

BURY EMPLOYMENT LAND REVIEW (PART C) EXISTING EMPLOYMENT SITES

April 2013



IMPORTANT NOTICE – DISCLAIMER

With regard to the information contained in this Employment Land Review (and any other document that draws upon its content), the Council makes the following disclaimer, without prejudice:

- The Council has drawn upon numerous sources of information in an attempt to identify all existing employment sites in the Borough. The omission of any employment sites from the Employment Land Review is not an indication that such sites are no longer considered suitable for continued employment use and that they should be released for alternative uses. Any planning applications coming forward on unidentified employment sites will be determined in accordance with planning policies that seek to retain such sites in employment use, where appropriate.
 - The identification of any employment site within the Strategic Housing Land Availability Assessment (SHLAA) does not imply that the Council would necessarily grant planning permission for residential development. All planning applications incorporating residential development will continue to be treated against the appropriate development plan and material planning considerations. For example, some of the sites identified in the SHLAA are currently being used for employment purposes and any planning application to change the use of these sites to residential would be assessed against planning policy that seeks to protect employment land and other material planning considerations.
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Annex 1 to Part C of the Bury Employment Land Review – Full Assessment of Existing Employment Sites Outside EGAs

1 Introduction

- 1.1 Bury's Employment Land Review (ELR) forms part of the evidence base for the Borough's Local Plan. In terms of informing the Core Strategy, the ELR's primary purpose is to establish future needs for employment land to 2029, assess the suitability of existing employment land and to ultimately identify a supply of land that is suitable in both quantitative and qualitative terms to meet the identified needs and which is considered to have a realistic prospect of coming forward during the plan period.
- 1.2 This 2013 revision to the ELR comprises three component parts:
 - Part A: Background and Context;
 - Part B: Employment Land Needs and Supply; and
 - Part C: Existing Employment Land and Premises.
- 1.3 Part A of the ELR provides contextual information relevant to the Borough's local economy. This includes a description of Bury's role within the regional and sub-regional context, highlighting the economic links. It provides a review of key policies, plans and strategies and sets out a detailed local economic profile and the issues, problems and challenges facing the Borough.
- 1.4 Part B of the ELR focuses on opportunities for new and additional employment growth and assesses the future needs for and potential supply of employment land.
- 1.5 This Part C of the ELR relates solely to **existing employment sites/areas** that fall within the following uses:
 - B1a - Offices;
 - B1b - Research and Development;
 - B1c - Light industry;
 - B2 - General industry; and
 - B8 – Storage and Distribution.
- 1.6 Bury's existing employment sites are either situated within a consolidated area of existing employment uses (Employment Generating Areas) or else form more isolated pockets of employment outside Employment Generating Areas (EGAs).
- 1.7 Either way, such sites provide valuable sources of accessible local employment, often within some of the Borough's most deprived areas. They are essential to the Borough's wider local economy and provide local job opportunities which, in turn, can help to deliver more sustainable patterns of development and reduce the need to travel.
- 1.8 The Borough contains a number of EGAs which include modern industrial estates, concentrations of more traditional employment and large single-occupant sites.

- 1.9 Existing employment sites outside EGAs often co-exist with a mixture of other uses and tend to be those that are subject to the greatest pressures for redevelopment to higher value uses, such as residential.
- 1.10 The National Planning Policy Framework (NPPF) identifies that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed.
- 1.11 Although the NPPF appears to refer to specific allocations of land as opposed to existing employment sites, it is still considered that the principle of seeking alternative uses for inherently inappropriate employment sites is equally applicable given that these represent a wasted resource.
- 1.12 As a result, this Part C of the ELR sets out the findings of the assessments of existing employment sites outside EGAs as well as the conclusions of broader appraisals of EGAs that was undertaken in conjunction with the 2009 ELR. The appraisals of the EGAs has contributed, amongst other things, towards the approach set out in the Core Strategy and will subsequently inform the specific identification of such areas in conjunction with the Site Allocations. The appraisals of all sites will also be used to inform development management decisions on proposals to change the use of such sites.
- 1.13 For further information on the Bury Employment Land Review, please contact:

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2 Quantity and Dispersal of Existing Employment Areas and Sites

- 2.1 This section presents the findings of the quantitative assessment of existing employment sites and areas in Bury and describes their spatial distribution.
- 2.2 Principle data sources for the quantity audit were:
- The Bury Unitary Development Plan.
 - Employment Land and Premises Survey 2002;
 - A desktop survey identifying existing, significant office development; and
 - Information held by Council Officers.

Quantitative Overview

Employment Generating Areas

- 2.3 Figures 1 and 2 set out the Borough's 17 Employment Generating Areas (EGAs) as currently designated in the Bury Unitary Development Plan. These EGAs range from the older, inner industrial areas of Bury, Radcliffe and Ramsbottom to the more modern purpose built industrial estates of Pilsworth and Park 17 in Whitefield.

Figure 1 – The Borough's Existing Designated Employment Generating Areas

EGA	UDP Designation	Township	Area (Ha.)
Ramsbottom	EC2/1/1	Ramsbottom, Tottington and Morth Manor	14.7
Pilsworth	EC2/1/2	Whitefield and Unsworth	50.01
Tetrosyl	EC2/1/3	Ramsbottom, Tottington and North Manor	8.11
Fernhill	EC2/1/4	Bury East	29.35
Freetown	EC2/1/5	Bury East	23.9
Bury Bridge/Daisyfield	EC2/1/6	Bury West	22.99
Bridge Hall Lane	EC2/1/7	Bury East	14.5
Macphersons	EC2/1/8	Bury East	5.91
Dumers Lane (Bury)	EC2/1/9	Bury East	16.26

Dumers Lane (Radcliffe)	EC2/1/9	Radcliffe	22
Eton Hill Road	EC2/1/10	Radcliffe	19.48
Bradley Fold	EC2/1/11	Radcliffe	15.64
Radcliffe East	EC2/1/12	Radcliffe	21.67
Radcliffe West	EC2/1/13	Radcliffe	9.76
Radcliffe South	EC2/1/14	Radcliffe	5.99
Halsteads	EC2/1/15	Whitefield and Unsworth	9.56
Park 17	EC2/1/16	Whitefield and Unsworth	13.8
Mountheath	EC2/1/17	Prestwich	8.9
Total			312.53

Other Existing Employment Sites Outside EGAs

- 2.4 Outside of the Borough's EGAs, the Bury Employment Land Review has identified 264 existing employment sites covering 84.22 hectares of land.

Spatial Distribution of Existing Employment Sites

Employment Generating Areas

- 2.5 The spatial distribution of existing Employment Generating Areas is set out in Figures 2, 3 and 4. There is a clear central belt of EGAs stretching from East Bury to Radcliffe which reflects the traditionally industrial nature of these areas of the Borough. There is a notable lack of EGAs in both the north and south of the Borough.

Figure 2 – Spatial Distribution of Existing Employment Generating Areas

Township	Area (Ha.)
Ramsbottom, Tottington and North Manor	22.81
Bury West	22.99
Bury East	89.92
Radcliffe	94.54
Whitefield and Unsworth	73.37
Prestwich	8.90
Total	312.53

Figure 3 – Spatial Distribution of Existing Employment Generating Areas by Township (Ha.)

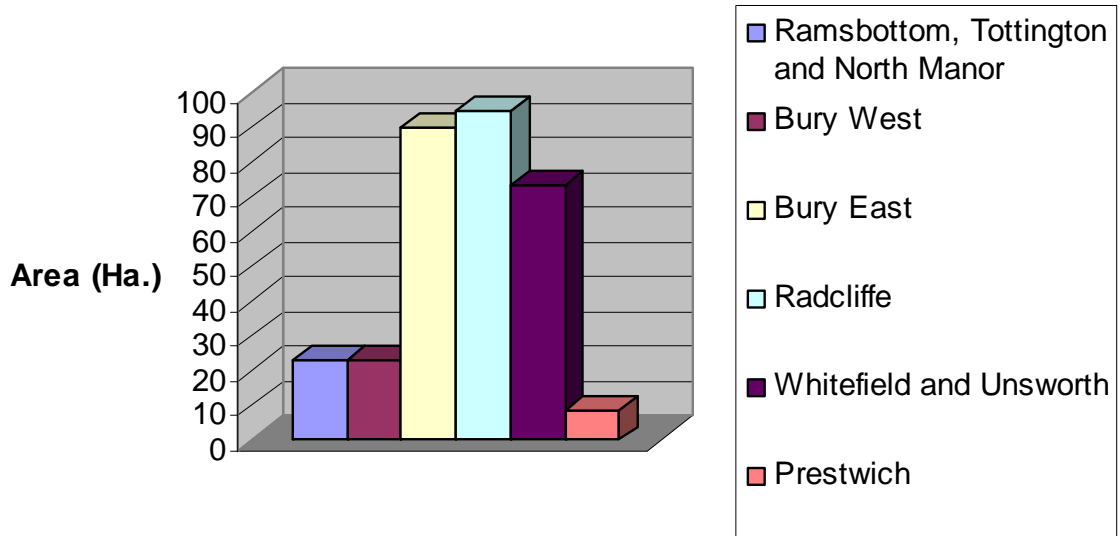
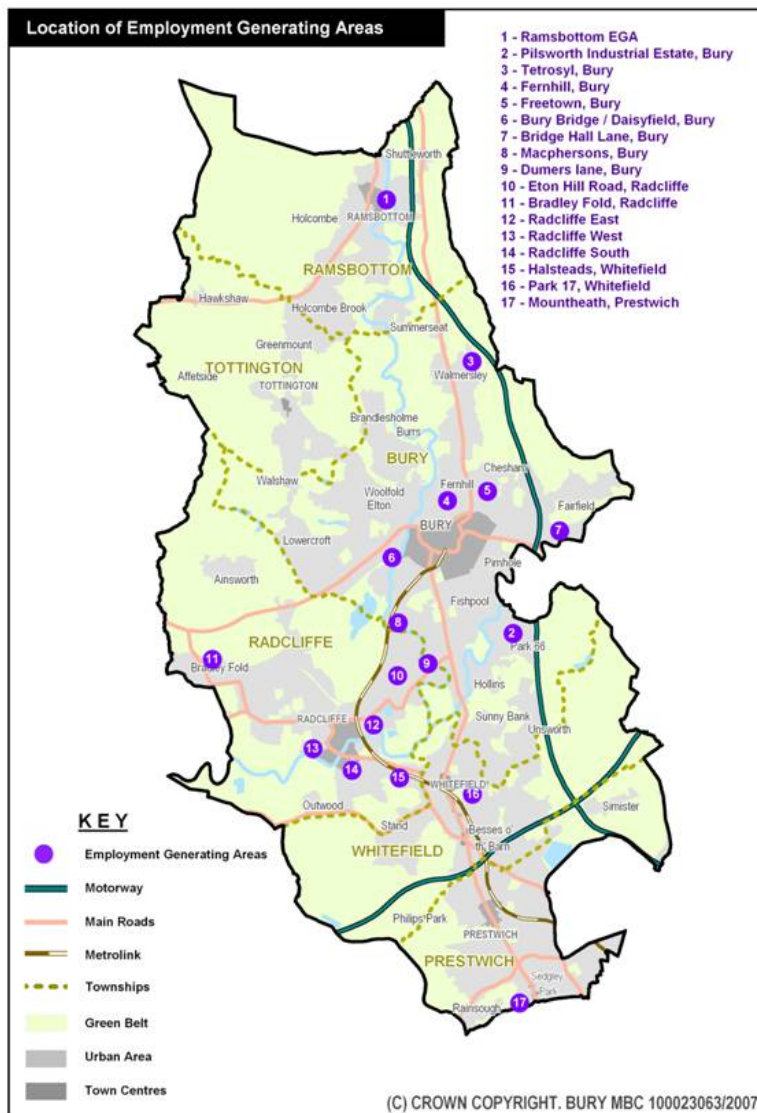


Figure 4 – Spatial Distribution of Existing Employment Generating Areas



Other Existing Employment Sites Outside EGAs

2.6 Figures 5, 6 and 7 identify the spatial distribution of the Borough's existing employment sites outside EGAs. As with EGAs, it is clear that there is a significant concentration of existing employment sites within the more traditional industrial areas of Bury East (26%) and Radcliffe (33%) with significantly less in the north and south of the Borough.

Figure 5 – Existing Employment Sites Outside EGAs by Township

Township	No. of Sites	Site Area (Ha.)	% of supply (by site area)
Ramsbottom, Tottington and North Manor	35	11.18	13%
Bury West	37	13.17	16%
Bury East	100	22.02	26%
Radcliffe	67	27.77	33%
Whitefield and Unsworth	13	7.53	9%
Prestwich	12	2.54	3%
Total	264	84.22	100%

Figure 6 - Distribution of Existing Employment Sites Outside EGAs (by no. of sites)

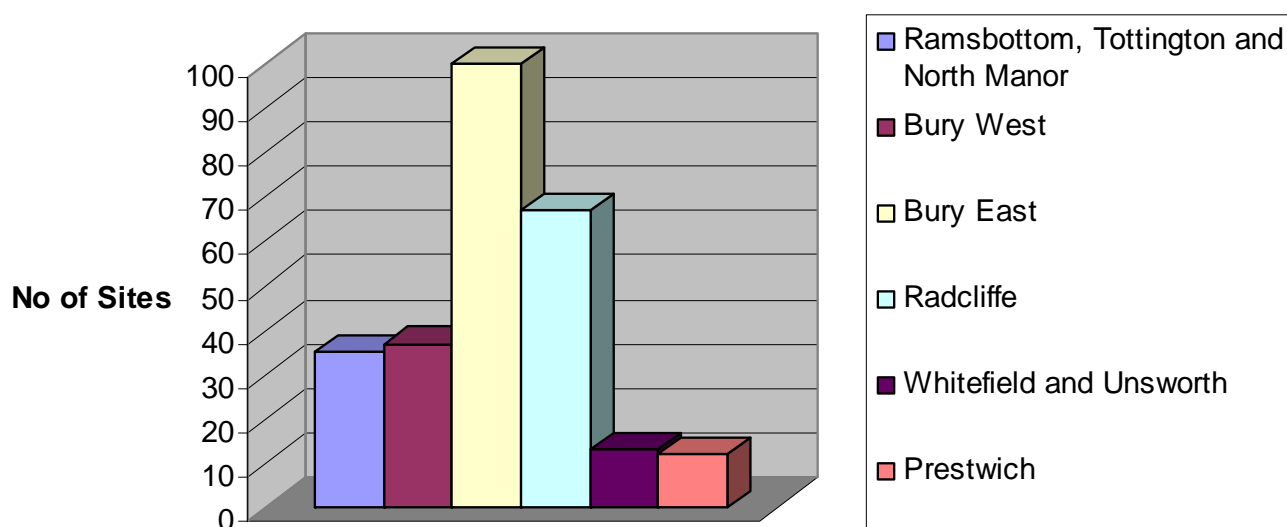
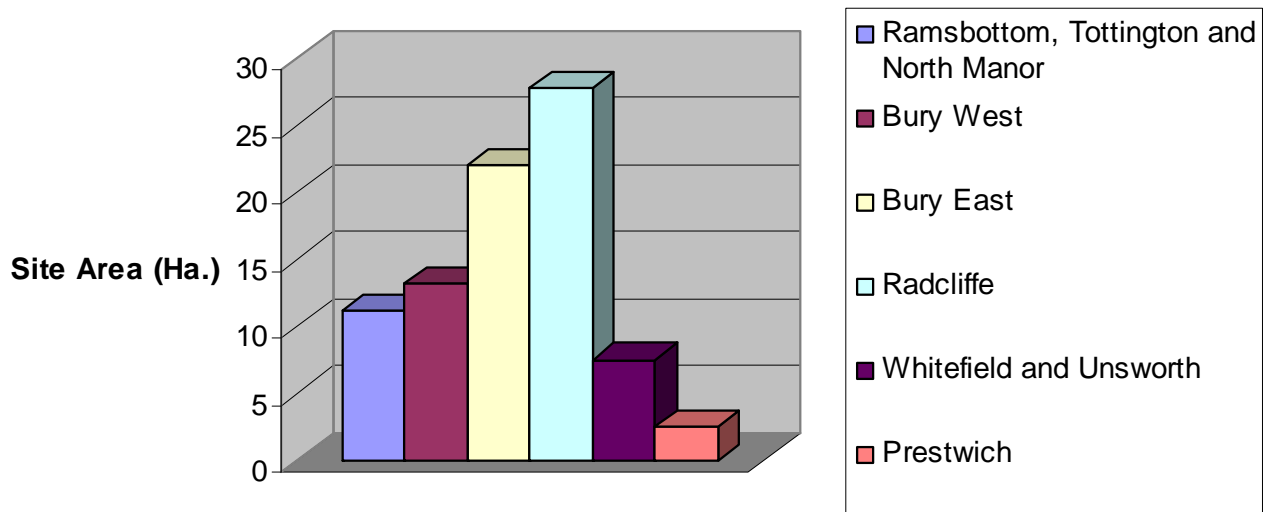


Figure 7 - Distribution of Existing Employment Sites Outside EGAs (by site area)



3 Assessment of Existing Employment Sites

- 3.1 This Chapter describes assessments of the Borough's existing employment sites (i.e. Employment Generating Areas and other employment sites outside EGAs). In doing so, the Employment Land Review has been able to identify sites that the Council will be seeking to retain in employment use as well as those that are considered to be inappropriate for continued employment use and which the Council will look favourably, in principle, on proposals for a change of use.

Employment Generating Areas

- 3.2 EGAs have an important role to play in providing businesses with a degree of certainty as to the future use of these areas, avoiding the introduction of conflicting land uses and having an important part to play in retaining local employment opportunities as well as contributing to Borough's supply of employment land.
- 3.3 The Bury Employment Opportunities Study (King Sturge, December 2006) recognises the importance of EGAs to the Borough's local economy and recommends that the concept of EGAs be carried forward through the Local Development Framework.
- 3.4 In view of this endorsement and the general recognition that EGAs are currently the Borough's main economic assets, the need to retain these as consolidated employment areas is generally not considered to be in question.
- 3.5 Nolan Redshaw were therefore asked to provide a more general overview of the 17 existing EGAs in order to give an indication as to their suitability and appropriateness for continued employment use from a market perspective. This report was undertaken in January 2008. It is acknowledged that this was undertaken during a healthier economic climate when the market was more buoyant than at present. **However, it should be noted that it is highly unlikely that the current economic downturn will persist through the long term. It is anticipated that the economy will recover and the market return to similar conditions. Consequently, in terms of long-term planning, it would be misleading and inappropriate to undertake a market assessment of EGAs during an unusually pessimistic economic climate.**
- 3.6 This is supported by an additional piece of work undertaken by Nolan Redshaw (September 2012) which provides an updated general market overview for Bury. Whilst this report acknowledges current market conditions it also recognises that during the plan

period there are likely to be significant changes in the market and that it would be sensible to consider how the market would respond to an upturn in the national economy and the consequential improvement in the property market, both nationally and locally.

- 3.7 As such, Nolan Redshaw's pre-recession views on the 17 Employment Generating Areas are still considered to be relevant within the context of long-term planning. The report commented that the future for the majority of the EGAs remains secure, particularly where these constitute consolidated areas of employment use. With regard to single user EGAs their future is, naturally, dependent on the continued operation of that user on the site.
- 3.8 **Nolan Redshaw concluded that all 17 EGAs remain suitable for future employment use.**
- 3.9 Two EGA's are single user sites – Tetrosyl at Bevis Green and James Halstead in Radcliffe. The fortunes of these EGAs are dependent on the current occupiers and should either of these companies relocate from their present site, an appraisal of their continued suitability for employment use would need to be carried out.

Existing Employment Sites Outside EGAs

- 3.10 For each of the 264 existing employment sites outside Employment Generating Areas, a detailed quality assessment was undertaken. The qualitative assessment was structured to consider the relative merits of each site broadly in terms of its sustainability and consistency with planning policy. A series of assessment criteria were established to assess the quality of each employment site as set out in Figure 8.
- 3.11 Previous versions of the Employment Land Review included detailed consideration of issues connected to viability, market conditions and the quality of the site. However, in reviewing this report and the site assessment criteria, it has been concluded that these issues are variable and do not reflect the fundamental suitability of the site for continued employment use. Consequently, in the interests of long-term robustness, the scope of the assessment criteria has been revised to those shown in Figure 8. The full breakdown of the appraisal criteria and scoring guide can be found at Appendix 1. A revised overview of current and longer-term market conditions has been independently prepared in conjunction with this Employment Land Review.

Figure 8 – Qualitative Assessment Criteria

a) Strategic Access and Catchment:
<ul style="list-style-type: none"> ▪ Ease of access to main road ▪ Ease of access to motorway ▪ Site access ▪ Public transport access
b) Environmental Sustainability:
<ul style="list-style-type: none"> ▪ Previously developed/greenfield site ▪ Flood risk ▪ Environmental constraints ▪ Urban/urban edge site
c) Economic Development:
<ul style="list-style-type: none"> ▪ Level of local employment ▪ Deprivation
d) Other:
<ul style="list-style-type: none"> ▪ Local facilities for workforce ▪ Amenity of adjacent occupiers ▪ Alternative uses ▪ Other material considerations

3.12 Each of the 264 sites were assessed against the above criteria using a sliding scale of 1 to 5, with 1 representing the lowest or worst scenario, and 5 representing the best. Therefore, if a site was allocated a high proportion of fives, this suggests that it is highly desirable to the market and/or complies with stated planning policy and sustainability criteria.

3.13 At this stage of the Review, no attempt was made to attribute weight to the criteria. An overall score was calculated for each site by averaging the scores for each individual sub-category. This approach avoids giving undue weight to any one of the criteria assessed and results in equal significance being given to each sub-category, even though the number of indicators varies for each one.

Land Use Assessment

3.14 One of the fundamental factors in determining whether a site is suitable for continued employment use is its suitability from a **land use perspective** i.e. is the location of the site appropriate for employment use? For existing employment sites, assessing the suitability of a site from a land use perspective does not consider the current condition of the buildings given that appropriate sites could potentially be redeveloped for new employment uses. However, if a site is considered unsuitable in land use terms, it is highly unlikely that this situation would change over time whereas other considerations, such as the market have the potential to be variable.

- 3.15 As such, in order to identify those sites that are **clearly and inherently unsuitable** for continued employment use at the outset, the scores obtained against certain criteria were used to give an indication as to the suitability of the site **from a purely land use perspective** and these were drawn out to provide a land use score for each site. Those criteria that were drawn out as being reflective of the suitability of a site in land use terms were as follows:
- Ease of access to main road
 - Ease of access to motorway
 - Site access
 - Amenity of adjacent occupiers
 - Local facilities for workforce
 - Whether the site was suitable for alternative uses
- 3.16 All of the 264 employment land sites that were subject to the qualitative assessment were ranked according to the land use scores derived from the six criteria set out above.
- 3.17 From this system of ranking it became apparent that there were a number of sites that fell notably below the bulk of the sites in terms of their land use scores. This lower tier of ranking included **49 sites covering 10.62 hectares that were considered to have scored particularly poorly and, as a result, are considered to be inappropriate locations for employment use** (these sites scored 3.33 or less).
- 3.18 **Although the Council will not seek to actively discourage the future use of these 49 unsuitable sites for employment use – particularly where the sites are currently operational, the Council would not object, in principle, to proposals to change the use the site to one that is more appropriate from a land use perspective.** The 49 sites that are considered unsuitable from a land use perspective are set out in Figure 9.

Figure 9 – Existing Employment Sites Identified as Being Inappropriate in Land Use Terms for Employment Use

Ref	Site	Area (Ha.)	Land Use Score
ELR/0403/00	Mark Worthington Joinery,	0.07	3.33
ELR/0148/00	Wellington Cement Works	0.24	3.33
ELR/0115/00	Edwards Andrews	1.13	3.33
ELR/0446/00	Warwick Mill	0.04	3.33
ELR/0420/00	Land off Bridge Hall Lane	0.26	3.33
ELR/0370/00	Former Radcliffe Times,	0.02	3.33

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ELR/0299/00	Limefield Garage,	0.03	3.33
ELR/0415/00	Alston Press,	0.06	3.33
ELR/0414/00	C & D Design	0.01	3.33
ELR/0447/00	Hampson Street/Seddon Street	0.07	3.33
ELR/0182/00	Joinery Solutions Ltd, Grador Works	0.13	3.33
ELR/0197/00	St Annes House	0.30	3.33
ELR/0179/00	Salter Mill	0.27	3.33
ELR/0385/00	Calendonia Street	0.01	3.33
ELR/0180/00	Unsworth Street/Ebury Street	0.29	3.33
ELR/0400/00	Stormer Hill Works 2,	0.86	3.17
ELR/0104/00	Mount Engraving Company,	0.04	3.17
ELR/0105/00	Church Street	0.04	3.17
ELR/0326/00	The Workshop,	0.15	3.17
ELR/0114/00	Spraytec Paintworks	0.07	3.17
ELR/0364/00	Former Newbold Garden Centre	0.08	3.17
ELR/0393/00	R J Buckley Joiner and Contractor	0.01	3.17
ELR/0244/00	FDK Luxury Kitchens Ltd,	0.40	3.17
ELR/0302/00	Reg Evans Motors	0.03	3.17
ELR/0187/00	Woodmod Ltd Joinery & Doorset Manufactures'	0.09	3.17
ELR/0323/00	David Goldin	0.03	3.17
ELR/0394/00	R.L. Lovatt Ltd Roofing Contractors	0.09	3.17
ELR/0222/00	Victoria Works	0.06	3.17
ELR/0442/00	Back Birch Street/Back Hornby Street	0.04	3.17
ELR/0443/00	North of Birch Street	0.16	3.17
ELR/0453/00	Land at Griffie Lane	1.00	3.00
ELR/0127/00	CZAS Ltd,	0.03	3.00
ELR/0201/00	Cocklestorm Fencing,	0.20	3.00
ELR/0203/00	Girling Engineering Ltd, Tower Works,	0.35	3.00

ELR/0360/00	Alan Fewings & Company.	0.03	3.00
ELR/0308/00	Units 13a&b Taylor Street	0.04	3.00
ELR/0183/00	Moslo Mill	0.12	3.00
ELR/0158/00	Excelsior Rotational Mouldings Ltd	0.50	3.00
ELR/0085/00	Redisher Works	1.26	2.83
ELR/0381/00	Hulme Road	0.10	2.83
ELR/0386/00	Bankside Mills	0.40	2.83
ELR/0178/00	FRRC Roofing Supplies	0.13	2.83
ELR/0240/00	HBJ Boxmakers	0.11	2.67
ELR/0137/00	Apollo Motor Company	0.17	2.67
ELR/0249/00	Heywood Road	0.25	2.50
ELR/0184/00	Mikey Spillanes Travel	0.10	2.33
ELR/0177/00	Water Lane Street	0.08	2.17
ELR/0144/00	Mather Road	0.48	2.00
ELR/0223/00	Windley Works	0.18	2.00

- 3.19 **The remaining 215 sites (scoring 3.5 or above) are considered to be suitable, in land use terms, for continued employment use.**

Wider Policy/Sustainability Assessment

- 3.20 The 215 sites that were deemed to be appropriate from a land use perspective were then considered against the full range of assessment criteria in order to determine their appropriateness from a policy/sustainability perspective and to consider their attractiveness to the market.
- 3.21 The consideration of these sites against the full range of assessment criteria **did not significantly affect the perceived suitability of the sites to the extent that they should be deemed inherently unsuitable.** As such, no further sites, other than the 49 that had already been identified as unsuitable from a land use perspective were, at this stage, deemed inappropriate.
- 3.22 As a result of the assessment, the conclusion is that the remaining 215 existing employment sites are considered to be suitable, in principle, for continued employment use. The starting point in dealing with proposals to change the use of such sites should be to seek to retain them in employment use.
- 3.23 A full list of the existing employment sites that were subject to the assessment, together with a summary of their respective scores can

be found in Appendix 2. The more detailed scoring can be found in an accompanying Annex 1 entitled 'Annex to Part C of the Bury Employment Land Review – Assessment of Existing Employment Sites Outside EGAs'.

4 Conclusions

- 4.1 Given the conclusions of the assessment of EGAs both through the Employment Opportunities Study and by Nolan Redshaw, it is proposed that the concept of EGAs should be carried forward and their continued protection should be encouraged through Local Plan policies. Nevertheless, proposals to change the use of existing employment sites within EGAs should be treated on their merits taking into account the prospects of the site being re-used for employment purposes and ensuring that the introduction of non-employment uses within identified EGAs would not conflict with, and have a detrimental impact on, other employment uses within the EGA.
- 4.2 With regards to other employment land and premises outside EGAs, the results of these assessments highlight 49 sites (10.62 ha.) that are considered to be inherently unsuitable from a land use perspective for continued employment use and it is these sites where the principle of proposals to change their use should be supported, subject to other policy considerations.
- 4.3 Conversely, proposals for a change of use of those sites that have been identified as being suitable for continued employment use should be resisted except where it can be clearly demonstrated that the site has no realistic prospect of re-use for employment purposes from both a market and commercial viability perspective.

Appendix 1 – Site Appraisal Criteria

a) Strategic Access and Catchment		
Ease of access to main road	1	Poor – considerable distance from main road for all vehicles. Severely restricted access to main road network. Obstructions may be prevalent, along with narrow congested roads.
	2	Below average – several HGV restrictions and unsuitable routes that can be inconveniently avoided
	3	Average – Indirect access to main road network for all traffic, however no serious obstructions
	4	Good – close to main road network but there may be some accessibility issues e.g. awkward junctions.
	5	Excellent – situated in easy, wide access and no obstructions/restrictions, appropriate for all vehicles
Ease of access to motorway	1	Poor – considerable distance from motorway for all vehicles. Severely restricted access to main road network. Obstructions may be prevalent, along with narrow congested roads.
	2	Below average – several HGV restrictions and unsuitable routes that can be inconveniently avoided
	3	Average – Indirect access to motorway network for all traffic, however no serious obstructions
	4	Good – close to motorway network but there may be some accessibility issues e.g. awkward junctions.
	5	Excellent – situated in easy, wide access and no obstructions/ restrictions, appropriate for all vehicles
Site access	1	Poor – extremely difficult for any vehicle to get into site.
	2	Below average - restricted site access for HGVs, narrow roads, junctions, entrances and exits.
	3	Average – all vehicles can enter the site although larger vehicles may struggle at peak times.
	4	Good – all vehicles can enter site, although there may congestion at junctions at peak times of day.
	5	Excellent – Easy site access via free moving, good quality unconstrained junctions.
Public transport access	1	Poor – No part of the site is within 800m of a rail or Metrolink stop, 400m of a bus stop with a weekday daytime service every 15 mins or 250m of a bus stop with a weekday

		daytime service every 30 mins.
	2	
	3	Average – Part of the site is within 800m of a rail or Metrolink stop, 400m of a bus stop with a weekday daytime service every 15 mins or 250m of a bus stop with a weekday daytime service every 30 mins.
	4	
	5	Excellent – Whole of the site is within 800m of a rail or Metrolink stop, 400m of a bus stop with a weekday daytime service every 15 mins or 250m of a bus stop with a weekday daytime service every 30 mins.
b) Environmental Sustainability		
Previously developed/Greenfield	1	Greenfield
	2	
	3	
	4	
	5	Previously developed
Fluvial Flood risk	1	Poor - Flood Risk Zone 3
	2	
	3	Average - Flood Risk Zone 2
	4	
	5	Excellent - Flood Risk Zone 1
Environmental constraints	1	Poor – Special Area of Conservation, Special Protection Area designation on site, Grade A Site of Biological Importance, AONB, SSSI, Local nature reserve designation
	2	Below average – Conservation area designation on site and/or listed buildings on site, Grade B or C Site of Biological Importance
	3	Average – TPO
	4	
	5	Excellent – No environmental constraints or designations
Urban/urban edge site	1	Non-Urban Area
	2	
	3	
	4	
	5	Urban Area
Economic Development		
Level of local unemployment	1	JSA claimants <2% in ward
	2	JSA claimants 2 – 3.499% in ward
	3	JSA claimants 3.5 – 4.999% in ward
	4	JSA claimants 5 – 6.499% in ward
	5	JSA claimants ≥ 6.5% in ward
Deprivation	1	Located greater than 1km away from SOA's in top 20% most deprived in country
	2	
	3	Located within 1km of SOA's in top 20% most deprived in country
	4	
	5	Located within 400m of SOA's in top 20% most deprived in country

Other		
Local facilities for workforce	1	Poor – no facilities within 10-15 minute walk.
	2	Below average – single place to obtain basic food and drink items
	3	Average – small shopping parade within 10-15 minute walk
	4	Good – village or local centre within 10-15 minute walk.
	5	Excellent – district or town centre within 10-15 minute walk
Amenity of adjacent occupiers	1	Poor - mainly residential or rural area with no existing industrial/commercial uses.
	2	Below average – mainly residential or rural area with few industrial/commercial uses
	3	Average – mixed industrial/commercial and residential uses
	4	Good – Established commercial area, with residential uses or rural areas nearby
	5	Excellent – well established industrial/commercial area
Alternative uses	1	Several alternative uses (compliant in policy terms) and secured through planning permission
	2	
	3	
	4	
	5	No alternative users likely to be found/alternatives would conflict strongly with policy considerations
Other material considerations	1	Site conflicts with a material policy consideration
	2	
	3	Sites has a neutral impact on a material policy consideration
	4	
	5	Site is fully in accordance with a material policy consideration

Appendix 2 - Assessment of Existing Employment Sites Outside Employment Generating Areas

This Appendix summarises the results of the assessments of the 264 existing employment sites outside EGAs as identified through the Employment Land Review. The sites falling into Category 6.2 were those that were considered to have scored poorly from a land use perspective and were consequently deemed to be inherently unsuitable for employment purposes.

Ref	Site Name	Area (Ha.)	Land Use Score	Policy Score	Category
ELR/0278/00	155-163 The Rock	0.08	4.83	4.94	6.1 - Suitable Existing Employment Sites
ELR/0485/00	3 Knowsley Place	0.19	4.67	4.88	6.1 - Suitable Existing Employment Sites
ELR/0057/00	Wallwork - Rochdale Road Depot,	0.29	4.67	4.88	6.1 - Suitable Existing Employment Sites
ELR/0025/00	Wallwork Heat Treatment Limited	0.62	4.67	4.88	6.1 - Suitable Existing Employment Sites
ELR/0484/00	Six Town Housing	0.04	4.67	4.88	6.1 - Suitable Existing Employment Sites
ELR/0021/00	Land off Knowsley Street	0.30	4.67	4.88	6.1 - Suitable Existing Employment Sites
ELR/0212/00	Dale Street Industrial Estate	1.19	4.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0282/00	Castlecroft Court	0.13	4.50	4.63	6.1 - Suitable Existing Employment Sites
ELR/0321/00	Castlecroft Garage	0.20	4.50	4.63	6.1 - Suitable Existing Employment Sites
ELR/0277/00	Point Blue	0.43	4.50	4.81	6.1 - Suitable Existing Employment Sites
ELR/0050/00	WH Tracey Textile Recyclers	0.35	4.50	4.81	6.1 - Suitable Existing Employment Sites
ELR/0402/00	ATS Euromaster	0.14	4.50	4.81	6.1 - Suitable Existing Employment Sites
ELR/0296/00	BT Telephone Exchange	0.18	4.50	4.81	6.1 - Suitable Existing Employment Sites
ELR/0401/00	Kwik Fit	0.14	4.50	4.81	6.1 - Suitable Existing Employment Sites
ELR/0118/00	Irwell Works	1.44	4.33	4.13	6.1 - Suitable Existing Employment Sites
ELR/0478/00	Land to the rear of Prestwich Sorting Office	0.71	4.33	4.25	6.1 - Suitable Existing Employment Sites

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ELR/0416/00	Refinery Photography	0.39	4.33	4.50	6.1 - Suitable Existing Employment Sites
ELR/0056/00	Ernills Bakery, Virginia Mill	0.06	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0037/00	Peter Bowman Towing Centre,	0.16	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0069/00	Manor Street	0.14	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0031/00	Senior Hargreaves,	0.77	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0030/00	Wallwork Heat Treatment Ltd,	0.74	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0065/00	Queen Street Works	0.13	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0284/00	Childrens Information Services	0.07	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0026/00	Rements House	0.11	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0066/00	DRM Industrial Fabrics Ltd,	0.30	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0070/00	Bury Diesels,	0.04	4.33	4.75	6.1 - Suitable Existing Employment Sites
ELR/0090/00	Bury Road	0.19	4.17	3.69	6.1 - Suitable Existing Employment Sites
ELR/0121/00	Webb Street	0.23	4.17	4.06	6.1 - Suitable Existing Employment Sites
ELR/0378/00	Webb Street	0.04	4.17	4.06	6.1 - Suitable Existing Employment Sites
ELR/0117/00	Freebird Coaches,	0.18	4.17	4.06	6.1 - Suitable Existing Employment Sites
ELR/0375/00	Webb Street	0.08	4.17	4.19	6.1 - Suitable Existing Employment Sites
ELR/0271/00	Hirex Exhibition Construction,	0.45	4.17	4.31	6.1 - Suitable Existing Employment Sites
ELR/0247/00	Amicus The Union	0.22	4.17	4.31	6.1 - Suitable Existing Employment Sites
ELR/0208/00	County Supplies Flags and Sand,	0.09	4.17	4.31	6.1 - Suitable Existing Employment Sites
ELR/0388/00	Mark Doran Commercial Painters and Signwriters	0.02	4.17	4.44	6.1 - Suitable Existing Employment Sites
ELR/0219/00	Radcliffe Glass and Windows,	0.03	4.17	4.44	6.1 - Suitable Existing Employment Sites
ELR/0218/00	Howarth Sheet Metal	0.24	4.17	4.44	6.1 - Suitable Existing Employment Sites
ELR/0213/00	Motorhouse,	0.11	4.17	4.44	6.1 - Suitable Existing Employment Sites

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ELR/0215/00	Endura House	0.85	4.17	4.44	6.1 - Suitable Existing Employment Sites
ELR/0287/00	Craig House	0.10	4.17	4.50	6.1 - Suitable Existing Employment Sites
ELR/0288/00	Textile Hall	0.07	4.17	4.50	6.1 - Suitable Existing Employment Sites
ELR/0289/00	Primary Care Trust	0.04	4.17	4.50	6.1 - Suitable Existing Employment Sites
ELR/0291/00	Athenaeum House	0.09	4.17	4.50	6.1 - Suitable Existing Employment Sites
ELR/0391/00	Outwood Road	0.24	4.17	4.56	6.1 - Suitable Existing Employment Sites
ELR/0032/00	Bury Engine Centre,	0.06	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0081/00	LAB, Topley House	0.24	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0329/00	Accident Repair Centre,	0.02	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0029/00	Rowe Hawkins, Power House,	0.29	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0279/00	Carne House	0.10	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0274/00	Land adj Former Napier Inn PH	0.11	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0023/00	TudorGlass	0.20	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0067/00	James Street Motors,	0.08	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0292/00	Humphrey House	0.23	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0251/00	Millett House,	0.05	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0058/00	1-3 York Street	0.06	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0083/00	Fountain Street North	0.20	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0068/00	Britannia Foundry	0.38	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0084/00	York Street	0.26	4.17	4.69	6.1 - Suitable Existing Employment Sites
ELR/0110/00	Cormar Carpets,	2.39	4.00	3.00	6.1 - Suitable Existing Employment Sites
ELR/0409/00	Nu Form Fire UK	0.16	4.00	3.63	6.1 - Suitable Existing Employment Sites
ELR/0087/00	Manchester Road	1.14	4.00	3.63	6.1 - Suitable Existing Employment Sites

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ELR/0404/00	Empire Motor Company,	0.07	4.00	3.75	6.1 - Suitable Existing Employment Sites
ELR/0242/00	The Old Courtyard	0.35	4.00	4.13	6.1 - Suitable Existing Employment Sites
ELR/0243/00	Bankhouse Studios	0.10	4.00	4.13	6.1 - Suitable Existing Employment Sites
ELR/0123/00	Safestore Self Storage,	0.29	4.00	4.13	6.1 - Suitable Existing Employment Sites
ELR/0135/00	Cheetham Hill Construction,	0.79	4.00	4.13	6.1 - Suitable Existing Employment Sites
ELR/0230/00	Dingle Vale Works	0.17	4.00	4.25	6.1 - Suitable Existing Employment Sites
ELR/0169/00	Ainsworth Finising Company, Ainsworth Mill	1.29	4.00	4.25	6.1 - Suitable Existing Employment Sites
ELR/0336/00	P.M.B Car Care Centre	0.05	4.00	4.25	6.1 - Suitable Existing Employment Sites
ELR/0362/00	Former Garage Colony	0.08	4.00	4.38	6.1 - Suitable Existing Employment Sites
ELR/0445/00	Land off Bolton Street	0.13	4.00	4.44	6.1 - Suitable Existing Employment Sites
ELR/0290/00	Lester House Business Centre	0.09	4.00	4.44	6.1 - Suitable Existing Employment Sites
ELR/0153/00	George Brown & Sons Plumbers & Heating Engineers,	0.03	4.00	4.50	6.1 - Suitable Existing Employment Sites
ELR/0155/00	Millet Street	0.08	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0156/00	Back Heywood Street East	0.01	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0152/00	Millet Street	0.08	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0163/00	James G Carrick & Co Ltd,	0.13	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0038/00	The Warehouse	0.06	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0036/00	South Cross Street	0.05	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0413/00	CK Plastics	0.06	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0024/00	South Cross Street (2)	0.03	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0078/00	Cork Street	0.25	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0074/00	Land adj to Fountain Street North	0.22	4.00	4.63	6.1 - Suitable Existing Employment Sites

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ELR/0071/00	R L Lovatt Ltd,	0.07	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0060/00	Ducati	0.03	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0061/00	Eurotyres and Car Wash	0.03	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0062/00	Clay Bank Works	0.01	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0076/00	P & F Motors,	0.04	4.00	4.63	6.1 - Suitable Existing Employment Sites
ELR/0112/00	Stormer Hill Works	0.27	3.83	2.94	6.1 - Suitable Existing Employment Sites
ELR/0111/00	Vic Graham Wholesale Potato Merchant,	0.09	3.83	3.31	6.1 - Suitable Existing Employment Sites
ELR/0399/00	Alltex Ltd	0.36	3.83	3.31	6.1 - Suitable Existing Employment Sites
ELR/0109/00	Roach Packing	0.53	3.83	3.56	6.1 - Suitable Existing Employment Sites
ELR/0233/00	Croft Industrial Estate	0.86	3.83	3.69	6.1 - Suitable Existing Employment Sites
ELR/0235/00	Manchester Road	1.65	3.83	3.81	6.1 - Suitable Existing Employment Sites
ELR/0136/00	Woolfold Trading Estate	1.71	3.83	3.94	6.1 - Suitable Existing Employment Sites
ELR/0397/00	Electronic Desgin Service Ltd,	0.05	3.83	3.94	6.1 - Suitable Existing Employment Sites
ELR/0132/00	Bury Motor Services Ltd	0.05	3.83	3.94	6.1 - Suitable Existing Employment Sites
ELR/0380/00	Irwell Works (2)	0.31	3.83	3.94	6.1 - Suitable Existing Employment Sites
ELR/0171/00	Les Williams & Co. Electrical Insulation Ltd,	0.25	3.83	4.06	6.1 - Suitable Existing Employment Sites
ELR/0410/00	Outwood Grinding Company	0.12	3.83	4.06	6.1 - Suitable Existing Employment Sites
ELR/0141/00	Pendle Designs,	0.34	3.83	4.06	6.1 - Suitable Existing Employment Sites
ELR/0168/00	Brinks Lane Car Repairs,	0.03	3.83	4.19	6.1 - Suitable Existing Employment Sites
ELR/0377/00	Victoria Street	0.12	3.83	4.19	6.1 - Suitable Existing Employment Sites
ELR/0363/00	446A Bury Old Road	0.08	3.83	4.31	6.1 - Suitable Existing Employment Sites
ELR/0384/00	Cross Lane MOT Centre	0.09	3.83	4.44	6.1 - Suitable Existing Employment Sites
ELR/0328/00	Thistlethwaite Tyres	0.09	3.83	4.44	6.1 - Suitable Existing Employment Sites

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ELR/0161/00	Chesham Fold Road	1.92	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0160/00	Millars Vanguard,	0.46	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0154/00	Millet Street	0.08	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0080/00	Brenton Handbags, Darren Mill	0.18	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0079/00	Brenton Business Complex	0.23	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0285/00	Regency Chambers	0.16	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0293/00	Frecheville Court	0.22	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0286/00	Former County Court	0.13	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0082/00	Ormond Street	0.15	3.83	4.56	6.1 - Suitable Existing Employment Sites
ELR/0094/00	Garden Street	0.55	3.67	3.19	6.1 - Suitable Existing Employment Sites
ELR/0088/00	MOT Garage, Stubbins Lane Mill	0.20	3.67	3.38	6.1 - Suitable Existing Employment Sites
ELR/0280/00	Market Chambers	0.04	3.67	3.44	6.1 - Suitable Existing Employment Sites
ELR/0102/00	Spring Vale Street	0.06	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0101/00	Vinny's Village Garage	0.04	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0269/00	UAP Limited, Bank House	0.02	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0100/00	Spring Vale Street	0.03	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0108/00	The Garage	0.15	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0099/00	Metcalf Demolition and Skip Hire,	0.12	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0228/00	Alstram Pulp Processing Plant,	5.36	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0107/00	Whitefield Fabrications Ltd,	0.26	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0398/00	Rayhome House,	0.06	3.67	3.50	6.1 - Suitable Existing Employment Sites
ELR/0406/00	Square Street	0.03	3.67	3.63	6.1 - Suitable Existing Employment Sites
ELR/0150/00	Lowercroft Road	0.80	3.67	3.63	6.1 - Suitable Existing Employment Sites

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ELR/0151/00	Lowercroft Mill	0.72	3.67	3.63	6.1 - Suitable Existing Employment Sites
ELR/0167/00	Church Street,	0.86	3.67	3.63	6.1 - Suitable Existing Employment Sites
ELR/0294/00	Princess Court	0.05	3.67	3.63	6.1 - Suitable Existing Employment Sites
ELR/0295/00	DTE, Church Meadow	0.86	3.67	3.75	6.1 - Suitable Existing Employment Sites
ELR/0147/00	LTR Renault Specialist,	0.03	3.67	3.88	6.1 - Suitable Existing Employment Sites
ELR/0205/00	Sunny Bank Mill	0.92	3.67	4.00	6.1 - Suitable Existing Employment Sites
ELR/0374/00	Tygas Pre-Packed Fuels	0.18	3.67	4.00	6.1 - Suitable Existing Employment Sites
ELR/0273/00	Land at Victoria Street, off Walshaw Road	0.04	3.67	4.13	6.1 - Suitable Existing Employment Sites
ELR/0139/00	KADANK UK,	0.57	3.67	4.13	6.1 - Suitable Existing Employment Sites
ELR/0120/00	Alfred Works	0.19	3.67	4.13	6.1 - Suitable Existing Employment Sites
ELR/0138/00	Woodhill Street	0.35	3.67	4.13	6.1 - Suitable Existing Employment Sites
ELR/0113/00	Stuart Tod & Sons Ltd Furnace Builders	0.05	3.67	4.13	6.1 - Suitable Existing Employment Sites
ELR/0125/00	Bury Metal Polishing,	0.10	3.67	4.13	6.1 - Suitable Existing Employment Sites
ELR/0146/00	Limefield Brow	0.74	3.67	4.25	6.1 - Suitable Existing Employment Sites
ELR/0444/00	Regan Street/Milltown Street	0.04	3.67	4.25	6.1 - Suitable Existing Employment Sites
ELR/0194/00	Wilton House and Adjoining Buildings and Land,	0.50	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0202/00	Colour Anodising Ltd,	0.21	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0226/00	Globe Industrial Estate,	0.57	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0418/00	Albert Works	0.53	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0300/00	Ascot,	0.09	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0382/00	48-51 Bury Road	0.04	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0200/00	Withins Street	0.03	3.67	4.38	6.1 - Suitable Existing Employment Sites

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ELR/0199/00	Gorsi House	0.15	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0195/00	Station Works	0.59	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0190/00	Bury Road Car Garage,	0.04	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0189/00	Radcliffe Bathrooms and Kitchens,	0.06	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0188/00	FAM,	0.84	3.67	4.38	6.1 - Suitable Existing Employment Sites
ELR/0165/00	JSM Motorway Services,	0.21	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0048/00	Roach Bank Mill	0.35	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0075/00	Back Manor Street	0.12	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0164/00	Zaffar Engineering Co.	0.07	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0046/00	85-93 Hurst Street	0.11	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0319/00	Mayfield Garage	0.04	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0035/00	The Sawmill	0.31	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0314/00	Bullen Bros	0.07	3.67	4.50	6.1 - Suitable Existing Employment Sites
ELR/0449/00	Garside Garage	0.33	3.50	3.19	6.1 - Suitable Existing Employment Sites
ELR/0106/00	Black Sheep Textiles, Bleaklow Mill	0.62	3.50	3.31	6.1 - Suitable Existing Employment Sites
ELR/0232/00	Park Royal Group, Hollins Vale Works	1.60	3.50	3.38	6.1 - Suitable Existing Employment Sites
ELR/0086/00	Hazelhurst Engraving Works	0.25	3.50	3.38	6.1 - Suitable Existing Employment Sites
ELR/0419/00	JTR Controls Limited, Precision Engineers	0.02	3.50	3.44	6.1 - Suitable Existing Employment Sites
ELR/0097/00	Mill Street	0.41	3.50	3.44	6.1 - Suitable Existing Employment Sites
ELR/0089/00	Harbenware Quality Cookware,	0.07	3.50	3.44	6.1 - Suitable Existing Employment Sites
ELR/0130/00	Walshaw Road	0.11	3.50	3.44	6.1 - Suitable Existing Employment Sites
ELR/0128/00	Boholt Works,	0.44	3.50	3.56	6.1 - Suitable Existing Employment Sites
ELR/0408/00	Carvansons Ltd	0.87	3.50	3.56	6.1 - Suitable Existing Employment Sites

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ELR/0126/00	SecureFront Systems Ltd,	0.32	3.50	3.56	6.1 - Suitable Existing Employment Sites
ELR/0229/00	Nursery Works	0.84	3.50	3.69	6.1 - Suitable Existing Employment Sites
ELR/0116/00	Elton Fold Works,	0.67	3.50	3.81	6.1 - Suitable Existing Employment Sites
ELR/0170/00	Jubilee Industrial Estate	1.97	3.50	3.81	6.1 - Suitable Existing Employment Sites
ELR/0131/00	Harvey Street	0.21	3.50	3.81	6.1 - Suitable Existing Employment Sites
ELR/0304/00	Stella House	0.06	3.50	3.94	6.1 - Suitable Existing Employment Sites
ELR/0234/00	Beehive Dyeworks	0.43	3.50	3.94	6.1 - Suitable Existing Employment Sites
ELR/0231/00	Jed-Wen UK Ltd, Knowsley Mill	0.10	3.50	3.94	6.1 - Suitable Existing Employment Sites
ELR/0157/00	Performance Electrical Limited	0.05	3.50	4.06	6.1 - Suitable Existing Employment Sites
ELR/0173/00	Contellation Mill,	0.94	3.50	4.06	6.1 - Suitable Existing Employment Sites
ELR/0172/00	Ashworth and Frazor,	1.90	3.50	4.06	6.1 - Suitable Existing Employment Sites
ELR/0140/00	Richards and Richards Ltd	0.73	3.50	4.06	6.1 - Suitable Existing Employment Sites
ELR/0204/00	A1 Dental Technology Centre Ltd	0.22	3.50	4.19	6.1 - Suitable Existing Employment Sites
ELR/0039/00	Pilot Mill	1.51	3.50	4.19	6.1 - Suitable Existing Employment Sites
ELR/0221/00	101 Church Street West	0.31	3.50	4.19	6.1 - Suitable Existing Employment Sites
ELR/0303/00	Rainsough Filling Station Ltd	0.15	3.50	4.19	6.1 - Suitable Existing Employment Sites
ELR/0175/00	IPPS Commercial Vehicle Builders	0.67	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0236/00	Albert Close Industrial Estate	1.20	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0237/00	Croft Mill	0.26	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0411/00	Blue Lion Taxi and Garage	0.04	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0225/00	Albert Iron Works	0.23	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0224/00	Raptech and Burst Engineering	0.21	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0340/00	Seddon Street Autos	0.02	3.50	4.31	6.1 - Suitable Existing Employment Sites

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ELR/0238/00	Ventheat Engineering Co Ltd, Albert New Mill	0.15	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0239/00	Former Express Dairy	0.19	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0040/00	Wood Street Mill	1.33	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0041/00	Sure Start Motors	0.09	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0198/00	Service Warehousing	1.07	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0346/00	Ainsworth Road Garage	0.14	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0334/00	3 D Petroleum	0.03	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0185/00	Appex Self Storage, Apex House,	0.12	3.50	4.31	6.1 - Suitable Existing Employment Sites
ELR/0159/00	Blue Dog	0.16	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0047/00	Walker Brothers Ltd	0.25	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0051/00	J Clemish & Co,	0.03	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0052/00	Church Street	0.04	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0043/00	TyreBase	0.02	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0033/00	Back Heywood Street West	0.02	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0034/00	KJ Plumbing Factors and Heating Spares Ltd,	0.06	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0044/00	James Street	0.04	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0042/00	Bury Bodywork Specialist	0.06	3.50	4.44	6.1 - Suitable Existing Employment Sites
ELR/0403/00	Mark Worthington Joinery,	0.07	3.33	3.31	6.2 - Unsuitable Existing Employment Sites
ELR/0148/00	Wellington Cement Works	0.24	3.33	3.75	6.2 - Unsuitable Existing Employment Sites
ELR/0115/00	Edwards Andrews	1.13	3.33	3.75	6.2 - Unsuitable Existing Employment Sites
ELR/0446/00	Warwick Mill	0.04	3.33	3.88	6.2 - Unsuitable Existing Employment Sites

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ELR/0420/00	Land off Bridge Hall Lane	0.26	3.33	4.00	6.2 - Unsuitable Existing Employment Sites
ELR/0370/00	Former Radcliffe Times,	0.02	3.33	4.00	6.2 - Unsuitable Existing Employment Sites
ELR/0299/00	Limefield Garage,	0.03	3.33	4.13	6.2 - Unsuitable Existing Employment Sites
ELR/0415/00	Alston Press,	0.06	3.33	4.13	6.2 - Unsuitable Existing Employment Sites
ELR/0414/00	C & D Design	0.01	3.33	4.13	6.2 - Unsuitable Existing Employment Sites
ELR/0447/00	Hampson Street/Seddon Street	0.07	3.33	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0182/00	Joinery Solutions Ltd, Grador Works	0.13	3.33	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0197/00	St Annes House	0.30	3.33	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0179/00	Salter Mill	0.27	3.33	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0385/00	Calendonia Street	0.01	3.33	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0180/00	Unsworth Street/Ebury Street	0.29	3.33	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0400/00	Stormer Hill Works 2,	0.86	3.17	2.56	6.2 - Unsuitable Existing Employment Sites
ELR/0104/00	Mount Engraving Company,	0.04	3.17	3.31	6.2 - Unsuitable Existing Employment Sites
ELR/0105/00	Church Street	0.04	3.17	3.31	6.2 - Unsuitable Existing Employment Sites
ELR/0326/00	The Workshop,	0.15	3.17	3.31	6.2 - Unsuitable Existing Employment Sites
ELR/0114/00	Spraytec Paintworks	0.07	3.17	3.44	6.2 - Unsuitable Existing Employment Sites

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ELR/0364/00	Former Newbold Garden Centre	0.08	3.17	3.69	6.2 - Unsuitable Existing Employment Sites
ELR/0393/00	R J Buckley Joiner and Contractor	0.01	3.17	3.69	6.2 - Unsuitable Existing Employment Sites
ELR/0244/00	FDK Luxery Kitchens Ltd,	0.40	3.17	3.81	6.2 - Unsuitable Existing Employment Sites
ELR/0302/00	Reg Evans Motors	0.03	3.17	3.94	6.2 - Unsuitable Existing Employment Sites
ELR/0187/00	Woodmod Ltd Joinery & Doorset Manufactures'	0.09	3.17	4.19	6.2 - Unsuitable Existing Employment Sites
ELR/0323/00	David Goldin	0.03	3.17	4.19	6.2 - Unsuitable Existing Employment Sites
ELR/0394/00	R.L. Lovatt Ltd Roofing Contractors	0.09	3.17	4.19	6.2 - Unsuitable Existing Employment Sites
ELR/0222/00	Victoria Works	0.06	3.17	4.19	6.2 - Unsuitable Existing Employment Sites
ELR/0442/00	Back Birch Street/Back Hornby Street	0.04	3.17	4.31	6.2 - Unsuitable Existing Employment Sites
ELR/0443/00	North of Birch Street	0.16	3.17	4.31	6.2 - Unsuitable Existing Employment Sites
ELR/0453/00	Land at Griffe Lane	1.00	3.00	3.25	6.2 - Unsuitable Existing Employment Sites
ELR/0127/00	CZAS Ltd,	0.03	3.00	3.38	6.2 - Unsuitable Existing Employment Sites
ELR/0201/00	Cocklestorm Fencing,	0.20	3.00	4.00	6.2 - Unsuitable Existing Employment Sites
ELR/0203/00	Girling Engineering Ltd, Tower Works,	0.35	3.00	4.00	6.2 - Unsuitable Existing Employment Sites
ELR/0360/00	Alan Fewings & Company.	0.03	3.00	4.00	6.2 - Unsuitable Existing Employment Sites
ELR/0308/00	Units 13a&b Taylor Street	0.04	3.00	4.13	6.2 - Unsuitable Existing Employment Sites

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ELR/0183/00	Moslo Mill	0.12	3.00	4.13	6.2 - Unsuitable Existing Employment Sites
ELR/0158/00	Excelsoir Rotational Mouldings Ltd	0.50	3.00	4.25	6.2 - Unsuitable Existing Employment Sites
ELR/0085/00	Redisher Works	1.26	2.83	3.00	6.2 - Unsuitable Existing Employment Sites
ELR/0381/00	Hulme Road	0.10	2.83	3.81	6.2 - Unsuitable Existing Employment Sites
ELR/0386/00	Bankside Mills	0.40	2.83	4.06	6.2 - Unsuitable Existing Employment Sites
ELR/0178/00	FRRC Roofing Supplies	0.13	2.83	4.06	6.2 - Unsuitable Existing Employment Sites
ELR/0240/00	HBJ Boxmakers	0.11	2.67	3.63	6.2 - Unsuitable Existing Employment Sites
ELR/0137/00	Appollo Motor Company	0.17	2.67	3.75	6.2 - Unsuitable Existing Employment Sites
ELR/0249/00	Heywood Road	0.25	2.50	3.56	6.2 - Unsuitable Existing Employment Sites
ELR/0184/00	Mikey Spillanes Travel	0.10	2.33	3.88	6.2 - Unsuitable Existing Employment Sites
ELR/0177/00	Water Lane Street	0.08	2.17	3.81	6.2 - Unsuitable Existing Employment Sites
ELR/0144/00	Mather Road	0.48	2.00	2.88	6.2 - Unsuitable Existing Employment Sites
ELR/0223/00	Windley Works	0.18	2.00	3.75	6.2 - Unsuitable Existing Employment Sites

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