

# **Bury Employment Land Review 2013**

## **CATEGORY 3.1 - SUITABLE UNITARY DEVELOPMENT PLAN SITES**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0001/00

**Easting:** 380104      **Northing:** 411391

**Site Name:** Chamberhall

**Address:** Castlecroft Road

**Post Code:** BL9 0LS

**Town:** BURY

**Township:** BURY EAST

**Ward:** Moorside Ward

**Site Area (Ha.):** 7      **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/3/2

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	4
Site access:	5
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>4.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	1
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>3.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.83**

**Overall Policy Score = 4.31**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0002/00

**Easting:** 380503 **Northing:** 410330

**Site Name:** Townside (Phase II)

**Address:** Knowsley Street

**Post Code:** BL9 0SR

**Town:** BURY

**Township:** BURY EAST

**Ward:** East Ward

**Site Area (Ha.):** 2.9765 **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/2/6

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	2
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>3.25</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.50**

**Overall Policy Score = 4.38**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0019/00

**Easting:** 381066      **Northing:** 410797

**Site Name:** 75-81 Rochdale Road

**Address:**

**Post Code:** BL9 7AX

**Town:** BURY

**Township:** BURY EAST

**Ward:** East Ward

**Site Area (Ha.):** 0.1305      **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC5/1/2

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	3
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

**Comments:**

**Land Use Score = 4.50**

**Overall Policy Score = 4.81**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0432/00

**Easting:** 379483 **Northing:** 408120

**Site Name:** Former Reservoir Site

**Address:** Junction of Eton Hill Road & Eton Way South

**Post Code:** M26 2XT

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe East Ward

**Site Area (Ha.):** 0.4425 **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/20 & EC2/1/10

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

### Comments:

Site has been excluded from supply on the basis of ownership constraints and lack of developer interest. However the site is located within an EGA and therefore it is unlikely that non-employment uses on this site would be acceptable.

**Land Use Score = 4.17**

**Overall Policy Score = 4.56**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0435/00

**Easting:** 379788 **Northing:** 408110

**Site Name:** Former Wilds Paper Mill

**Address:** Dumers Lane

**Post Code:** M26 2QG

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe East Ward

**Site Area (Ha.):** 0.91 **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/21 & EC2/1/10

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	3
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	1
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	3
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

**Comments:**

**Land Use Score = 3.83**

**Overall Policy Score = 4.19**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0436/00

**Easting:** 381850      **Northing:** 402295

**Site Name:** Mountheath Industrial Estate B

**Address:** Ardent Way

**Post Code:** M25 9WE

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** Sedgley Ward

**Site Area (Ha.):** 1.63      **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/25 & EC2/1/17

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	1
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>3.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.00**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0438/00

**Easting:** 379643      **Northing:** 408272

**Site Name:** Land btwn Hutchinsons Goit & Bealey Goit

**Address:**

**Post Code:** M26 2QL

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe East Ward

**Site Area (Ha.):** 2.2226      **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/17 & EC2/1/10

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	3
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>3.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	2
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.25</b>

### Economic Development

Level of local employment:	4
Deprivation:	3
<b>Economic Development Score:</b>	<b>3.50</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

**Comments:**

**Land Use Score = 3.83**

**Overall Policy Score = 3.88**



# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0465/00

**Easting:** 381452      **Northing:** 408943

**Site Name:** Land at Pilsworth Way

**Address:** Pilsworth

**Post Code:** BL9 8RS

**Town:** BURY

**Township:** WHITEFIELD AND UNSWORTH

**Ward:** Unsworth Ward

**Site Area (Ha.):** 0.9758      **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/12

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	5
Public transport access:	1
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.83**

**Overall Policy Score = 4.44**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0477/00 **Easting:** 379512 **Northing:** 410802

**Site Name:** Former Gas Works

**Address:** Bolton Road/Victoria Street

**Post Code:**

**Town:** BURY

**Township:** Bury West

**Ward:** Church

**Site Area (Ha.):** 1.3571 **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/7 & EC2/1/6

**Category:** 3.1 - Suitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	4
Site access:	5
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	2
Deprivation:	5
<b>Economic Development Score:</b>	<b>3.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.67**

**Overall Policy Score = 4.50**

# **Bury Employment Land Review 2013**

## **CATEGORY 3.2 - UNSUITABLE UNITARY DEVELOPMENT PLAN SITES**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0008/00

**Easting:** 379498      **Northing:** 411671

**Site Name:** Land off Brandlesholme Road

**Address:** Brandlesholme Road

**Post Code:** BL8 1BA

**Town:** BURY

**Township:** BURY WEST

**Ward:** Elton Ward

**Site Area (Ha.):** 2.33      **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/2/4

**Category:** 3.2 - Unsuitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	3
Site access:	1
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	3
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>3.50</b>

### Economic Development

Level of local employment:	2
Deprivation:	3
<b>Economic Development Score:</b>	<b>2.50</b>

### Other

Local facilities for workforce:	3
Amenity of Adjacent Occupiers:	2
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>3.75</b>

**Comments:**

**Land Use Score = 2.83**

**Overall Policy Score = 3.19**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0009/00

**Easting:** 378813      **Northing:** 411301

**Site Name:** Rear of Edward Andrews

**Address:** Walshaw Road

**Post Code:** BL8 1QU

**Town:** BURY

**Township:** BURY WEST

**Ward:** Elton Ward

**Site Area (Ha.):** 1.44      **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/3

**Category:** 3.2 - Unsuitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	2
Site access:	1
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>2.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	2
Deprivation:	3
<b>Economic Development Score:</b>	<b>2.50</b>

### Other

Local facilities for workforce:	3
Amenity of Adjacent Occupiers:	3
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.00</b>

**Comments:**

**Land Use Score = 2.83**

**Overall Policy Score = 3.56**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0016/00

**Easting:** 380841      **Northing:** 405441

**Site Name:** Bury New Road, Victoria Lane, Besses Playing Field

**Address:**      **Post Code:** M45 6BL

**Town:** WHITEFIELD      **Township:** WHITEFIELD AND UNSWORTH

**Ward:** Besses Ward

**Site Area (Ha.):** 0.4      **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/2/14

**Category:** 3.2 - Unsuitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	2
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	3
Alternative uses:	1
Other material considerations:	5
<b>Other Score:</b>	<b>3.25</b>

**Comments:**

**Land Use Score = 3.33**

**Overall Policy Score = 4.25**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0434/00

**Easting:** 379494 **Northing:** 408240

**Site Name:** Lodge Centre

**Address:** Eton Hill Road

**Post Code:** M26 2XT

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe East Ward

**Site Area (Ha.):** 0.47 **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/18 & EC2/1/10

**Category:** 3.2 - Unsuitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	4
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>3.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

### Comments:

Site has been excluded from supply on the basis of ownership constraints and lack of developer interest. However the site is located within an EGA and therefore it is unlikely that non-employment uses on this site would be acceptable.

**Land Use Score = 4.17**

**Overall Policy Score = 4.19**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0437/00

**Easting:** 381694 **Northing:** 409083

**Site Name:** Land adj Albany International

**Address:**

**Post Code:** BL9 8RS

**Town:** BURY

**Township:** WHITEFIELD AND UNSWORTH

**Ward:** Unsworth Ward

**Site Area (Ha.):** 2.09 **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/1/13 & EC2/1/2

**Category:** 3.2 - Unsuitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	5
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>4.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

### Comments:

Site has been excluded from supply on the basis of ownership constraints and lack of developer interest. However the site is located within an EGA and therefore it is unlikely that non-employment uses on this site would be acceptable.

**Land Use Score = 4.83**

**Overall Policy Score = 4.31**



# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0476/00

**Easting:** 379164 **Northing:** 416634

**Site Name:** Cobden Mill

**Address:** Square Street

**Post Code:**

**Town:** Ramsbottom

**Township:** Ramsbottom, Tottington & North Manor

**Ward:** Ramsbottom

**Site Area (Ha.):** 0.2983 **Land Use Type:** Brownfield

**Development Plan Status:** Allocated in Adopted Plan - EC1/2/2

**Category:** 3.2 - Unsuitable UDP

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	3
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	2
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.25</b>

### Economic Development

Level of local employment:	2
Deprivation:	1
<b>Economic Development Score:</b>	<b>1.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	4
Alternative uses:	1
Other material considerations:	3
<b>Other Score:</b>	<b>3.25</b>

**Comments:**

**Land Use Score = 3.33**

**Overall Policy Score = 3.19**

# **Bury Employment Land Review 2013**

## **CATEGORY 4.1 - SUITABLE OTHER EMPLOYMENT SITES**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0429/00

**Easting:** 379199 **Northing:** 417196

**Site Name:** Storage Yard

**Address:** Stubbins Lane/Factory Street

**Post Code:** BL0 9BT

**Town:** RAMSBOTTOM

**Township:** RAMSBOTTOM, TOTTINGTON AND NORTH MANOR

**Ward:** Ramsbottom Ward

**Site Area (Ha.):** 0.74 **Land Use Type:** Brownfield

**Development Plan Status:** Covered by - EC2/1/1

**Category:** 4.1 - Suitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	2
Deprivation:	1
<b>Economic Development Score:</b>	<b>1.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.17**

**Overall Policy Score = 3.81**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0440/00

**Easting:** 381924 **Northing:** 402424

**Site Name:** Mountheath Industrial Estate C

**Address:** Ardent Way

**Post Code:** M25 9WS

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** Sedgley Ward

**Site Area (Ha.):** 0.1542 **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC2/1/17

**Category:** 4.1 - Suitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.25**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0441/00

**Easting:** 381942 **Northing:** 402377

**Site Name:** Mountheath Industrial Estate D

**Address:** Ardunt Way

**Post Code:** M25 9WE

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** Sedgley Ward

**Site Area (Ha.):** 0.2 **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - EC2/1/17

**Category:** 4.1 - Suitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.25**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0480/00

**Easting:** 379924 **Northing:** 411074

**Site Name:** The Green, Chamberhall

**Address:**

**Post Code:** BL8 1AA

**Town:** Bury

**Township:** BURY EAST

**Ward:** Moorside Ward

**Site Area (Ha.):** 1.9761 **Land Use Type:** Greenfield

**Development Plan Status:** N/A

**Category:** 4.1 - Suitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	4
Site access:	5
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	1
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.83**

**Overall Policy Score = 4.69**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0486/00

**Easting:** 379088 **Northing:** 407144

**Site Name:** Milltown Street

**Address:**

**Post Code:**

**Town:** Radcliffe

**Township:** Radcliffe

**Ward:** Radcliffe East

**Site Area (Ha.):** 0.42 **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 4.1 - Suitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	3
Site access:	5
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	3
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.50</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.50**

# **Bury Employment Land Review 2013**

## **CATEGORY 4.2 - UNSUITABLE OTHER EMPLOYMENT SITES**



# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0373/00

**Easting:** 377880 **Northing:** 407310

**Site Name:** Junction of Holly Bank Street/Bolton Street

**Address:**

**Post Code:** M26 3SY

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe West Ward

**Site Area (Ha.):** 0.2238 **Land Use Type:** Greenfield

**Development Plan Status:** EL/0062/02

**Category:** 4.2 - Unsuitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	3
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	3
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.25</b>

**Comments:**

**Land Use Score = 3.67**

**Overall Policy Score = 4.38**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0389/00

**Easting:** 378578 **Northing:** 406707

**Site Name:** Former Molygram Site,

**Address:** Outwood Road

**Post Code:** M26 1AL

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe West Ward

**Site Area (Ha.):** 0.1105 **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 4.2 - Unsuitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	3
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	3
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.50</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.00**

**Overall Policy Score = 4.38**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0390/00

**Easting:** 378650 **Northing:** 406710

**Site Name:** Lodge Road

**Address:**

**Post Code:** M26 1AL

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe West Ward

**Site Area (Ha.):** 0.0766 **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 4.2 - Unsuitable Other Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	3
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	3
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.50</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.50**

# **Bury Employment Land Review 2013**

## **CATEGORY 5.1 - SUITABLE POTENTIAL EMPLOYMENT SITES**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0452/00

**Easting:** 379520      **Northing:** 408562

**Site Name:** Land off Bury Road (Swan Lodge)

**Address:** Radcliffe

**Post Code:** M26 2QL

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe East Ward

**Site Area (Ha.):** 13.337      **Land Use Type:** Brownfield

**Development Plan Status:** Site Suggestions Ref: 86

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	4
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>3.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	3
Environmental Constraints:	2
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>3.75</b>

### Economic Development

Level of local employment:	4
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.50</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	4
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

**Comments:**

**Land Use Score = 4.17**

**Overall Policy Score = 4.13**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0454/00

**Easting:** 381868 **Northing:** 408603

**Site Name:** Land to the rear of Castlebrook Business Park

**Address:** Pilsworth

**Post Code:** BL9 8RS

**Town:** BURY

**Township:** WHITEFIELD AND UNSWORTH

**Ward:** Unsworth Ward

**Site Area (Ha.):** 0.56 **Land Use Type:** Greenfield

**Development Plan Status:** Site Suggestions Ref: 66

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	3
Public transport access:	1
<b>Strategic Access and Catchment Score:</b>	<b>3.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	3
<b>Economic Development Score:</b>	<b>3.00</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.50**

**Overall Policy Score = 3.81**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0456/00

**Easting:** 381062      **Northing:** 404254

**Site Name:** Prestwich Mail Delivery Office

**Address:** 2 Kingswood Road, M25 3AA

**Post Code:** M25 3BL

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** St. Mary's Ward

**Site Area (Ha.):** 0.2266      **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	3
<b>Economic Development Score:</b>	<b>3.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.67**

**Overall Policy Score = 4.38**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0461/00

**Easting:** 381911 **Northing:** 408848

**Site Name:** Former Cinema & Bowling Alley Site

**Address:** Pilsworth Road

**Post Code:** BL9 8RS

**Town:** BURY

**Township:** WHITEFIELD AND UNSWORTH

**Ward:** Unsworth Ward

**Site Area (Ha.):** 4.4099 **Land Use Type:** Brownfield

**Development Plan Status:** Covered by - EC2/1/2

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.50**

**Overall Policy Score = 4.44**



# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0462/00

**Easting:** 381611 **Northing:** 402243

**Site Name:** Mountheath Industrial Estate A

**Address:** Ardent Way

**Post Code:** M25 9WB

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** Sedgley Ward

**Site Area (Ha.):** 1.08 **Land Use Type:** Brownfield

**Development Plan Status:** Covered by - EC2/1/17

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>3.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.13**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0464/00

**Easting:** 380837 **Northing:** 411113

**Site Name:** Land at John St and The Rock

**Address:**

**Post Code:** BL9 ONE

**Town:** BURY

**Township:** BURY EAST

**Ward:** East Ward

**Site Area (Ha.):** 0.6670 **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	4
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.50**

**Overall Policy Score = 4.81**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0467/00

**Easting:** 380363 **Northing:** 410506

**Site Name:** Bury Metrolink Car Park

**Address:**

**Post Code:** BL9 0BL

**Town:** BURY

**Township:** BURY EAST

**Ward:** East Ward

**Site Area (Ha.):** 0.3178 **Land Use Type:** Brownfield

**Development Plan Status:** N/A BBB 2009 Site

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.75</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	1
Other material considerations:	0
<b>Other Score:</b>	<b>2.75</b>

**Comments:**

**Land Use Score = 4.17**

**Overall Policy Score = 4.38**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0468/00

**Easting:** 380585      **Northing:** 410404

**Site Name:** Angouleme Way

**Address:**

**Post Code:** BL9 0SB

**Town:** BURY

**Township:** BURY EAST

**Ward:** East Ward

**Site Area (Ha.):** 0.4701      **Land Use Type:** Brownfield

**Development Plan Status:** N/A BBB 2009 Site

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	5
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>5.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	1
Other material considerations:	0
<b>Other Score:</b>	<b>2.75</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.44**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0479/00

**Easting:** 380813      **Northing:** 404495

**Site Name:** Land at Prestwich Hospital

**Address:** Sedgley Avenue

**Post Code:** M25 3BL

**Town:** Prestwich

**Township:** PRESTWICH

**Ward:** St. Mary's Ward

**Site Area (Ha.):** 2.481      **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	5
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>5.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	3
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.50</b>

### Economic Development

Level of local employment:	3
Deprivation:	3
<b>Economic Development Score:</b>	<b>3.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 5.00**

**Overall Policy Score = 4.38**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0481/00

**Easting:** 380247 **Northing:** 411506

**Site Name:** Former Peel Mills

**Address:** Castlecroft Road

**Post Code:** BL9 0JU

**Town:** Bury

**Township:** BURY EAST

**Ward:** Moorside Ward

**Site Area (Ha.):** 1.2490 **Land Use Type:** Brownfield

**Development Plan Status:** Covered by - EC2/1/4

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	4
Public transport access:	1
<b>Strategic Access and Catchment Score:</b>	<b>3.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	4
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.75</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.50**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0482/00

**Easting:** 379427 **Northing:** 416754

**Site Name:** Former Mondi paper Mill

**Address:**

**Post Code:** BL0 OBS

**Town:** Ramsbottom

**Township:** RAMSBOTTOM, TOTTINGTON AND NORTH MANOR

**Ward:** Ramsbottom Ward

**Site Area (Ha.):** 1.2152 **Land Use Type:** Brownfield

**Development Plan Status:** Covered by - EC2/1/1

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	3
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	1
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.00</b>

### Economic Development

Level of local employment:	2
Deprivation:	1
<b>Economic Development Score:</b>	<b>1.50</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>5.00</b>

**Comments:**

**Land Use Score = 4.00**

**Overall Policy Score = 3.50**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0483/00

**Easting:** 382921 **Northing:** 411116

**Site Name:** Land adjacent to Bridge Hall Mills

**Address:**

**Post Code:** BL9 7PA

**Town:** Bury

**Township:** BURY EAST

**Ward:** East Ward

**Site Area (Ha.):** 1.7913 **Land Use Type:** Greenfield

**Development Plan Status:** Covered by - OL2/1

**Category:** 5.1 - Suitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	4
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>3.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	1
<b>Environmental Sustainability Score:</b>	<b>3.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	2
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.25</b>

**Comments:**

**Land Use Score = 3.67**

**Overall Policy Score = 3.88**



# **Bury Employment Land Review 2013**

## **CATEGORY 5.2 - UNSUITABLE POTENTIAL EMPLOYMENT SITES**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0241/00

**Easting:** 380907 **Northing:** 401926

**Site Name:** Cussons, Kersal Vale Works

**Address:** Kersal Vale Road

**Post Code:** M7 3GL

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** St. Mary's Ward

**Site Area (Ha.):** 2.1081 **Land Use Type:** Brownfield

**Development Plan Status:** Unallocated - Covered by EC2/2 - ELP/0297/00

**Category:** 5.2 - Unsuitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	3
Ease of access to motorway:	3
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>3.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	3
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.50</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	3
Amenity of Adjacent Occupiers:	3
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.00</b>

**Comments:**

**Land Use Score = 3.33**

**Overall Policy Score = 4.00**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0451/00

**Easting:** 380498 **Northing:** 411700

**Site Name:** Travellers Site, Fernhill

**Address:**

**Post Code:** BL9 5AA

**Town:** BURY

**Township:** BURY EAST

**Ward:** Moorside Ward

**Site Area (Ha.):** 0.9534 **Land Use Type:** Brownfield

**Development Plan Status:** Site Suggestions Ref: 124

**Category:** 5.2 - Unsuitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	3
<b>Strategic Access and Catchment Score:</b>	<b>3.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	5
Deprivation:	5
<b>Economic Development Score:</b>	<b>5.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	3
Other material considerations:	1
<b>Other Score:</b>	<b>3.50</b>

**Comments:**

**Land Use Score = 4.00**

**Overall Policy Score = 4.25**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0457/00

**Easting:** 378243 **Northing:** 409542

**Site Name:** Spen Moor

**Address:** Bolton Road

**Post Code:** M26 4JZ

**Town:** RADCLIFFE

**Township:** RADCLIFFE

**Ward:** Radcliffe East Ward

**Site Area (Ha.):** 9.3607 **Land Use Type:** Greenfield

**Development Plan Status:** N/A

**Category:** 5.2 - Unsuitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.00</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	2
Urban / urban edge site:	1
<b>Environmental Sustainability Score:</b>	<b>2.25</b>

### Economic Development

Level of local employment:	4
Deprivation:	3
<b>Economic Development Score:</b>	<b>3.50</b>

### Other

Local facilities for workforce:	3
Amenity of Adjacent Occupiers:	1
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>3.50</b>

**Comments:**

**Land Use Score = 3.33**

**Overall Policy Score = 3.31**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0463/00

**Easting:** 380757 **Northing:** 404263

**Site Name:** Land adjacent to Prestwich Hospital

**Address:** Off Valley Road

**Post Code:** M25 3BL

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** St. Mary's Ward

**Site Area (Ha.):** 1.5541 **Land Use Type:** Greenfield

**Development Plan Status:** Allocated in Adopted Plan - H1/1/45

**Category:** 5.2 - Unsuitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	3
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>4.50</b>

### Economic Development

Level of local employment:	3
Deprivation:	3
<b>Economic Development Score:</b>	<b>3.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	3
Alternative uses:	5
Other material considerations:	5
<b>Other Score:</b>	<b>4.50</b>

**Comments:**

**Land Use Score = 4.33**

**Overall Policy Score = 4.13**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0466/00

**Easting:** 381304 **Northing:** 404157

**Site Name:** Land adj to Prestwich Metrolink Station

**Address:** Rectory Lane

**Post Code:** M25 1BT

**Town:** PRESTWICH

**Township:** PRESTWICH

**Ward:** St. Mary's Ward

**Site Area (Ha.):** 0.4654 **Land Use Type:** Brownfield

**Development Plan Status:** N/A

**Category:** 5.2 - Unsuitable Potential Employment Sites

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	4
Ease of access to motorway:	4
Site access:	4
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.25</b>

### Environmental Sustainability

Previously developed / greenfield site:	5
Flood risk:	5
Environmental Constraints:	5
Urban / urban edge site:	5
<b>Environmental Sustainability Score:</b>	<b>5.00</b>

### Economic Development

Level of local employment:	3
Deprivation:	5
<b>Economic Development Score:</b>	<b>4.00</b>

### Other

Local facilities for workforce:	5
Amenity of Adjacent Occupiers:	5
Alternative uses:	5
Other material considerations:	1
<b>Other Score:</b>	<b>4.00</b>

**Comments:**

**Land Use Score = 4.50**

**Overall Policy Score = 4.31**

# **Bury Employment Land Review 2013**

## **CATEGORY 6.1 - FURTHER POTENTIAL ADDITIONAL SUPPLY**

# EMPLOYMENT LAND REVIEW - APRIL 2013

## Site Details

**Site Reference:** ELR/0458/00

**Easting:** 380519      **Northing:** 414418

**Site Name:** Gin Hall

**Address:** Walmersley Road

**Post Code:** BL9 6RX

**Town:** BURY

**Township:** RAMSBOTTOM, TOTTINGTON AND NORTH MANOR

**Ward:** North Manor Ward

**Site Area (Ha.):** 10.25      **Land Use Type:** Greenfield

**Development Plan Status:** N/A

**Category:** 6.1 - Suitable Further Potential Additional Supply

## Site Assessment

### Strategic Access and Catchment

Ease of access to main road:	5
Ease of access to motorway:	5
Site access:	3
Public transport access:	5
<b>Strategic Access and Catchment Score:</b>	<b>4.50</b>

### Environmental Sustainability

Previously developed / greenfield site:	1
Flood risk:	5
Environmental Constraints:	3
Urban / urban edge site:	1
<b>Environmental Sustainability Score:</b>	<b>2.50</b>

### Economic Development

Level of local employment:	1
Deprivation:	1
<b>Economic Development Score:</b>	<b>1.00</b>

### Other

Local facilities for workforce:	3
Amenity of Adjacent Occupiers:	2
Alternative uses:	5
Other material considerations:	1
<b>Other Score:</b>	<b>2.75</b>

### Comments:

Site considered suitable against land use, policy and market criteria. However, site is currently designated as Green Belt and if this site was to come forward there would be a need to demonstrate very special circumstances.

**Land Use Score = 3.83**

**Overall Policy Score = 2.69**