitable: Yes Available: YES Achievable: D/K  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

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

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/2991/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 1 Lancaster Avenue, Whitefield, M45 6DX  
 District: WHITEFIELD  
 Existing Use: Vacant open land  
 Surrounding Use: Residential  
 Land Use Class: GU Previously developed?: No  
 Area (Hectares): 0.014 Density: 71  
 Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67976  
 Description: Erection of 1 no. two storey dwelling with off street parking  
 Planning Status: Full planning permission  
 Permission Date: 05/04/2022 Expiry Date: 05/04/2025  
 Applicant: Pembroke Homes  
 Address: Emery House 195  
 Fog Lane, Manchester  
 M20 6FJ

## Grid Reference

Easting: 381039 Northing: 405340

## 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	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:	0
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)?:	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:	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 planning permission and 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/2993/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 100 Bury New Road, Radcliffe, Bolton, BL2 6QB

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.048 Density: 42

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 69254

Description: Outline app for 2 no. detached dwellings; RM for appearance, landscaping

Planning Status: Outline planning permission

Permission Date: 15/03/2023 Expiry Date: 15/03/2026

Applicant: Mrs Gavin

Address: 100 Bury New Road  
 Radcliffe  
 BL2 6QB

## Grid Reference

Easting: 375527

Northing: 409107

## 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:	0
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:	N
				Multiple Ownership:	N

## Constraint Solutions

## Deliverability Details (5-Year Supply)

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

## Deliverability Comments:

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

## Comments:

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/2995/00  
 Category: 2 - Planning Permission  
 Location: Land off Kay Street, Summerseat, Bury

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.193 Density: 88

Capacity: 16 Windfall site?: Y-S

## Application Details

Application No.: 63630  
 Description: Erection of single building containing 16 no. dwellings

Planning Status: Full planning permission

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

Applicant: Mr O Khan, Kingsley Properties

Address: 17 Broadwalk  
 South Woodford, London  
 E18 2DL

## Grid Reference

Easting: 379398 Northing: 415067

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	16

## Units

	Number
New Build Units:	16
Converted Units:	0

## Affordable

Housing Units:	Policy	Other
No. Units:	2	0

## House Type Details

	Number
Flats	16
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

## Bedroom Details

	Number
1 Bed Units:	5
2 Bed Units:	9
3 Bed Units:	2
4 Bed Units:	0
Other Units:	0

## Tenure Details

	Number
Private Units:	14
Discounted Market Housing:	2
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)?:	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:	Y	Negative Air Quality:	N	Planning Constraints:	Y
Flood Risk: Y Zone:	3	Competing Uses:	N	Multiple Ownership:	U

## Constraint Solutions

Resolve 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 and has the potential to deliver housing in the short to medium term.

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3001/00  
 Category: 2 - Planning Permission  
 Location: Land at 15 Kirklees Street, Tottington, Bury, BL8 3NE

District: RAMSBOTTOM

Existing Use: In use as a garage

Surrounding Use:

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.092 Density: 36

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 64018

Description: Erection of 1 no. dwellinghouse

Planning Status: Full planning permission

Permission Date: 08/08/2019 Expiry Date: 08/08/2022

Applicant: Mr Gary Chester

Address: 15 Kirklees Street  
 Tottington

## Grid Reference

Easting: 377875

Northing: 413281

## 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)?:	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:	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 has the potential to deliver housing in the short to medium 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/3014/00  
 Category: 2 - Planning Permission  
 Location: Top O Th Lea Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BLO 0RX  
 District: RAMSBOTTOM  
 Existing Use: Former agricultural building  
 Surrounding Use: Open Land  
 Land Use Class: GNU Previously developed?: Yes  
 Area (Hectares): 0.18 Density: 11  
 Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 64119  
 Description: Conversion of agricultural building to form 2 no. dwellings and two storey  
 Planning Status: Full planning permission  
 Permission Date: 02/09/2019 Expiry Date: 02/09/2022  
 Applicant: Mr R Holt  
 Address: Top O Th Lea Farm, Bury Old Road  
 Shuttleworth, Ramsbottom  
 Bury, BLO 0RX

## Grid Reference

Easting: 380566 Northing: 418148

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

## 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	2
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)?:	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:	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

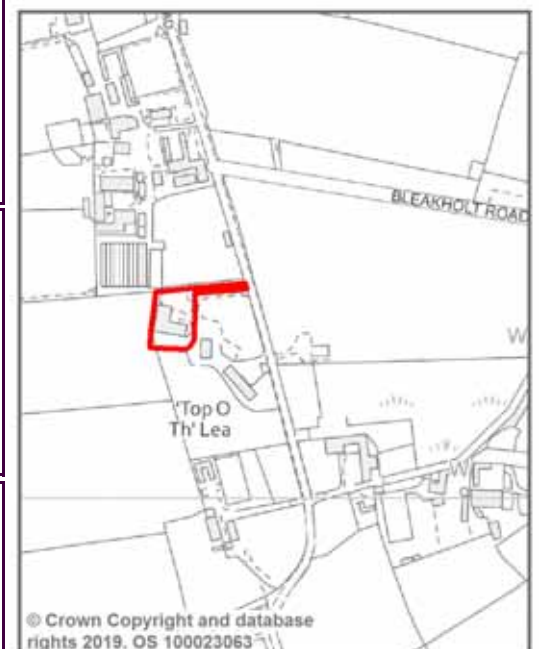
## Deliverability Comments:

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

## Comments:

Previously received prior approval for 2 dwellings, this latest permission includes an extension to the property.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3015/00  
 Category: 2 - Planning Permission  
 Location: Victoria Buildings, 9-13 Silver Street, Bury, BL9 0EU

District: BURY NORTH

Existing Use: Vacant 1st and 2nd Floor offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.066 Density: 182

Capacity: 12 Windfall site?: Y-S

## Application Details

Application No.: 64172

Description: Prior notification - change of use of upper floors from offices to 12 flats

Planning Status: Full planning permission

Permission Date: 30/08/2019 Expiry Date: N/A

Applicant: c/o Agent

Address: LJ Architects, Cottage 5  
 Clock Tower Park Offices  
 Longmoor Lane, Liverpool, L10 1LD

## Grid Reference

Easting: 380363

Northing: 410754

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	12

## Units

Units	Number
New Build Units:	0
Converted Units:	12

## Affordable

Affordable Housing Units:	Policy	Other
No. Units:	0	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:	5
2 Bed Units:	7
3 Bed Units:	0
4 Bed Units:	0
Other Units:	0

## Tenure Details

Tenure Details	Number
Private Units:	12
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:	Y	Negative Air Quality:	N	Planning Constraints:	N
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

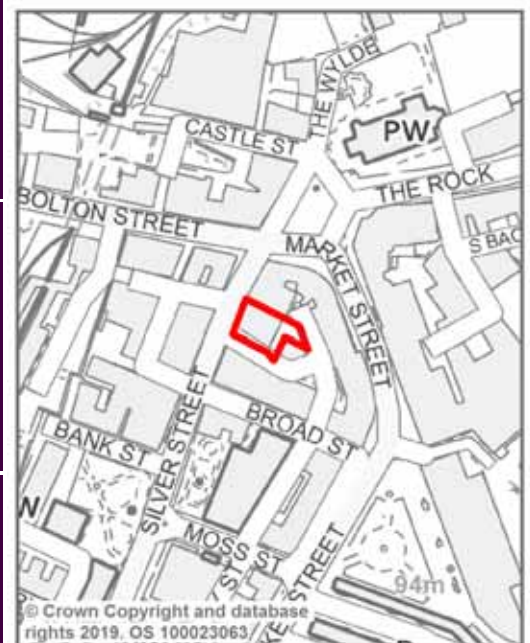
## Deliverability Comments:

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

## Comments:

Conversion of vacant offices on first and second floor (above a ground floor bar).

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3017/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 55 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

District: RADCLIFFE

Existing Use: Steel framed agricultural building

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.055 Density: 18

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68002

Description: Conversion of existing stable building to 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 20/04/2022 Expiry Date: 20/04/2025

Applicant: Mr K Mohammadi

Address: C/o Neil Pike Architects  
 17-19 Chorley New Road  
 Bolton, BL1 4QR

## Grid Reference

Easting: 376340

Northing: 409595

## 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:	0
3 Bed Units:	0
4 Bed Units:	1
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)?:	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 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/3022/00  
 Category: 2 - Planning Permission  
 Location: Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR  
 District: RADCLIFFE  
 Existing Use: Domestic garden  
 Surrounding Use: Residential  
 Land Use Class: GU Previously developed?: No  
 Area (Hectares): 0.018 Density: 56  
 Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66139  
 Description: Erection of 1 no. dwelling  
 Planning Status: Full planning permission  
 Permission Date: 15/01/2021 Expiry Date: 15/01/2024  
 Applicant: Ms Foster  
 Address: 35 Greenbank Road  
 Radcliffe  
 M26 4FR

## Grid Reference

Easting: 378068 Northing: 408158

## 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:

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)?:	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:	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:

Latest permisison is for a four bed unit (previously 2 bed)

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/3024/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG

District: RAMSBOTTOM

Existing Use: Garden area

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.085 Density: 12

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68631

Description: Erection of 1 no. dwelling and detached garage

Planning Status: Full planning permission

Permission Date: 22/12/2022 Expiry Date: 22/12/2025

Applicant: Mr & Mrs Lay

Address: 7 Salmsbury Hall Close  
 Ramsbottom  
 BL0 9FG

## Grid Reference

Easting: 378928

Northing: 415990

## 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	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:	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:	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 has planning permission and is 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/3032/00  
 Category: 2 - Planning Permission  
 Location: Land at side of 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD

District: TOTTINGTON

Existing Use: Car Park for adjacent pub

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.02 Density: 50

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 64946

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

Planning Status: Full planning permission

Permission Date: 21/01/2020 Expiry Date: 21/01/2023

Applicant: Mrs H Kiely

Address: 16 Hall Street  
 Walshaw  
 Tottington, BL8 3BD

## Grid Reference

Easting: 377601

Northing: 411821

## 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)?:	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:	N	Multiple Ownership:	N

## Constraint Solutions

## Deliverability Details (5-Year Supply)

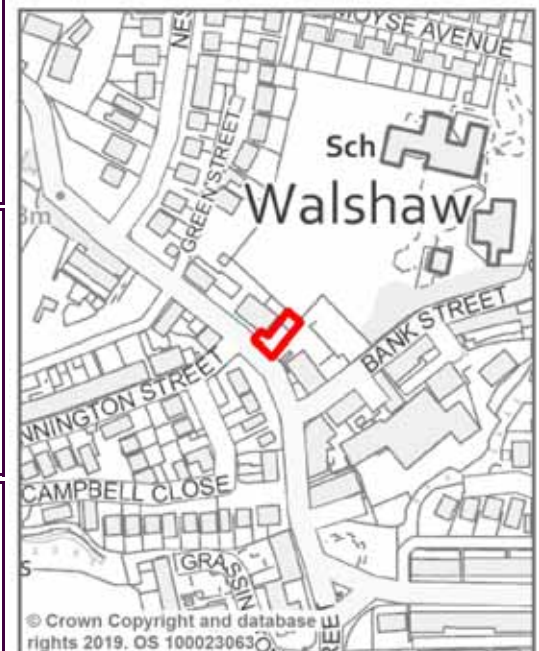
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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/3036/00  
 Category: 2 - Planning Permission  
 Location: Land at Mount Sion Road, Radcliffe, Manchester, M26 0SJ

District: RADCLIFFE

Existing Use: Stables

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.123 Density: 8

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 64996

Description: Demolition of existing stables and erection of 1 bungalow with landscaping

Planning Status: Full planning permission

Permission Date: 26/02/2020 Expiry Date: 26/02/2023

Applicant: S & R Shepherd - Speakman

Address: c/o agent Paul Butler Associates  
 31 Blackfriars Road  
 Salford, M3 7AQ

## Grid Reference

Easting: 377535

Northing: 406653

## 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:	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)?:	N

## Constraints

Contamination:	Y	Bad Neighbour:	N	Pylons:	N
Hazardous:	N	Poor Access:	U	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 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/3055/00  
 Category: 2 - Planning Permission  
 Location: Land between 21 & 23 Mode Hill Lane, Whitefield, Manchester, M45 8JF

District: WHITEFIELD

Existing Use: Garden within domestic curtilage

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.06 Density: 17

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66993

Description: Erection of 1 no. dwelling and change of use of land to residential curtila

Planning Status: Full planning permission

Permission Date: 24/03/2022 Expiry Date: 24/03/2025

Applicant: Mr. M Morris

Address: Sanderson House, 22 Station Road  
 Horsforth, Leeds

## Grid Reference

Easting: 382136

Northing: 405976

## 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	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:	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:	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)

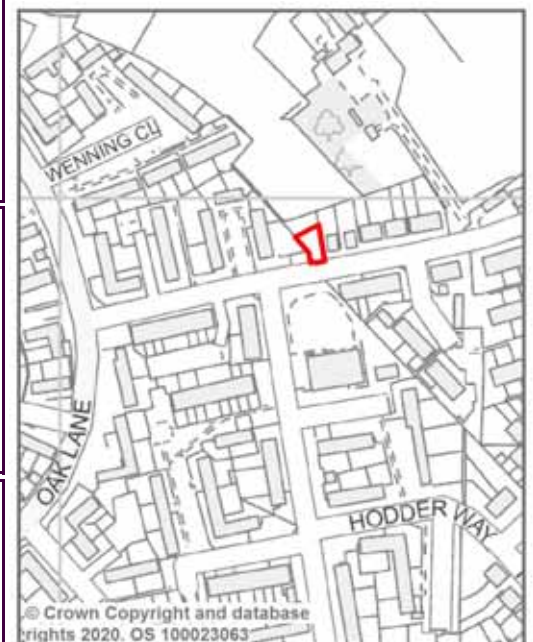
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

The site is under construction and is 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/3056/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent 6 Bentley Lane, Bury, BL9 6RZ

District: BURY NORTH

Existing Use: Vacant garden area

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.04 Density: 75

Capacity: 3 Windfall site?: Y-S

## Application Details

Application No.: 67808

Description: Reserved matters approval for 3 dwellings

Planning Status: Full planning permission

Permission Date: 01/06/2022 Expiry Date: 01/06/2024

Applicant: Mr P. Wild

Address: 6 Bentley Lane  
 Bury

## Grid Reference

Easting: 380961

Northing: 414164

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	3

## Units

	Number
New Build Units:	3
Converted Units:	0

## Affordable

	Policy	Other
<b>Housing Units:</b>		
No. Units:	0	0

## House Type Details

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

## Bedroom Details

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

## Tenure Details

	Number
Private Units:	3
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 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	0
2025/26	3
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3057/00  
 Category: 2 - Planning Permission  
 Location: Higher House Farm, 14 Hawkshaw Lane, Tottington, Bury, BL8 4LB

District: RAMSBOTTOM

Existing Use: Barn

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.07 Density: 14

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65197

Description: Conversion of stone barn to 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 22/05/2020 Expiry Date: 22/05/2023

Applicant: Mr & Mrs Leak

Address: Higher House Farm, Hawkshaw Lane  
 Tottington

## Grid Reference

Easting: 375980

Northing: 415816

## 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	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)?:	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:	Y		
Flood Risk:	N	Zone:	0	Competing Uses:	Y	Multiple Ownership:	N

## Constraint Solutions

## Deliverability Details (5-Year Supply)

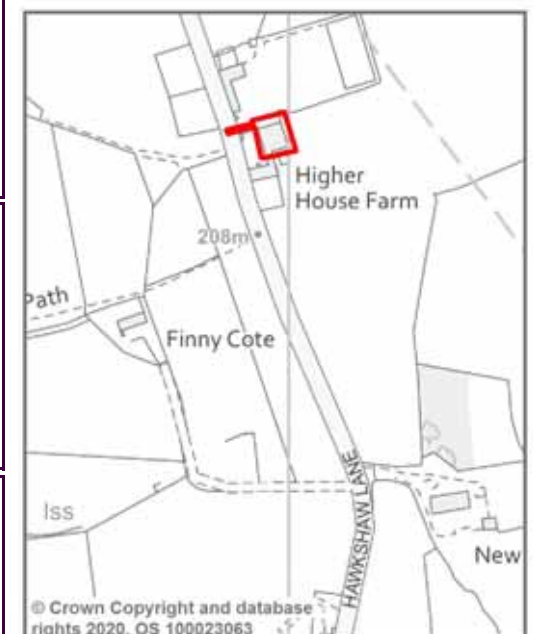
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

The site has planning permission and 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/3059/00  
 Category: 2 - Planning Permission  
 Location: 38 Deyne Avenue, Prestwich, Manchester, M25 1EJ

District: PRESTWICH

Existing Use: Garage, car port, driveway and garden

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.07 Density: 50

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65261

Description: Construction of 1 no. dwelling at the side

Planning Status: Full planning permission

Permission Date: 24/06/2020 Expiry Date: 24/06/2023

Applicant: Mr Nightingale

Address: Kilsaran, Slaugham Lane  
 Warninglid, West Sussex

## Grid Reference

Easting: 381729

Northing: 403868

## 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	0

## House Type Details

	Number
Flats	0
Terraced:	1
Semi-Detached	0
Detached	0
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)?:	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:	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 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/3062/00  
 Category: 2 - Planning Permission  
 Location: 23 Bannerman Avenue, Prestwich, Manchester, M25 1DZ  
 District: PRESTWICH  
 Existing Use: Dwelling  
 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.: 65320  
 Description: Conversion of single dwelling to form two maisonettes  
 Planning Status: Full planning permission  
 Permission Date: 04/05/2020 Expiry Date: 04/05/2023  
 Applicant: Mrs I Watson  
 Address: 54 The Meadows  
 Prestwich, M25 1DU

## Grid Reference

Easting: 381965 Northing: 403403

## 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	1
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:	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)?:	N	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: 0 - 5 Years

## Deliverability Comments:

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

## Comments:

Conversion of a single dwelling into 2 units. Density based on 2 dwellings.

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/3063/00  
 Category: 2 - Planning Permission  
 Location: 8 Deyne Avenue, Prestwich, Manchester, M25 1EJ

District: PRESTWICH

Existing Use: Dwelling

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.01 Density: 200

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65347

Description: Conversion of existing lower ground floor into a self-contained dwelling

Planning Status: Full planning permission

Permission Date: 13/05/2020 Expiry Date: 13/05/2023

Applicant: Mrs V Bernstein c/o agent

Address: Debtal Architecture LTD  
 72 Bury New Road, Prestwich

## Grid Reference

Easting: 381672

Northing: 403801

## 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	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)?:	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: 0 - 5 Years

## Deliverability Comments:

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

## Comments:

Conversion of a single dwelling into 2 units. Density based on 2 dwellings.

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/3065/00  
 Category: 2 - Planning Permission  
 Location: 73 Higher Lane, Whitefield, Manchester, M45 7EZ

District: WHITEFIELD

Existing Use: Dwelling

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.25 Density: 8

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65358

Description: Alterations to existing dwelling to form two apartments

Planning Status: Full planning permission

Permission Date: 31/07/2020 Expiry Date: 31/07/2023

Applicant: Mr S Irving,

Address: Beech House Developments Limited  
 6 The Gardens, Edgworth, Bolton

## Grid Reference

Easting: 380541

Northing: 405322

## 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	1
Terraced:	0
Semi-Detached	0
Detached	0
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)?:	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:

Conversion of a single dwelling into 2 units. Density based on 2 dwellings.

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/3065/01  
 Category: 2 - Planning Permission  
 Location: Land adjacent 73 Higher Lane, Whitefield, M45 7EZ

District: WHITEFIELD

Existing Use: Paddock

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.103 Density: 10

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68474

Description: 1 detached dwelling

Planning Status: Full planning permission

Permission Date: 16/12/2022 Expiry Date: 16/12/2025

Applicant: Beech House Developments Ltd

Address: 2 Longsight Road  
 Holcombe Brook

## Grid Reference

Easting: 380559

Northing: 405328

## 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	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:	3
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)?:	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 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/3072/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to Ivy Cottage, Baldinstone, Bury, BL9 6RX

District: BURY NORTH

Existing Use: Garage / residential garden

Surrounding Use: Mixed

Land Use Class: MNU Previously developed?: No

Area (Hectares): 0.06 Density: 17

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65532

Description: Demolition of existing building and erection of 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 05/08/2020 Expiry Date: 05/08/2023

Applicant: Mr S Duxbury

Address: Ivy Cottage, Baldinston  
 3 Manchester Road, Bury, BL9 6RX

## Grid Reference

Easting: 380835

Northing: 414232

## 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)?:	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:	U
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:

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/3075/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 173 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0DG

District: RAMSBOTTOM

Existing Use: Garden

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.01 Density: 100

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 65762

Description: Erection of 1 no. detached dwelling

Planning Status: Full planning permission

Permission Date: 08/09/2020 Expiry Date: 08/09/2023

Applicant: Ms. M. Cullen

Address: Greenside, Ainsworth  
 Bury, BL2 5SE

## Grid Reference

Easting: 379999

Northing: 417456

## 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:	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)?:	N	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:	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	0
2024/25	0
2025/26	1
2026/27	0
2027/28	0



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# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3076/00  
 Category: 2 - Planning Permission  
 Location: Rainsough Cottage, 5 Rainsough Brow,  
 Prestwich, Manchester, M25 8SU

District: PRESTWICH

Existing Use: House and large garden

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: Yes

Area (Hectares): 0.221 Density: 18

Capacity: 3 Windfall site?: Y-S

## Application Details

Application No.: 65170

Description: Demolition of existing dwelling and  
 erection of 4 dwellings

Planning Status: Full planning permission

Permission Date: 25/09/2020 Expiry Date: 25/09/2023

Applicant: Rainsough Property Ltd

Address: Unit 22 Cariocca Business Park  
 2 Sawley Road, Manchester

## Grid Reference

Easting: 380794

Northing: 402264

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

## 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	0
Detached	3
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:	3

## 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)?:	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:	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:

Construction of four no. 5 bedroom detached houses.

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/3077/00  
 Category: 2 - Planning Permission  
 Location: Garage site at James Street, Prestwich, Manchester, M25 3AP

District: PRESTWICH

Existing Use: Vacant garage and workshop

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.034 Density: 59

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 65727

Description: Demolition of existing garage and erection of 2 semi-detached dwellings

Planning Status: Full planning permission

Permission Date: 28/10/2020 Expiry Date: 28/10/2023

Applicant: Mr Karim

Address: 58 Rectory Lane  
 Prestwich

## Grid Reference

Easting: 381143

Northing: 404071

## 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	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)?:	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:	Y	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	0
2024/25	2
2025/26	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3095/00  
 Category: 2 - Planning Permission  
 Location: 395-399 Bury New Road, Prestwich, Manchester, M25 1AW

District: PRESTWICH

Existing Use: 2nd Floor office

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.: 66069

Description: Change of use of existing second floor from office to an apartment

Planning Status: Full planning permission

Permission Date: 12/01/2021 Expiry Date: 12/01/2024

Applicant: Mr Price

Address: 395-399 Bury New Road  
 Prestwich

## Grid Reference

Easting: 381316

Northing: 403800

## 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:	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)?:	Y
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:	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/3097/00  
 Category: 2 - Planning Permission  
 Location: Old Hall, Lower Chesham, Bury, BL9 6BX

District: BURY NORTH

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.271 Density: 11

Capacity: 3 Windfall site?: Y-S

## Application Details

Application No.: 65664

Description: Residential development for 3 no. dwellings

Planning Status: Full planning permission

Permission Date: 02/03/2021 Expiry Date: 02/03/2024

Applicant: Mr G Harwood

Address: Old Hall, Lower Chesham  
 Bury, BL9 6BX

## Grid Reference

Easting: 381513

Northing: 411311

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

## 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:	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:	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:	Y	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)

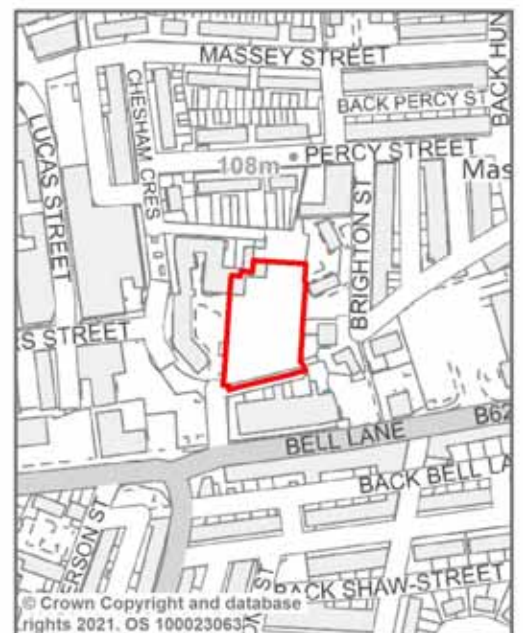
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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	0
2024/25	3
2025/26	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3098/00  
 Category: 2 - Planning Permission  
 Location: 12A Whittaker Lane, Prestwich, Manchester, M25 1FX

District: PRESTWICH

Existing Use: Ancillary office and storage for restaurant

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.: 66348

Description: Change of use of the first floor only to form a 4 bedroom HMO

Planning Status: Full planning permission

Permission Date: 11/03/2021 Expiry Date: 11/03/2024

Applicant: Mr Ali

Address: 12A Whittaker Lane  
 Prestwich

## Grid Reference

Easting: 382359

Northing: 403751

## 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	0
Other House Types:	1

## 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:	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 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/3099/00  
 Category: 2 - Planning Permission  
 Location: Land north of Heatherside Road, Ramsbottom, Bury, BL0 9BX  
 District: RAMSBOTTOM  
 Existing Use: Unused grassland (formerly used for grazing cattle)  
 Surrounding Use: Mixed  
 Land Use Class: GNU Previously developed?: No  
 Area (Hectares): 0.62 Density: 2  
 Capacity: 1 Windfall site?: Y-M

## Application Details

Application No.: 66308  
 Description: Erection of 1no. bespoke, self-build and custom-build dwelling  
 Planning Status: Full planning permission  
 Permission Date: 24/03/2021 Expiry Date: 24/03/2024  
 Applicant: Mr & Mrs Delaney c/o Agent  
 Address: Maybern Planning and Development Limited  
 Beehive Mill, Jersey Street, Manchester

## Grid Reference

Easting: 378911 Northing: 417493

## 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	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:	0
Other Units:	1

## 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)?:	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:	N	Levels:	U
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:

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

## Comments:

5 bed detached dwelling

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/3100/00  
 Category: 2 - Planning Permission  
 Location: Topping Mill, Topping Street, Bury, BL9 6DR

District: BURY NORTH

Existing Use: Vacant mill

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.1 Density: 150

Capacity: 15 Windfall site?: Y-S

## Application Details

Application No.: 65525

Description: Change of use of industrial premises to 15 apartments

Planning Status: Full planning permission

Permission Date: 25/08/2021 Expiry Date: 25/08/2024

Applicant: St David Project Omega Ltd

Address: Refuge House, -37 Watergate Row South  
 Chester

## Grid Reference

Easting: 380994

Northing: 411349

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	15

## Units

Units	Number
New Build Units:	0
Converted Units:	15

## Affordable

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:	13
2 Bed Units:	2
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)?:	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:	U	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

## Deliverability Details (5-Year Supply)

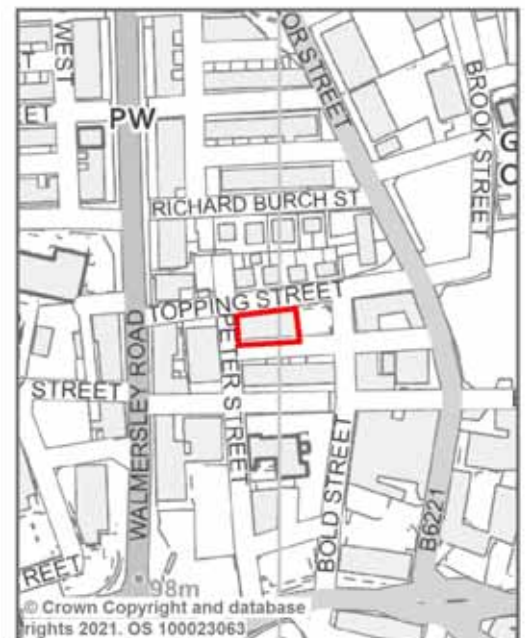
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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	7
2025/26	8
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3132/00  
 Category: 2 - Planning Permission  
 Location: 26 West Drive, Bury, BL9 5DN

District: BURY NORTH

Existing Use: Domestic garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.101 Density: 10

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66226  
 Description: New dwelling in garden of existing house

Planning Status: Full planning permission  
 Permission Date: 21/04/2021 Expiry Date: 21/04/2024

Applicant: Mr & Mrs Tierney

Address: 26 West Drive  
 Bury BL9 5DN

## Grid Reference

Easting: 380384 Northing: 412120

## 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:	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)?:	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:

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/3133/00  
 Category: 2 - Planning Permission  
 Location: Gorsehill, 94 Starling Road, Bury, BL8 2HH

District: RADCLIFFE

Existing Use: Stables

Surrounding Use: Open Land

Land Use Class: GNU Previously developed?: Yes

Area (Hectares): 0.131 Density: 8

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66293

Description: Demolition of stables and construction of a single detached dwelling

Planning Status: Full planning permission

Permission Date: 29/07/2021 Expiry Date: 29/07/2024

Applicant: Mr McMinn

Address: Top O the Carrs Farm  
 Bury M26 4LH

## Grid Reference

Easting: 377464

Northing: 410053

## 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	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)?:	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)?:	N	Bus Stop (600m)?:	Y

## Constraints

Contamination:	N	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:	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	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3135/00  
 Category: 2 - Planning Permission  
 Location: 35 Bolton Street, Ramsbottom, Bury, BLO 9HU

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.049 Density: 20

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66453

Description: Change of use of first floor from betting shop to self-contained flat

Planning Status: Full planning permission

Permission Date: 13/04/2021 Expiry Date: 13/04/2024

Applicant: Mr R. Ashraf

Address: 25 Fairhaven Avenue,  
 Whitefield, M45 7QG

## Grid Reference

Easting: 379045

Northing: 416845

## 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	1
Terraced:	0
Semi-Detached	0
Detached	0
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)?:	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:	Y	Negative Air Quality:	Y	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	0
2024/25	1
2025/26	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3140/00  
 Category: 2 - Planning Permission  
 Location: St. John Shuttleworth, Whalley Road, Ramsbottom, BLO 0EF

District: RAMSBOTTOM

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.101 Density: 10

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67711

Description: Conversion of existing church into single dwelling

Planning Status: Full planning permission

Permission Date: 27/05/2022 Expiry Date: 27/05/2025

Applicant: Mr W. Bunnell

Address: 11 Kenmor Avenue  
 Bury, BL8 2DY

## Grid Reference

Easting: 380062

Northing: 417720

## 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:	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)?:	Y	Metrolink Station (800m)?:	N
Local Shopping Centre (800m)?:	N	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:	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	0
2024/25	1
2025/26	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3141/00  
 Category: 2 - Planning Permission  
 Location: 2 Bell Lane, Bury, BL9 6AR

District: BURY SOUTH

Existing Use: Offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.002 Density: 500

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66774

Description: Change of use from public house/offices to 1 no. dwelling

Planning Status: Full planning permission

Permission Date: 01/10/2021 Expiry Date: 01/10/2024

Applicant: Mr J Amin

Address: 404 Cheetham Hill Road  
 Manchester, M8 9LE

## Grid Reference

Easting: 381134

Northing: 411170

## 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:	1
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)?:	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:	U	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:	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/3145/00  
 Category: 2 - Planning Permission  
 Location: Bradshaw Hill Farm, Castle Hill Road, Bury, BL9 6UN

District: BURY NORTH

Existing Use: Domestic garage

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.175 Density: 6

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66922

Description: Conversion of garage to form dwelling

Planning Status: Full planning permission

Permission Date: 15/09/2021 Expiry Date: 15/09/2024

Applicant: Mr D.Wright

Address: Bradshaw Hill Farm  
 Castle Hill Road, Bury

## Grid Reference

Easting: 381775

Northing: 412886

## 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	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)?:	Y	Bus Stop (600m)?:	N

## Constraints

Contamination:	N	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:

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/3147/00  
 Category: 2 - Planning Permission  
 Location: Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU

District: TOTTINGTON

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.039 Density: 26

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66968

Description: Erection of 1 no. dormer bungalow with associated car parking

Planning Status: Full planning permission

Permission Date: 28/07/2021 Expiry Date: 28/07/2024

Applicant: Mrs & Mr Enaboifo

Address: 201 Bury Road  
 Tottington, BL8 3EU

## Grid Reference

Easting: 378014

Northing: 412570

## 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	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)?:	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:	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	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3148/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 34 James Street North, Radcliffe, Manchester, M26 1LL

District: RADCLIFFE

Existing Use: Vacant site

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.017 Density: 235

Capacity: 4 Windfall site?: Y-S

## Application Details

Application No.: 67977

Description: Erection of 4 dwellings

Planning Status: Full planning permission

Permission Date: 13/04/2022 Expiry Date: 13/04/2025

Applicant: MaiRose Property Developments Ltd

Address: c/o Agent me Paul Butler Associates  
 31 Blackfriars Road, Salford

## Grid Reference

Easting: 378639

Northing: 406657

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	4

## Units

	Number
New Build Units:	4
Converted Units:	0

## Affordable

Housing Units:	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

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

## 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)?:	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:	U
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	0
2025/26	2
2026/27	2
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3149/00  
 Category: 2 - Planning Permission  
 Location: Land rear of 375 Bury Road, Tottington, Bury, BL8 3DS

District: TOTTINGTON

Existing Use: Vacant land formerly used as a garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.176 Density: 6

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67025

Description: Outline app. for 1 no. new dwelling (all matters reserved except access)

Planning Status: Outline planning permission

Permission Date: 01/09/2021 Expiry Date: 01/09/2024

Applicant: Mr P Musson

Address: 369 Bury Road  
 Tottington, BL8 3DS

## Grid Reference

Easting: 378473

Northing: 412254

## 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:	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)?:	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:	U
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	0
2025/26	0
2026/27	1
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3150/00  
 Category: 2 - Planning Permission  
 Location: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX

District: PRESTWICH

Existing Use: Residential flats

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.215 Density: 60

Capacity: 5 Windfall site?: Y-S

## Application Details

Application No.: 67168

Description: Conversion of roof space to create 5 no. 1 bed self-contained flats

Planning Status: Full planning permission

Permission Date: 02/09/2021 Expiry Date: 02/09/2024

Applicant: Mr M. Moore

Address: c/o Agent EA Town Planning Ltd  
 13 Harrowes Meade, London

## Grid Reference

Easting: 382963

Northing: 402431

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	5

## Units

	Number
New Build Units:	0
Converted Units:	5

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

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

## Tenure Details

	Number
Private Units:	5
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:	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:

Density includes the 8 flats below the proposed development.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3150/01  
 Category: 2 - Planning Permission  
 Location: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX

District: PRESTWICH

Existing Use: Residential garages and storage areas

Surrounding Use:

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.216 Density: 93

Capacity: 4 Windfall site?: Y-S

## Application Details

Application No.: 67933

Description: Conversion of existing lower ground floor garages to 4 no. flats

Planning Status: Full planning permission

Permission Date: 21/02/2022 Expiry Date: N/A

Applicant: Mr Moore c/o Agent EA Town Planning Ltd

Address: 16 Francklyn Gardens, Edgware London, HA8 8RY

## Grid Reference

Easting: 382963

Northing: 402431

## 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:

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:	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:

Density based on 20 residential units on site.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3151/00  
 Category: 2 - Planning Permission  
 Location: The Turf Hotel, 116 Wash Lane, Bury, BL9 7DJ

District: BURY NORTH

Existing Use: Vacant former pub

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.045 Density: 200

Capacity: 9 Windfall site?: Y-S

## Application Details

Application No.: 67175  
 Description: Change of use from a former public house to 9 no. flats

Planning Status: Full planning permission

Permission Date: 01/10/2021 Expiry Date: 01/10/2024

Applicant: Mr N. Zafar

Address: Turf Hotel, 116 Wash Lane  
 Bury, BL9 7DJ

## Grid Reference

Easting: 381612 Northing: 410817

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	9

## Units

Units	Number
New Build Units:	0
Converted Units:	9

## Affordable Housing Units:

Policy	Other
No. Units: 0	0

## House Type Details

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

## Bedroom Details

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

Year	Expected Units Completed
2023/24	0
2024/25	4
2025/26	5
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3153/00  
 Category: 2 - Planning Permission  
 Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

District: RADCLIFFE

Existing Use: Vacant - former public house

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.06 Density: 50

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 69466

Description: Two storey building with retail at ground floor and 3 apartments above

Planning Status: Full planning permission

Permission Date: 26/05/2023 Expiry Date: 26/05/2026

Applicant: Mr Thayalan c/o 72 Bury New Rd

Address: Prestwich  
 M25 0JU

## Grid Reference

Easting: 378880

Northing: 406603

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	2

## 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	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

## Bedroom Details

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

Density based on 3 units (net gain of 2)

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3154/00  
 Category: 2 - Planning Permission  
 Location: 10 Butterstile Lane, Prestwich, Manchester, M25 9PW

District: PRESTWICH

Existing Use: Residential (2 flats)

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.04 Density: 125

Capacity: 3 Windfall site?: Y-S

## Application Details

Application No.: 66779

Description: Conversion of existing building to form 5  
 No flats over 3 floors

Planning Status: Full planning permission

Permission Date: 14/10/2021 Expiry Date: 14/10/2024

Applicant: Gweedore Property Co Ltd

Address: The Tube, 86 North St  
 Manchester, M8 8RA

## Grid Reference

Easting: 381542

Northing: 403237

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

## Units

Units	Number
New Build Units:	0
Converted Units:	3

## Affordable

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

## House Type Details

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

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	2
2 Bed Units:	1
3 Bed Units:	0
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)?:	N	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:	Y	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: 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:

Density based on 5 units (net gain of 3)

Year	Expected Units Completed
2023/24	1
2024/25	2
2025/26	0
2026/27	0
2027/28	0





# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3157/00  
 Category: 2 - Planning Permission  
 Location: Land & buildings between 69-81 Lord Street, Bury, BL9 0RE

District: BURY NORTH

Existing Use: Mixed - residential, commercial and vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.036 Density: 166

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 67036

Description: Extension and alteration to buildings to form 4no. Flats

Planning Status: Full planning permission

Permission Date: 20/10/2021 Expiry Date: 20/10/2024

Applicant: Mr Altaf

Address: 777 Oldham Road  
 Rochdale, OL16 4RN

## Grid Reference

Easting: 380873

Northing: 410492

## 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	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

## Bedroom Details

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

Appears to be 4 existing flats, 6 in total following development therefore net gain of 2.

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/3160/00  
 Category: 2 - Planning Permission  
 Location: 197 Rochdale Road, Pimhole, Bury, BL9 7BB

District: BURY SOUTH

Existing Use: Solicitors office staff and rest room

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: No

Area (Hectares): 0.01 Density: 100

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67397

Description: Change of use of 1st and 2nd floors to 1 no. residential flat

Planning Status: Full planning permission

Permission Date: 09/11/2021 Expiry Date: 09/11/2024

Applicant: Mikhael Law Solicitors

Address: 197 Rochdale Road  
 Bury, BL9 7BB

## Grid Reference

Easting: 381391

Northing: 410751

## 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	1
Terraced:	0
Semi-Detached	0
Detached	0
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)?:	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:	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:	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/3161/00  
 Category: 2 - Planning Permission  
 Location: Pleasant View Cottage, Long Lane, Bury, BL9 5QT

District: RAMSBOTTOM

Existing Use: Residential annex

Surrounding Use: Open Land

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.1 Density: 100

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67575

Description: Change of use from residential annexe to detached dwelling

Planning Status: Full planning permission

Permission Date: 15/12/2021 Expiry Date: 15/12/2024

Applicant: Mr Burke

Address: Pleasant View Cottage  
 Long Lane, Bury, BL9 5QT

## Grid Reference

Easting: 380349

Northing: 413109

## 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:	1
2 Bed Units:	0
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:	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:	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:	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/3163/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent 5 Stubbins Lane, Ramsbottom, BLO OPU  
 District: RAMSBOTTOM  
 Existing Use: Garden / parking area  
 Surrounding Use: Residential  
 Land Use Class: MU Previously developed?: Mix  
 Area (Hectares): 0.019 Density: 53  
 Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67718  
 Description: Outline application for 1 No. dwelling with all matters reserved  
 Planning Status: Outline planning permission  
 Permission Date: 01/02/2022 Expiry Date: 01/02/2025  
 Applicant: Mr D Kelly  
 Address: 5 Stubbins Lane  
 Ramsbottom, BLO OPU

## Grid Reference

Easting: 379137 Northing: 417252

## 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:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	1

## 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)?:	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:	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	0
2025/26	0
2026/27	0
2027/28	1



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3164/00  
 Category: 2 - Planning Permission  
 Location: The Haven, part of the former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, BL2 5PT  
 District: RADCLIFFE

Existing Use: Vacant - part of former nursing home

Surrounding Use: Mixed

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.066 Density: 15

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 66836

Description: Demolition of existing buildings and erection of new dwelling

Planning Status: Full planning permission

Permission Date: 23/07/2021 Expiry Date: 23/07/2024

Applicant: Ms Adamson & Ms Rostron

Address: The Haven, Knowsley Road  
 Radcliffe, BL2 5PT

## Grid Reference

Easting: 376466

Northing: 410893

## 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	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:	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:	Y	Levels:	N
Nature Conservation:	Y	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	0
2024/25	1
2025/26	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3165/00  
 Category: 2 - Planning Permission  
 Location: Land off Kirkman Street, Bury

District: BURY SOUTH

Existing Use:

Surrounding Use:

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.481 Density: 19

Capacity: 9 Windfall site?: Y-M

## Application Details

Application No.: 67109  
 Description: New residential development for 9 dwellings and associated infrastructure

Planning Status: Full planning permission

Permission Date: 10/11/2022 Expiry Date: 10/11/2025

Applicant: Property Capital PLC

Address:

## Grid Reference

Easting: 380707

Northing: 407426

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	9

## Units

	Number
New Build Units:	9
Converted Units:	0

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

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

## 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)?:	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:	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 is likely to deliver residential development in the next five years

## Comments:

Year	Expected Units Completed
2023/24	0
2024/25	0
2025/26	0
2026/27	4
2027/28	5



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# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3168/00  
 Category: 2 - Planning Permission  
 Location: Five Acre Farm, 90 Watling Street, Tottington, Bury, BL8 3QW

District: TOTTINGTON

Existing Use: Open barn and stabling

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: Yes

Area (Hectares): 0.247 Density: 8

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67389

Description: Detached bungalow to replace stables and barn

Planning Status: None

Permission Date: 21/04/2022 Expiry Date: 21/04/2025

Applicant: Mr Walker

Address: Five Acre Farm, 90, Watling Street  
 Tottington, BL8 3QW

## Grid Reference

Easting: 375466

Northing: 413778

## 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:	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)?:	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:	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

## Comments:

Density based on 2 dwellings within site.

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/3169/00  
 Category: 2 - Planning Permission  
 Location: 2 Holcombe Grove, Radcliffe, Manchester, M26 1SE

District: RADCLIFFE

Existing Use:

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.162 Density: 6

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67413

Description: Demolition of outbuildings and erection of a 2 storey detached dwelling

Planning Status: Full planning permission

Permission Date: 03/10/2022 Expiry Date: 03/10/2022

Applicant: Mr Karl Chadwick

Address:

## Grid Reference

Easting: 379238

Northing: 406799

## 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	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)?:	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:	U
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)

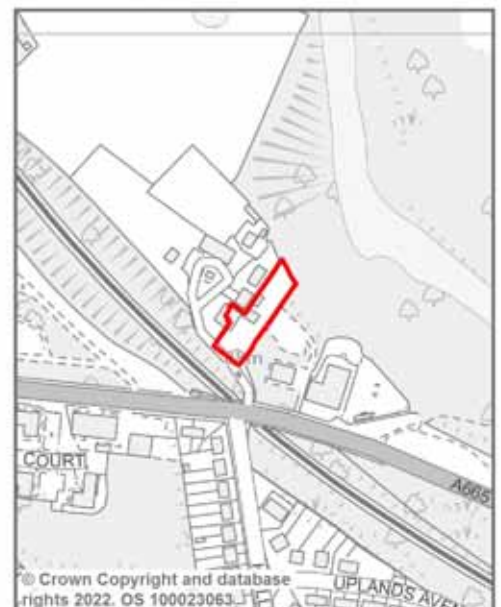
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

The site has the planning permission and the ability to achieve residential development 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/3170/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent 2 Tanners Street, Ramsbottom, BLO 9ES

District: RAMSBOTTOM

Existing Use: Vacant former garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.119 Density: 8

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67553

Description: Erection of one dwelling with associated garage, parking/manoeuvring space

Planning Status: None

Permission Date: 28/04/2022 Expiry Date: 28/04/2025

Applicant: Blakeman Design and Build

Address: 38 Irk Vale, Chadderton  
 Oldham, OL1 2TW

## Grid Reference

Easting: 378715

Northing: 417025

## 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	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:	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:	Y	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)

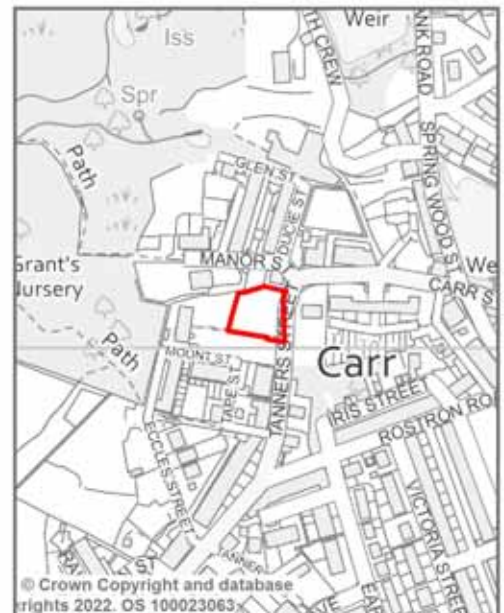
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

The site has planning permission

## 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/3174/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 88 Watling Street, Tottington, Bury, BL8 3QW

District: TOTTINGTON

Existing Use: Garden

Surrounding Use: Mixed

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.012 Density: 83

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67799

Description: Erection of 1 no. attached dwelling

Planning Status: Full planning permission

Permission Date: 13/02/2023 Expiry Date: 13/02/2026

Applicant: Mr and Mrs Mackenzie

Address: 88, Watling Street  
 Tottington, BL8 3QW

## Grid Reference

Easting: 375457

Northing: 413730

## 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	0

## House Type Details

	Number
Flats	0
Terraced:	1
Semi-Detached	0
Detached	0
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)?:	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:	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 the ability to achieve residential development in the next five years.

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3175/00  
 Category: 2 - Planning Permission  
 Location: 35 Knowsley Street, Bury, BL9 0ST

District: BURY NORTH

Existing Use: Commercial

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.016 Density: 63

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67939

Description: Prior approval change of use from commercial (E) to residential C3

Planning Status: Other

Permission Date: 16/05/2022 Expiry Date: N/A

Applicant: Mrs Shameen Ali-Iqbal

Address: 6 Overdene Close  
 Bolton, BL6 4DY

## Grid Reference

Easting: 380195

Northing: 410243

## 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:	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:	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)?:	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:	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

## 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/3176/00  
 Category: 2 - Planning Permission  
 Location: 51 Dorset Drive, Bury, BL9 9DN

District: BURY NORTH

Existing Use: Education centre

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.027 Density: 37

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67960

Description: Change of use from education centre (F1) to 1 no. dwelling (C3)

Planning Status: Full planning permission

Permission Date: 05/04/2022 Expiry Date: 05/04/2025

Applicant: Mr Khan

Address: 51, Dorset Drive  
 Bury, BL9 9DN

## Grid Reference

Easting: 381082

Northing: 409823

## 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)?:	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:	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

## 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

## 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/3186/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 9 Taylors Lane, Radcliffe,  
 Bolton, BL2 6QS

District: RADCLIFFE

Existing Use:

Surrounding Use:

Land Use Class: GNU Previously developed?: No

Area (Hectares): 0.322 Density: 3

Capacity: 1 Windfall site?: No

## Application Details

Application No.: 67787

Description: Conversion of existing stable block to form  
 1 no. dwelling

Planning Status: Full Planning Permission

Permission Date: 01/11/2022 Expiry Date: 1/11/2025

Applicant: Elizabeth Haslam

Address:

## Grid Reference

Easting: 375771

Northing: 409293

## 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:	0
3 Bed Units:	0
4 Bed Units:	1
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)?:	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:	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:

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/3187/00  
 Category: 2 - Planning Permission  
 Location: Car Park, Buckley Street, Radcliffe

District: RADCLIFFE

Existing Use: Car park

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.094 Density: 0

Capacity: 6 Windfall site?: Y-S

## Application Details

Application No.: 67504  
 Description: Erection of 6 no. terraced houses

Planning Status: Full Planning Permission  
 Permission Date: 14/12/2022 Expiry Date: 14/12/2025

Applicant: CCL Investments and Developments Ltd

Address:

## Grid Reference

Easting: 378215 Northing: 407057

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	6

## 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:	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:	6
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)?:	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:	N	Multiple Ownership:	N

## Constraint Solutions

## Deliverability Details (5-Year Supply)

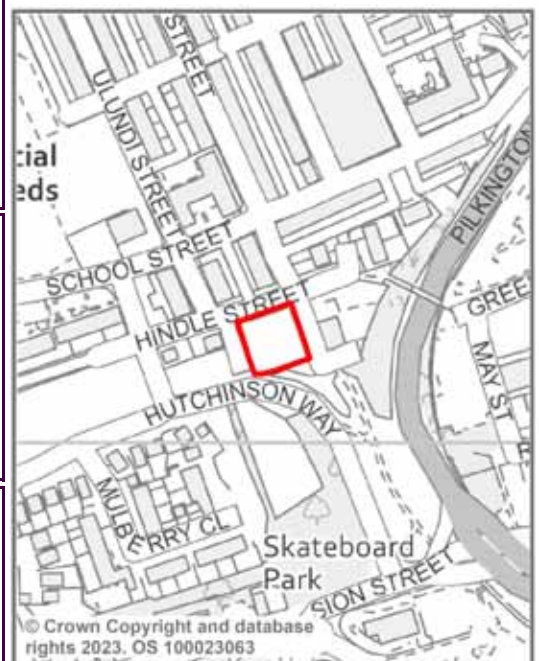
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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	0
2025/26	0
2026/27	0
2027/28	6



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3188/00  
 Category: 2 - Planning Permission  
 Location: 24 Brookfield, Prestwich, Manchester, M25 1EL

District: PRESTWICH

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.046 Density: 43

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67953

Description: Demolition of existing dwelling and erection of 2 semi-detached dwellings

Planning Status: Full Planning Permission

Permission Date: 14/12/2022 Expiry Date: 14/12/2025

Applicant: Mr Ahmed Al Jundy

Address:

## Grid Reference

Easting: 381839

Northing: 403813

## 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	0
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:	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:	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:

Net gain of 1. Density based on 2 dwellings.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3189/00  
 Category: 2 - Planning Permission  
 Location: Owlbarrow House, Owlbarrow Road, Bury, BL8 1RD

District: BURY NORTH

Existing Use: Garden

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.099 Density: 33

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68067

Description: Erection of 1 no. dwelling

Planning Status: Full Planning Permission

Permission Date: 15/12/2022 Expiry Date: 15/12/2025

Applicant: Mrs Annmarie Bennett

Address:

## Grid Reference

Easting: 378190

Northing: 411424

## 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	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)?:	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:

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/3190/00  
 Category: 2 - Planning Permission  
 Location: Land at Higher Dean Street, Radcliffe, Manchester, M26 3RU

District: RADCLIFFE

Existing Use:

Surrounding Use: Residential

Land Use Class: GU Previously developed?: No

Area (Hectares): 0.062 Density: 32

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 68092

Description: Outline application for 2 no. dwellings

Planning Status: Outline planning permission

Permission Date: 12/10/2022 Expiry Date: 12/10/2025

Applicant: Mr Speakman

Address:

## Grid Reference

Easting: 377454

Northing: 407376

## 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	2
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:	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)?:	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:	Y	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	0
2024/25	0
2025/26	0
2026/27	0
2027/28	2



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3193/00  
 Category: 2 - Planning Permission  
 Location: 165 Bolton Road, Bury, BL8 2NW

District: BURY NORTH

Existing Use: 1 existing flat

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.018 Density: 167

Capacity: 3 Windfall site?: Y-S

## Application Details

Application No.: 69223

Description: 2 ground floor flats and 1 additional first floor flat

Planning Status: Full Planning Permission

Permission Date: 27/03/2023 Expiry Date: 27/03/2026

Applicant: Mrs Aseel Hadid

Address:

## Grid Reference

Easting: 379328

Northing: 410559

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	3

## Units

	Number
New Build Units:	0
Converted Units:	3

## Affordable

Housing Units:	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

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

## 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)

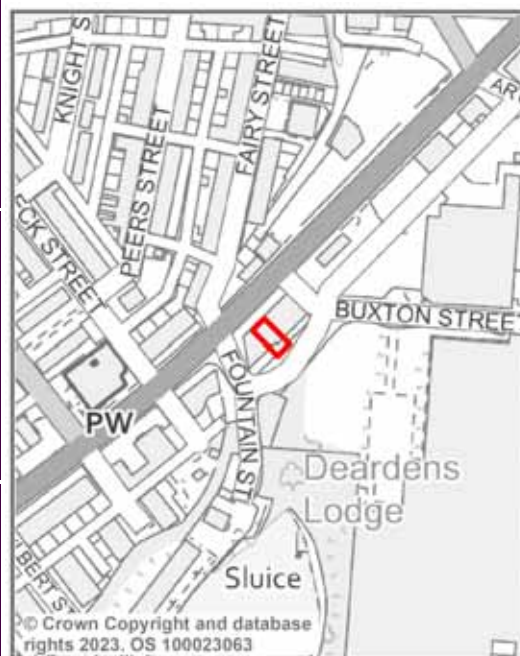
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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	0
2024/25	0
2025/26	3
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3194/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 391 Whalley Road, Shuttleworth, Ramsbottom, Bury, BLO 0ER

District: RAMSBOTTOM

Existing Use:

Surrounding Use:

Land Use Class: BNU Previously developed?: Yes

Area (Hectares): 0.101 Density: 33

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 68608

Description: Erection of 2 no. semi-detached dwellings

Planning Status: Full Planning Permission

Permission Date: 10/11/2022 Expiry Date: 10/11/2025

Applicant: Mr Steven Mort

Address:

## Grid Reference

Easting: 380009

Northing: 418176

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	2

## Units

	Number
New Build Units:	2
Converted Units:	0

## 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:	2
4 Bed Units:	0
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)?:	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)

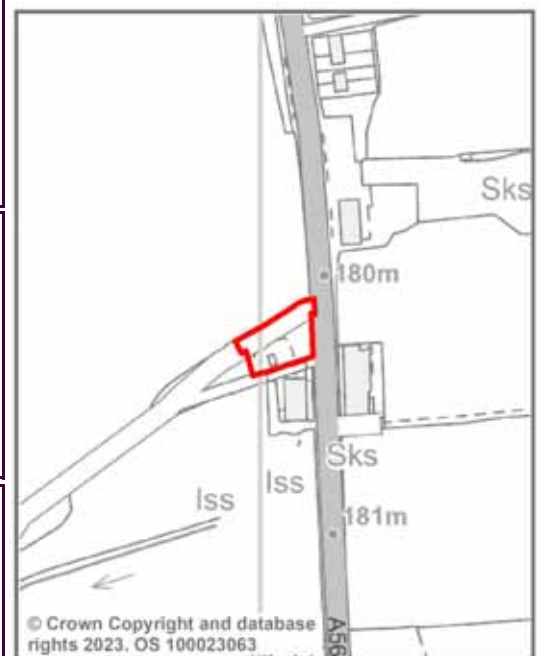
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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	0
2025/26	0
2026/27	0
2027/28	2



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3195/00  
 Category: 2 - Planning Permission  
 Location: 40 Topping Fold Road, Bury, BL9 7NG

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.005 Density: 200

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68639

Description: Change of use of 1st and 2nd floors from office / storage to 1 apartment

Planning Status: Full Planning Permission

Permission Date: 01/11/2022 Expiry Date: 01/11/2025

Applicant: Bury Council / Six Town Housing

Address:

## Grid Reference

Easting: 382302

Northing: 411178

## 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	1

## 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:	0
2 Bed Units:	0
3 Bed Units:	1
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:	1
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:	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	1
2024/25	0
2025/26	0
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3196/00  
 Category: 2 - Planning Permission  
 Location: 129-131 Blackburn Street, Radcliffe, Bury, M26 3WQ

District: RADCLIFFE

Existing Use: Retail

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.028 Density: 107

Capacity: 3 Windfall site?: Y-S

## Application Details

Application No.: 68753

Description: Prior approval for change of use from commercial / retail to 3 no. flats

Planning Status: Full Planning Permission

Permission Date: 06/10/2022 Expiry Date: N/A

Applicant: Ad Coelum Ltd

Address:

## Grid Reference

Easting: 378335

Northing: 407342

## Plot Details

Plot Details	Site Visit
Completed	0
Under Construction	0
Available	3

## Units

Units	Number
New Build Units:	0
Converted Units:	3

## Affordable

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

## House Type Details

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

## Bedroom Details

Bedroom Details	Number
1 Bed Units:	3
2 Bed Units:	0
3 Bed Units:	0
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)?:	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:	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	0
2024/25	0
2025/26	3
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3198/00  
 Category: 2 - Planning Permission  
 Location: 6 Chapelfield, Radcliffe, Manchester, M26 1JH

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.005 Density: 200

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68766

Description: Change of use from ground floor meeting / community room to 1 flat

Planning Status: Full Planning Permission

Permission Date: 07/12/2022 Expiry Date: 07/12/2025

Applicant: Bury Council / Six Town Housing

Address:

## Grid Reference

Easting: 379241

Northing: 406107

## 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	1

## 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:	0
Discounted Market Housing:	0
Shared Ownership/Equity:	0
Social Rented:	1
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:

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/3199/00  
 Category: 2 - Planning Permission  
 Location: 16 Hampson Street, Radcliffe, Manchester, M26 4TN

District: RADCLIFFE

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0 Density: 182

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68840

Description: Conversion of 1 no. dwelling into 2 no. apartments

Planning Status: Full Planning Permission

Permission Date: 14/12/2022 Expiry Date: 14/12/2025

Applicant: Newdale Estates Ltd

Address:

## Grid Reference

Easting: 378311

Northing: 407482

## 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	1
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

## Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	0
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:	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	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

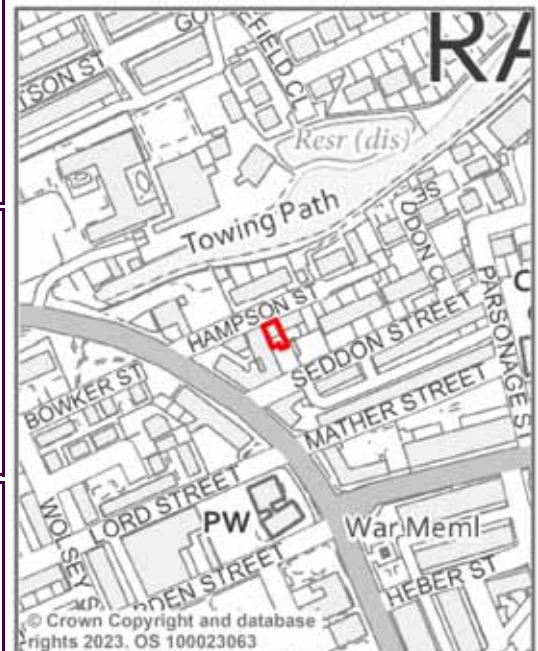
## Deliverability Comments:

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

## Comments:

Density based on 2 apartments

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/3200/00  
 Category: 2 - Planning Permission  
 Location: 33 Knowsley Street, Bury, BL9 0ST

District: BURY NORTH

Existing Use: Vacant offices

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0 Density: 59

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68845

Description: Change of use from office (Class E) to residential (Class C3)

Planning Status: Full Planning Permission

Permission Date: 22/11/2022 Expiry Date: 22/11/2025

Applicant: AJ & MH Properties Ltd

Address:

## Grid Reference

Easting: 380198

Northing: 410248

## 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:	1
Semi-Detached	0
Detached	0
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:	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:	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:

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/3203/00  
 Category: 2 - Planning Permission  
 Location: 387 Bury New Road, Prestwich, Manchester, M25 1AW

District: PRESTWICH

Existing Use: Residential

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.013 Density: 308

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 68999

Description: Extension and conversion ground floors to form 2 no. apartments

Planning Status: Full Planning Permission

Permission Date: 16/02/2023 Expiry Date: 16/02/2026

Applicant: PG Portfolio Freehold Limited

Address:

## Grid Reference

Easting: 381322

Northing: 403774

## 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	1
Terraced:	0
Semi-Detached	0
Detached	0
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)?:	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:	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:	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:

Density based on 4 apartments total (net gain of 1). Existing ground floor apartment is extended, new lower ground floor apartment.

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3204/00  
 Category: 2 - Planning Permission  
 Location: Land adjacent to 8 Haslam Brow, Bury, BL9 0TS

District: BURY NORTH

Existing Use: Garden

Surrounding Use: Mixed

Land Use Class: GU Previously developed?: No

Area (Hectares): 0 Density: 24

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 69015  
 Description: Erection of 1 no. dormer bungalow

Planning Status: Full Planning Permission  
 Permission Date: 19/01/2023 Expiry Date: 19/01/2026

Applicant: Mr Khan

Address:

## Grid Reference

Easting: 380052 Northing: 409985

## 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	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)?:	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:	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)

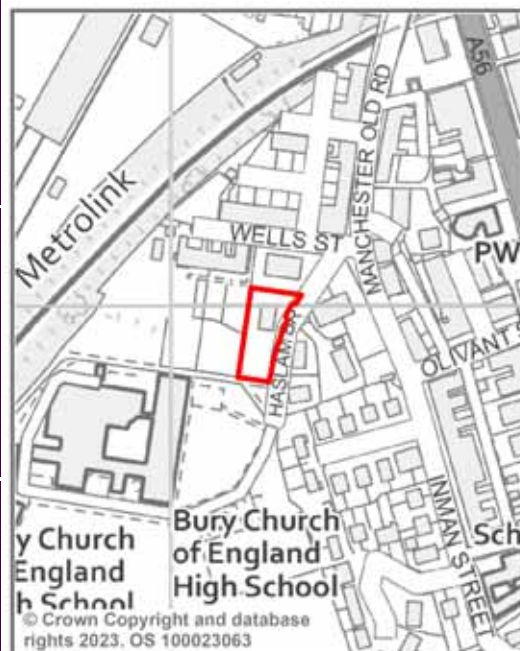
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## Deliverability Comments:

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

## Comments:

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



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3205/00  
 Category: 2 - Planning Permission  
 Location: 32 Kershaw Street, Pimhole, Bury, BL9 7HH

District: BURY NORTH

Existing Use: Vacant

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0 Density: 200

Capacity: 2 Windfall site?: Y-S

## Application Details

Application No.: 69068

Description: Conversion of 2 commercial units at GF and 2 studio flats at 1st floor

Planning Status: Full Planning Permission

Permission Date: 01/02/2023 Expiry Date: 01/02/2026

Applicant: Mr Akhtar

Address:

## Grid Reference

Easting: 381269

Northing: 410711

## 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	2
Terraced:	0
Semi-Detached	0
Detached	0
Other House Types:	0

## Bedroom Details

	Number
1 Bed Units:	2
2 Bed Units:	0
3 Bed Units:	0
4 Bed Units:	0
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)?:	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:	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	0
2025/26	2
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3206/00  
 Category: 2 - Planning Permission  
 Location: 101A Chesham Fold Road, Bury, BL9 6JZ

District: BURY NORTH

Existing Use: Office

Surrounding Use: Mixed

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.029 Density: 34

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 69075

Description: Conversion of first floor from office to 1 no. flat

Planning Status: Full Planning Permission

Permission Date: 10/01/2023 Expiry Date: 10/01/2026

Applicant: Six Town Housing

Address:

## Grid Reference

Easting: 381839

Northing: 411650

## 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	1

## 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:	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)?:	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:

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/3207/00  
 Category: 2 - Planning Permission  
 Location: 52-54 Water Street, Radcliffe, Manchester, M26 4DF

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.043 Density: 23

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 69124

Description: Change of use from dental surgery to dwelling house

Planning Status: Full Planning Permission

Permission Date: 27/02/2023 Expiry Date: 27/02/2026

Applicant: Mr Asim

Address:

## Grid Reference

Easting: 378159

Northing: 407527

## 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:	0
3 Bed Units:	0
4 Bed Units:	0
Other Units:	1

## 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)?:	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:	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	0
2025/26	1
2026/27	0
2027/28	0



# STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS 2023

## Site Details

Site Ref.: HL/3210/00  
 Category: 2 - Planning Permission  
 Location: 7 Deansgate, Radcliffe

District: RADCLIFFE

Existing Use: Vacant

Surrounding Use: Retail

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.008 Density: 125

Capacity: 1 Windfall site?: Y-S

## Application Details

Application No.: 67938

Description: Change of use of first floor (class E) to (C3) residential

Planning Status: Full planning permission

Permission Date: 13/04/2022 Expiry Date: 13/04/2025

Applicant: Elka Astley

Address:

## Grid Reference

Easting: 378556

Northing: 407037

## 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	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)?:	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)

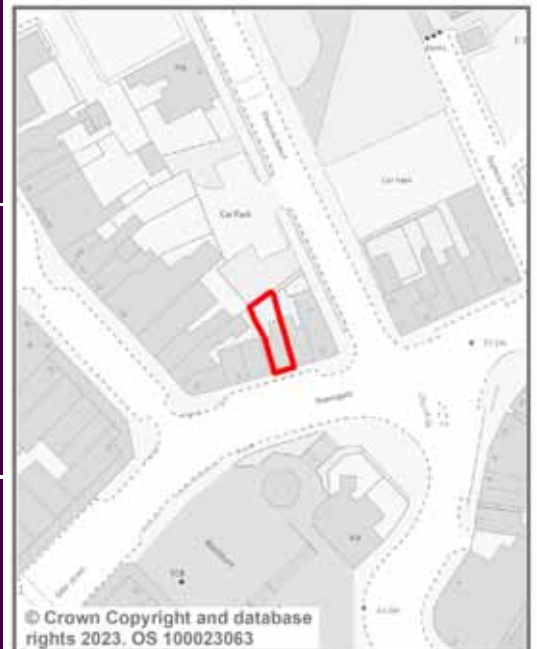
Suitable: Yes Available: YES Achievable: YES  
 Deliverable YES Timeframe for Development: 0 - 5 Years

## 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.: NL/0078/00  
 Category: 2 - Planning Permission  
 Location: 223 Walmersley Road, Bury, BL9 5DF

District: BURY NORTH

Existing Use: Dwelling

Surrounding Use:

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.03 Density: 0

Capacity: -1 Windfall site?: No

## Application Details

Application No.: 66822

Description: Change of use from dwelling to 4 no. bed children's home

Planning Status: Full planning permission

Permission Date: 28/07/2021 Expiry Date: 28/07/2024

Applicant: Better Care for Future LTD

Address: 102 Heaton Moor Road  
 Stockport, SK4 4NZ

## Grid Reference

Easting: 380738

Northing: 412117

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	-1

## Units

	Number
New Build Units:	0
Converted Units:	0

## Affordable

Housing Units:	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	0
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:	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:	

## Constraint Solutions

## Deliverability Details (5-Year Supply)

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

## Deliverability Comments:

## 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.: NL/0081/00  
 Category: 2 - Planning Permission  
 Location: 469 Walshaw Road, Bury, BL8 3AE

District: TOTTINGTON

Existing Use: Dwellinghouse

Surrounding Use:

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0.09 Density: 0

Capacity: -1 Windfall site?: No

## Application Details

Application No.: 67408

Description: Change of use from dwellinghouse (Class C3) care home (Class C2)

Planning Status: Full planning permission

Permission Date: 10/11/2021 Expiry Date: 10/11/2024

Applicant: The Cambian Group c/o agent

Address: Planning Potential Ltd, 14-15 Regent Parade Harrogate, HG1 5AW

## Grid Reference

Easting: 378053

Northing: 411514

## Plot Details

	Site Visit
Completed	0
Under Construction	0
Available	-1

## Units

	Number
New Build Units:	0
Converted Units:	0

## Affordable Housing Units:

	Policy	Other
No. Units:	0	0

## House Type Details

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

## Bedroom Details

	Number
1 Bed Units:	0
2 Bed Units:	0
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:	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:	

## Constraint Solutions

## Deliverability Details (5-Year Supply)

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

## Deliverability Comments:

## 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.: NL/0083/00  
 Category: 2 - Planning Permission  
 Location: 78 Trimmingham Drive, Bury, BL8 1EL

District: BURY NORTH

Existing Use: Residential

Surrounding Use: Residential

Land Use Class: BU Previously developed?: Yes

Area (Hectares): 0 Density: 0

Capacity: -1 Windfall site?: Y-S

## Application Details

Application No.: 68878

Description: Change of use from C3 to childrens residential care home (C2)

Planning Status: Full Planning Permission

Permission Date: 25/01/2023 Expiry Date: 25/01/2026

Applicant: Orchid Care Ltd

Address:

## Grid Reference

Easting: 379734

Northing: 412256

## 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	0
Other House Types:	0

## Bedroom Details

	Number
1 Bed Units:	0
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)?:	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:	

## Constraint Solutions

## Deliverability Details (5-Year Supply)

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

## Deliverability Comments:

## Comments:

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

